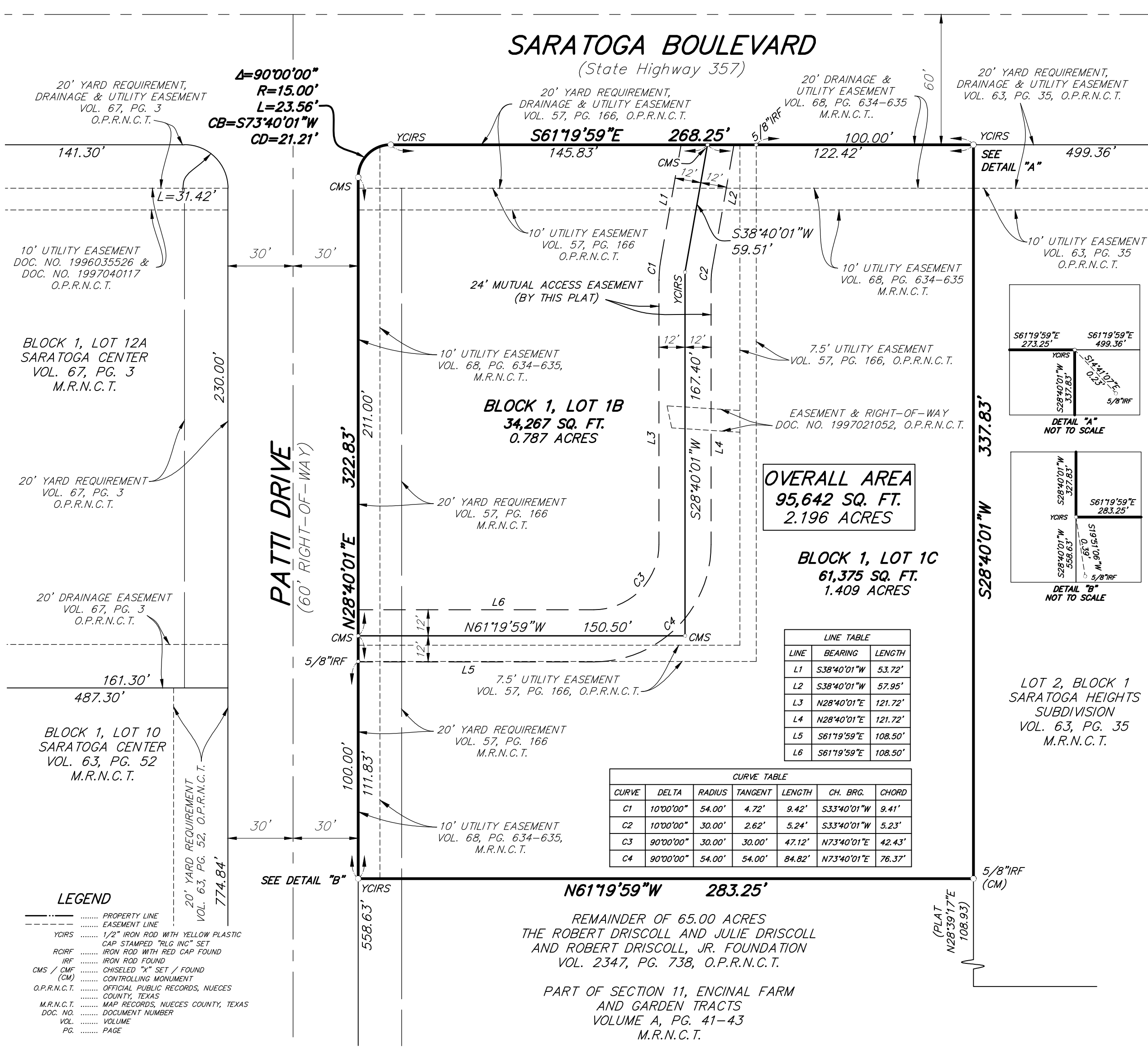


SARATOGA BOULEVARD
(State Highway 357)

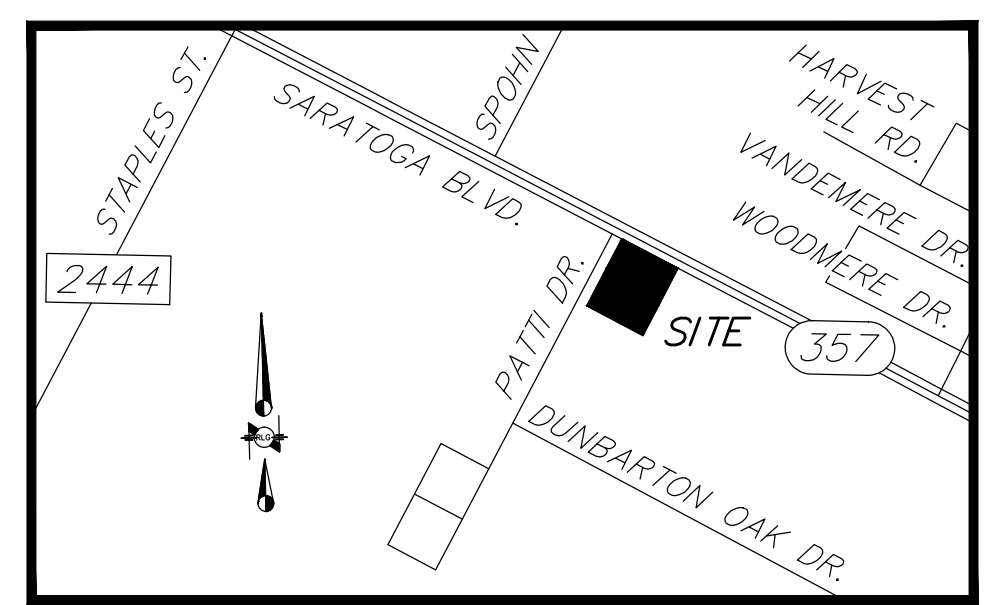
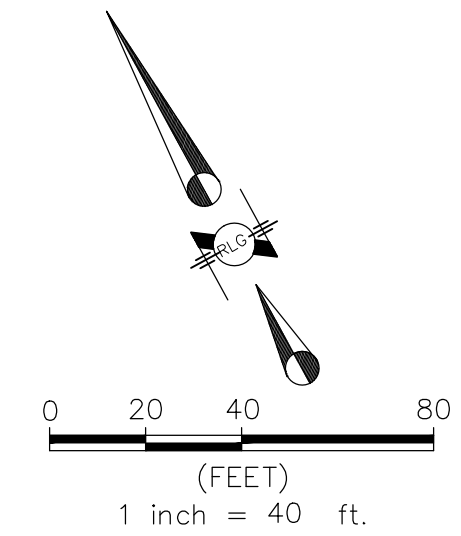


OVERALL AREA
95,642 SQ. FT.
2.196 ACRES

BLOCK 1, LOT 1C
61,375 SQ. FT.
1.409 ACRES

LINE	BEARING	LENGTH
L1	S38°40'01"W	53.72'
L2	S38°40'01"W	57.95'
L3	N28°40'01"E	121.72'
L4	N28°40'01"E	121.72'
L5	S61°19'59"E	108.50'
L6	S61°19'59"E	108.50'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD
C1	10°00'00"	54.00'	4.72'	9.42'	S33°40'01"W	9.41'
C2	10°00'00"	30.00'	2.62'	5.24'	S33°40'01"W	5.23'
C3	90°00'00"	30.00'	30.00'	47.12'	N73°40'01"E	42.43'
C4	90°00'00"	54.00'	54.00'	84.82'	N73°40'01"E	76.37'



GENERAL NOTES:

1. Basis of Bearings: The southwest line of Saratoga Boulevard (S61°19'59"E) being a Grid Bearing per Texas Coordinate System of 1983, South Zone, NAD 83 (2011) EPOCH 2010.00, based on Real-Time Kinematic Observations utilizing Western Data Systems Virtual Reference Network. All plat and deed bearings are 00°18'59" clockwise to the bearings shown hereon.
2. Controlling Monuments: as shown
3. The Yard Requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
4. The receiving water for storm water runoff is the Oso Bay Basin. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and also categorized the receiving water as "contact recreation" use.
5. The prevailing breeze is primarily from a southeasterly direction, according to The TCEQ Wind Rose data collected from 1984 to 1992.
6. The total platted area contains 2.196 acres of land.
7. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.
8. Property must comply with TxDOT's Traffic Access Management Plan.

COUNTY OF NUECES §
STATE OF TEXAS §

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This _____ day of _____, 2016.

Ratna Pattumuthu, P.E., LEED AP
Development Services Engineer

COUNTY OF NUECES §
STATE OF TEXAS §

This final plat of the herein described property was approved by the Planning Commission on behalf of the City of Corpus Christi, Texas.

This _____ day of _____, 2016.

Daniel McGinn, AICP
Interim Secretary

Philip J. Ramirez, AIA, LEED AP
Chairman

COUNTY OF NUECES §
STATE OF TEXAS §

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the _____ day of _____, 2016 with its certificate of authentication was filed for record in my office the _____ day of _____, 2016 at _____ o'clock _____ M., in said County in Volume _____, Page _____, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. _____
Filed for Record
at _____ o'clock _____ M.
_____ 2016

Kara Sands, County Clerk
Nueces County, Texas
By _____
Deputy

PLAT OF
SARATOGA HEIGHTS SUBDIVISION
BLOCK 1, LOT 1B & LOT 1C

BEING A REPLAT OF LOT 1A, BLOCK ONE (1), SARATOGA HEIGHTS SUBDIVISION, A SUBDIVISION OF THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 68, PAGE 634-635, MAP RECORDS OF NUECES COUNTY, TEXAS

SURVEYOR:

RAYMOND L. GOODSON JR., INC.
5445 LA SIERRA, STE 300, LB 17 DALLAS, TX, 75231-4138
214-739-8100, rlg@rlginc.com
TX PE REC #F-493 TBPLS REG #100341-00
DATE: AUGUST 22, 2016

RECORDED	INST#	-	JOB NO.	15132.10	E-FILE	15132.10.dwg	DWG NO.	26,424Z
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LEGEND

- PROPERTY LINE
- EASEMENT LINE
- YCIIRS 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
- RCIRF IRON ROD WITH RED CAP FOUND
- IRF IRON ROD FOUND
- CMS / CMF CHISELED "C" SET / FOUND
- (CM) CONTROLLING MONUMENT
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
- M.R.N.C.T. MAP RECORDS, NUECES COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE

SURVEYOR'S STATEMENT

I, Brian R. Wade, a Registered Professional Land Surveyor for Raymond L. Goodson Jr., Inc., have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

Dated this the _____ day of _____, 2016.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Brian R. Wade, RPLS
Texas Registered Professional Land Surveyor No. 6098

COUNTY OF DALLAS §
STATE OF TEXAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Brian R. Wade, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
this _____ day of _____, 2016.

Notary Public in and for the State of Texas
My commission expires:

COUNTY OF DALLAS §
STATE OF TEXAS §

PLAINSCAPITAL BANK hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, 2016.

By: PLAINSCAPITAL BANK

By: ROBERT HAWKINS, SR. VICE-PRESIDENT

COUNTY OF DALLAS §
STATE OF TEXAS §

This instrument was acknowledged before me by ROBERT HAWKINS, as Sr. Vice-President of PLAINSCAPITAL BANK.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
this _____ day of _____, 2016.

Notary Public in and for the State of Texas
My commission expires:

FLOOD STATEMENT

The subject property is depicted within Zone C on Flood Insurance Rate Map No. 485494 0520 D, dated June 4, 1987. Zone C is defined thereon as "Areas of minimal flooding (No shading)." The location of the flood zone lines were determined by scaling from said FEMA Map. The actual location as determined by elevation contours may differ. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor or Raymond L. Goodson, Jr., Inc. as a result of flooding.