

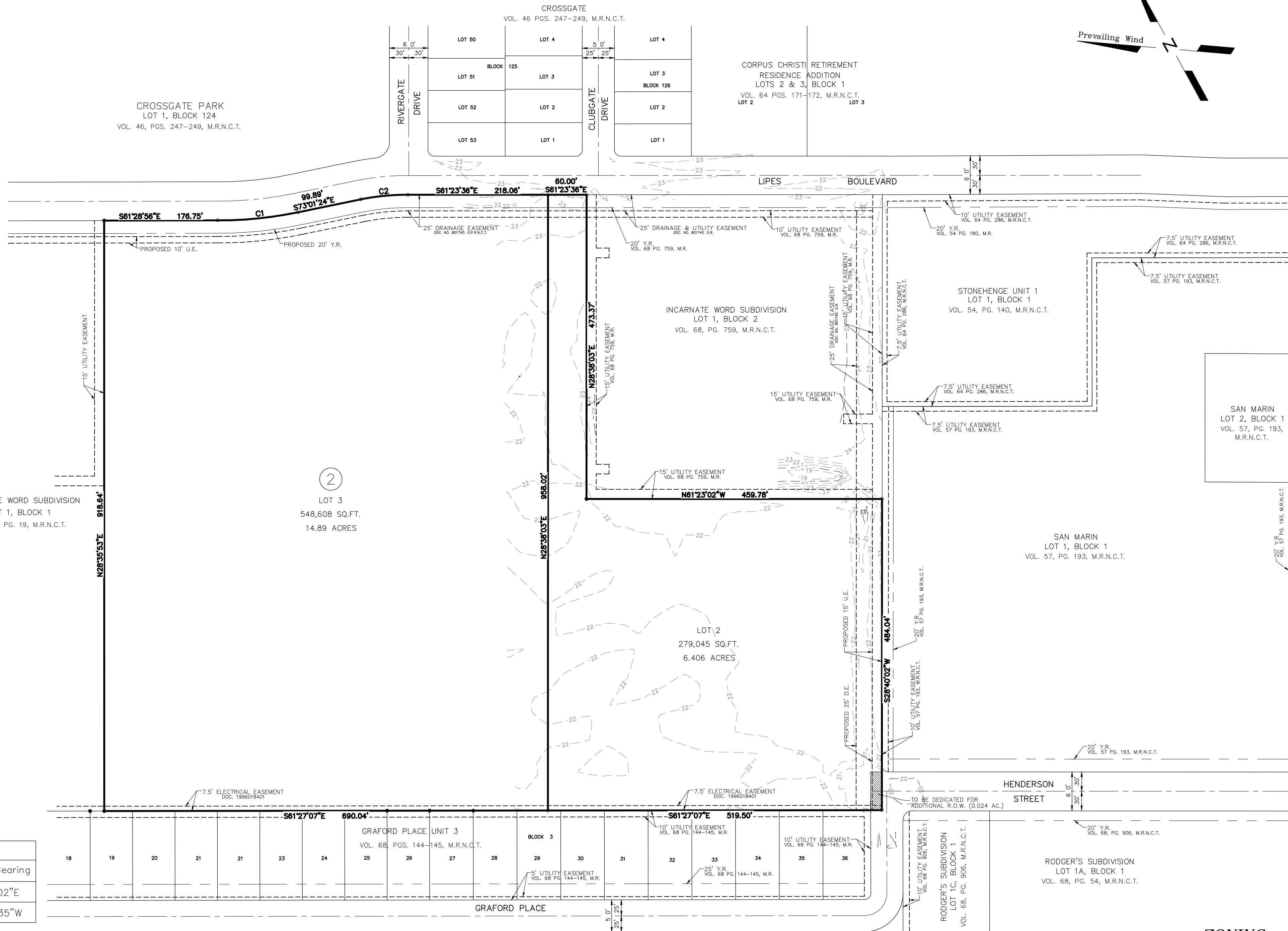
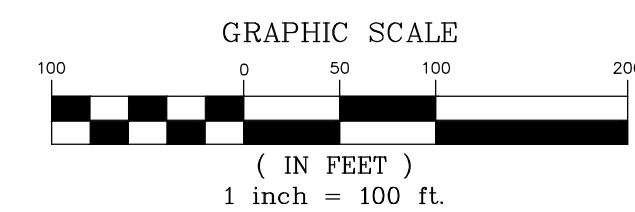
LOCATION MAP
NOT TO SCALE

CROSSGATE PARK
LOT 1, BLOCK 124
VOL. 46, PGS. 247-249, M.R.N.C.T.

CROSSGATE
VOL. 46 PGS. 247-249, M.R.N.C.T.

CORPUS CHRISTI RETIREMENT
RESIDENCE ADDITION
LOTS 2 & 3, BLOCK 1
VOL. 64 PGS. 171-172, M.R.N.C.T.

Prevailing Wind



- LEGEND**
- = 1/2" IRON ROD SET
W/ RED CAP BCE, LTD. "RPLS" 4540 -
UNLESS OTHERWISE NOTED
 - = FOUND 1/2" IRON ROD
 - - - - - EXISTING CONTOUR
 - VOL. = VOLUME
 - PG. = PAGE
 - M.R.N.C.T. = MAP RECORDS, NUECES COUNTY, TEXAS
 - Y.R. = YARD REQUIREMENTS
 - O.P.N.C.T. = OFFICIAL PUBLIC RECORDS,
NUECES COUNTY, TEXAS
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT

INCARNATE WORD SUBDIVISION
LOT 1, BLOCK 1
VOL. 68, PG. 19, M.R.N.C.T.

②
LOT 3
548,608 SQ.FT.
14.89 ACRES

INCARNATE WORD SUBDIVISION
LOT 1, BLOCK 2
VOL. 68, PG. 759, M.R.N.C.T.

STONEHENGE UNIT 1
LOT 1, BLOCK 1
VOL. 54, PG. 140, M.R.N.C.T.

SAN MARIN
LOT 2, BLOCK 1
VOL. 57, PG. 193,
M.R.N.C.T.

SAN MARIN
LOT 1, BLOCK 1
VOL. 57, PG. 193, M.R.N.C.T.

CURVE TABLE					
Curve	Length	Radius	Delta	Chord	Chord Bearing
C1	125.63'	599.92'	011°59'54"	125.40'	S67°09'02"E
C2	73.68'	365.96'	011°32'09"	73.56'	N66°55'35"W

NOTES:

1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE.
2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
3. THE SUBJECT SITE IS LOCATED IN ZONE B, AREA BETWEEN 100 TR. AND 500 YR. FLOOD, AND IS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY (FIRM) PANEL NUMBER 485494 0520 D, DATED JUNE 4, 1987.
4. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC SPACE REGULATIONS WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
5. UNTIL ALL STORM DRAINAGE IS ENCLOSED IN CONDUIT, OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF OPEN DITCHES.
6. WATER & WASTEWATER FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT.
7. STORM WATER INFRASTRUCTURE WITHIN LOT 2 IS PRIVATE UNLESS SHOWN WITHIN A PUBLIC DRAINAGE EASEMENT.
8. PUBLIC OPEN SPACE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
9. "TOTAL PLATTED AREA" THE TOTAL PLATTED AREA CONTAINS 6.43 ACRES OF LAND INCLUDING STREET DEDICATION.

ZONING

PROPERTY IS CURRENTLY ZONED RM-1 MULTIFAMILY 1 DISTRICT.

1. NO STRUCTURES OR DUMPSTER ENCLOSURES WITHIN 50 FEET OF THE SOUTHERN PROPERTY LINE ADJACENT TO THE SINGLE-FAMILY RESIDENTIAL DISTRICT.

TOTAL PLATTED AREA

THE TOTAL LOT PLATTED AREA WILL CONTAIN 6.406 ACRES.
THE TOTAL STREET DEDICATION WILL CONTAIN 0.024 ACRES.

OWNER:

SARTOGA PALMS PROPERTIES, LTD.
500 N. SHORELINE BLVD. SUITE 807
CORPUS CHRISTI, TX 78471

APPLICANT/AGENT:

TG 110 VILLAGE AT HENDERSON, LP
(GILBERT M. PIETTE)
8610 N. NEW BRAUNFELS STE. 500
SAN ANTONIO, TEXAS 78217

PRELIMINARY PLAT
VILLAGE AT HENDERSON APARTMENTS SUBDIVISION, LOT 2, BLOCK 2,
AND INCARNATE WORD SUBDIVISION, LOT 3, BLOCK 2

BEING A 21.32 ACRE TRACT OF LAND OUT OF LOTS 6 AND 7, SECTION 6, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS AS SHOWN ON THE MAP THEREOF RECORDED IN VOLUME A, AT PAGES 41-43, MAP RECORDS NUECES COUNTY, TEXAS.

SARATOGA PALMS PROPERTIES, LTD. - OWNER

REVISIONS	
date	description

BCE, LTD.

4515 BRIAR HOLLOW PL., STE 106
HOUSTON, TX 77027
TBPE FIRM REG. NO. F-5028
TBPLS FIRM NO. 10194252

(713) 539-6408
(713) 583-5306 fax

PRELIMINARY PLAT
FOR
VILLAGE AT HENDERSON APARTMENTS SUBDIVISION,
LOT 2, BLOCK 2, AND INCARNATE WORD SUBDIVISION,
LOT 3, BLOCK 2, CORPUS CHRISTI, TEXAS