

STATE OF TEXAS
COUNTY OF NUECES

I, SARATOGA 400 PARTNERS, LLC., DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN; THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND I ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS _____ DAY OF _____, _____.

FRED BRASELTON
PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRED BRASELTON, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS _____ DAY OF _____, _____.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF BEXAR

I, BRIAN D. LORENTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM 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.

BRIAN D. LORENTSON, R.P.L.S.
LICENSE NO. 6839

STATE OF TEXAS
COUNTY OF NUECES

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS _____ DAY OF _____, _____.

BRIA A. WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THE 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 _____, _____.

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE, MBA
INTERIM ASSISTANT CITY MANAGER

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____ AT _____ O'CLOCK ____ M. AND DULY RECORDED IN VOLUME _____, PAGE _____, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS.

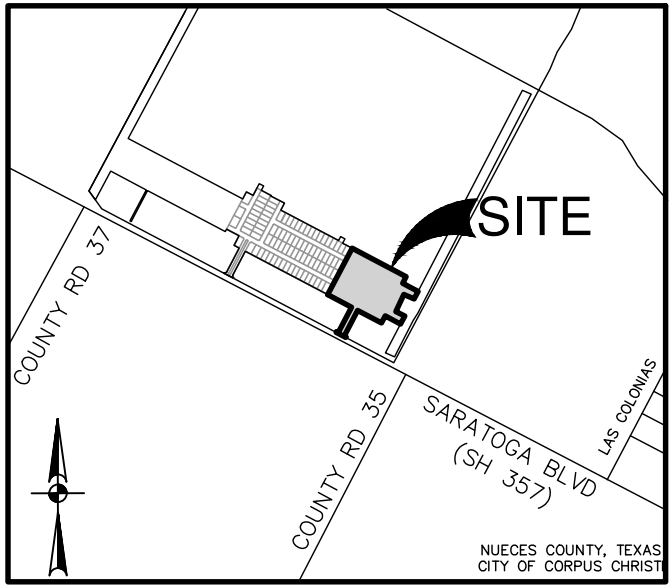
THIS THE _____ DAY OF _____, _____.

KARA SANDS
COUNTY CLERK

DEPUTY

FINAL PLAT OF SARATOGA RIDGE UNIT 2

BEING 8.729 ACRES OF LAND OUT OF LOTS 4 AND 5, WILLIAM J. ROBERTSON FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 40, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING A PORTION OF TRACT I, AS DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN, FROM PUTT HILL INVESTMENTS, INC., A TEXAS CORPORATION TO BEHMANN BROTHERS FOUNDATION, A TEXAS NON-PROFIT CORPORATION, RECORDED IN DOCUMENT NUMBER 2005063946, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY.



LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER:

SARATOGA 400 PARTNERS, LLC,
5337 YORKTOWN BLVD., STE. 10-D
CORPUS CHRISTI, TX 78413

PH: (361) 991-4710

CONTACT: FRED BRASELTON

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
TEL: (361) 360-2209

CONTACT: BO WISEHART, P.E.

PAPE-DAWSON

807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

LEGEND

O.P.R.	OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS	⊗	FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
M.R.	MAP RECORDS, NUECES COUNTY, TEXAS		
DOC. NO.	DOCUMENT NUMBER	●	SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE
VOL./PG.	VOLUME/PAGE		
AC	ACRE(S)		
I.R./I.P.	IRON ROD/IRON PIPE	⊙	EASEMENT POINT OF INTERSECTION
ROW	RIGHT-OF-WAY		
Y.R.	YARD REQUIREMENT		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		
DOC.	DOCUMENT		
BLK	BLOCK		
SF	SQUARE FOOT		
1	5' ELECTRICAL EASEMENT	1	REMAINDER OF 257.69 ACRE TRACT I SARATOGA 400 PARTNERS, LLC (DOC. #2022043954 O.P.R.)
2	5' UTILITY EASEMENT	1	5' ELECTRICAL EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
3	20' YARD REQUIREMENT	2	5' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
4	7.5' UTILITY EASEMENT	2	20' YARD REQUIREMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
5	10' YARD REQUIREMENT / 10' UTILITY EASEMENT	3	7.5' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
6	VARIABLE WIDTH TEMPORARY UTILITY, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED LOTS AND ROW (0.465 AC)	4	10' YARD REQUIREMENT / 10' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
		5	100' WIDE PERMANENT DRAINAGE EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
		6	100' WIDE TEMPORARY UTILITY, DRAINAGE AND SECONDARY ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE ROW AND LOTS SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
		7	100' WIDE TEMPORARY DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE ROW AND LOTS SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
		8	100' WIDE TEMPORARY DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE ROW AND LOTS SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)

FLOODPLAIN NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48355C0505G DATED 10/13/2022 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR NUECES COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

RECEIVING WATER NOTE:

- THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF TEXAS SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
- 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 CATERGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

SURVEYOR'S NOTES

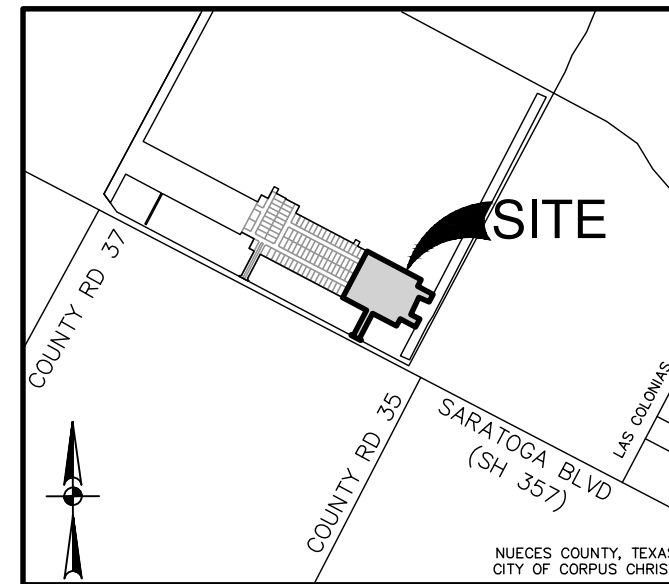
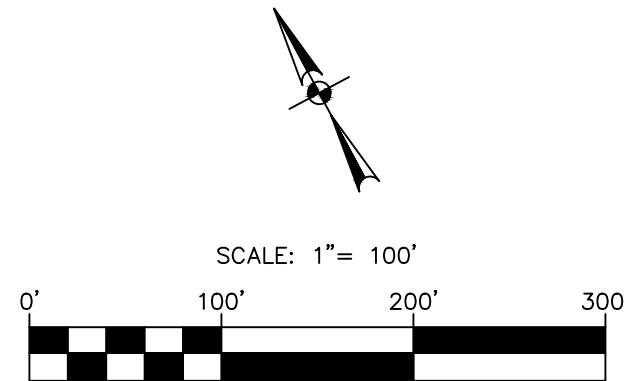
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 5/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE DISTANCES ARE EQUAL TO GRID DISTANCES.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE.
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- THE TOTAL AREA TO BE PLATTED CONTAINS 8.729 ACRES OF LAND INCLUDING ANY DEDICATION.
- THE YARD REQUIREMENTS, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- NO INCREASE IN STORM WATER DISCHARGE TO THE STATE RIGHT-OF-WAY WILL BE ACCEPTED BY TXDOT.
- TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RELEVANT RULES AND REGULATIONS. CONSIDERATIONS WILL INCLUDE ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND ENVIRONMENTAL EFFECTS RESULTING FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION (43 TEX. ADMIN. CODE § 11.52, 2020).
- DRAINAGE IMPROVEMENTS MUST ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION AND SHOULD BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
- IF THE OWNER RESPONSIBLE FOR MAINTAINING THE PERMANENT STORM WATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN IT TO TXDOT ROW STANDARDS, THE OWNER MUST RECTIFY THE ISSUE.
- ANY DEVELOPMENT THAT ANTICIPATES AN INCREASE IN EXISTING TRAFFIC GENERATION MAY BE REQUIRED TO CONDUCT A TRAFFIC STUDY. THE NECESSARY IMPROVEMENTS IDENTIFIED IN THE TRAFFIC STUDY MAY NEED TO BE CONSTRUCTED BY THE DEVELOPER, BASED ON TXDOT'S DISCRETION AND APPROVAL, PRIOR TO THE ACCESS CONNECTION BEING ESTABLISHED.
- PROPERTY IS SUBJECT TO AIRPLANE FLYOVERS, NOISE, AND VIBRATIONS.

DATE OF PREPARATION: JULY 2026

SHEET 1 OF 2

FINAL PLAT OF SARATOGA RIDGE UNIT 2

BEING 8.729 ACRES OF LAND OUT OF LOTS 4 AND 5, WILLIAM J. ROBERTSON FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 40, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING A PORTION OF TRACT I, AS DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN, FROM PUTT HILL INVESTMENTS, INC., A TEXAS CORPORATION TO BEHMANN BROTHERS FOUNDATION, A TEXAS NON-PROFIT CORPORATION, RECORDED IN DOCUMENT NUMBER 2005063946, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY.



LOCATION MAP

NOT-TO-SCALE

OWNER/DEVELOPER:

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5337 YORKTOWN BLVD., STE. 10-D
CORPUS CHRISTI, TX 78413
PH: (361) 991-4710
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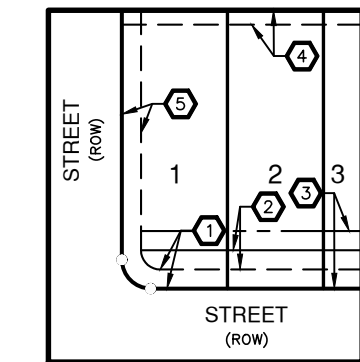
807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S28°09'18"W	110.00'
L2	S61°49'48"E	64.56'
L3	N61°50'42"W	58.88'
L4	S28°21'51"W	110.00'
L5	N61°50'42"W	10.00'
L6	S28°09'18"W	5.00'
L7	N61°50'42"W	110.00'
L8	N28°09'18"E	5.00'
L9	N61°50'42"W	10.00'
L10	N28°09'18"E	50.00'
L11	S28°09'18"W	50.00'
L12	N61°50'42"W	4.70'
L13	N28°21'49"E	50.00'
L14	S28°15'51"W	50.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	20.00'	090°00'00"	S16°50'42"E	28.28'	31.42'
C2	20.00'	090°00'00"	N73°09'18"E	28.28'	31.42'
C3	15.00'	090°00'00"	N73°09'18"E	21.21'	23.56'
C4	15.00'	090°00'00"	S16°50'42"E	21.21'	23.56'

LEGEND

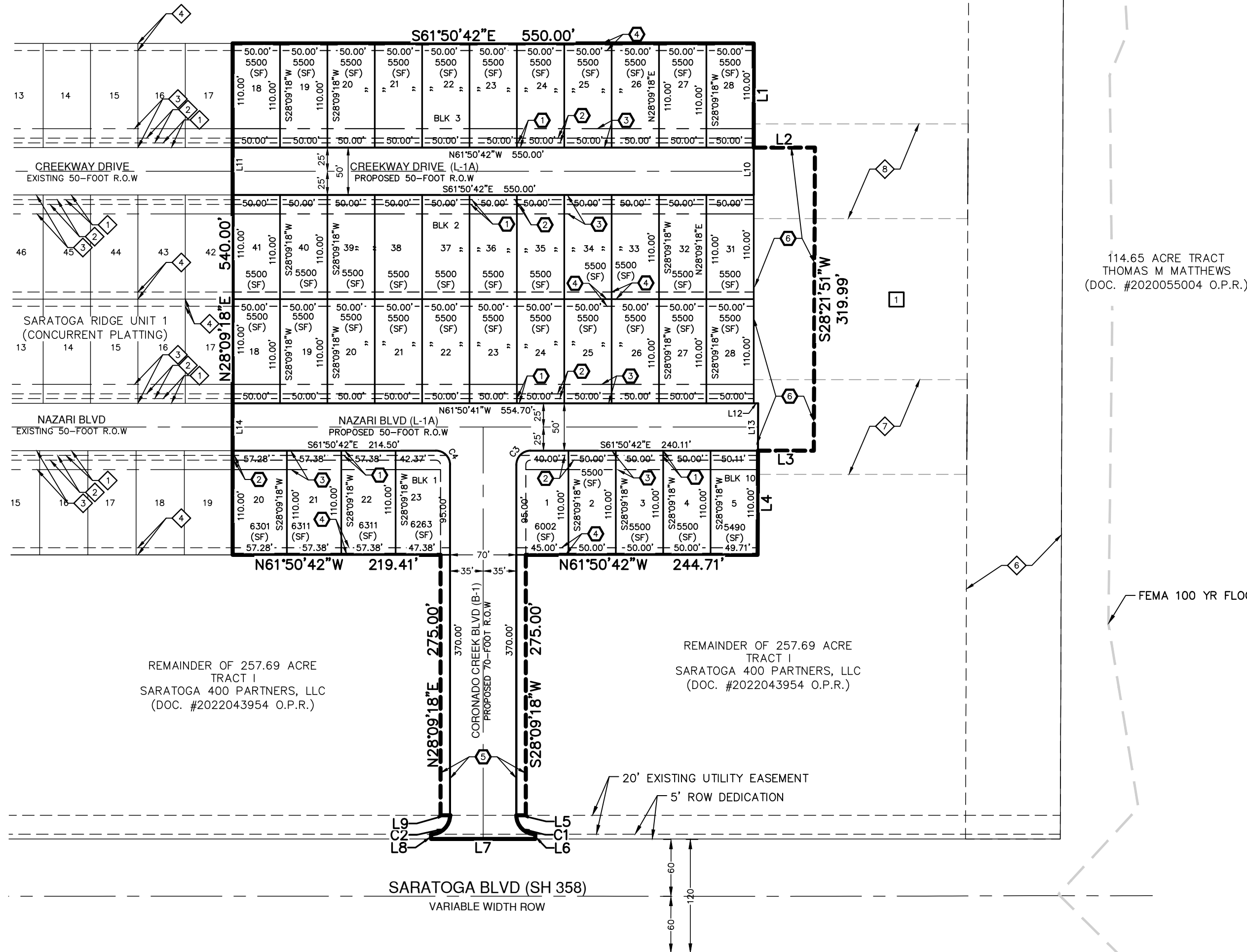
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|-----------|---|---|---|
| O.P.R. | OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS | ● | FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED) |
| M.R. | MAP RECORDS, NUECES COUNTY, TEXAS | ● | SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE |
| DOC. NO. | DOCUMENT NUMBER | ● | EASEMENT POINT OF INTERSECTION |
| VOL./PG. | VOLUME/PAGE | | |
| AC | ACRE(S) | | |
| I.R./I.P. | IRON ROD/IRON PIPE | | |
| ROW | RIGHT-OF-WAY | | |
| Y.R. | YARD REQUIREMENT | | |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY | | |
| DOC. | DOCUMENT | | |
| BLK | BLOCK | | |
| SF | SQUARE FOOT | | |
| ① | 5' ELECTRICAL EASEMENT | ① | REMAINDER OF 257.69 ACRE TRACT I SARATOGA 400 PARTNERS, LLC (DOC. #2022043954 O.P.R.) |
| ② | 5' UTILITY EASEMENT | ① | 5' ELECTRICAL EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| ③ | 20' YARD REQUIREMENT | ② | 5' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| ④ | 7.5' UTILITY EASEMENT | ③ | 20' YARD REQUIREMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| ⑤ | 10' YARD REQUIREMENT / 10' UTILITY EASEMENT | ④ | 7.5' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| ⑥ | VARIABLE WIDTH TEMPORARY UTILITY, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED LOTS AND ROW (0.465 AC) | ⑤ | 10' YARD REQUIREMENT / 10' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| | | ⑥ | 100' WIDE PERMANENT DRAINAGE EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| | | ⑦ | 100' WIDE TEMPORARY UTILITY, DRAINAGE AND SECONDARY ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE ROW AND LOTS SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| | | ⑧ | 100' WIDE TEMPORARY DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE ROW AND LOTS SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |



TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED

NOT-TO-SCALE

REMAINDER OF 257.69 ACRE
TRACT I
SARATOGA 400 PARTNERS, LLC
(DOC. #2022043954 O.P.R.)



DATE OF PREPARATION: JULY 2026

SHEET 2 OF 2