

NOTES:

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. THE TOTAL AREA CONTAINS 257 +/- ACRES OF LAND INCLUDING ANY DEDICATION.
3. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
4. GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00.
5. 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.
6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0505G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 23, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0505G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. CURRENT ZONING IS FR, RS-4.5 AND RE/SP. EXISTING USE IS AGRICULTURAL.
8. THE FOLLOWING LOTS SHALL HAVE NO DIRECT DRIVEWAY ACCESS TO BRAS BOULEVARD: LOT 1, BLOCK 1; LOTS 1 AND 28, BLOCK 2; LOT 1, BLOCK 4; LOT 1, BLOCK 6; LOTS 1 AND 2, BLOCK 7; AND LOT 1, BLOCK 8.
9. THE FOLLOWING LOTS SHALL HAVE NO DIRECT DRIVEWAY ACCESS TO NAZARI BOULEVARD: LOTS 14 AND 15, BLOCK 2; AND LOT 14, BLOCK 4.

*Preliminary Plat of
Saratoga Ridge Subdivision
Phase 1 through 4*

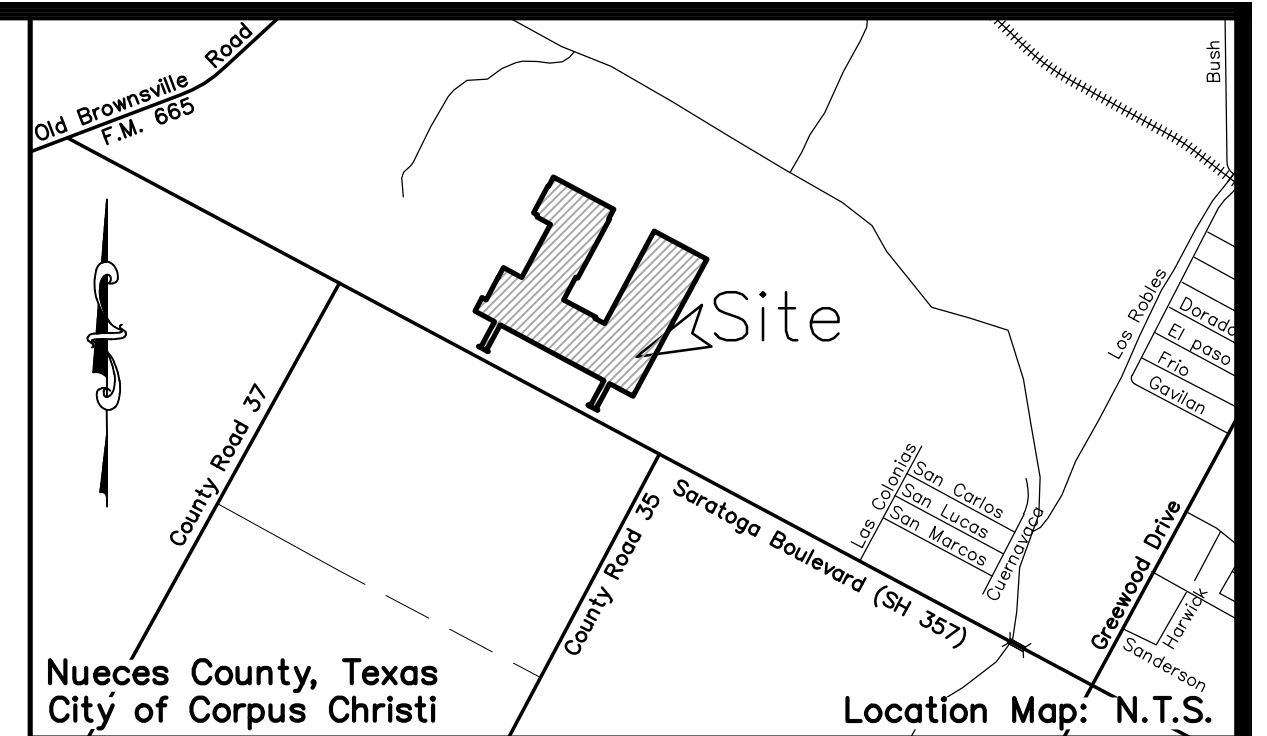
BEING 257 +/- ACRES OF LAND OUT OF LOTS 1 THROUGH 6, WM. J. ROBERTSON FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGES 40, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING A PORTION OF TRACT I, AS DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN, FROM BEHMANN BROTHERS FOUNDATION, A TEXAS NON-PROFIT CORPORATION TO SARATOGA 400 PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED IN DOCUMENT NO. 2022043954, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY.

OWNER/DEVELOPER:

Saratoga 400 Partners, LLC
5337 Yorktown Boulevard, Suite 10D
Corpus Christi, Texas 78413
361.991.4710

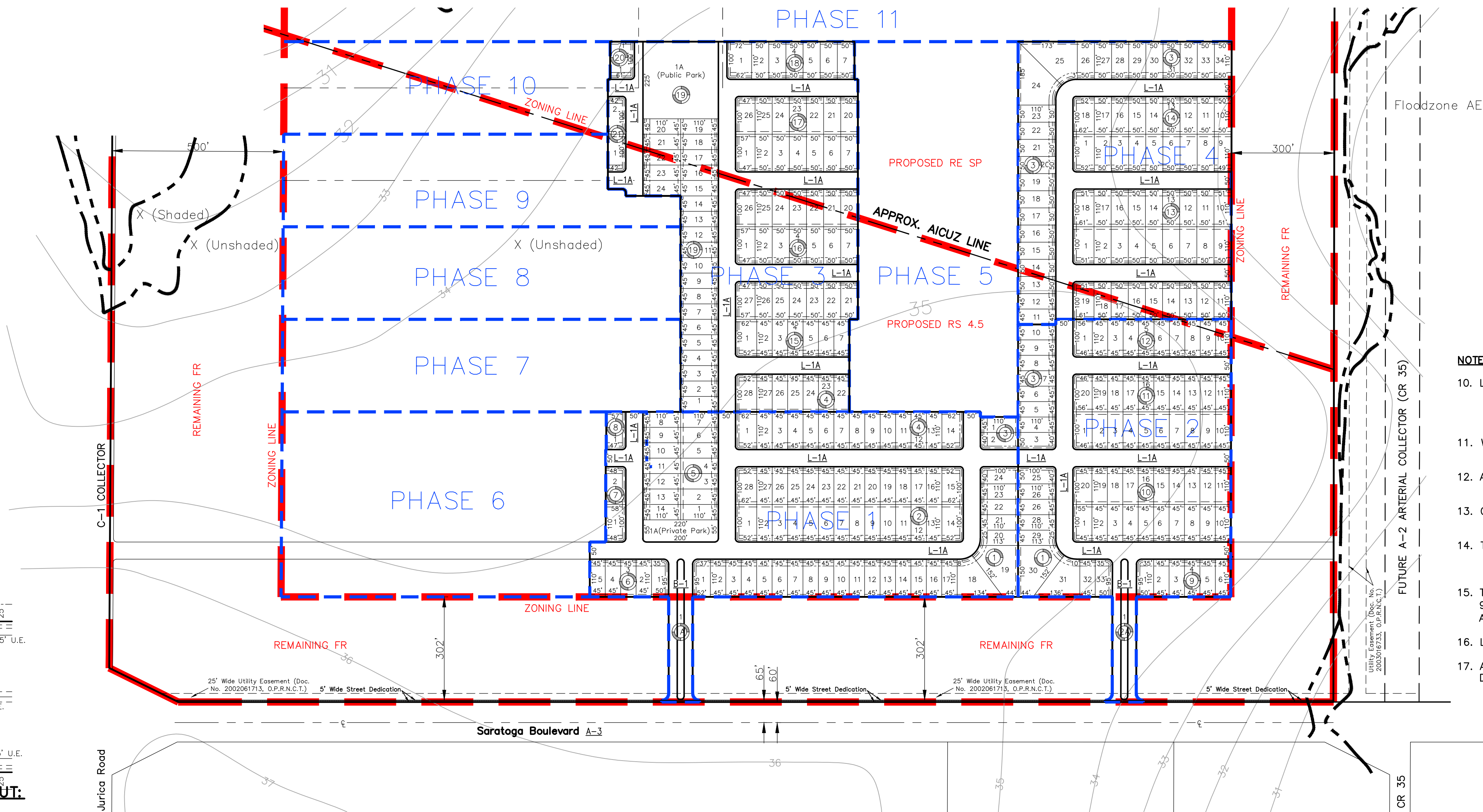
ENGINEER:

Urban Engineering
2725 Swantner
Corpus Christi, Texas 78404
361.854.3101



URBAN **DCCM**
ENGINEERING

TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANTNER DR., CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

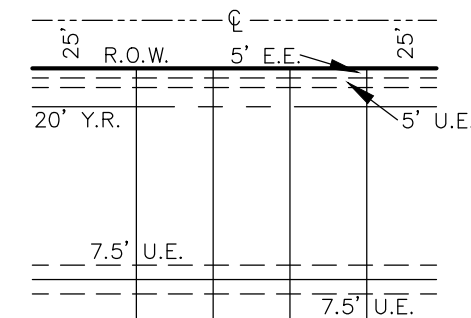


LEGEND:

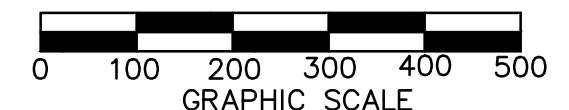
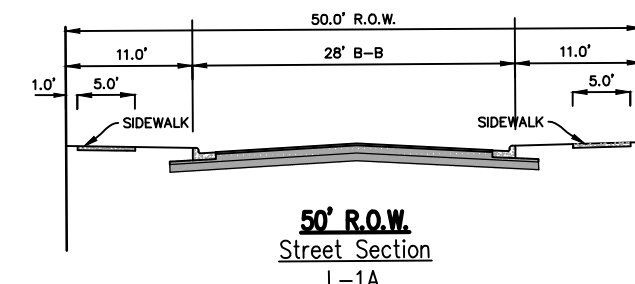
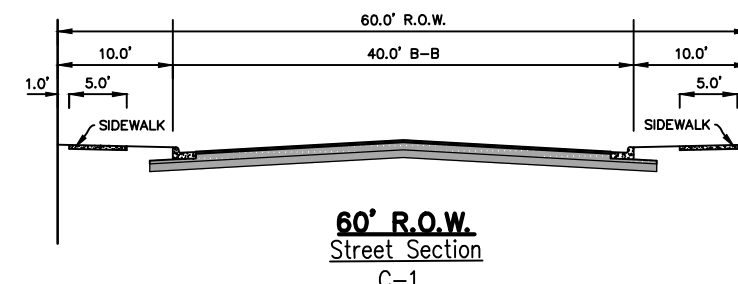
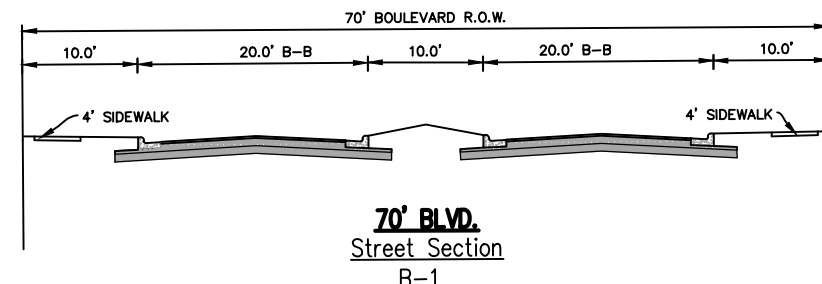
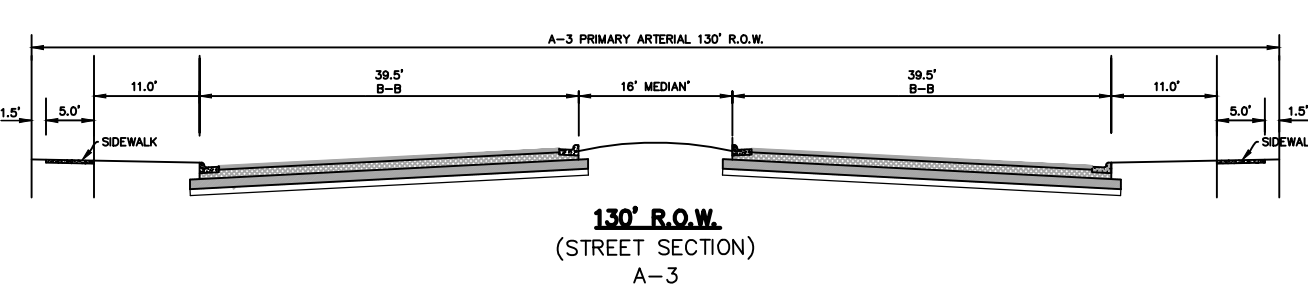
	PLAT BOUNDARY	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
	ROAD CENTERLINE	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS
	ADJACENT LOT LINE	Y.R.	YARD REQUIREMENT
	YARD REQUIREMENT	B.L.	BUILDING LINE
	EASEMENT	U.E.	UTILITY EASEMENT
	PHASE LINE	VOL.	VOLUME
	ZONING LINE	PG.	PAGE
	FLOOD LINE		

NOTES (CONTINUED):

10. LOTS WITH UTILITY EASEMENTS ALONG THE SIDE OF A LOT WILL BE ALLOWED TO ENCROACH EAVES/OVERHANGS INTO SAID UTILITY EASEMENTS. IF DAMAGES ARE CAUSED BY REPAIR OF UTILITIES IN SAID EASEMENTS, RESPONSIBILITY WILL BE ASSUMED BY THE PROPERTY OWNERS.
11. WATER, WASTEWATER LOT/ACREAGE AND PARK FEES SHALL BE PAID PRIOR TO RECORDATION TO THE FINAL PLAT.
12. ALL UTILITY AND TEMPORARY ROW EASEMENTS DEDICATED BY SEPARATE INSTRUMENT SHALL BE RECORDED AT THE FINAL PLAT STAGE.
13. CONNECTIONS TO CITY WATER AND SEWER MAINS WILL ADHERE TO CITY STANDARDS. DETAILS WILL BE SHOWN AT THE FINAL PLAT STAGE.
14. THIS IS A PHASED DEVELOPMENT. PHASE 1 WILL BE DEVELOPED ONCE THE FINAL PLAT HAS BEEN APPROVED. EACH SUBSEQUENT PHASE WILL BE MARKET DRIVEN AND IS ANTICIPATED TO COMMENCE AS THE PREVIOUS PHASE IS NEARING COMPLETION.
15. TOTAL PARK AREA PROVIDED (OUTSIDE OF THE FLOODWAY) FOR THE 257± ACRES IS 9.165 ACRES (399,206SF) INCLUDING PUBLIC AND PRIVATE. PRIVATE PARK PORTION IS 0.327 ACRES (14,257SF) PORTION OF PARK DEDICATION OUT OF VIEW DUE TO DRAWING SCALE.
16. LOT 1A, BLOCK 5 (PRIVATE PARK) AND LOT 1A, BLOCK 19 (PUBLIC PARK).
17. ALL LOTS WILL MEET MINIMUM REQUIREMENTS PER ZONING/SPECIAL PERMIT FOR THIS DEVELOPMENT.



TYPICAL LOT LAYOUT:



Revised: 10/17/2023
Submitted: 7/19/2023
SCALE: 1"=200'
JOB NO.: 43549.C2.00
SHEET: 1 of 1
DRAWN BY: XC
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urbansurvey@urbaneng.com