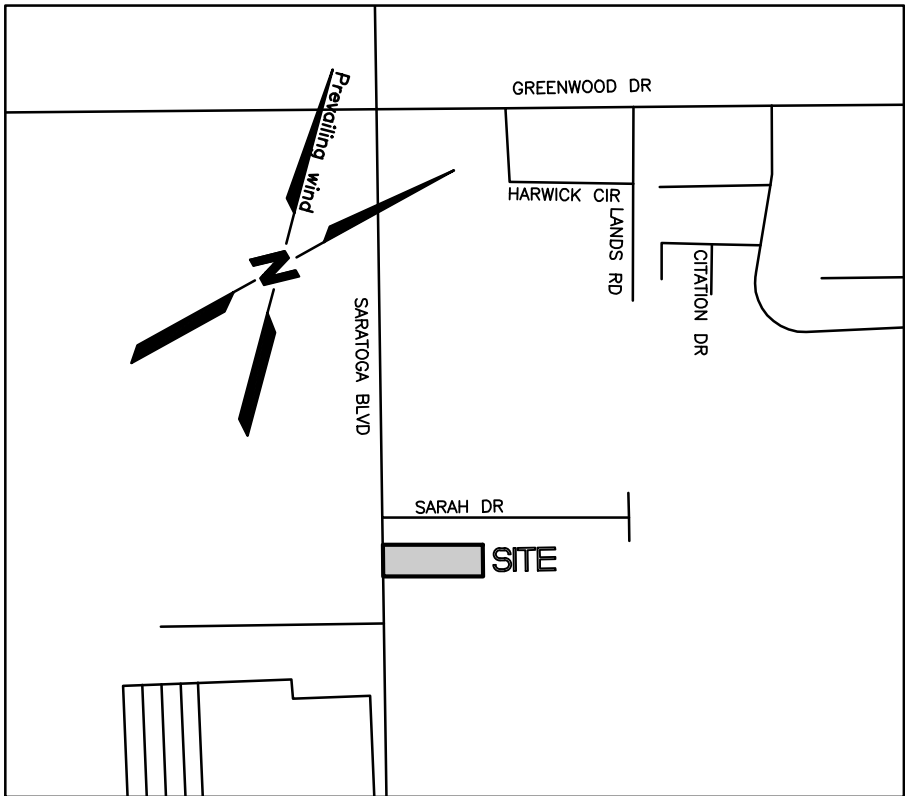
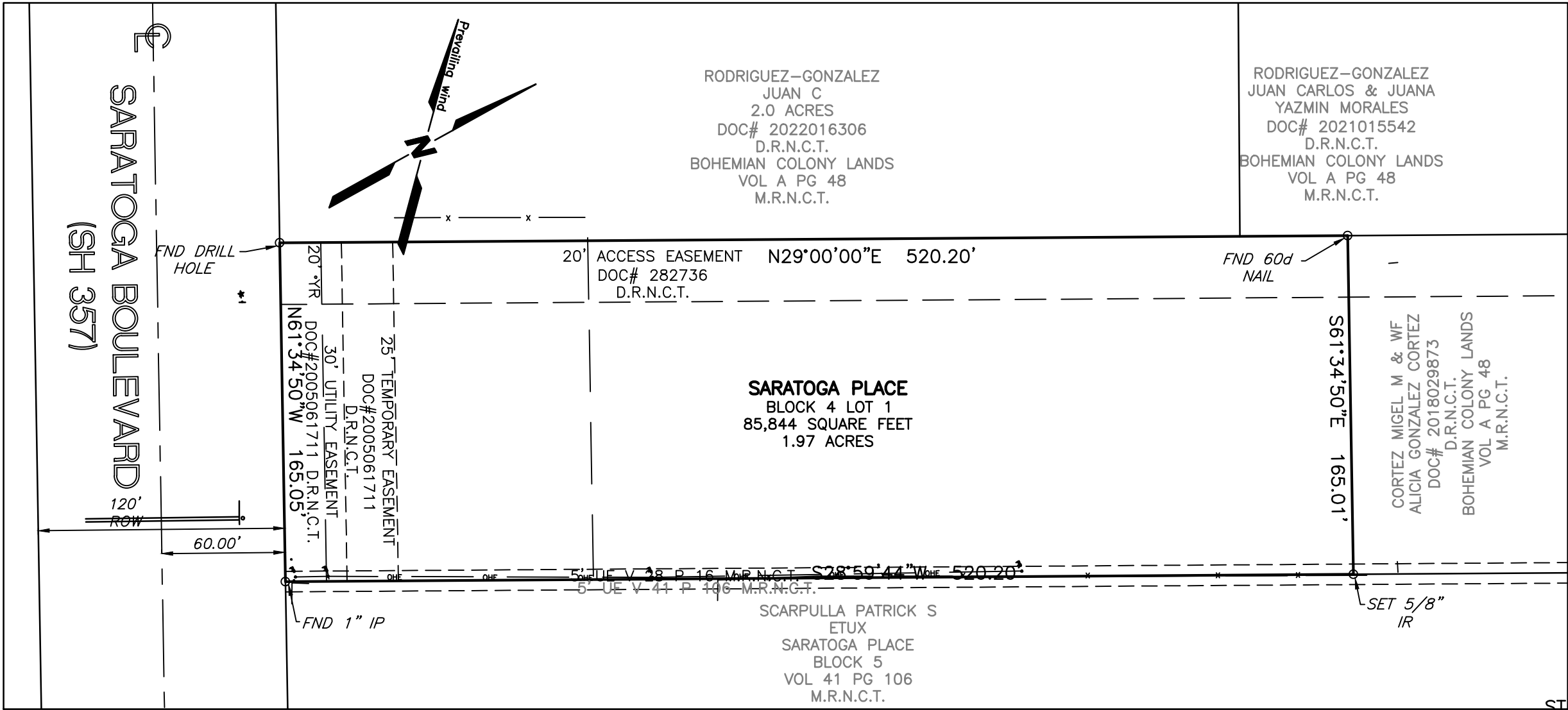


XREF: BASE
 PLOTS: 1:1
 DRAWING NO: 22019-PLAT
 PLOTDATE: 08-19-22 14:41 PM

PLAT OF
SARATOGA PLACE
BLOCK 4 LOT 1

BEING A REPLAT OF SARATOGA PLACE, BLOCK 4
 AS SHOWN IN VOLUME 28, PAGE 16 OF
 MAP RECORDS NUECES COUNTY TEXAS



LOCATION MAP
 SCALE: 1"=1000'

STATE OF TEXAS §
 COUNTY OF NUECES §

I, GABRIEL D. GOODMAN, OFFICER, BLACK MARLIN HOLDINGS, LLC. HEREBY CERTIFY THAT BLACK MARLIN HOLDINGS. IS THE OWNER OF THE PROPERTY SHOWN HEREON, I HAVE HAD SAID PROPERTY SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES. THIS THE DAY ____ OF ____, 2022.

GABRIEL D. GOODMAN, OFFICER

STATE OF TEXAS §
 COUNTY OF NUECES §

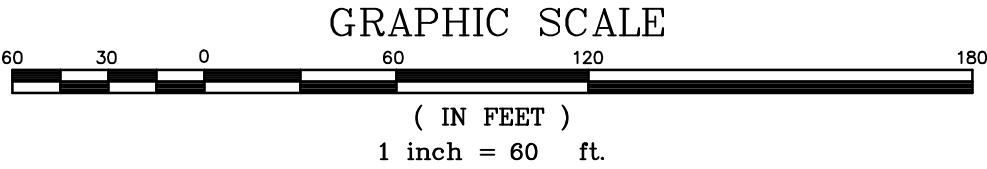
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
 GABRIEL D. GOODMAN.

THIS THE ____ DAY OF ____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES

- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS. ELEVATIONS REFER TO NAVD 1988.
- THIS PROPERTY LIES WITHIN FLOOD ZONE C, AS SHOWN ON FEMA PANEL 485464 0277 C AND 485464 0280 C, BOTH DATED JULY 18, 1985, AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
- 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.
- TOTAL PLATED AREA IS 1.97 ACRES
- ALL CORNERS SET ARE SET WITH 5/8" IRON ROD WITH YELLOW CAP STAMPED "BASS & WELSH"



STATE OF TEXAS §
 COUNTY OF NUECES §

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

BRETT FLINT, P.E.
 DEVELOPMENT SERVICES ENGINEER

DATE

STATE OF TEXAS §
 COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF
 THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE ____ DAY OF ____, 2022.

DANIEL M. DIBBLE
 CHAIRMAN

AL RAYMOND
 SECRETARY

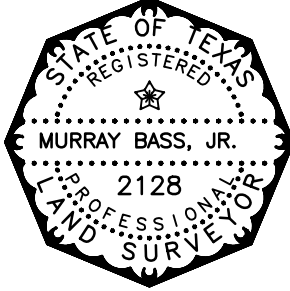
PREPARED BY
BASS & WELSH ENGINEERING
 CONSULTING ENGINEERS AND SURVEYORS
 3054 SOUTH ALAMEDA STREET 78404
 P.O. BOX 6397 78466-6397
 TELEPHONE: (361) 882-5521
 FACSIMILE: (361) 882-1265
 FIRM REGISTRATION NO. F-52 (ENGINEERING)
 FIRM REGISTRATION NO. 100027-00 (SURVEYING)
 C O R P U S C H R I S T I , T E X A S

STATE OF TEXAS §
 COUNTY OF NUECES §

I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS THE 18th DAY OF APRIL 2022.

MURRAY BASS, JR.

REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS §
 COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF ____, 2022 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF ____, 2022 AT ____ O'CLOCK ____ M. AND DULY RECORDED THE ____ DAY OF ____, 2022 AT ____ O'CLOCK ____ M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME ____, PAGE ____, INSTRUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
 DEPUTY

KARA SANDS
 COUNTY COURT
 NUECES COUNTY, TEXAS