

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 \_\_\_\_\_, 2018, at \_\_\_\_\_o'clock \_\_\_\_M. and duly recorded the \_\_\_\_\_day of \_\_\_\_\_ 2017, at \_\_\_\_\_ o'clock \_\_\_\_M. in said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records. At\_\_\_\_\_o'clock \_\_\_\_M. \_\_\_\_\_ 2018

No. \_\_\_\_\_  
Filed for Record By: \_\_\_\_\_  
Deputy  
Kara Sands,  
Clerk County Court  
Nueces County, Texas  
At\_\_\_\_\_o'clock \_\_\_\_M. \_\_\_\_\_ 2018

STATE OF TEXAS  
COUNTY OF NUECES

This 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 \_\_\_\_\_ 2018.

\_\_\_\_\_  
Eric Villarreal, P.E.  
Chairman

\_\_\_\_\_  
William J. Green, P.E.  
Interim Secretary

STATE OF TEXAS  
COUNTY OF NUECES

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

This the\_\_\_\_\_ day of \_\_\_\_\_ 2018.

\_\_\_\_\_  
Ratna Pottumuthu, P.E., Leed AP  
Development Services Engineer

STATE OF TEXAS  
COUNTY OF NUECES

I, Jarrel L. Moore, a registered professional land surveyor for Texas Geo Tech Land Surveying, Inc. hereby certify that the foregoing plat was prepared from a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge and belief; That Texas Geo Tech Engineering & Land Surveying Inc. has been engaged under contract to set all Lot and Block corners and complete such operation without delay.

This the\_\_\_\_\_ day of \_\_\_\_\_ 2018.

\_\_\_\_\_  
JARREL L. MOORE  
Registered Professional Land Surveyor No. 4854

STATE OF TEXAS  
COUNTY OF NUECES

We \_\_\_\_\_ (name) Hereby certify that we are the holders of a Lien on the land embraced within the boundaries of the foregoing map and that we approve the subdivision and dedication for the purposes and considerations therein expressed.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF NUECES

This instrument was acknowledged before me by \_\_\_\_\_(name)

\_\_\_\_\_ (title) of \_\_\_\_\_

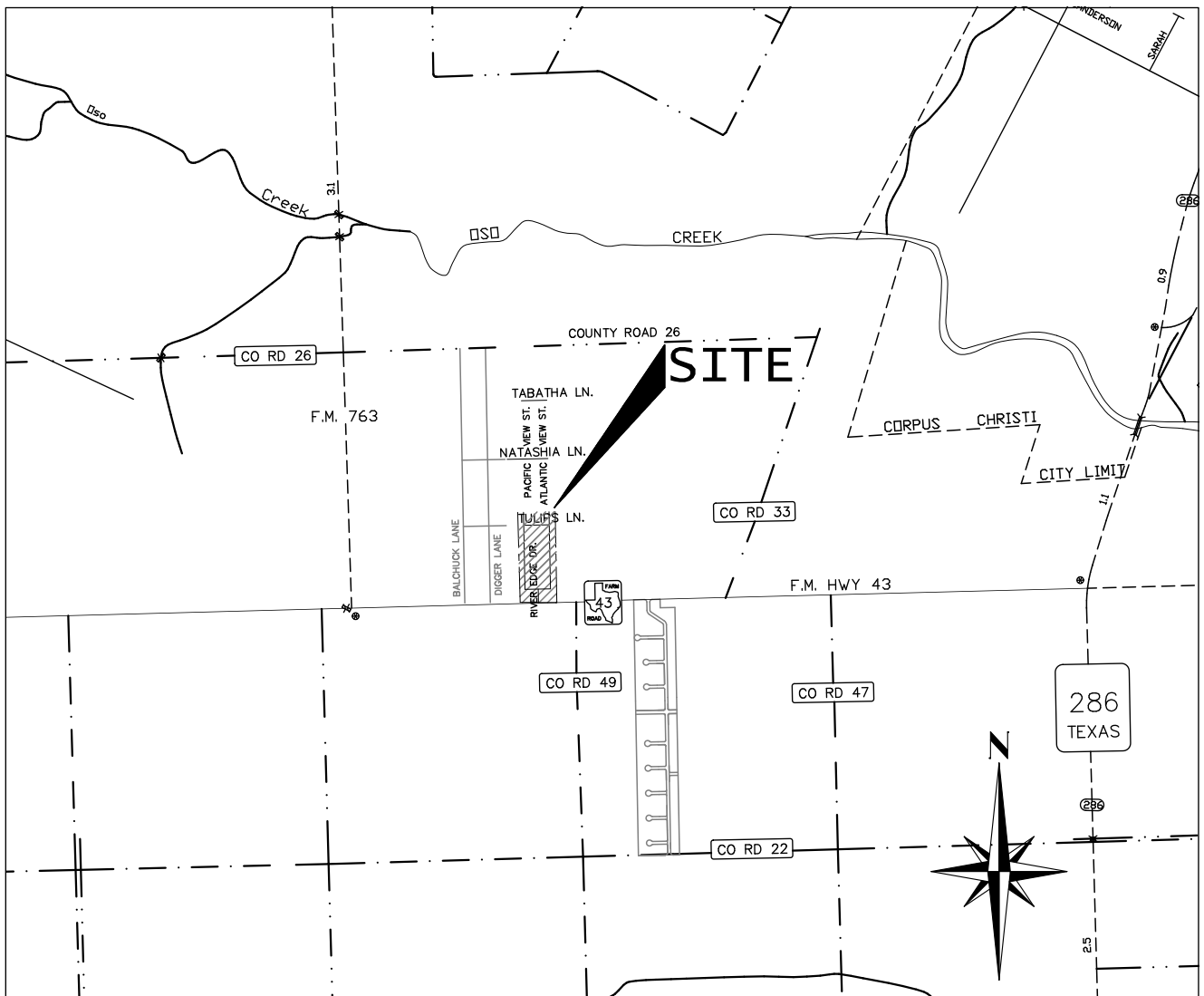
This the\_\_\_\_\_ day of \_\_\_\_\_ 2018.

\_\_\_\_\_  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF NUECES

Approved by the Corpus Christi – Nueces County Health Department. This the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, Any private sewage system shall be approved by the Corpus Christi – Nueces County Health Department prior to installation.

\_\_\_\_\_  
Lauren Rabe, MPA  
Nueces County Health Department



VICINITY MAP  
NOT TO SCALE

STATE OF TEXAS  
COUNTY OF NUECES

WE, Saratoga Oaks Apartments LLC., hereby certify that we are the owner's of the Land embraced within the boundaries of the foregoing plat; Subject to a lien in favor off \_\_\_\_\_ that we have had said land surveyed and subdivided as shown; that streets and easements as shown have been heretofore dedicated, or if not previously dedicated, streets are hereby dedicated in fee simple and easements are hereby dedicated to the public use forever; and that this plat was made for the purposes of description and dedication.

This the\_\_\_\_\_ day of \_\_\_\_\_ 2018.

\_\_\_\_\_  
SAGHAR MOSTAGHASI, Manager

\_\_\_\_\_  
HADI MOSTAGHASI, Manager

\_\_\_\_\_  
HAMED MOSTAGHASI, Manager

\_\_\_\_\_  
HOSSEIN MOSTAGHASI, Manager

STATE OF TEXAS  
COUNTY OF NUECES

This instrument was acknowledged before me by SAGHAR MOSTAGHASI, HADI MOSTAGHASI, HAMED MOSTAGHASI and HOSSEIN MOSTAGHASI, as managers of SARATOGA OAKS APARTMENTS, LLC

This the\_\_\_\_\_ day of \_\_\_\_\_ 2018.

\_\_\_\_\_  
Notary Public in and for the State of Texas

## PLAT OF RIVER EDGE VILLAGE – PHASE ONE

BEING A TOTAL OF 47.00 ACRE TRACT OUT OF THE CALLED 135.11 ACRE TRACT OF LAND BEING A PORTION OF THE CUADRILLA IRRIGATION CO. SURVEY NUMBER 135, ABSTRACT 581, AND THE CUADRILLA IRRIGATION CO. SURVEY NUMBER 139, ABSTRACT 577, AND THE CUADRILLA IRRIGATION CO. NUMBER 137, ABSTRACT 579, SAME BEING THAT TRACT MADE UP OF 68.00 ACRE TRACTS, PARTITION RECORDED IN VOLUME 1813, PAGE 640 OF THE DEED RECORDS OF NUECES COUNTY, TEXAS.

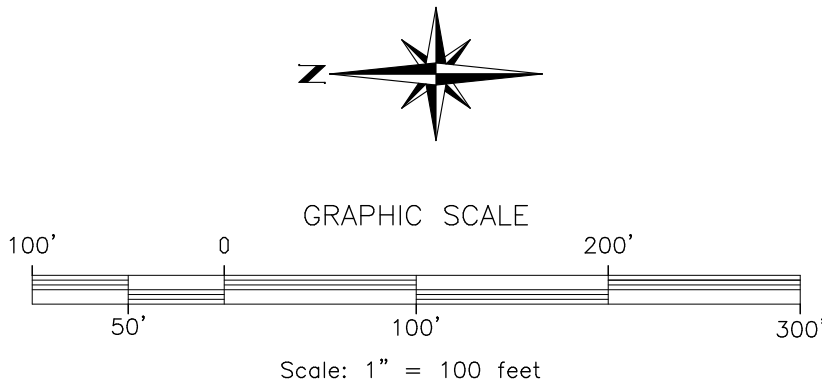
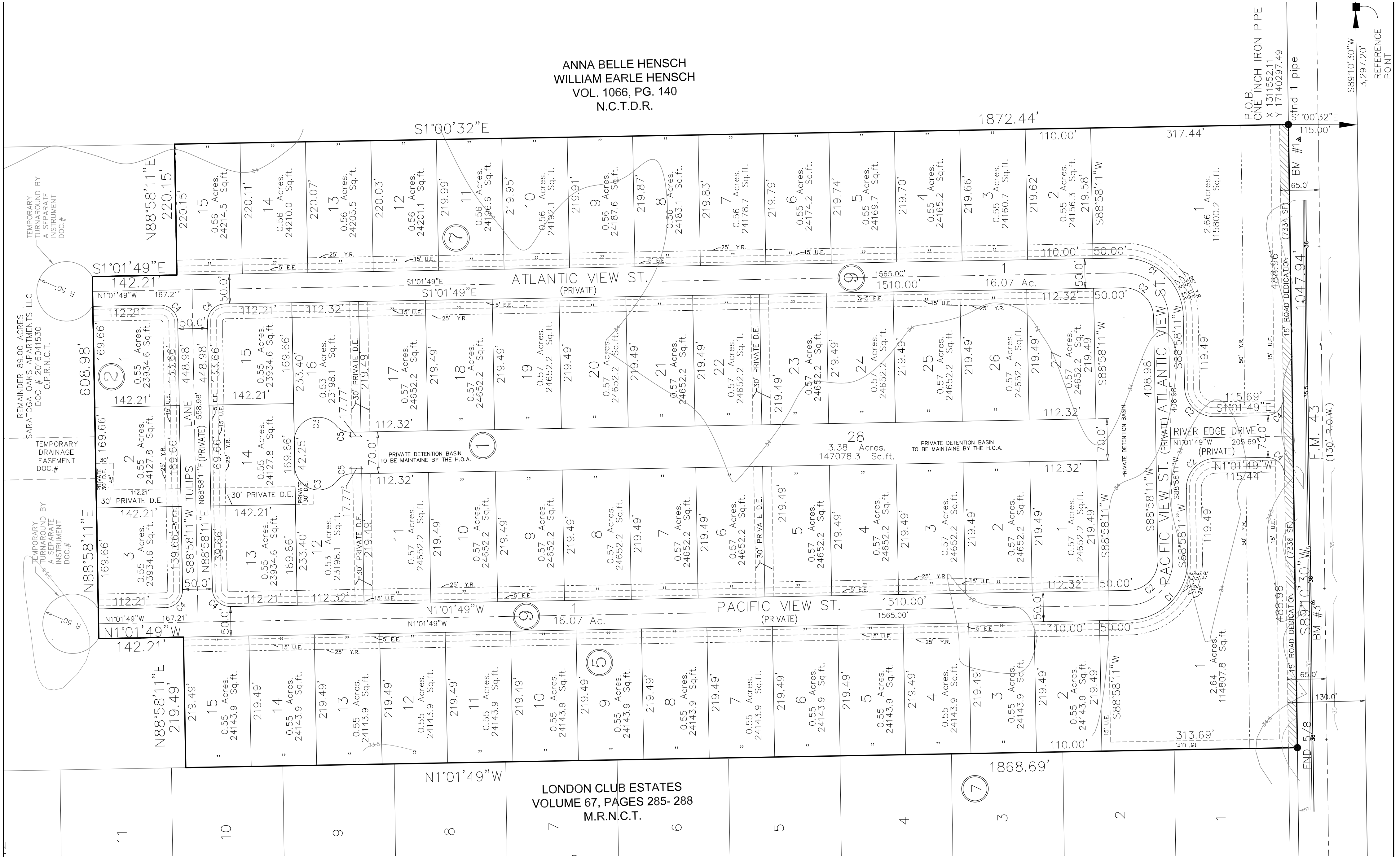
### GENERAL NOTES:

- 5/8" IRON ROD SET AL ALL LOT CORNERS.
- SANITARY SEWER AND GAS SERVICES WILL NOT BE PROVIDED FOR THIS SUBDIVISION.
- SEPTIC SYSTEMS WILL BE APPROVED BY THE CORPUS CHRISTI–NUECES COUNTY HEALTH DEPARTMENT.
- TOTAL PLATTED AREA CONTAINS 47.00 ACRES OF LAND INCLUDING STREET DEDICATION, MORE OR LESS, A PORTION OF THE WEST 240 ACRES OF SECTION 3, LAURELES FARM TRACTS. (STREET DEDICATION 15,719.08 SQ. FT.)
- BY GRAPHIC PLOTTING ONLY, THE SUBJECT SITE IS IN ZONE "C", ACCORDING TO FEMA MAP, COMMUNITY PANEL No. 485494 0515 C, NUECES COUNTY, TEXAS. WHICH BEARS AN EFFECTIVE DATE OF MARCH 18, 1985.
- 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.
- BASIS OF BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- PRIOR TO CONNECTING TO PUBLIC WATER, EACH LOT MUST HAVE AN APPROVED AND RECORDED O.C.L. WATER CONTRACT.
- THE OFFSITE DETENTION BASIN LOT 28, BLOCK 1, PRIVATE STREET LOT 1, ASSOCIATED WITH THIS PLAT SHALL BE PRIVATELY MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE CROWN OF THE FRONTING STREET.
- DETENTION BASIN SHALL BE MAINTAINED BY H.O.A. (NOT BY NUECES COUNTY).
- BLOCK 1, LOT 28, IS DESIGNATED AS A STORM WATER DETENTION AREA TO BE OWNED & MAINTAINED BY THE H.O.A.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE. ( NUECES COUNTY DOES NOT REQUIRE BUILDING PERMITS )
- PRIVATE STREETS SHALL BE MAINTAINED BY THE H.O.A.
- ALL BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE NUECES COUNTY SUBDIVISION REGULATIONS AND PLATTING REQUIRMENTS.
- SEE THE H.O.A. FOR ALL EXISTING AND PROPOSED RESTRICTIONS.
- THE HOME OWNER'S ASSOCIATION AGREES TO RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGE TO PRIVATE STREETS REASONABLY USED BY GOVERNMENT VEHICLES, AND/OR FOR INJURIES OR DAMAGES TO OTHER PERSONS, PROPERTIES, OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION.
- SCHEMATIC PLANS AND PRELIMINARY DRAINAGE CALCULATIONS WERE SUBMITTED WITH THE PRELIMINARY PLAT FOR RIVER EDGE VILLAGE, AND NO CHANGES HAVE OCCURRED.
- ACCESS TO RESIDENTIAL STREETS (PACIFIC VIEW STREET, ATLANTIC VIEW STREET, AND RIVER EDGE DRIVE) FROM LOT 1, BLOCK 5 AND LOT 1, BLOCK 7 IS PROHIBITED.
- DRAINAGE EASEMENTS SHALL BE PRIVATELY MAINTAINED BY H.O.A.
- SUBDIVISION DEVELOPER SHALL PROVIDE WATER SERVICE CONNECTIONS TO ALL LOTS
- SUBDIVISION DEVELOPER SHALL PROVIDE SEPTIC SYSTEMS TO ALL LOTS
- LOTS SHALL NOT BE SUBDIVIDED
- NO MORE THAN ONE SINGLE FAMILY DWELLING ALLOWED PER LOT
- NUECES COUNTY DOES NOT ISSUE PERMITS FOR DRIVEWAYS ON PRIVATE STREETS
- LOT 1, BLOCK 7 SHALL SHARE AND/OR ALLOW ACCESS TO F.M. 43 BY THE ADJOINING EASTERLY PROPERTY IF THE PROPERTY IS DEVELOPED AS COMMERCIAL USE.

**TEXAS GEO TECH**  
ENGINEERING & LAND SURVEYING, INC

5525 SOUTH STAPLES – SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955

JOB #: 160905  
DATE: 01/16/2018



PLAT OF  
RIVER EDGE VILLAGE - PHASE ONE

BEING A TOTAL OF 47.00 ACRE TRACT OUT OF THE CALLED 135.11 ACRE TRACT OF LAND BEING A PORTION OF THE CUADRILLA IRRIGATION CO. SURVEY NUMBER 135, ABSTRACT 581, AND THE CUADRILLA IRRIGATION CO. SURVEY NUMBER 139, ABSTRACT 577, AND THE CUADRILLA IRRIGATION CO. SURVEY NUMBER 137, ABSTRACT 579, SAME BEING THAT TRACT MADE UP OF 68.00 ACRE TRACTS, PARTITION RECORDED IN VOLUME 1813, PAGE 640 OF THE DEED RECORDS OF NUECES COUNTY, TEXAS.

BENCH MARK:  
BM #1 - NORTH SIDE OF FM 43, 26 FT. WEST OF PROPERTY CORNER. (PK NAIL ON ROAD ELE. 35.1)  
BM #3 - NORTH SIDE OF ROAD FM 244 FT. EAST OF PROPERTY CORNER (PK NAIL ON ROAD ELE. 35.2)

**TEXAS GEO TECH**  
ENGINEERING & LAND SURVEYING, INC  
5525 SOUTH STAPLES - SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB #: 160905  
DATE: 11-27-17