

PLAT OF:
SARATOGA DOWNS UNIT 3

BEING 20.437 ACRES OUT OF A CALLED 45.316 ACRE TRACT
OF LAND OUT OF LOTS SIX (6) AND SEVEN (7), SECTION SEVEN (7)
BOHEMIAN COLONY LANDS, A MAP OF WHICH IS RECORDED IN
VOLUME A, PAGE 48, M.R.N.C.T.; AND BEING A CALLED 3.08 ACRE TRACT OF LAND AS DESCRIBED IN
A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT 2018017216 O.P.R.N.C.T.,
AND CORRECTED IN DOC# 20190911831 O.F.P.N.C.T. AND A CALLED 17.40 ACRES, AS DESCRIBED
IN A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT 2018005327
O.F.P.N.C.T., AND CORRECTED IN DOC# 2018049023 O.F.P.N.C.T.

STATE OF TEXAS
COUNTY OF NUECES

LKM HOMES INC. HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN
THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAS HAD SAID LAND SURVEYED AND
SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER;
THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION,
AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION
AND DEDICATION.

THIS THE _____ DAY OF _____ 2019.

LINDA K. MIKULENCAK, DIRECTOR

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
LINDA K. MIKULENCAK.

THIS THE _____ DAY OF _____ 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

CHARTER, HEREBY CERTIFIES THAT IT HOLDS A FIRST AND SUPERIOR
VENDOR'S LIEN AGAINST AND SUPERIOR TITLE TO THE PROPERTY
OWNED BY LKM HOMES INC, AS SHOWN ON THE FOREGOING MAP
AND IT APPROVES OF THE SUBDIVISION AND DEDICATION FOR THE
PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

THIS THE _____ DAY OF _____ 2019.

BY:

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
LINDA K. MIKULENCAK.

THIS THE _____ DAY OF _____ 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 _____ 2019.

NINA NIXON-MENDEZ F.A.I.C.P.
SECRETARY

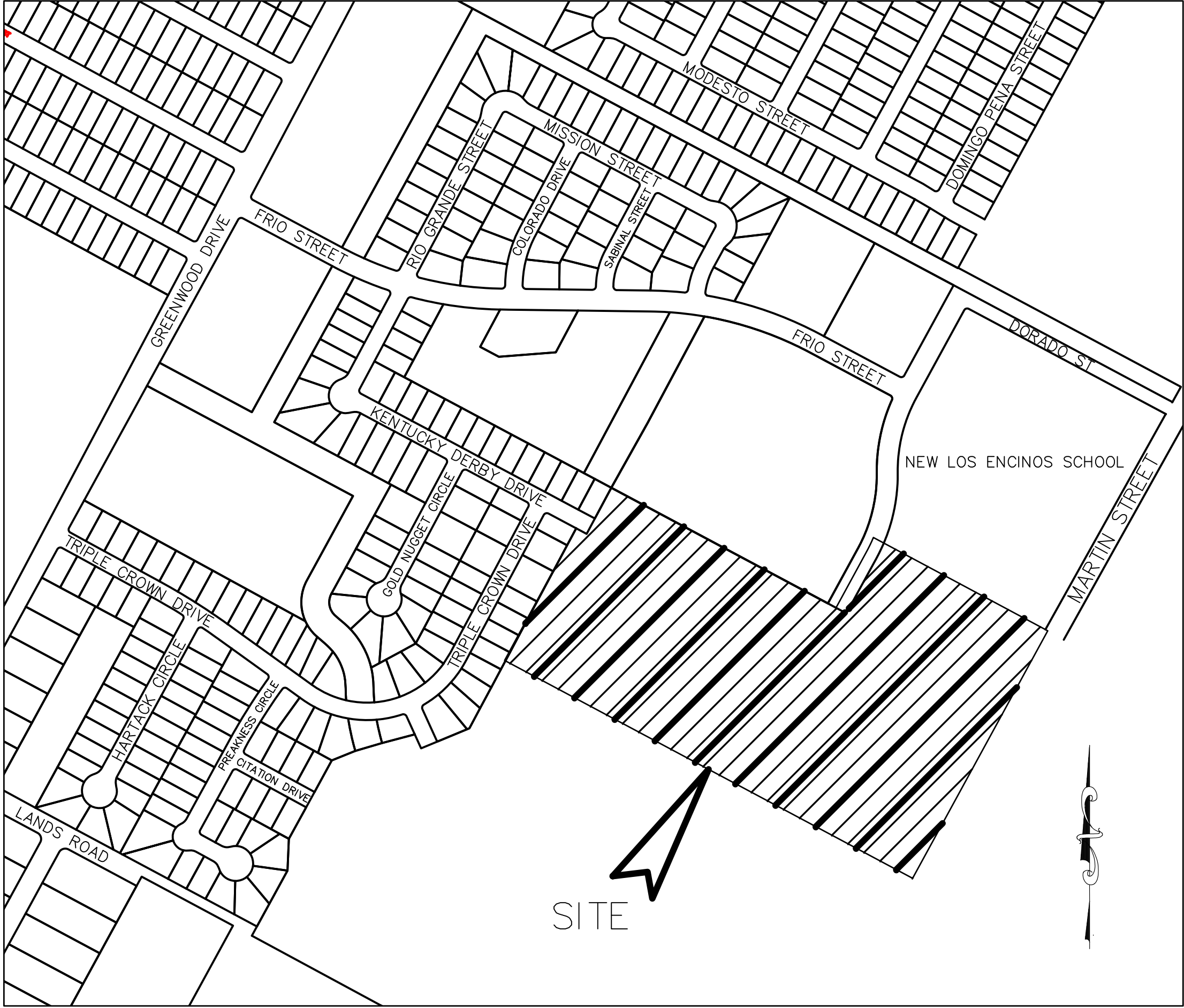
ERIC VILLARREAL P.E.
CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

I, JARREL L. MOORE, A 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; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO
SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE _____ DAY OF _____ 2019.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854



LOCATION MAP
1" = 300'

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 DEPARTMENT OF
DEVELOPMENT SERVICES.

THIS THE _____ DAY OF _____ 2019.

WILLIAM J. GREEN P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY,
TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE
____ DAY OF _____, 2019, WITH ITS CERTIFICATE OF
AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF
_____, 2019, AT _____ O'CLOCK _____M. AND DULY RECORDED
THE _____ DAY OF _____ 2019, AT _____ O'CLOCK _____M.,
IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY,
TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____M.

_____, 2019

BY: _____
DEPUTY

TEXAS GEO TECH
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 171203
APRIL 02, 2019

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SARATOGA DOWNS UNIT 3

BEING 20.437 ACRES OUT OF A CALLED 45.316 ACRE TRACT
OF LAND OUT OF LOTS SIX (6) AND SEVEN (7), SECTION SEVEN (7)
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O.F.P.N.C.T., AND CORRECTED IN DOC# 2018049023 O.F.P.N.C.T.

GENERAL NOTES:

- 1) THE TOTAL PLATTED ARE CONTAINS 20.437 ACRES OF LAND. INCLUDING 28,387.45 SQ. FT. STREET DEDICATION.
- 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 4854640284C, MAP REVISED 07/18/1985, THE SUBJECT PROPERTY IS LOCATED IN ZONE C, DEFINED AS AREA OF MINIMUM FLOODING.
- 4) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 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) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 7) DRIVEWAY ACCESS INTO MARTIN STREET IS PROHIBITED.
- 8) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL COMFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- 9) THIS PLAT DEDICATES THAT PORTION OF RIGHT OF WAY EASEMENT AS DESCRIBED IN DOCUMENT 2016014047 D.R.N.C.T.. HEREBY VACATING DOCUMENT 2016014047 D.R.N.C.T.
- 10) THIS PLAT RENDERS THE TEMPORARY RIGHT OF WAY AS DESCRIBED IN DOCUMENT 2016014048, D.R.N.C.T. NULL AND VOID, HEREBY VACATING DOCUMENT 2016014048, D.R.N.C.T.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	11°51'47"	8.28'	40.00'	N55°58'20"W	8.27'
C2	12°07'13"	19.04'	90.00'	S56°06'03"E	19.00'
C3	89°12'14"	23.35'	15.00'	N73°14'13"E	21.07'
C4	90°47'46"	23.77'	15.00'	N16°45'47"W	21.36'
C5	89°12'14"	15.57'	10.00'	S73°14'13"W	14.04'
C6	90°47'46"	15.85'	10.00'	S16°45'47"E	14.24'
C7	89°12'14"	23.35'	15.00'	N73°14'13"E	21.07'
C8	90°47'46"	23.77'	15.00'	N16°45'47"W	21.36'
C9	89°28'59"	23.43'	15.00'	N13°22'36"E	21.12'
C10	90°31'01"	23.70'	15.00'	N16°37'24"W	21.31'
C11	90°00'01"	15.71'	10.00'	S16°52'55"E	14.14'
C12	89°59'59"	15.71'	10.00'	N73°07'05"E	14.14'
C13	90°16'46"	15.76'	10.00'	N17°01'17"W	14.18'
C14	89°43'14"	15.66'	10.00'	S72°58'43"W	14.11'
C15	90°00'01"	15.71'	10.00'	S16°52'55"E	14.14'
C16	89°28'59"	15.62'	10.00'	S73°22'36"W	14.08'
C17	12°07'13"	19.04'	90.00'	S56°06'03"E	19.00'
C18	11°31'05"	8.04'	40.00'	N55°47'59"W	8.03'

BOHEMIAN COLONY LANDS
CALLED 14.836 ACRES OUT LTS 6 & 7
SECTION 7
DOC. 2014045952
O.P.R.N.C.T.

BOHEMIAN COLONY LANDS
VOLUME A, PAGE 48 M.R.N.C.T.
12.809 ACS OUT LT 2 SEC 7 (Tract C)
DOC. # 2019007640
O.P.R.N.C.T.

BOHEMIAN COLONY LANDS
VOLUME A, PAGE 48 M.R.N.C.T.
7.263 ACS OUT LT 3 SEC 7
DOC. # 2015011611
O.P.R.N.C.T.

BOHEMIAN COLONY LANDS
CALLED 68.317 ACRES OUT OF
LOTS 3 & 4, SECTION 7
VOLUME A, PAGE 48
M.R.N.C.T.

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