

Notes:

- 1.) Total platted area contains 23.129 Acres of Land.
- 2.) The receiving water body for the storm water runoff for this property is the oso creek basin. the tceq has not classified the aquatic life for the oso creek, but it is recognized as an environmentally sensitive area. the oso creek drains directly into the oso bay. the tceq has classified the aquatic life use for the oso bay as "exceptional" and "oyster waters", and has categorized the receiving waters as "contact recreation" use.
- 3.) 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.
- 4.) Per flood insurance rate map, map number 48355c0505g, draft revised preliminary, effective date pending, the subject property is entirely located in zone x, defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile. this flooding statement shall not create liability on the part of the surveyor or engineer.
- 5.) The yard requirement, as depicted is a requirement of the Plat, and is subject to change as the zoning may change.
- 6.) All storm water ditches and detention areas will be maintained by the H.O.A.
- 7.) All subdivision access to meet current TxDot access guidelines and approval.
- 8.) If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase.
- 9.) No additional Access onto SH 357 (Saratoga Blvd.), except as depicted per this Plat.
- 10.) No direct surface runoff to State of Texas right-of-way allowed.

Plat of
SARATOGA INDUSTRIAL
PARK SUBDIVISION
Block 1, Lots 1-3, Block 2, Lots 1-3
Block 3, Lots 1-7, Block 4, Lots 1-6

BEING A 23.129 ACRE TRACT OUT OF LOT 8,
SECTION 14, BOHEMIAN COLONY LANDS, AS RECORDED
IN VOLUME A, PAGE 48, MAP RECORDS OF NUECES
COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DOCUMENT
DOCUMENT NO. 1998016917, D.R.N.C.T.

State of Texas
County of Nueces

Silverio Valencia and Ricarda G. Valencia, hereby certify that they are the owners of the lands embraced within the boundaries of Saratoga Industrial Park Subdivision as shown on the foregoing plat; that they have had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20_____.

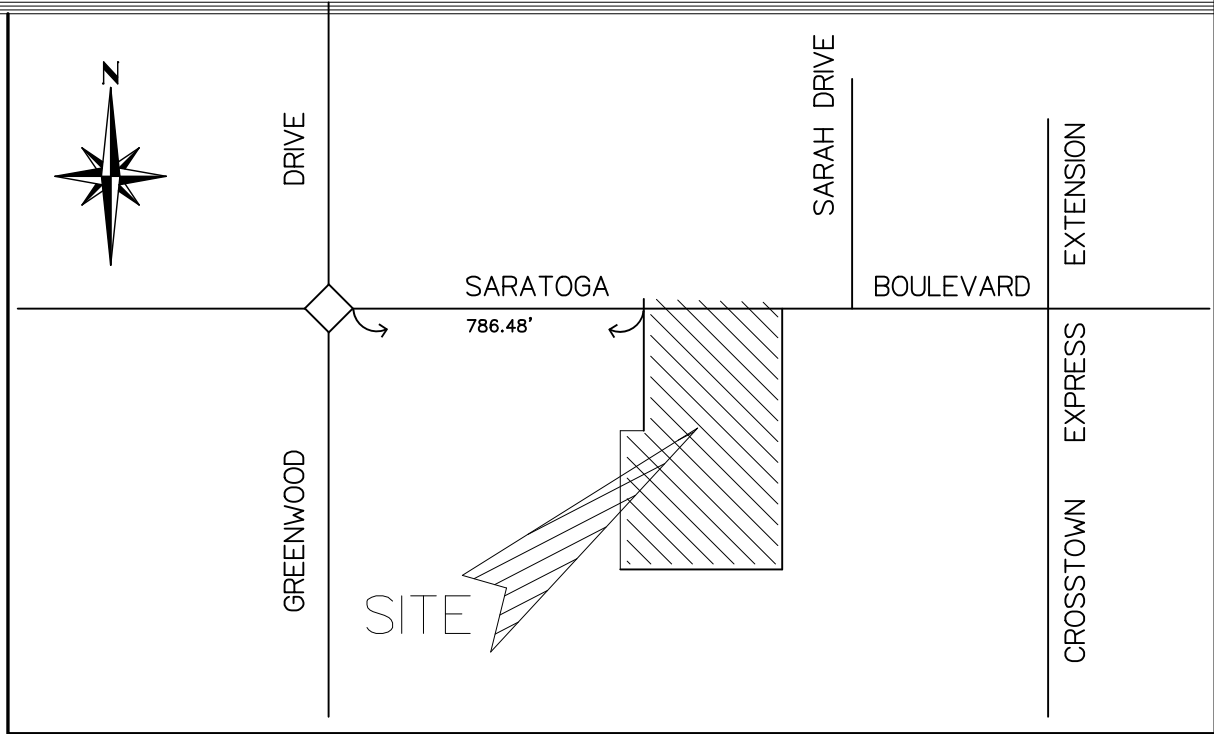
By:_____ By:_____
Silverio Valencia, Jr., Owner Ricarda G. Valencia, Owner

State of Texas
County of Nueces

This instrument was acknowledged before me by Silverio Valencia and Ricarda G. Valencia, as Owner.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas



County of Nueces
City of Corpus Christi
Location Map: N.T.S.

STATE OF TEXAS
COUNTY OF NUECES

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

This the _____ day of _____, 2019.

Gabriel Hinojosa, P.E.
Development Services Engineer

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 _____, 20_____.

Nina Nixon-Mendez, FAICP
Secretary

Eric Villarreal, P.E.
Chairman

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 _____, 20____, with its certificate of authentication was filed for record in my office the ___ day of _____, 20____. At ___ O'clock ___M., and duly recorded the ___ day of _____, 20____, at ___ O'clock ___M., in said County in Volume _____, Page _____, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. _____
Filed for Record

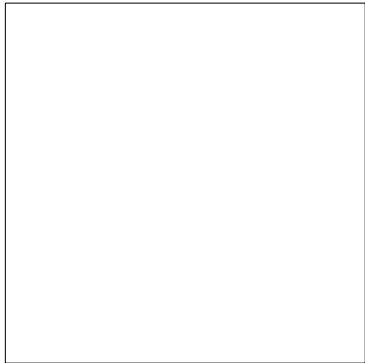
Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ___M.
_____, 20_____

By: _____
Deputy

State of Texas
County of Nueces

I, Dan L. Urban, a Registered Professional Land Surveyor for Mustang Engineering & Surveying, have prepared the foregoing map from a 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 herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.



This the _____ day of _____, 20_____.

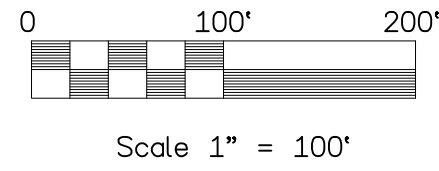
Dan L. Urban, R.P.L.S.
Texas License No. 4710

Mustang Engineering and Surveying

306 East White Avenue
Port Aransas, Texas 78373
Off 361-331-3936
ysi.munoz@yahoo.com
Firm Registration No. 10194415

Scale: 1"=100'
Sheet: 1 of 12
Date: May 31, 2019

JOB NO. S086



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.12'	30.00'	90°00'00"	N 73°09'18" E	42.43'
C2	47.12'	30.00'	90°00'00"	S 16°50'42" E	42.43'
C3	31.42'	20.00'	90°00'00"	S 16°50'42" E	28.28'
C4	31.42'	20.00'	90°00'00"	S 73°09'18" W	28.28'
C5	14.45'	20.00'	41°24'35"	S 07°27'01" W	14.14'
C6	38.08'	40.00'	54°32'24"	S 14°00'56" W	36.65'
C7	82.57'	40.00'	118°16'45"	S 79°34'30" E	68.67'
C8	14.45'	20.00'	41°24'35"	S 41°08'24" E	14.14'
C9	31.42'	20.00'	90°00'00"	N 73°09'18" E	28.28'
C10	14.45'	20.00'	41°24'35"	N 82°32'59" W	14.14'
C11	82.70'	40.00'	118°27'37"	S 44°01'28" E	68.74'
C12	37.95'	40.00'	54°21'33"	N 42°23'07" E	36.54'
C13	14.45'	20.00'	41°24'35"	N 48°51'36" E	14.14'
C14	31.42'	20.00'	90°00'00"	N 16°50'42" W	28.28'
C15	31.42'	20.00'	90°00'00"	N 73°09'18" E	28.28'
C16	47.12'	30.00'	90°00'00"	N 16°50'42" W	42.43'
C17	47.12'	30.00'	90°00'00"	N 73°09'18" E	42.43'

VOLUME 50, PAGE 8, MRNCT
SARATOGA PARK
LOT 1, BLOCK 1

DOC. #886395, DRNCT
11.536 ac.
SOUTH TEXAS RAINBOW LMTD.
(BOHEMIAN COLONY LANDS)
SECTION 14 , LOT 8

SARATOGA BOULEVARD
(STATE HWY. 357)

(BOHEMIAN COLONY LANDS)
VOLUME 1694, PAGE 128, DRNCT
GARDENDALE INVESTMENT CORP.

DOC.# 2008005354, OPRNCT
BOHEMIAN COLONY LANDS, VOL. A, PG. 48, MRNCT
50 AC. OUT OF LOT 7, SECTION 14
RONALD A. VOSS

Plat of
SARATOGA INDUSTRIAL
PARK SUBDIVISION
Block 1, Lots 1-3, Block 2, Lots 1-3
Block 3, Lots 1-7, Block 4, Lots 1-6

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