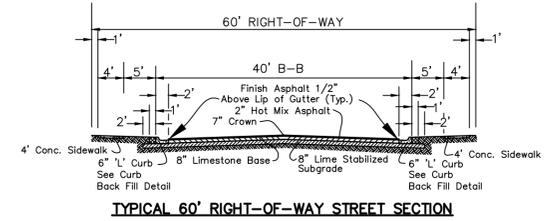
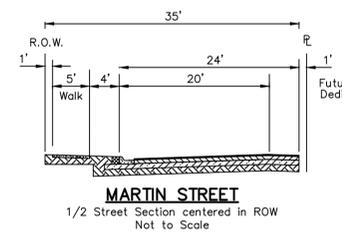


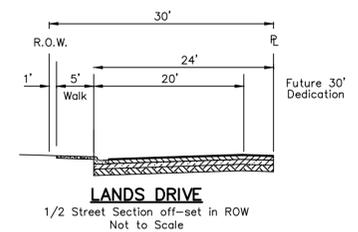
TYPICAL 40' RIGHT-OF-WAY STREET SECTION
 Not to Scale
SPECIFICATIONS:
 1-1/2" Type D Hot Mix Asphalt Concrete
 6" Crushed Limestone (TY A, GR 1); Compacted to 98% Std. Proctor Density
 Moisture shall be within ±3% Optimum Moisture
 8" Comp. Lined Subgrade (5% by Wt.); Compacted to 95% Std. Proctor Density
 Moisture shall be within ±3% Optimum Moisture
 Prime Coat MC-30 at 0.15 Gal/Sq. Yd.
NOTE:
 For Clay Soils Only: Street cross section shall be constructed over a 12 inch section of compacted raw subgrade to 90% Standard Proctor, from which the 8 inch lined subgrade shall be scarified and constructed.



TYPICAL 60' RIGHT-OF-WAY STREET SECTION
 Not to Scale
SPECIFICATIONS:
 2" Type D Hot Mix Asphalt Concrete
 8" Limestone Base (TY A, GR 1); Compacted to 98% Std. Proctor Density
 Moisture shall be within ±3% of Optimum Moisture
 8" Comp. Lime Subgrade (5% by Wt.); Compacted to 95% Standard Proctor Density
 Moisture shall be within ±3% of Optimum Moisture
 Prime Coat MC-30 at 0.15 Gal/Sq. Yd.
Note:
 For Clay Soils Only: Local and Residential Collector cross sections shall be constructed over a 12-inch section of compacted raw subgrade to 90% Standard Proctor, from which the 8-inch lined subgrade shall be scarified and constructed.



MARTIN STREET
 1/2 Street Section centered in ROW
 Not to Scale



LANDS DRIVE
 1/2 Street Section off-set in ROW
 Not to Scale

Preliminary Plat of Saratoga Downs Unit 4

34.96 Acres, situated in Lot 6, Section 7, Bohemian Colony Lands, a map of which is recorded in Volume A, Page 48, Map Records of Nueces County, Texas, said 34.96 Acre Tract, as described in a Correction Affidavit as to General Warranty Deed from Zeba, LLC to MVR Construction Company, recorded in Document No. 2021014902, Official Public Records of Nueces County, Texas.

Developer:
 MVR Construction Company
 4106 Rayado Creek Drive
 Corpus Christi, Texas 78414
 (361)577-8243

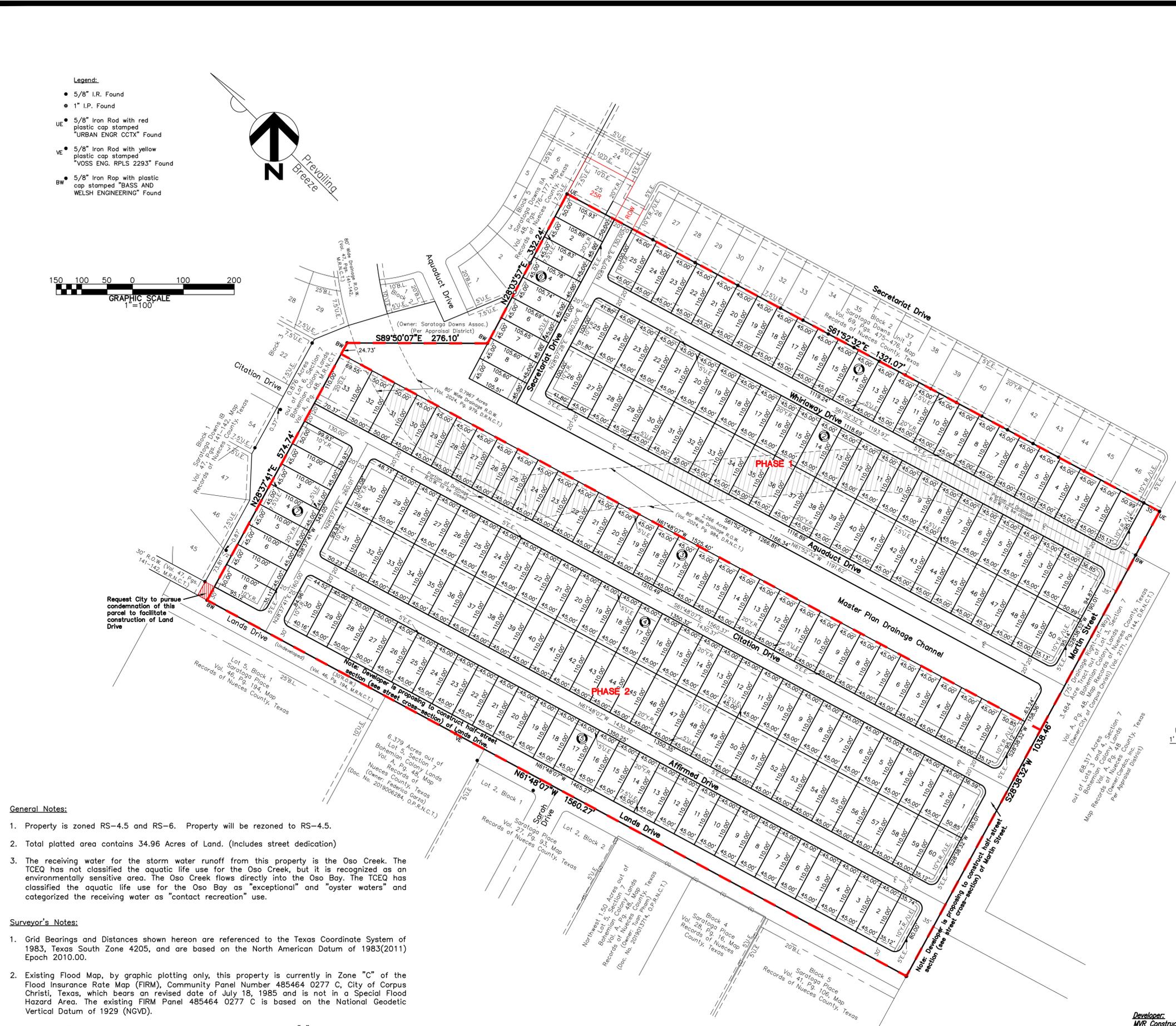
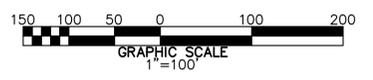
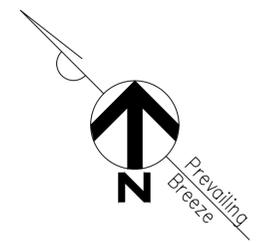
Engineer/Surveyor:
 Urban Engineering
 2725 Swantner Drive
 Corpus Christi, Texas 78404
 (361)854-3101



Revised: 7/22/21
 Submitted: 5/19/21
 SCALE: 1"=100'
 JOB NO.: 4916.C1.02
 SHEET: 1 of 1
 DRAWN BY: XG
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 urban@urbaneng.com

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

- Legend:**
- 5/8" I.R. Found
 - 1" I.P. Found
 - 5/8" Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
 - 5/8" Iron Rod with yellow plastic cap stamped "VOSS ENG. RPLS 2293" Found
 - 5/8" Iron Rod with plastic cap stamped "BASS AND WELSH ENGINEERING" Found



- General Notes:**
- Property is zoned RS-4.5 and RS-6. Property will be rezoned to RS-4.5.
 - Total platted area contains 34.96 Acres of Land. (Includes street dedication)
 - 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.
- Surveyor's Notes:**
- 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.
 - Existing Flood Map, by graphic plotting only, this property is currently in Zone "C" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485464 0277 C, City of Corpus Christi, Texas, which bears an revised date of July 18, 1985 and is not in a Special Flood Hazard Area. The existing FIRM Panel 485464 0277 C is based on the National Geodetic Vertical Datum of 1929 (NGVD).
 - Proposed Flood Map, this property is proposed to lie within Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0505G, Nueces County, Texas, which bears a preliminary date of October 23, 2015. The Proposed FIRM Panel 48355C0505G is based on the North American Vertical Datum of 1988 (NAVD88).