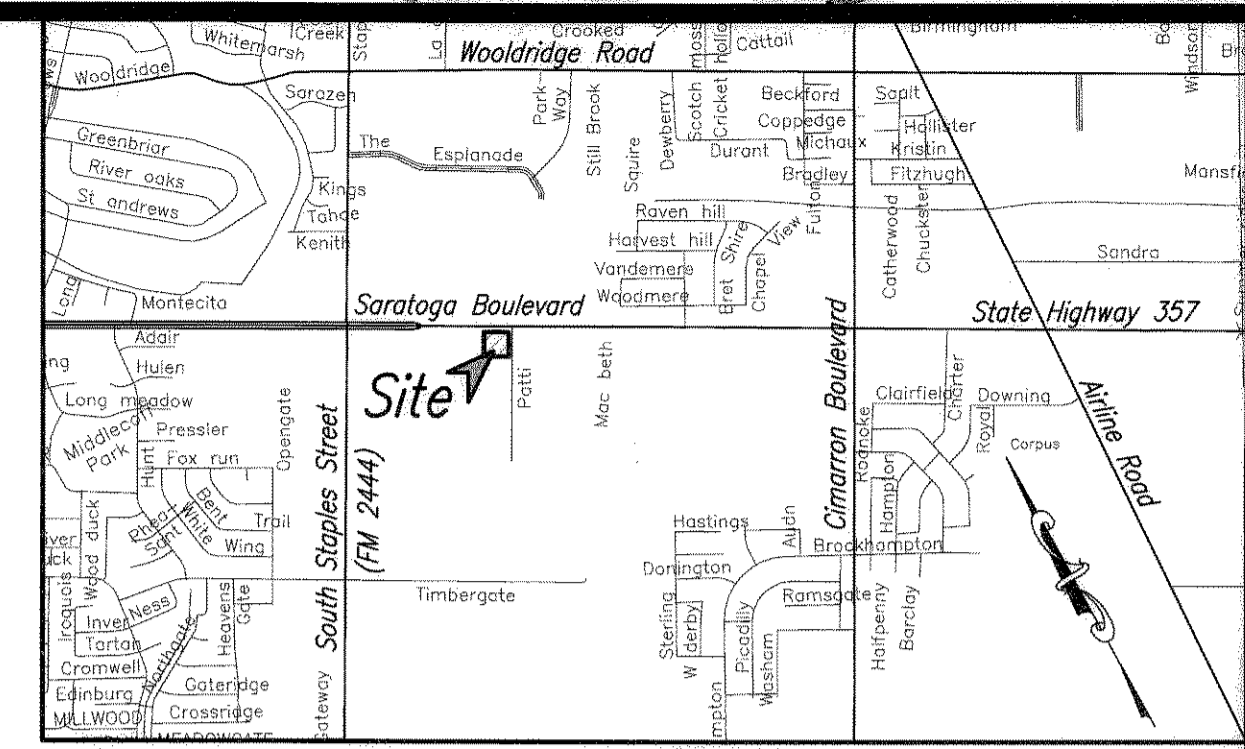


Plat of
Saratoga Center
Block 1, Lots 12A and 12B
 being a replat of Lot 12, Block 1, Saratoga Center, a map of which is recorded in Volume 64, Page 98, Map Records of Nueces County, Texas.



State of Texas
 County of Nueces

I, Juan J. Salazar, a Registered Professional Land Surveyor for Urban Engineering, 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 hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 10th day of July, 2006
Juan J. Salazar
 Juan J. Salazar, R.P.L.S.
 Texas License No. 4909



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 13 day of DECEMBER, 2006
Mary Frances Teniente
 Mary Frances Teniente, 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.

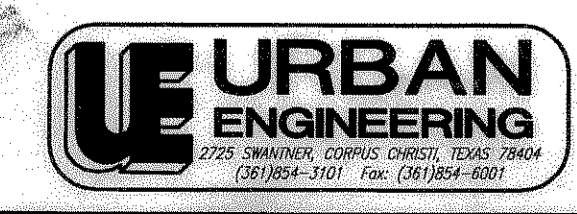
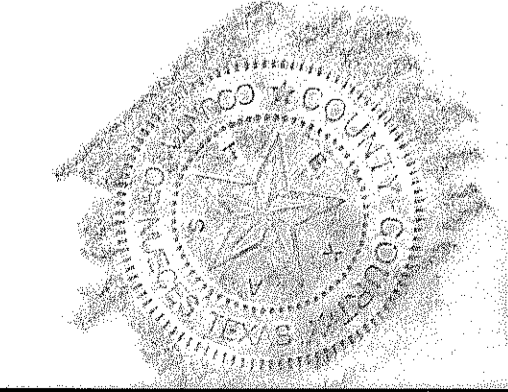
This the 28th day of JUNE, 2006
Fayce Coode-Macon
 Fayce Coode-Macon
 Secretary
 0606121-POS6
R. Bryan Stone
 R. Bryan Stone, Chairman

State of Texas
 County of Nueces

I, Diana T. Barrera, Clerk of the County Court, in and for said County, do hereby certify that the foregoing instrument dated the 13 day of December, 2006, with its certificate of authentication was filed for record in my office the 14 day of December, 2006, at 9:10 O'clock A.M., and duly recorded the 14 day of December, 2006, at 9:10 O'clock A.M. in said County in Volume 66, Page 63, 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. 2006063522
 Filed for Record
 at 9:10 O'clock A.M.
December 14, 2006
Diana T. Barrera
 Diana T. Barrera, County Clerk
 Nueces County, Texas
 By: Neuma Handy
 Deputy



DATE: May 26, 2006
 SCALE: 1"=40'
 JOB NO.: 39815.A6.02
 SHEET: 1 of 1
 DRAWN BY: XG
 © 2006 by Urban Engineering

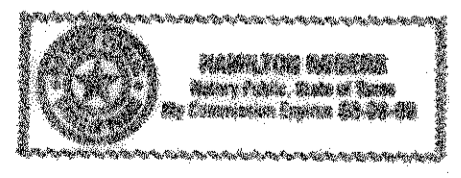
State of Texas
 County of Nueces
 SARATOGA PALMS PARTNERS, LTD., hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements 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 30th day of November, 2006

By: SARATOGA PALMS PARTNERS, LTD.
J. Scott Smith
 J. SCOTT SMITH, Managing Partner

State of Texas
 County of Nueces
 This instrument was acknowledged before me by J. SCOTT SMITH, as Managing Partner of SARATOGA PALMS PARTNERS, LTD. on behalf of said partnership.

This the 30th day of NOVEMBER, 2006
Walter Pagen
 Notary Public in and for the State of Texas



- Notes:
- 1.) Total platted area contains 1.498 acres.
 - 2.) Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all lot corners, except where noted.
 - 3.) The receiving waters for storm water runoff is the Oso Creek Basin. 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 Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
 - 4.) Bearings are based on the recorded plat of Saratoga Center Block 1, Lots 11, 12, 13, 15, 15 and 16, a map of which is recorded in Volume 64, Pages 98-99, Map Records of Nueces County, Texas.
 - 5.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0520 D, Nueces County, Texas, which bears an effective date of June 4, 1987 and is not in a Special Flood Hazard Area.
 - 6.) Shared access across lots 12A, 12B and 13 will not be obstructed.
 - 7.) If any lot develops with residential uses, a park settlement fee will be assessed during the permitting phase of the development.
 - 8.) Private driveway access to Saratoga Boulevard (State Highway 357) is prohibited.

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