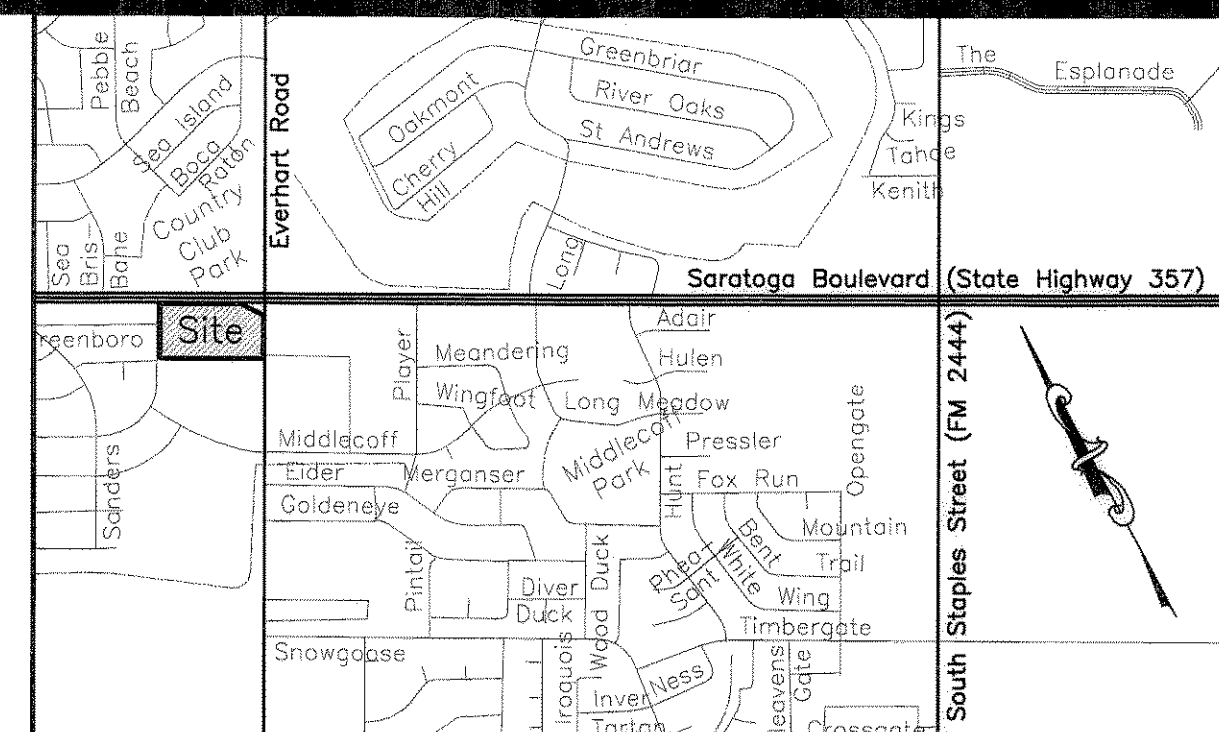


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Notes:

- 1.) Total platted area contains 7.689 acres of land.
- 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 Lots 7 and 8, Block 2, Country Club Estates Unit 19, a map of which is recorded in Volume 43, Page 160, 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. 485464 0284 C, City of Corpus Christi, Texas, which bears an effective date of June 4, 1987 and it is not in a Special Flood Hazard Area.
- 6.) Vehicular access across lot lines shall not be obstructed.
- 7.) If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required at the building permit phase.



LOCATION MAP N.T.S.

**Plat of**  
**Country Club Estates Unit 19**  
**Block 2, Lots 9, 10, 11, 12 and 13**

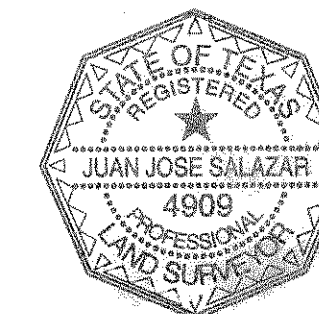
*being a replat of Lot 3, Block 2, Country Club Estates Unit 19, a map of which is recorded in Volume 42, Page 80, Map Records of Nueces County, Texas and Lots 7 and 8, Block 2, Country Club Estates Unit 19, a map of which is recorded in Volume 43, Page 160, Map Records of Nueces County, Texas.*

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 herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 10<sup>th</sup> day of June, 2009

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 15<sup>th</sup> day of June, 2009

Juan Perales, Jr.  
 Juan Perales, Jr., 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 10<sup>th</sup> day of DECEMBER, 2008

Faryce Goode-Macon      Rudy Garza  
 Faryce Goode-Macon      Rudy Garza, Chairman  
 Secretary      1208116-NP089 (08-21000027)

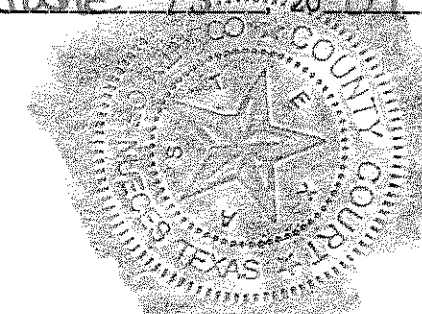
State of Texas  
 County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 10 day of June, 2009 with its certificate of authentication was filed for record in my office the 15 day of June, 2009 at 3:51 O'clock P.M., and duly recorded the 15 day of June, 2009, at 3:51 O'clock P.M., in said County in Volume 67, Page 293, 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. 2009023354  
 Filed for Record  
 at 3:51 O'clock P.M.  
June 15, 2009

Diana T. Barrera  
 Diana T. Barrera, County Clerk  
 Nueces County, Texas  
 By: Norma Handley  
 Deputy



**URBAN ENGINEERING**  
 2725 SWANNEK, CORPUS CHRISTI, TEXAS 78404  
 (361)854-3101 Fax: (361)854-8001

DATE: Nov. 21, 2008  
 SCALE: 1"=60'  
 JOB NO.: 09021.A8.00  
 SHEET: 1 of 2  
 DRAWN BY: XG

State of Texas  
 County of Nueces

Saratoga Village Partners, LLC, 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 21<sup>st</sup> day of May, 2009

By: Saratoga Village Partners, LLC

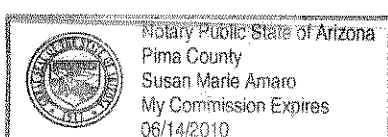
Kristian Cotta  
 Kristian Cotta, Managing Member

State of Texas  
 County of Nueces

This instrument was acknowledged before me by Kristian Cotta, as Managing Member of Saratoga Village Partners, LLC

This the 21 day of May, 2009

Susan Marie Amaro  
 Notary Public in and for the State of Texas



State of Texas  
 County of Nueces

Ed Rachal Foundation, hereby certifies that it holds a lien on the property owned by Saratoga Village Partners, LLC, a Limited Liability Company, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 26<sup>th</sup> day of May, 2009

By: Ed Rachal Foundation

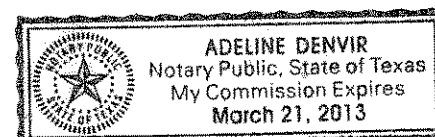
Paul D. Altheide  
 Paul D. Altheide, CEO

State of Texas  
 County of Nueces

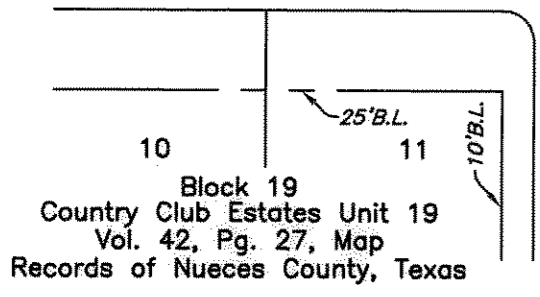
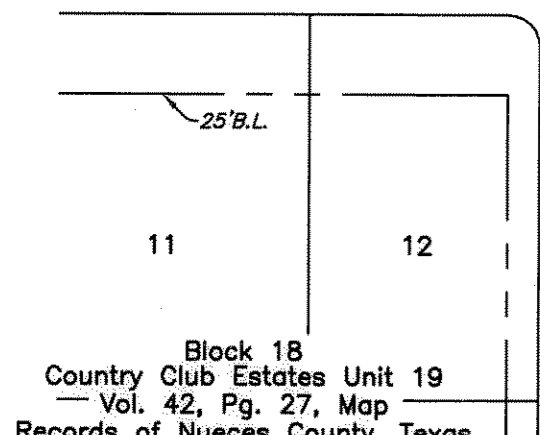
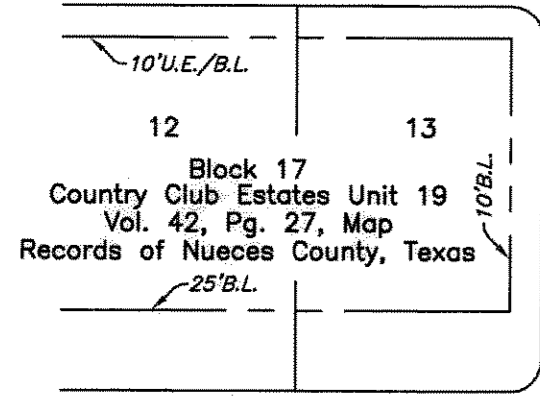
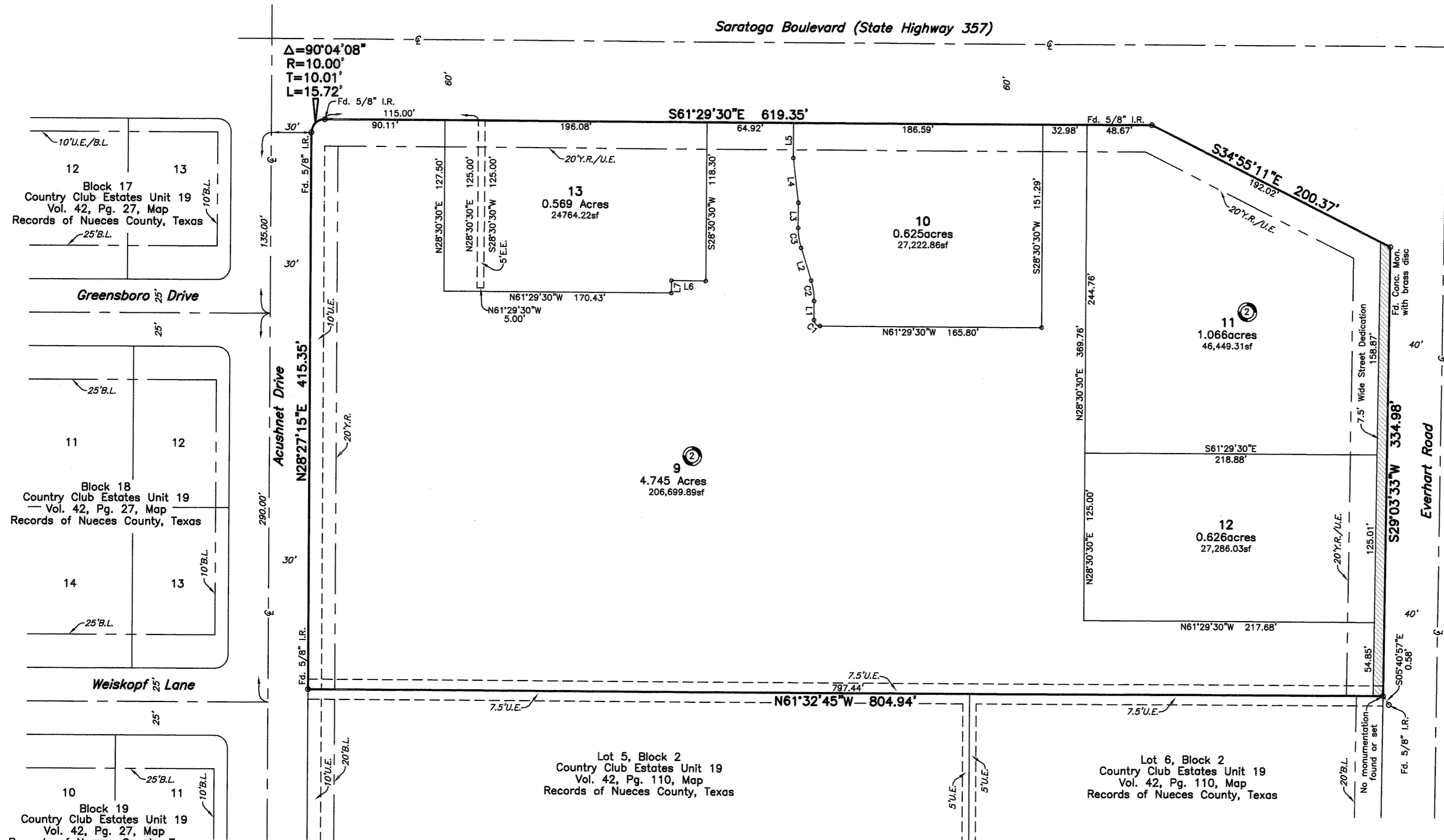
This instrument was acknowledged before me by Paul D. Altheide, as CEO of ED Rachal Foundation.

This the 26<sup>th</sup> day of May, 2009

Adeline Denvir  
 Notary Public in and for the State of Texas



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Lot 5, Block 2  
Country Club Estates Unit 19  
Vol. 42, Pg. 110, Map  
Records of Nueces County, Texas

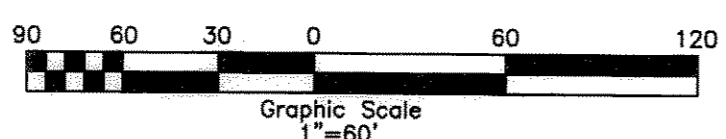
Lot 6, Block 2  
Country Club Estates Unit 19  
Vol. 42, Pg. 110, Map  
Records of Nueces County, Texas

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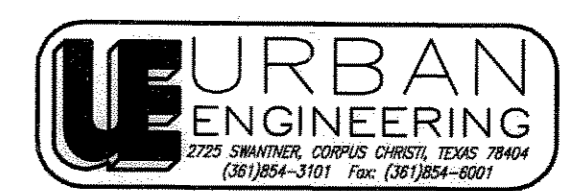
LINE	BEARING	DISTANCE
L1	N28°30'30"E	14.29'
L2	N11°03'40"E	25.56'
L3	N28°30'30"E	18.84'
L4	N21°36'17"E	33.46'
L5	N28°30'30"E	26.07'
L6	N61°29'30"W	25.65'
L7	S28°30'30"W	9.20'

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	90°00'00"	4.50'	4.50'	7.07'
C2	17°26'50"	50.50'	7.75'	15.38'
C3	17°26'50"	49.50'	7.60'	15.07'



Plat of  
**Country Club Estates Unit 19**  
Block 2, Lots 9, 10, 11, 12 and 13

being a replat of Lot 3, Block 2, Country Club Estates Unit 19, a map of which is recorded in Volume 42, Page 80, Map Records of Nueces County, Texas and Lots 7 and 8, Block 2, Country Club Estates Unit 19, a map of which is recorded in Volume 43, Page 160, Map Records of Nueces County, Texas.



DATE: Nov. 21, 2008  
SCALE: 1"=60'  
JOB NO.: 09021.A8.00  
SHEET: 2 of 2  
DRAWN BY: XG

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