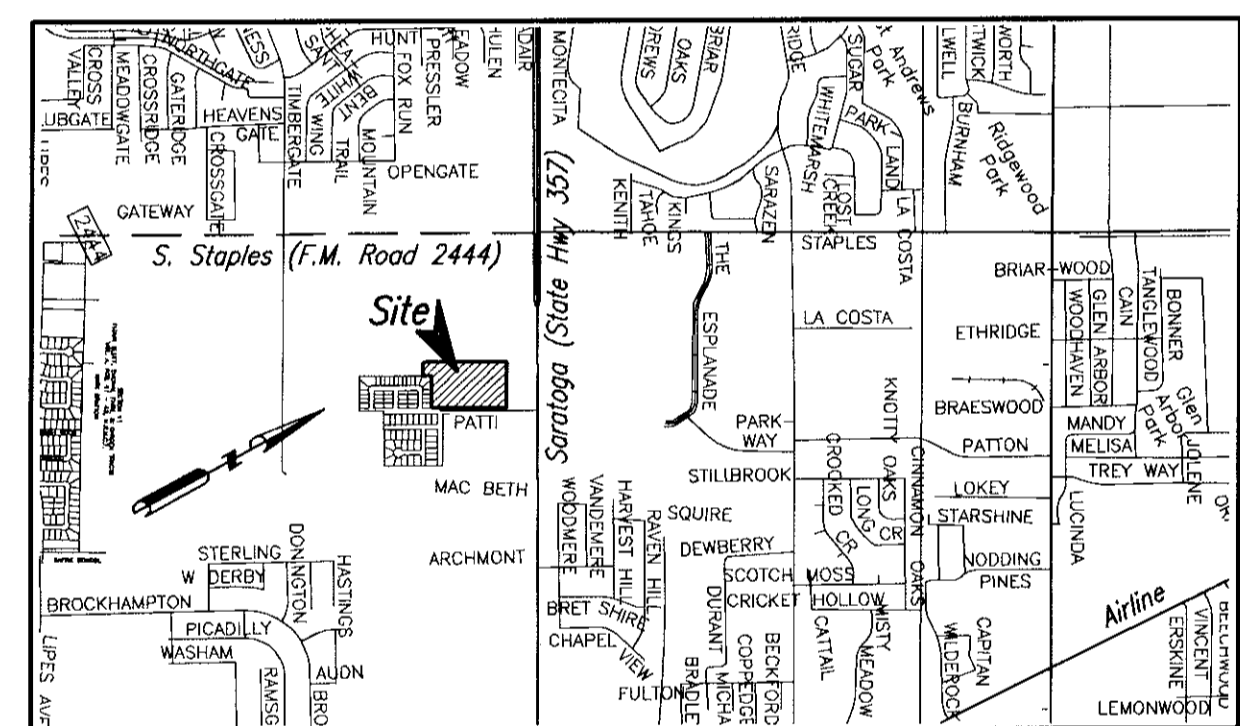


Plat of
Saratoga Center
Block 1, Lot 10

8.997 acres out of Lots 2 and 3, Section 11, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas.



LOCATION MAP N.T.S.

Notes:

- 1.) Total platted area contains 8.997 acres of land.
- 2.) The receiving waters for storm water from this property is the Oso Bay Basin. The receiving waters are classified by the TCEQ as having "Exceptional" aquatic life.
- 3.) Bearings are based on the recorded plat of The Park at Dunbarton Oaks, a map of which is recorded in Volume 61, Page 206, Map Records of Nueces County, Texas.
- 4.) 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.

State of Texas
County of Nueces

I, PATRICK J. MORAN, M.D., hereby certify that I am the owner of the lands embraced within the boundaries of the foregoing plat; that I 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 5th day of December, 2003

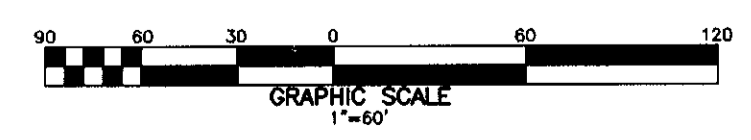
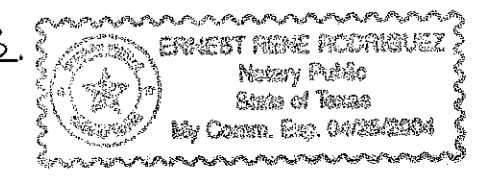
By: Patrick J. Moran M.D.
PATRICK J. MORAN, M.D.

State of Texas
County of Nueces

This instrument was acknowledged before me by PATRICK J. MORAN, M.D.

This the 5th day of December, 2003

By: Ernest Rene Rodriguez
Notary Public in and for the State of Texas

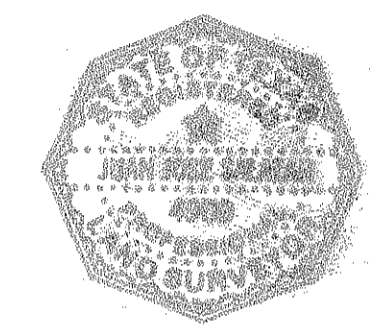


State of Texas
County of Nueces

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 8th day of December, 2003

By: 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 Engineering Services of the City of Corpus Christi, Texas.

This the 9th day of Dec, 2003

By: Angel R. Escobar, PE
Angel R. Escobar, P.E./R.P.L.S.
Director of Engineering Services

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 3rd day of December, 2003

By: Michael N. Gunning Secretary
David Berlanga Sr. Chairman
03-114

State of Texas
County of Nueces

I, Ernest Briones, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 5 day of December, 2003, with its certificate of authentication was filed for record in my office the 11 day of December, 2003, at 1:27 O'clock P.M., and duly recorded the 11 day of December, 2003, at 1:27 O'clock P.M., in said County in Volume 63, Page 51-52, Map Records.

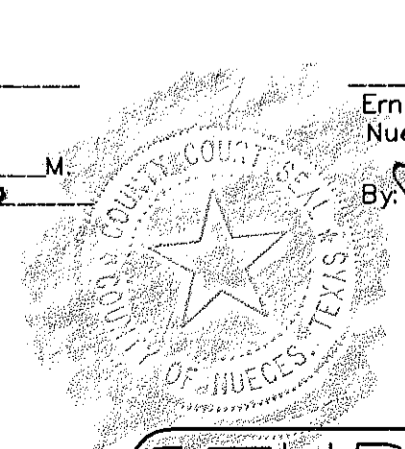
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2003065803
Filed for Record

at 1:27 O'clock P.M.
December 11, 2003

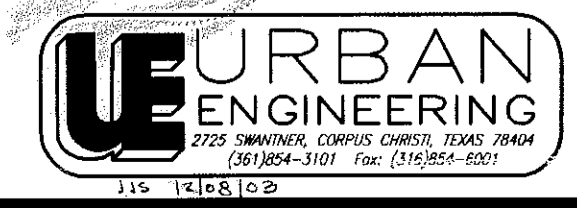
Ernest Briones
Clerk County Court
Nueces County, Texas

By: Juanita Ramirez Deputy
Juanita Ramirez



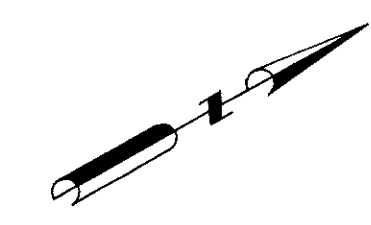
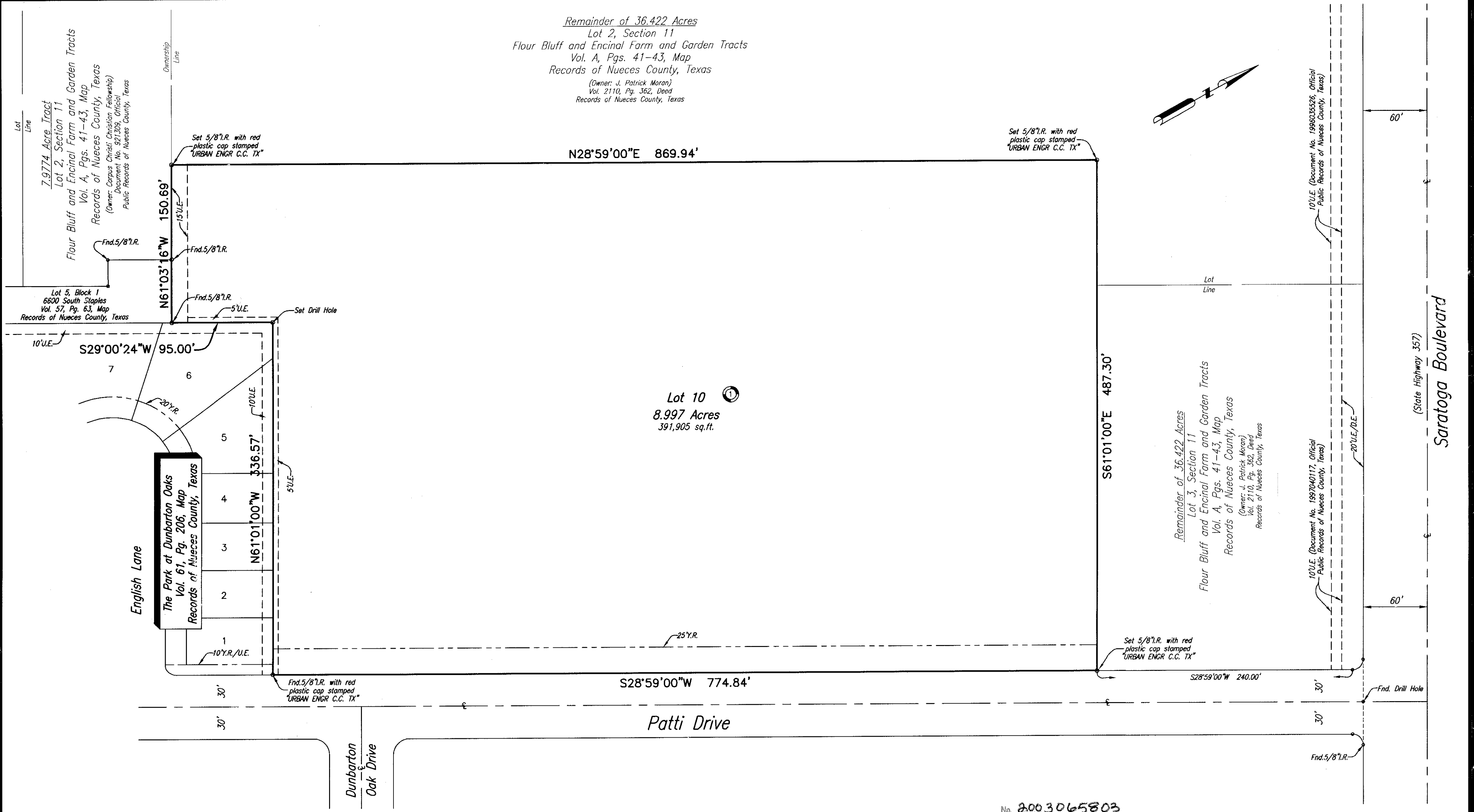
By: Ernest Briones
Ernest Briones, County Clerk
Nueces County, Texas

By: Juanita Ramirez Deputy
Juanita Ramirez



DATE: DEC. 1, 2003
SCALE: 1"= 60'
JOB NO.: 24264.A3.00
SHEET: 1 OF 2
DRAWN BY: RR

Remainder of 36.422 Acres
 Lot 2, Section 11
 Flour Bluff and Encinal Farm and Garden Tracts
 Vol. A, Pgs. 41-43, Map
 Records of Nueces County, Texas
 (Owner: J. Patrick Moran)
 Vol. 2110, Pg. 362, Deed
 Records of Nueces County, Texas



Lot 10
 8.997 Acres
 391,905 sq.ft.

Saratoga Boulevard
 (State Highway 357)

No. 2003065803
 FILED FOR RECORD
 AT 1:27 O'CLOCK P.M.

DEC 11 2003

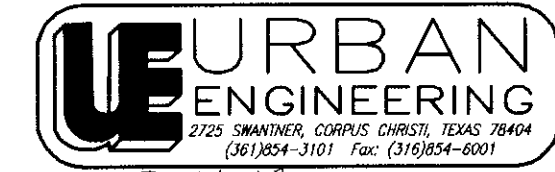
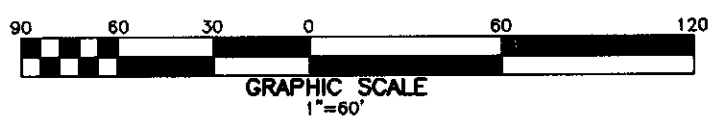
ERNEST M. BRIONES
 COUNTY CLERK
 JUANITA RAMIREZ
 COUNTY CLERK DEPUTY

Plat of
Saratoga Center
 Block 1, Lot 10

8.997 acres out of Lots 2 and 3, Section 11, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas.

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DATE: DEC. 1, 2003
 SCALE: 1"= 60'
 JOB NO.: 24264.A3.00
 SHEET: 2 OF 2
 DRAWN BY: RR