

STATE OF TEXAS §  
COUNTY OF NUECES §

WE, SARATOGA HIGHWAY PROPERTIES, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND PUBLIC EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER, AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

EMILE SALLIUM, MANAGER

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY EMILE SALLIUM AS MANAGER OF SARATOGA HIGHWAY PROPERTIES, LLC.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS.

JUAN PERALES, JR., P.E.  
DEVELOPMENT SERVICES ENGINEER

DATE

STATE OF TEXAS §  
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

CHAIRMAN  
RUDY GARZA

SECRETARY  
MIGUEL S. SALDAÑA A.I.C.P.

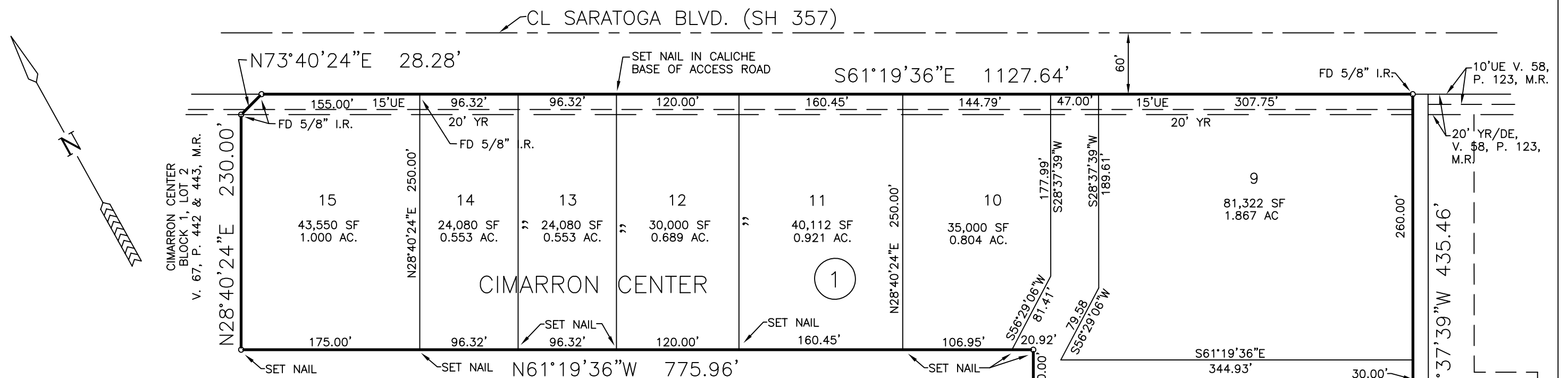
STATE OF TEXAS §  
COUNTY OF NUECES §

I, DIANA BARRERA, 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 THE MAP RECORDS OF SAID COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, INSTRUMENT NUMBER \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: DEPUTY

DIANA BARRERA, CLERK  
COUNTY COURT  
NUECES COUNTY, TEXAS

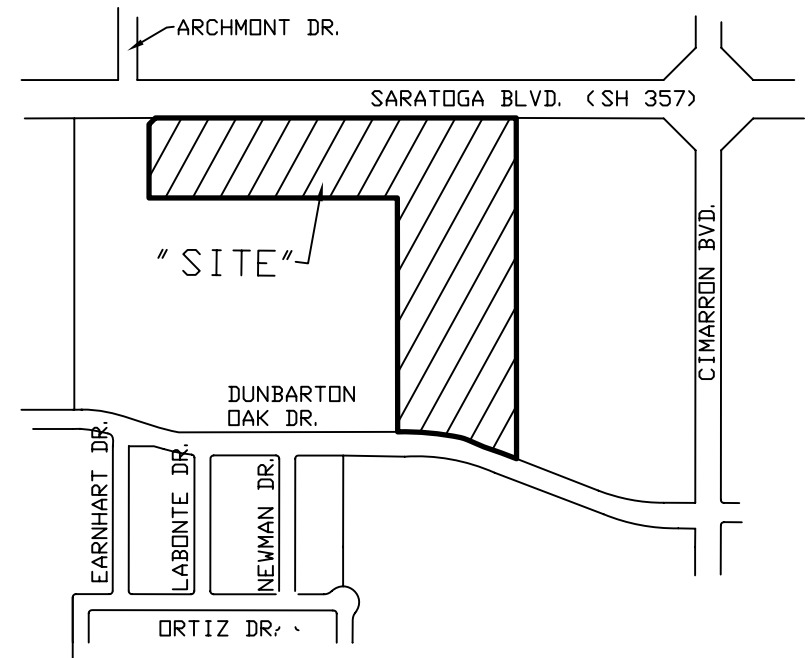


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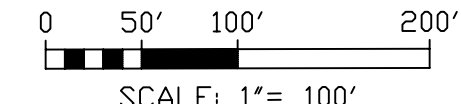
- 1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSD BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR OSD BAY AS 'EXCEPTIONAL' AND 'DYSTER WATERS'. TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS 'CONTACT RECREATION USE'.
- 3. THE SUBJECT SITE IS IN FEMA FLOOD ZONE 'C' (AREA OF MINIMAL FLOODING), PURSUANT TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL 485494 0540 C, MAP REVISED MARCH 18, 1985 AND PANEL 485494 0520D, MAP REVISED JUNE 4, 1987.
- 4. SET 5/8" I.R.'S AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 5. THE BASIS OF BEARINGS IS THE NORTHEAST BOUNDARY LINE OF THE SUBJECT TRACT ON SARATOGA BLVD., S61°19'36"E AS SHOWN, OF WHICH IS PURSUANT TO PLAT, V. 67, P. 442-443, M.R.
- 6. VEHICULAR ACCESS ACROSS LOT LINES SHALL NOT BE OBSTRUCTED.
- 7. THE SUBJECT TRACTS ARE VACANT (NO LAND USE).
- 8. THERE ARE NO NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OWNED SUBMERGED LANDS, OR CRITICAL DUNES ON THE SITE.
- 9. A STORM WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR ANY PROJECT OF ONE (1) ACRE OR GREATER OR STORM WATER POLLUTION CONTROL PLAN IF LESS THAN ONE (1) ACRE.
- 10. PROPOSED WAL-MART ON LOT 2 WILL BE PRIVATELY MAINTAINED BY PROPERTY OWNER(S).
- 11. THE SITE IS IN ZONE 'B-1' NEIGHBORHOOD BUSINESS DISTRICT
- 12. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

NOTE: NAILS SET IN ASPHALT PAVEMENT OF ACCESS ROAD UNLESS SHOWN OTHERWISE

- ① I=11°54'37" R=860.00' T=89.71' L=178.77' CB=N55°25'46"W CH=178.45'
- ② I=11°38'26" R=110.00' T=11.21' L=22.35' CB=N43°39'11"W CH=22.31'
- ③ I=3°56'02" R=850.00' T=29.19' L=58.36' CB=N42°20'41"W CH=58.35'



LOCATION MAP  
1" = 600' (APPROX.)



PLAT OF  
CIMARRON CENTER,  
BLOCK 1, LOTS 8 - 15  
A 13.050 ACRE TRACT OF LAND, MORE OR LESS, A REPLAT OF ALL OF CIMARRON CENTER, BLOCK 1, LOTS 5, 6 AND 7, A MAP SHOWING SAID LOTS OF WHICH IS RECORDED IN V. 67, P. 442 & 443, MAP RECORDS, NUECES CO., TX  
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING  
3054 S. ALAMEDA STREET  
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 06/30/11  
COMP. NO.: PLAT  
JOB NO.: 11029  
SCALE: AS SHOWN  
PLAT SCALE: 1" = 100'  
SHEET 1 OF 1

STATE OF TEXAS §  
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT.  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2011.

NIXON M. WELSH  
REGISTERED PROFESSIONAL LAND SURVEYOR,  
TEXAS NUMBER 2211