

STATE OF TEXAS
COUNTY OF NUECES

FIRST CAPITAL BANK, s.s.b., A TEXAS BANKING CORPORATION, HEREBY CERTIFIES THAT IT HOLDS A LIEN ON THE PROPERTY OWNED BY SHELL DEVELOPMENT JOINT VENTURE, AS SHOWN ON THE FOREGOING MAP AND IT APPROVES OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

FIRST CAPITAL, s.s.b.

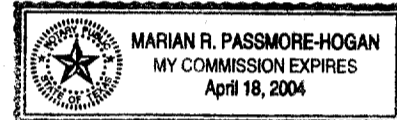
BY: Steve Hipes
STEVE HIPES, PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY STEVE HIPES, PRESIDENT OF FIRST CAPITAL BANK, s.s.b., A TEXAS BANKING CORPORATION, ON BEHALF OF SAID CORPORATION.

THIS THE 13th DAY OF SEPTEMBER, 2001

Marian R. Passmore-Hogan
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS
COUNTY OF NUECES

SHELL DEVELOPMENT JOINT VENTURE, A JOINT VENTURE, HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT WE 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 10th DAY OF SEPTEMBER, 2001

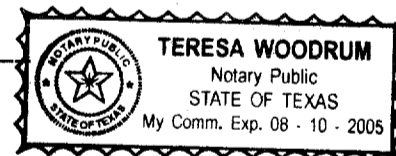
SHELL DEVELOPMENT JOINT VENTURE
Ben B. Wallace
BY: BEN B. WALLACE, PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BEN B. WALLACE, AS PRESIDENT OF SHELL LAND MANAGEMENT COMPANY, INC., A TEXAS CORPORATION, AND THE CORPORATION ACKNOWLEDGED THIS INSTRUMENT AS MANAGING JOINT VENTURE ON BEHALF OF SHELL DEVELOPMENT JOINT VENTURE, A JOINT VENTURE.

THIS THE 10th DAY OF SEPTEMBER, 2001

Teresa Woodrum
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS
COUNTY OF SAN PATRICIO

I, JUAN J. SALAZAR, 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 3rd DAY OF OCTOBER, 2001

Juan J. Salazar
JUAN J. SALAZAR, R.L.S.
TEXAS LICENSE NO. 4909



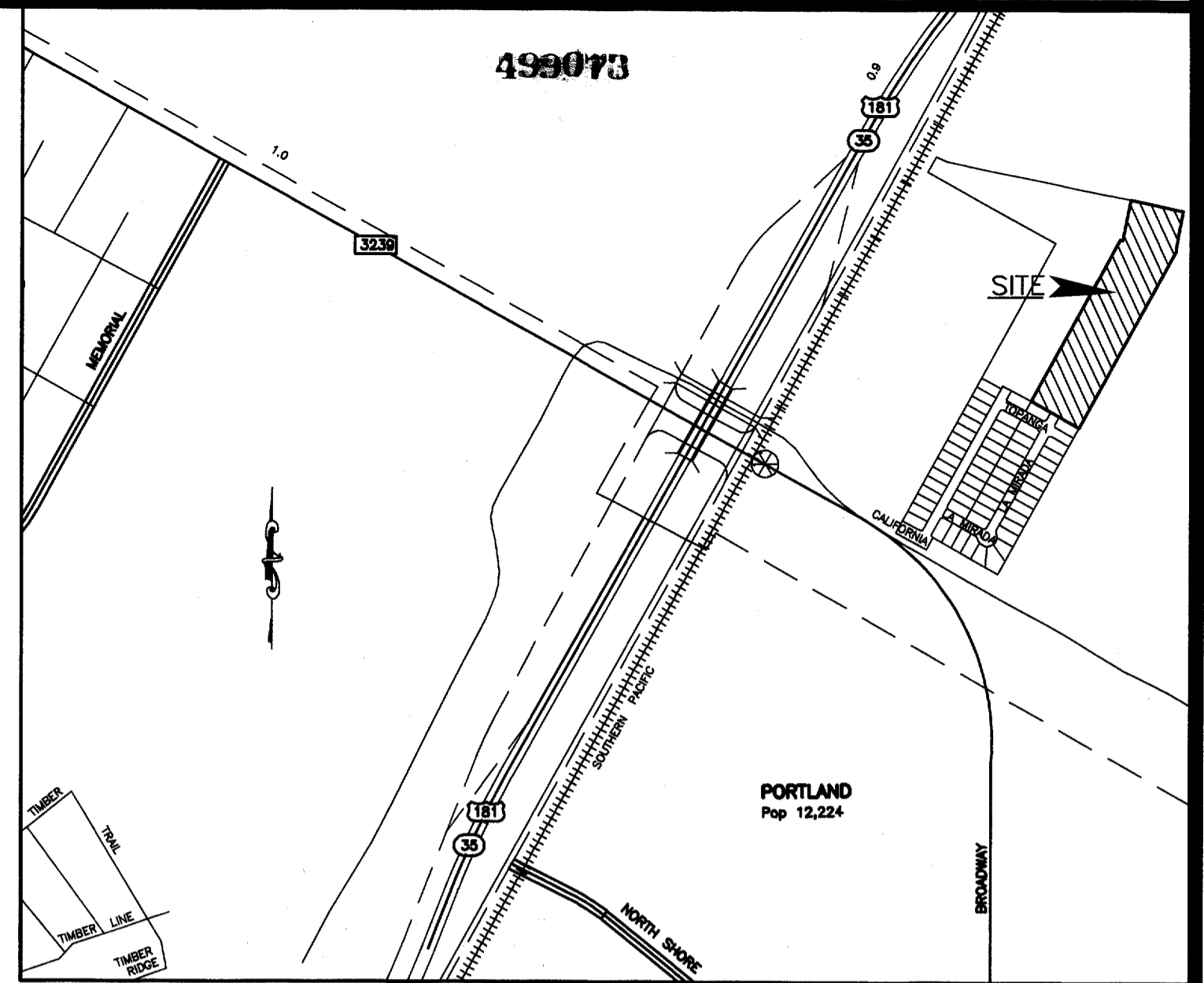
STATE OF TEXAS
COUNTY OF SAN PATRICIO

THIS FINAL PLAT OF BAY RIDGE SUBDIVISION UNIT 3 WAS APPROVED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF PORTLAND, PROVIDED HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID, UNLESS THIS PLAT BE FILED WITH THE COUNTY CLERK WITHIN SIX MONTHS HEREAFTER.

THIS THE 10th DAY OF OCTOBER, 2001

James Boren
SECRETARY - James Boren

Kermit Williams
CHAIRMAN - Kermit Williams



LOCATION MAP N.T.S.

BAY RIDGE SUBDIVISION UNIT 3

BEING 7.68 ACRES OUT OF CERTIFICATE 38, ABSTRACT 285, CERTIFICATE 40, ABSTRACT 287, OF T.T. WILLIAMSON SURVEY, SAN PATRICIO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF SAN PATRICIO

I, DOTTIE MALEY, CLERK OF THE COUNTY COURT OF SAN PATRICIO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF BAY RIDGE SUBDIVISION UNIT 3 DATED THE 13th DAY OF SEPTEMBER, 2001, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 10th DAY OF OCTOBER, 2001, AT 3:05 O'CLOCK P.M., AND DULY RECORDED THE DAY OF OCTOBER, 2001, AT 3:05 O'CLOCK P.M. IN THE MAP RECORDS OF SAID COUNTY IN INSTRUMENT NO. 499073, ENVELOPE A-316-4317 TUBE 24-5.

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

Dottie Maley
COUNTY CLERK, SAN PATRICIO COUNTY, TEXAS

BY Jamie Francis
DEPUTY

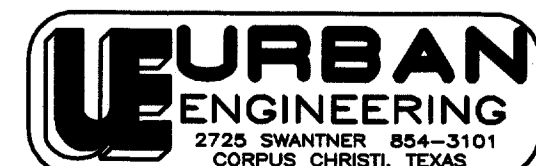
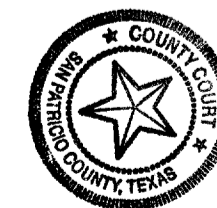
FILED FOR RECORD
AT 3:00 O'CLOCK P.M.

FILED FOR RECORD
at 3:00 o'clock P.

OCT 10 2001

DOTTIE MALEY
CLERK, COUNTY COURT, SAN PATRICIO COUNTY, TEXAS

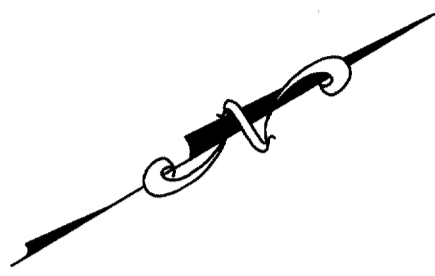
BY Jamie Francis
DEPUTY



DATE: AUG. 28, 2001
SCALE: 1" = 60'
JOB NO. 32552.03.00
SHEET 1 OF 2

NOTES:

- 1.) TOTAL PLATTED AREA CONTAINS 7.68 ACRES OF LAND.
- 2.) THE BUILDING LINE AS DEPICTED, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 3.) SET 5/8 INCH IRON ROD WITH RED PLASTIC CAP LABELED "URBAN ENGR C.C. TX" AT ALL LOT CORNERS, EXCEPT WHERE NOTED.
- 4.) THE 7.5 FOOT UTILITY EASEMENT SHOWN ALONG THE SOUTHWEST BOUNDARY OF LOTS 2 THRU 20, BLOCK 4, AND 5 FOOT UTILITY EASEMENT ADJACENT TO LOT 14, BLOCK 4 ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
- 5.) BEARINGS BASED ON THE NORTHEAST BOUNDARY LINE OF BAY RIDGE SUBDIVISION UNIT 1, A MAP OF WHICH IS RECORDED IN INSTRUMENT NO. 467185, ENVELOPE A-234, TUBE 20-1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

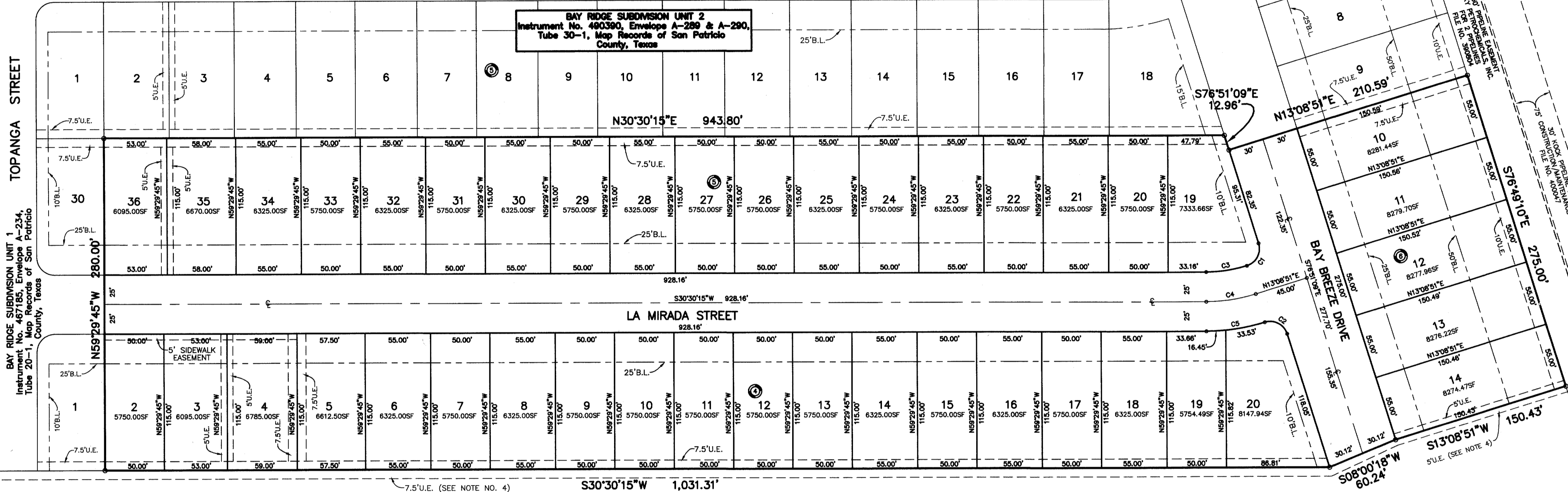


TOPANGA STREET

CUPERTINO STREET

BAY RIDGE SUBDIVISION UNIT 2
Instrument No. 490390, Envelope A-289 & A-290,
Tube 30-1, Map Records of San Patricio
County, Texas

BAY RIDGE SUBDIVISION UNIT 2
Instrument No. 490390, Envelope A-289 & A-290,
Tube 30-1, Map Records of San Patricio
County, Texas



BAY RIDGE SUBDIVISION UNIT 1
Instrument No. 467185, Envelope A-234,
Tube 20-1, Map Records of San Patricio
County, Texas

LA MIRADA STREET

BAY BREEZE DRIVE

ABSTRACT 287
T. T. WILLIAMSON SURVEY
(OWNER: PHIL BERRYMAN)

- ⓐ $\Delta=89^{\circ}59'33''$
R=15.00'
T=15.00'
L=23.56'
- ⓑ $\Delta=90^{\circ}00'00''$
R=15.00'
T=15.00'
L=23.56'
- ⓒ $\Delta=17^{\circ}21'24''$
R=115.00'
T=17.56'
L=34.85'
- ⓓ $\Delta=17^{\circ}21'24''$
R=140.00'
T=21.37'
L=42.41'
- ⓔ $\Delta=17^{\circ}21'24''$
R=165.00'
T=25.19'
L=49.98'

499073

FILED FOR RECORD

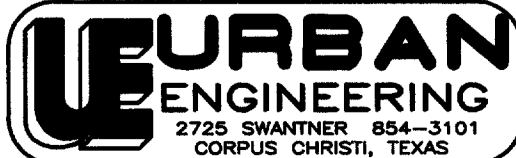
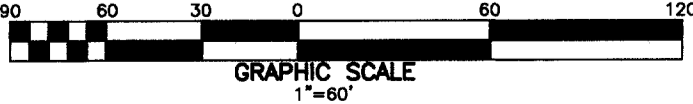
OCT 10 2001

DOTTIE MALEY
CLERK COUNTY COURT SAN PATRICIO CO., TEX
By *Janice Staller* Deputy

- NOTES:
- 1.) TOTAL PLATTED AREA CONTAINS 7.68 ACRES OF LAND.
 - 2.) THE 50 FOOT BUILDING LINE IN BLOCK 6 APPLY TO THE MAIN STRUCTURE ONLY.
 - 3.) SET 5/8 INCH IRON ROD WITH RED PLASTIC CAP LABELED "URBAN ENGR C.C. TX" AT ALL LOT CORNERS, EXCEPT WHERE NOTED.
 - 4.) THE 7.5 FOOT UTILITY EASEMENT SHOWN ALONG THE SOUTHWEST BOUNDARY OF LOTS 2 THRU 20, BLOCK 4, AND 5 FOOT UTILITY EASEMENT ADJACENT TO LOT 14, BLOCK 6 ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
 - 5.) BEARINGS BASED ON THE NORTHEAST BOUNDARY LINE OF BAY RIDGE SUBDIVISION UNIT 1, A MAP OF WHICH IS RECORDED IN INSTRUMENT NO. 467185, ENVELOPE A-234, TUBE 20-1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

BAY RIDGE SUBDIVISION UNIT 3

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SHEET 2 OF 2