

LINE	BEARING	DISTANCE
L1	S30°30'15"W	13.14'
L2	S30°30'15"W	50.00'

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	10°58'38"	400.00'	38.44'	76.64'
C2	90°00'00"	15.00'	15.00'	23.56'

**Plat of  
Bay Ridge Subdivision Unit 8**

5.087 acres out of the T.T. Williamson Survey,  
Certificate 40, Abstracts 285 and 287, San Patricio  
County, Texas.

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**  
*Gracie Alaniz-Gonzales*  
Gracie Alaniz-Gonzales, County Clerk  
San Patricio Texas  
June 13, 2008 01:05:18 PM  
FEE: \$81.00  
PLAT 581312

This the 19<sup>th</sup> day of May, 2008

*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 8 was approved on behalf of the City Planning and Zoning Commission of the City of Portland, provided, however, this approval shall be invalid, null and void, unless this plat be filed with the County Clerk within six months.

This the 10 day of JUNE, 2008

*[Signature]*  
Secretary

*[Signature]*  
Chairman

State of Texas  
County of San Patricio

State of Texas  
County of San Patricio

I, Gracie Alaniz-Gonzales, Clerk of the County Court of San Patricio, do hereby certify that the foregoing plat of Bay Ridge Subdivision Unit 8 dated the 22<sup>nd</sup> day of May, 2008, with its certificate of authentication was filed for record in my office on the 13<sup>th</sup> day of June, 2008 at 1:05 O'clock P.M., and duly recorded the 13<sup>th</sup> day of June, 2008, at 1:10 O'clock P.M., in the map records of said County in Instrument No. 581312, Envelope 1281, Tube 21-1, Map Records.

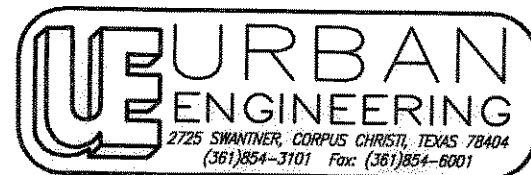
Witness my hand and seal of the County Court, in and for said County, at office in Sinton, Texas, the day and year last written.

No. 581312  
Filed for Record

at 1:05 O'clock P.M.  
June 13<sup>th</sup>, 2008

By: *[Signature]*  
Deputy

*[Signature]*  
Gracie Alaniz-Gonzales, County Clerk  
San Patricio County, Texas  
By: *[Signature]*  
Deputy



DATE: March 13, 2007  
SCALE: 1"=60'  
JOB NO.: 32552.08.00  
SHEET: 1 of 1  
DRAWN BY: XG

State of Texas  
County of Nueces  
SHELL DEVELOPMENT JOINT VENTURE, 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 22<sup>nd</sup> day of May, 2008

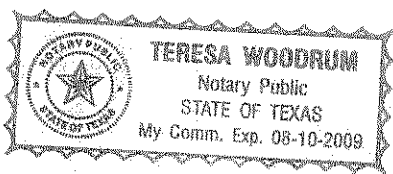
By: SHELL LAND MANAGEMENT COMPANY, INC., a Texas Corporation

By: *[Signature]*  
John Wallace, Vice-President

State of Texas  
County of Nueces  
This instrument was acknowledged before me by John Wallace, as Vice-President of SHELL LAND MANAGEMENT COMPANY, INC., a Texas Corporation, Managing Joint Venture of SHELL DEVELOPMENT JOINT VENTURE.

This the 22<sup>nd</sup> day of May, 2008

*[Signature]*  
Notary Public in and for the State of Texas



- Notes:**
- 1.) Total platted area contains 5.087 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.) Bearings are based on the recorded plat of Bay Ridge Subdivision Unit 5, a map of which is recorded in Instrument No.: 544330, Envelope: 1238-1239, Tube: 23-3, Map Records of San Patricio County, Texas.
  - 4.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485506 0418 C, San Patricio, Texas, which bears an effective date of March 18, 2006 and is not located in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.
  - 5.) The 7.5' utility easement shown adjacent to the northwest boundary of Lots 1-12, Block 20 and the 5' utility easement located to the southeast boundary of Lot 63, Block 13 are both dedicated to the public use for the installation, operation and use of public utilities.

