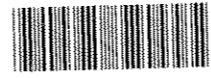


Notes:

- Total platted area contains 4.305 acres of land.
- Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all Lot corners, except where noted.
- Bearings are based on the northeast boundary of Northshore Boulevard, as monumented on the ground and shown as North 49°31'41" West.
- By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 480559 0003 B, Portland, Texas, which bears an effective date of July 3, 1985 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.
- Western Grove Circle is a private street that is to be maintained by the Homeowners Association.
- The City of Portland has no responsibility for repair and/or maintenance of public utilities inside the boundaries of Mannar Ridge Estates unless such utilities are located in a public easement.
- The private property owners' association reserves the right to install and maintain improvements within the Subdivision, including a wall around the perimeter of the Subdivision, private street improvements, and entrance improvements which do not unreasonably interfere with normal City utility and drainage maintenance work.
- The conveyance of any Lot within the Subdivision includes mandatory membership in the property owners' association, which association will hold title to all common areas in the Subdivision, including the private street, for which the property owners' association will be responsible for maintaining.
- The property owners' association agrees to release, indemnify, defend, and hold harmless any governmental entity for damages to private streets occasioned by the reasonable use of government service vehicles and/or damages to other person's properties and/or vehicles claimed as a result in street design or construction.
- The Lots with access to the private street are subject to the terms of a declaration of covenants, conditions and restrictions for the Subdivision, which include providing for perpetual maintenance of the private street by the property owners' association to the same standards as connecting City streets for the safe use of persons using the street and state that the City has no obligation or intention to ever accept such streets as public right-of-way.
- A public utility easement exists underground below the Subdivision street so long as: (1) all such public utilities are placed underground; (2) utility providers will coordinate with the property owners' association for the initial construction and maintenance of the easement facilities with the goal of minimizing interference of the utilities within the goal of minimizing convenience; (3) utility providers can use the private street for vehicular access only in connection with construction, maintenance, repair, or removal of the utilities; (4) utility providers can use the private street for vehicular access only in connection with its construction, maintenance, repair or removal of the facilities; and (5) other than these limited uses by public utility providers, the private streets are limited to use by the Owners of the Lots facing the private street.
- The City of Portland emergency services such as police and fire shall have access to the private street at all times.

Plat of Mannar Ridge Estates

A 4.305 acre tract of land out of Abstract No. 284 and Abstract 285, of the T.T. Williamson Survey, San Patricio County, Texas and being out of that certain deed dated December 6, 1972, from Jennie Hunt Hester, et al to El Paso Development Company, recorded in Volume 458, Pages 469-474, Deed Records of San Patricio County, Texas and also being a portion of that certain 1557.298 acre tract designated as Tract II in that certain deed dated August 2, 1978, from El Paso Development Company to C. Phil Berryman and William C. Cocke, recorded in Volume 1165, Pages 825-834, Deed Records of Nueces County, Texas and recorded in Volume 591, Pages 178-187, Deed Records of San Patricio County, Texas, said 4.305 acre tract being the same tract described in Warranty Deed recorded on December 9, 2004 and under File No. 538772, Real Property Records of San Patricio County, Texas



1 PG
PLAT
613758

State of Texas
County of Nueces

G & C Construction, Inc., 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 easements as shown are dedicated to the public for the sole purpose of providing for the installation, operation and use of public utilities; that the street is private, and is not dedicated to the public, and that this map was made for the purpose of description and dedication.

This the 30th day of November, 2011

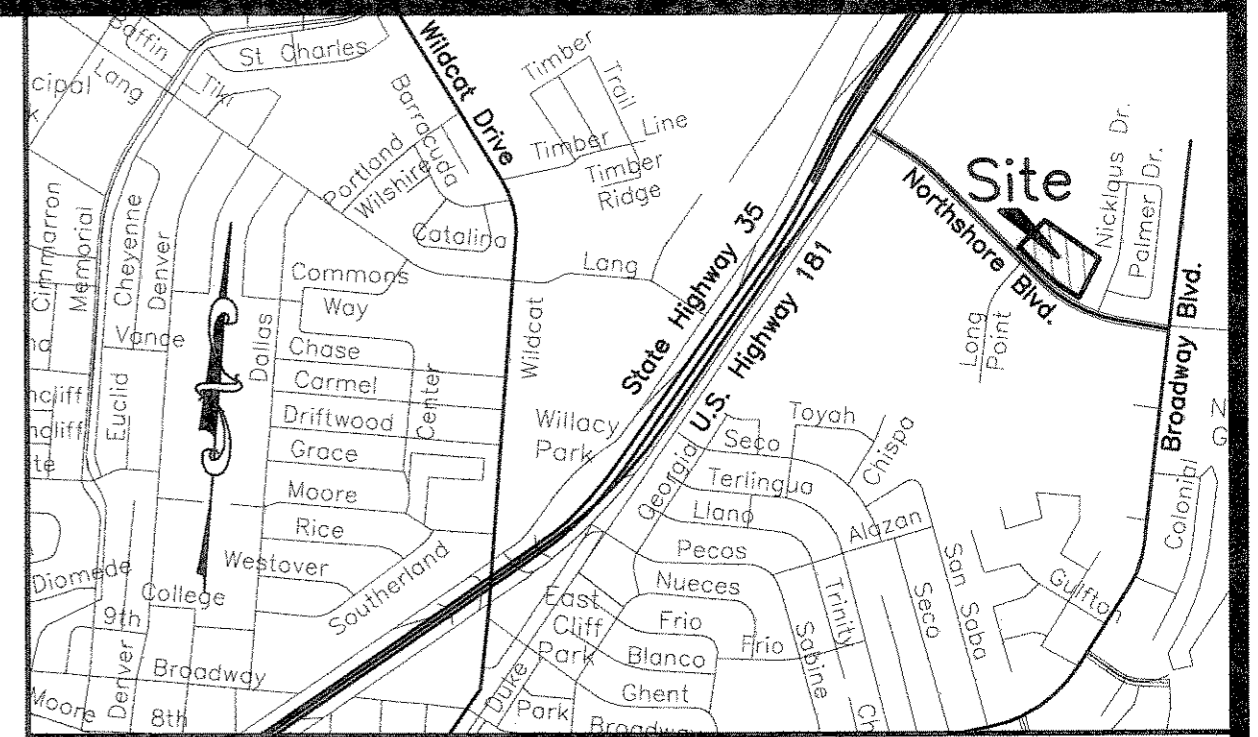
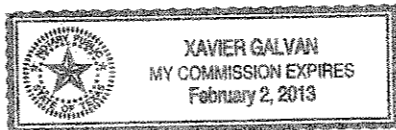
By: George V. Thamaravelil
George V. Thamaravelil, President

State of Texas
County of Nueces

This instrument was acknowledged before me by George V. Thamaravelil, as President G & C Construction, Inc.

This the 30th day of November, 2011

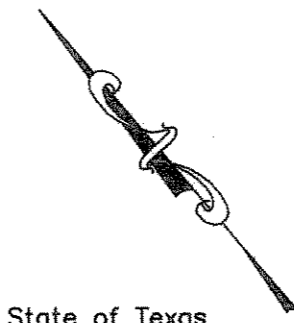
Notary Public in and for the State of Texas



LOCATION MAP N.T.S.

LINE	BEARING	DISTANCE
L1	N04°31'41"W	35.36'
L2	S85°28'19"W	35.36'

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	84°34'31"	24.00'	21.83'	35.43'
C2	33°33'26"	100.00'	30.15'	58.57'
C3	247°06'53"	50.00'	75.38'	215.65'
C4	33°33'26"	100.00'	30.15'	58.57'
C5	84°34'31"	74.00'	67.31'	109.23'
C6	84°34'31"	49.00'	44.57'	72.33'

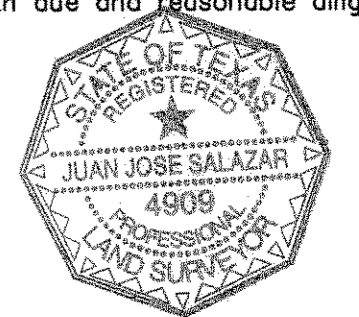


State of Texas
County of Nueces

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 6th day of December, 2011

Juan J. Salazar
Juan J. Salazar, R.P.L.S.
Texas License No. 4909

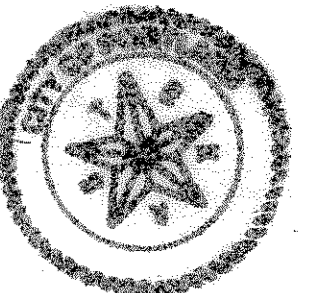


State of Texas
County of San Patricio

This final plat of Mannar Ridge Estates 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 19th day of December, 2011

BDR Secretary
DOS Chairman



State of Texas
County of San Patricio

I, Gracie Alaniz, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 30th day of November, 2011, with its certificate of authentication was filed for record in my office the 21st day of December, 2011. At 10:11 o'clock A.M., and duly recorded the 21st day of December, 2011, at 10:15 o'clock A.M., in said County in Volume , Page , Map Records. File# 613758 Env 1498

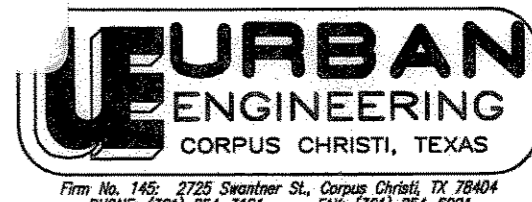
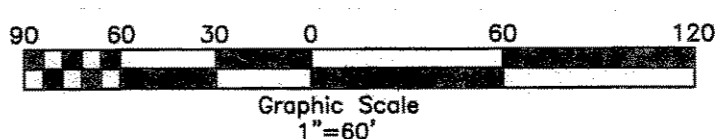
Witness my hand and seal of the County Court, in and for said County, at office in Sinton, Texas, the day and year last written.

No. 613758
Filed for Record
at 10:11 o'clock A.M.
December 21, 2011

Gracie Alaniz-Gonzales
Gracie Alaniz, County Clerk
San Patricio County, Texas
By: James James
Deputy

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Gracie Alaniz-Gonzales
Gracie Alaniz-Gonzales, County Clerk
San Patricio County, Texas
December 21, 2011 10:11:54 AM
FEE: \$81.00
PLAT 613758



DATE: Dec. 22, 2010
SCALE: 1"=60'
JOB NO.: 13091.B0.00
SHEET: 1 of 1
DRAWN BY: XG

