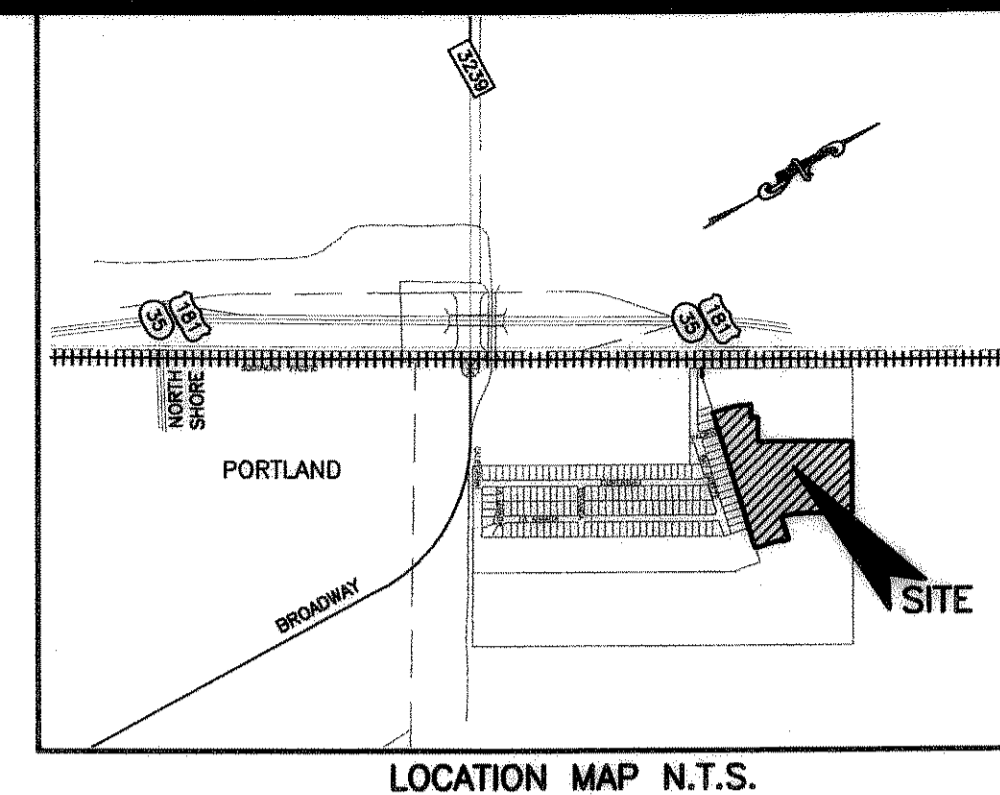


**Plat of
Bay Ridge Subdivision Unit 5**

15.309 acres out of Certificate 38, Abstract 285, Certificate 40, Abstract 287, of the T.T. Williamson Survey, San Patricio County, Texas.



State of Texas
County of Nueces

Shell Development Joint Venture, a Joint Venture, hereby certifies that it is the owners 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 27th day of April, 2005.

Shell Development Joint Venture

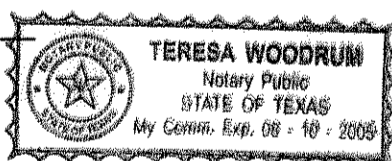
Ben B. Wallace
By: Ben B. Wallace, President of
Shell Land Management Company, Inc.

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 27th day of April, 2005.

Teresa Woodrum
Notary Public in and for the State of Texas



State of Texas
County of Nueces

Prosperity Bank, hereby certifies that it holds a lien on the property owned by Shell Development Joint Venture, a Joint Venture, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 29 day of APRIL, 2005.

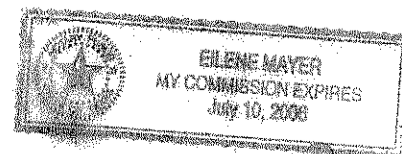
Prosperity Bank
Steve Hipes
By: Steve Hipes, Chairman - South Texas Area

State of Texas
County of Nueces

This instrument was acknowledged before me by Steve Hipes, as Chairman - South Texas Area of Prosperity Bank.

This the 29 day of April, 2005.

Gilene Mayer
Notary Public in and for the State of Texas



Notes:

- 1.) Total platted area contains 15.309 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.) By graphic plotting only, this property is in Zones "C" of the Flood Insurance Rate Map, Community Panel Number 485464 0165 C, County of San Patricio County, Texas, which bears an effective date of March 18, 1985 and is not 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.
- 4.) Bearings based on the north boundary of Bay Ridge Subdivision Unit 3, a map of which is recorded in Instrument No. 499073, Envelope A-316 and A-317, Tube 24-5, Map Records of San Patricio County, Texas.
- 5.) The 7.5 foot utility easement shown adjacent to the northwest boundary of Lots 1-3, Block 14; Lots 40-50, Block 13; and the 7.5 foot utility easement shown adjacent to the southeast boundary of Lots 10-17, Block 13, are dedicated to the public use for the installation, operation and use of public utilities.
- 6.) The fifty (50) foot Building Line in Block 11 and the thirty (30) foot Building Line in Lot 1, Block 14 apply to the main structure only.

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 27th day of April, 2005.

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 5 was approved on behalf of 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 16th day of May, 2005.

EL Ray Secretary
[Signature] Chairman



State of Texas
County of San Patricio

Dottie Maley, Clerk of the County Court of San Patricio, Texas, do hereby certify that the foregoing plat of Bay Ridge Subdivision Unit 5 dated the 27th day of April, 2005, with its certificate of authentication was filed for record in my office the 17th day of May, 2005 at 10:30 O'clock A. M., and duly recorded the 17th day of May, 2005, at 10:35 O'clock A. M., in the map records of said County in Instrument No. , Envelope 1337-1237, Tube 23-3, 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.

[Signature]
County Clerk, San Patricio County, Texas

By: [Signature]
Deputy

Filed for Record
at 10:30 O'clock A. M.

Dottie Maley
Clerk County Court
San Patricio County, Texas

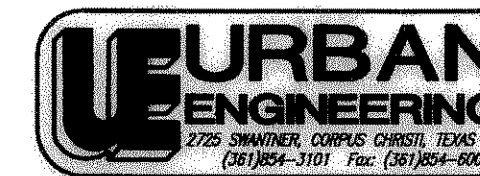
By: [Signature]
Deputy

544330

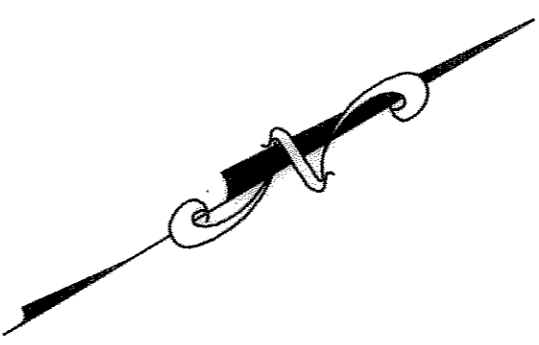
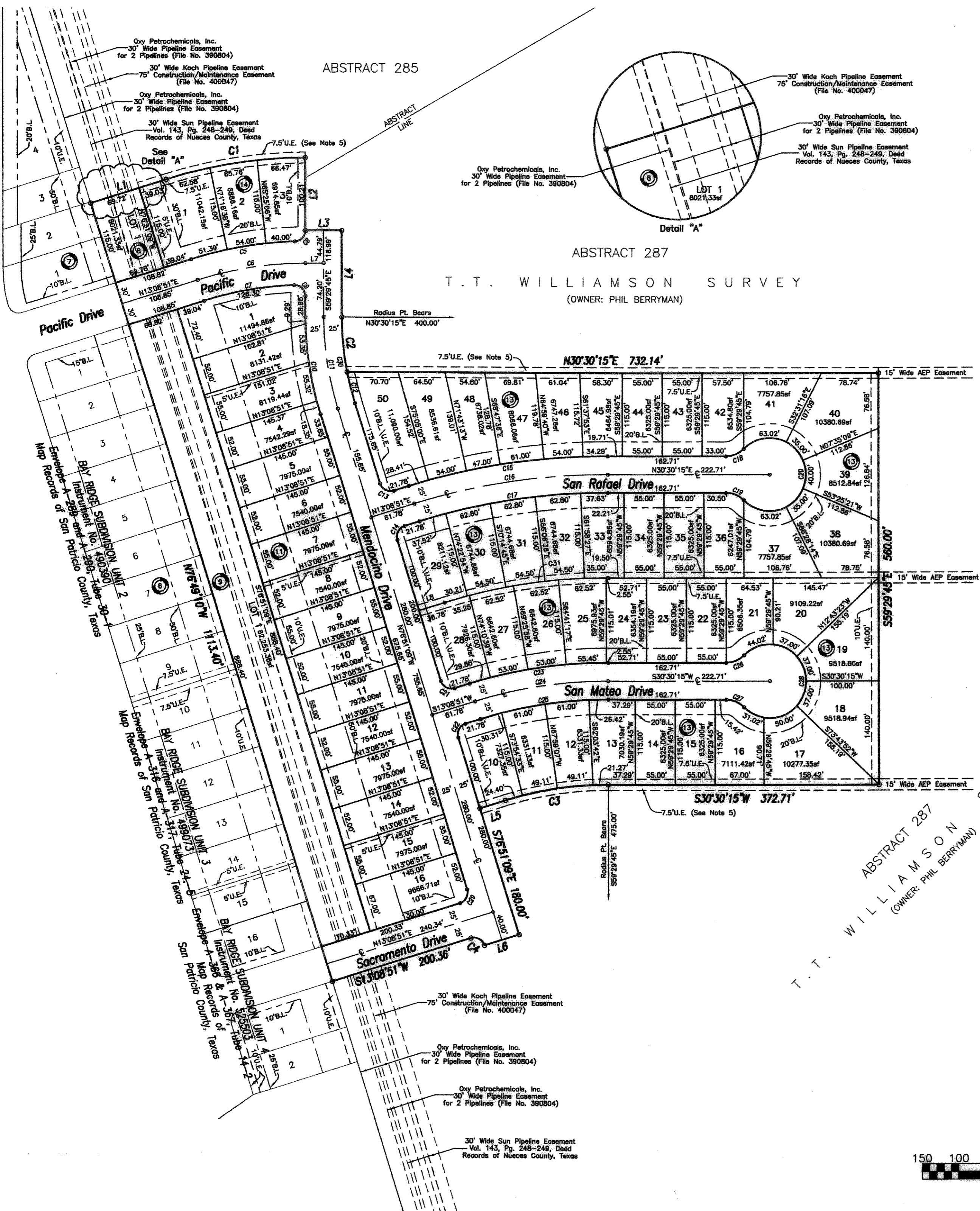
FILED FOR RECORD
at 10:30 O'clock A. M.

MAY 17 2005

GRACIE ALANIZ-GONZALES
CLERK COUNTY COURT SAN PATRICIO CO., TX
By: [Signature] Deputy



DATE: APRIL 23, 2004
SCALE: 1" = 100'
JOB NO. 32552.05.00
SHEET 1 OF 2
CHKD: [Signature] B10/2005



LINE	BEARING	DISTANCE
L1	N13°08'51"E	108.75'
L2	N59°29'45"W	100.21'
L3	N30°30'15"E	50.00'
L4	S59°29'45"E	118.99'
L5	S13°08'51"W	36.78'
L6	S13°08'51"W	50.00'
L7	S30°30'15"W	25.00'
L8	N13°08'51"E	36.78'

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	17°21'24"	643.09'	98.16'	194.81'
C2	10°58'38"	400.00'	38.44'	76.64'
C3	17°21'24"	475.00'	72.50'	143.89'
C4	90°00'00"	15.00'	15.00'	23.56'
C5	15°46'26"	528.09'	73.16'	145.39'
C6	17°21'24"	498.09'	76.03'	150.89'
C7	15°27'34"	468.09'	63.54'	126.30'
C8	88°25'02"	15.00'	14.59'	23.15'
C9	91°53'50"	15.00'	15.51'	24.06'
C10	17°21'24"	450.00'	68.69'	136.32'
C11	17°21'24"	425.00'	64.87'	128.75'
C12	06°22'46"	400.00'	22.29'	44.54'
C13	90°00'00"	15.00'	15.00'	23.56'
C14	90°00'00"	15.00'	15.00'	23.56'
C15	17°21'24"	920.00'	140.42'	278.70'
C16	17°21'24"	895.00'	136.61'	271.12'
C17	17°21'24"	870.00'	132.79'	263.55'
C18	45°14'23"	34.50'	14.38'	27.24'
C19	45°14'23"	34.50'	14.37'	27.24'
C20	27°28'46"	50.00'	49.58'	236.04'
C21	90°00'00"	15.00'	15.00'	23.56'
C22	90°00'00"	15.00'	15.00'	23.56'
C23	17°21'24"	640.00'	97.69'	193.88'
C24	17°21'24"	615.00'	93.87'	186.30'
C25	17°21'24"	590.00'	90.05'	178.73'
C26	45°14'23"	34.50'	14.38'	27.24'
C27	45°14'23"	34.50'	14.37'	27.24'
C28	27°28'46"	50.00'	49.58'	236.04'
C29	90°00'00"	15.00'	15.00'	23.56'
C30	17°21'24"	400.00'	61.05'	121.17'
C31	17°21'24"	755.00'	115.24'	228.71'

Notes:

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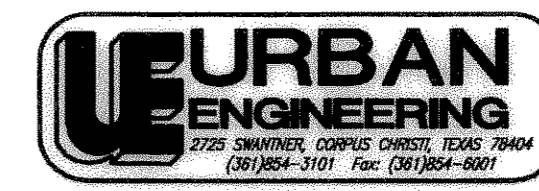
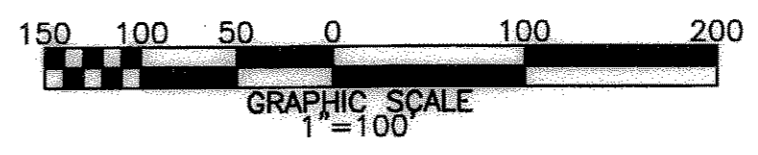
544330

FILED FOR RECORD
 at 10:30 o'clock A.M.
 MAY 17 2005

GRACIE ALANIZ / ONZALES
 CLERK COUNTY COURT SAN PATRICIO CO., TX
 By *[Signature]* Deputy

**Plat of
 Bay Ridge Subdivision Unit 5**

15.309 acres out of Certificate 38, Abstract 285, Certificate 40, Abstract 287, of the T.T. Williamson Survey, San Patricio County, Texas.



DATE: APRIL 23, 2004
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 SHEET 2 OF 2