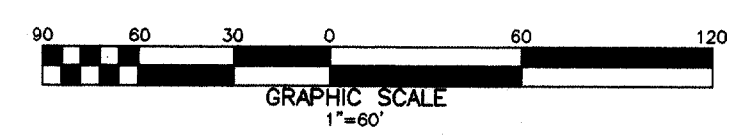
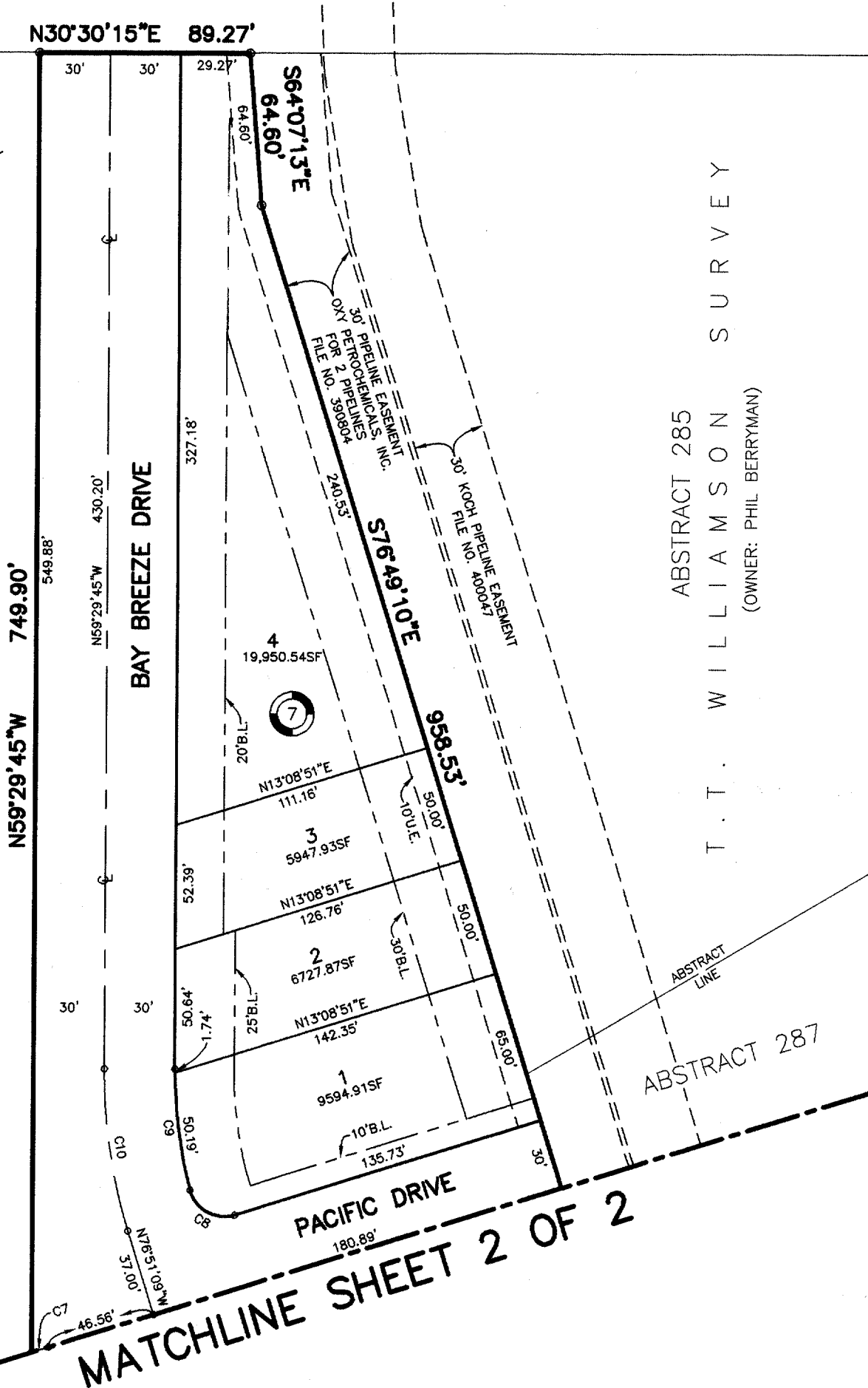


- NOTES:
- 1.) TOTAL PLATTED AREA CONTAINS 10.546 ACRES OF LAND.
 - 2.) THE 30 FOOT BUILDING LINE IN BLOCK 7 AND THE 50 FOOT BUILDING LINE IN BLOCK 6 APPLY TO MAIN STRUCTURE ONLY.
 - 3.) THE 7.5 FOOT UTILITY EASEMENT SHOWN ALONG THE NORTHEAST BOUNDARY LINE OF LOTS 2 THRU 18, BLOCK 5, AND LOT 9, BLOCK 6, ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
 - 4.) SET 5/8 INCH IRON ROD WITH RED PLASTIC CAP LABELED "URBAN ENGR C.C. TX" AT ALL LOT CORNERS, EXCEPT WHERE NOTED.
 - 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.

6.) THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WHICH SERVE LOTS 32 AND 33 OF BLOCK 1, LOTS 17 AND 18 OF BLOCK 5, AND ALL OF BLOCK 6 AND 7 HAVE COMMENCED ARE SCHEDULED TO BE COMPLETED ON OR BEFORE MARCH 31, 2001.

U.S. HIGHWAY 181
(RIGHT-OF-WAY VARIES)

100' UNION PACIFIC RAILROAD RIGHT-OF-WAY



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.

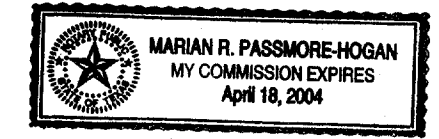
BY: Steve Hipes
STEVE HIPES, PRESIDENT

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 11th DAY OF DECEMBER, 2000

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 8th DAY OF December, 2000

SHELL DEVELOPMENT JOINT VENTURE

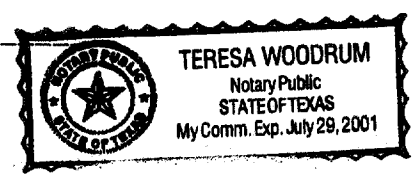
BY: Ben B. Wallace
BEN B. WALLACE, PRESIDENT

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 8th DAY OF December, 2000

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 8th DAY OF December, 2000

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



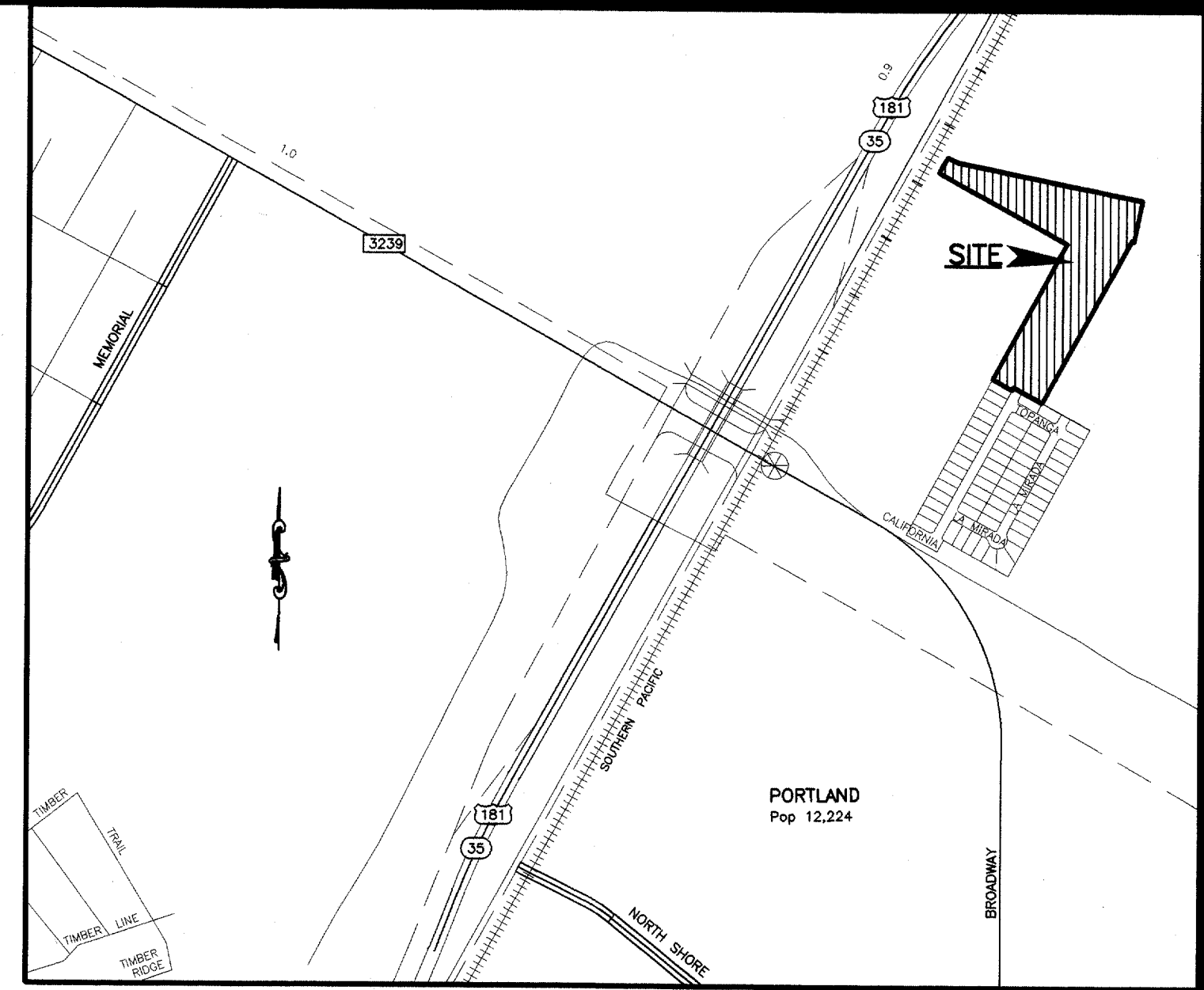
STATE OF TEXAS
COUNTY OF SAN PATRICIO

THIS FINAL PLAT OF BAY RIDGE SUBDIVISION UNIT 2 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 8th DAY OF December, 2000

James Boren
SECRETARY - James Boren

Kermit Williams
CHAIRMAN - Kermit Williams



LOCATION MAP N.T.S.



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 2 DATED THE 8th DAY OF December, 2000, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 12th DAY OF December, 2000, AT 4:15 O'CLOCK P.M., AND DULY RECORDED THE 12th DAY OF December, 2000, AT 4:20 O'CLOCK P.M. IN THE MAP RECORDS OF SAID COUNTY IN INSTRUMENT NO. 490390, ENVELOPE A-289-290 TUBE 30-1

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: Jane Franco
DEPUTY

490390

FILED FOR RECORD
AT 4:15 O'CLOCK P.M.



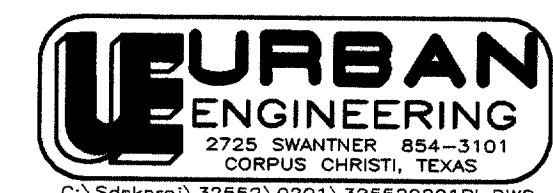
DOTTIE MALEY
CLERK, COUNTY COURT, SAN PATRICIO COUNTY, TEXAS

BY: Jane Franco
DEPUTY

DOTTIE MALEY
CLERK COUNTY COURT SAN PATRICIO CO., TEX
BY: Jane Franco Deputy

BAY RIDGE SUBDIVISION UNIT 2

BEING 10.546 ACRES OUT OF CERTIFICATE 38, ABSTRACT 285, CERTIFICATE 40, ABSTRACT 287, OF T.T. WILLIAMSON SURVEY, SAN PATRICIO COUNTY, TEXAS.

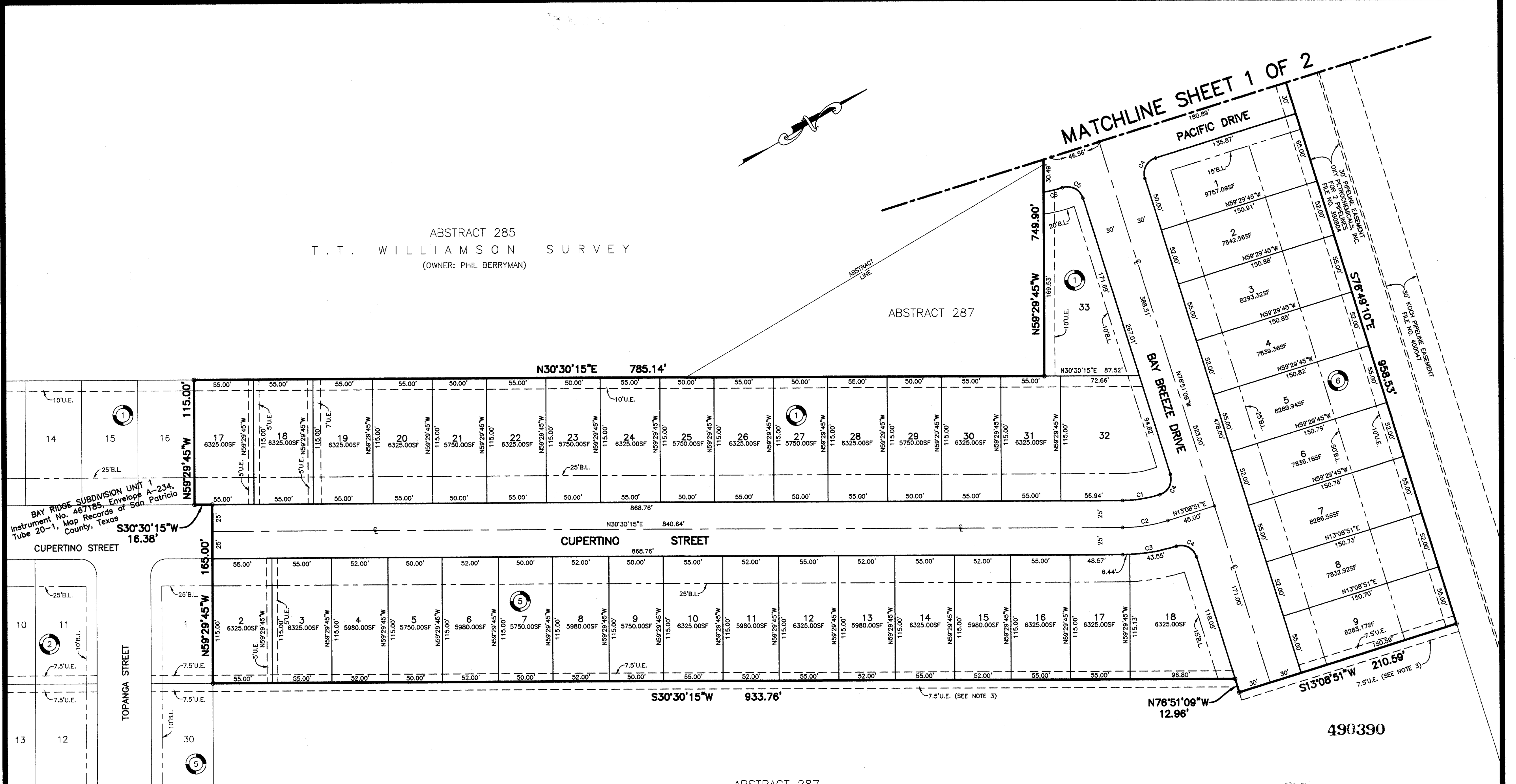


DATE: AUG. 7, 2000
SCALE: 1"= 60'
JOB NO. 32552.02.01
SHEET 1 OF 2

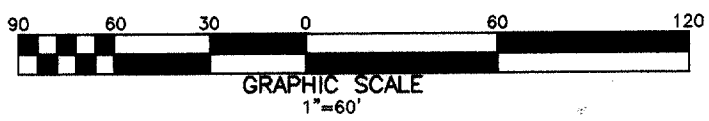
ABSTRACT 285
T.T. WILLIAMSON SURVEY
(OWNER: PHIL BERRYMAN)

ABSTRACT 287

MATCHLINE SHEET 1 OF 2



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



- (C1) Δ= 17°21'24" R= 115.00' T= 17.55' L= 34.84'
- (C2) Δ= 17°21'24" R= 140.00' T= 21.37' L= 42.41'
- (C3) Δ= 143°11'36" R= 60.00' T= 180.33' L= 149.95'
- (C4) Δ= 90°00'00" R= 15.00' T= 15.00' L= 23.56'
- (C5) Δ= 90°42'47" R= 15.00' T= 15.19' L= 23.75'
- (C6) Δ= 09°17'25" R= 110.00' T= 8.94' L= 17.84'
- (C7) Δ= 05°14'30" R= 80.00' T= 3.66' L= 7.32'
- (C8) Δ= 92°28'38" R= 15.00' T= 15.66' L= 24.21'
- (C9) Δ= 14°52'46" R= 200.00' T= 26.12' L= 51.94'
- (C10) Δ= 17°21'24" R= 230.00' T= 35.11' L= 69.67'

- NOTES:
- TOTAL PLATTED AREA CONTAINS 10.546 ACRES OF LAND.
 - THE 30 FOOT BUILDING LINE IN BLOCK 7 AND THE 50 FOOT BUILDING LINE IN BLOCK 6 APPLY TO MAIN STRUCTURE ONLY.
 - THE 7.5 FOOT UTILITY EASEMENT SHOWN ALONG THE NORTHEAST BOUNDARY LINE OF LOTS 2 THRU 18, BLOCK 5, AND LOT 9, BLOCK 6, ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
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 - THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WHICH SERVE LOTS 32 AND 33 OF BLOCK 1, LOTS 17 AND 18 OF BLOCK 5, AND ALL OF BLOCK 6 AND 7 HAVE COMMENCED AND ARE SCHEDULED TO BE COMPLETED ON OR BEFORE MARCH 31, 2001.

FILED FOR RECORD
4-15
DEC 12 2000

DOTIE MALEY
CLERK COUNTY COURT SAN PATRICIO CO., TEX
Deputy

BAY RIDGE SUBDIVISION UNIT 2
BEING 10.546 ACRES OUT OF CERTIFICATE 38, ABSTRACT 285,
CERTIFICATE 40, ABSTRACT 287, OF T.T. WILLIAMSON SURVEY,
SAN PATRICIO COUNTY, TEXAS.

URBAN ENGINEERING
2725 SWANTNER 854-3101
CORPUS CHRISTI, TEXAS

DATE: JULY 20, 2000
SCALE: 1"= 60'
JOB NO. 32552.02.01
SHEET 2 OF 2