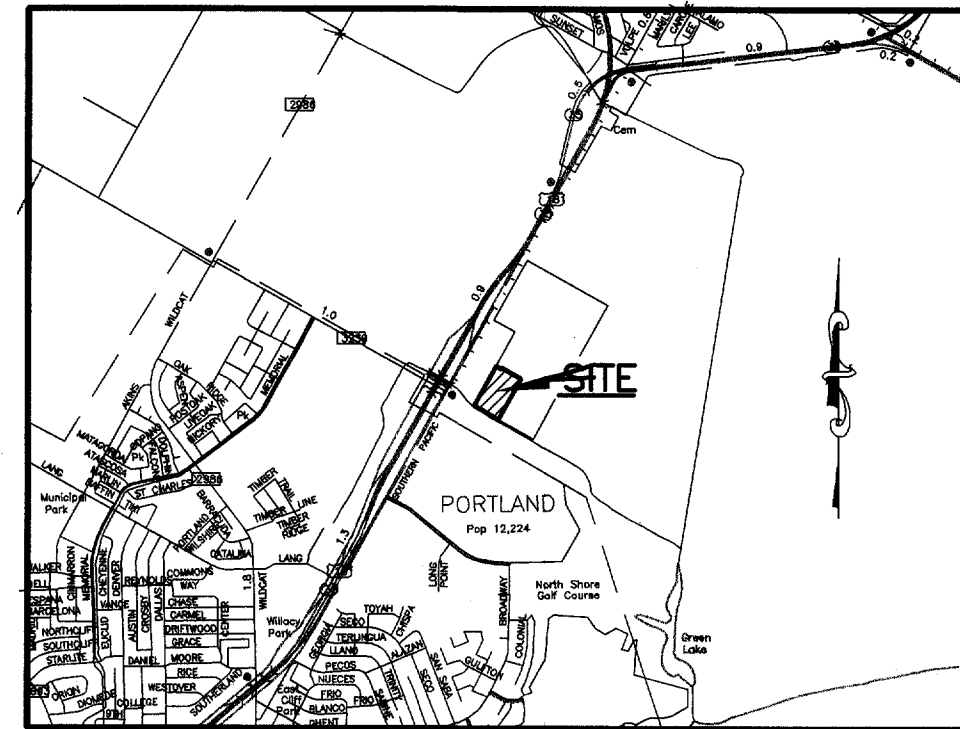


BAY RIDGE SUBDIVISION UNIT 1

BEING 11.23 ACRES OUT OF CERTIFICATE 38, ABSTRACT 285, CERTIFICATE 40, ABSTRACT 287, OF T.T. WILLIAMSON SURVEY, SAN PATRICIO COUNTY, TEXAS.



LOCATION MAP N.T.S.

NOTES:

- 1.) TOTAL PLATTED AREA CONTAINS 11.23 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.) NO DRIVEWAY ACCESS TO BE PERMITTED ALONG CALIFORNIA STREET.
- 4.) THE 7.5 FOOT UTILITY EASEMENT SHOWN ALONG THE SOUTH BOUNDARY OF LOT 6 THRU 18, BLOCK 3, AND LOT 1, BLOCK 4, ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITY.

467185

FILED FOR RECORD
at 3:30 o'clock p.m.

OCT 19 1998

DOTTIE MALEY
CLERK COUNTY COURT, SAN PATRICIO CO., TEX
By *Janie Neway* Deputy

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.

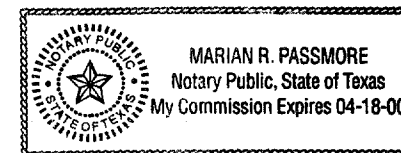
BY: *Steve Hipes*
STEVE HIPES, PRESIDENT

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 6th DAY OF Oct., 1998.

Marian R. Passmore
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 29th DAY OF September, 1998.

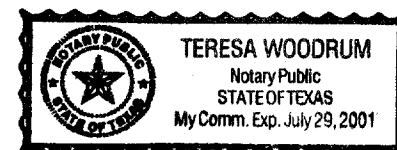
Benjamin B. Wallace
BY: BENJAMIN B. WALLACE, PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BENJAMIN 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 29th DAY OF September, 1998.

Teressa Woodrum
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

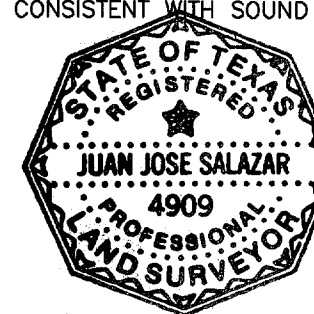


STATE OF TEXAS
COUNTY OF SAN PATRICIO

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 29th DAY OF September, 1998.

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 UNIT 1 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 18th DAY OF October, 1998.

James Bourn
SECRETARY

Ray White
CHAIRMAN

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 UNIT 1 DATED THE 6 DAY OF October, 1998, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 19 DAY OF October, 1998, AT 3:30 O'CLOCK P.M., AND DULY RECORDED THE 19 DAY OF October, 1998, AT 3:45 O'CLOCK P.M. IN THE MAP RECORDS OF SAID COUNTY IN INSTRUMENT NO. 467185, ENVELOPE A-234-A-235 TUBE 20-1.

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.

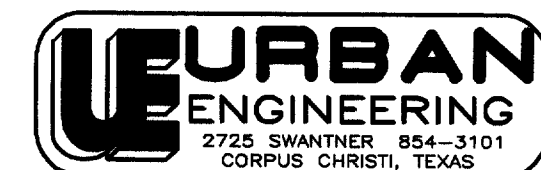
Dottie Maley
COUNTY CLERK, SAN PATRICIO COUNTY, TEXAS

Janie Neway
DEPUTY

FILED FOR RECORD
AT 3:30 O'CLOCK P.M.

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

Janie Neway
DEPUTY



DATE: SEPT. 28, 1998
SCALE: 1" = 60'
JOB NO. 32552.97.01
SHEET 1 OF 2

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

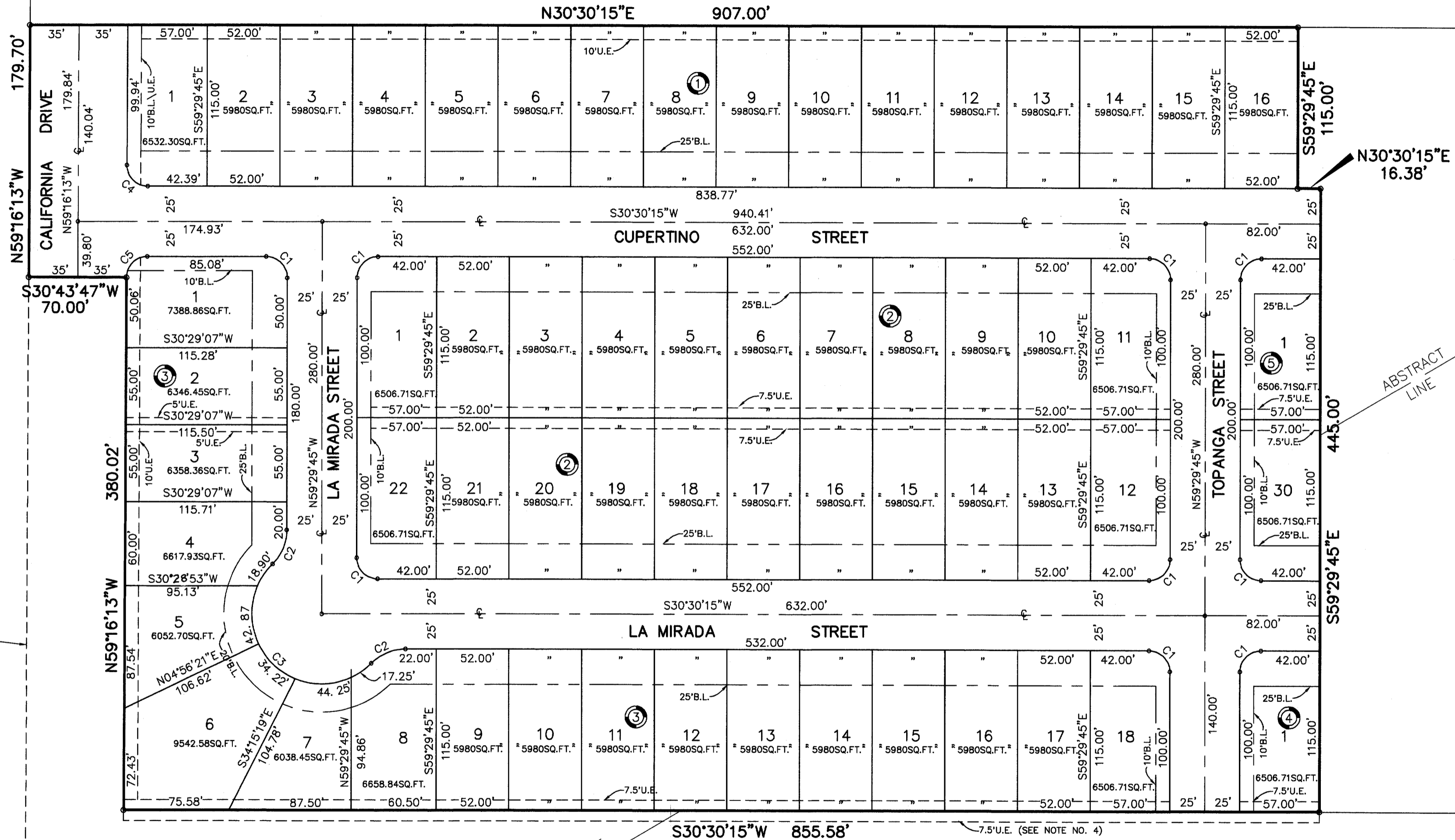
(C1) Δ= 90°00'00"
R= 15.00'
T= 15.00'
L= 23.56'

(C2) Δ= 45°14'23"
R= 34.50'
T= 14.37'
L= 27.24'

(C3) Δ= 180°28'46"
R= 50.00'
T= ---
L= 157.50'

(C4) Δ= 90°13'00"
R= 15.00'
T= 15.06'
L= 23.62'

(C5) Δ= 89°47'00"
R= 15.00'
T= 14.94"
L= 23.51'



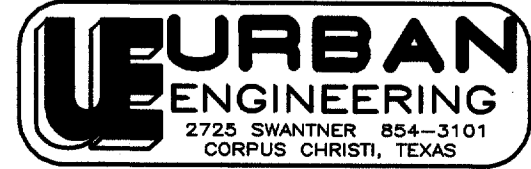
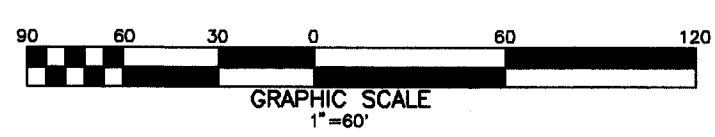
467185

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

ABSTRACT 287
BAY RIDGE SUBDIVISION UNIT 1
(OWNER: SHELL DEVELOPMENT JOINT VENTURE, INC.)

BEING 11.23 ACRES OUT OF CERTIFICATE 38, ABSTRACT 285, CERTIFICATE 40, ABSTRACT 287, OF T.T. WILLIAMSON SURVEY, SAN PATRICIO COUNTY, TEXAS.

- NOTES:
- 1.) TOTAL PLATTED AREA CONTAINS 11.23 ACRES OF LAND.
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DATE: SEPT. 28, 1998
SCALE: 1"= 60'
JOB NO. 32552.97.01
SHEET 2 OF 2

ABSTRACT 285
ABSTRACT 287
T. T. WILLIAMSON SURVEY
(OWNER: SHELL DEVELOPMENT JOINT VENTURE, INC.)