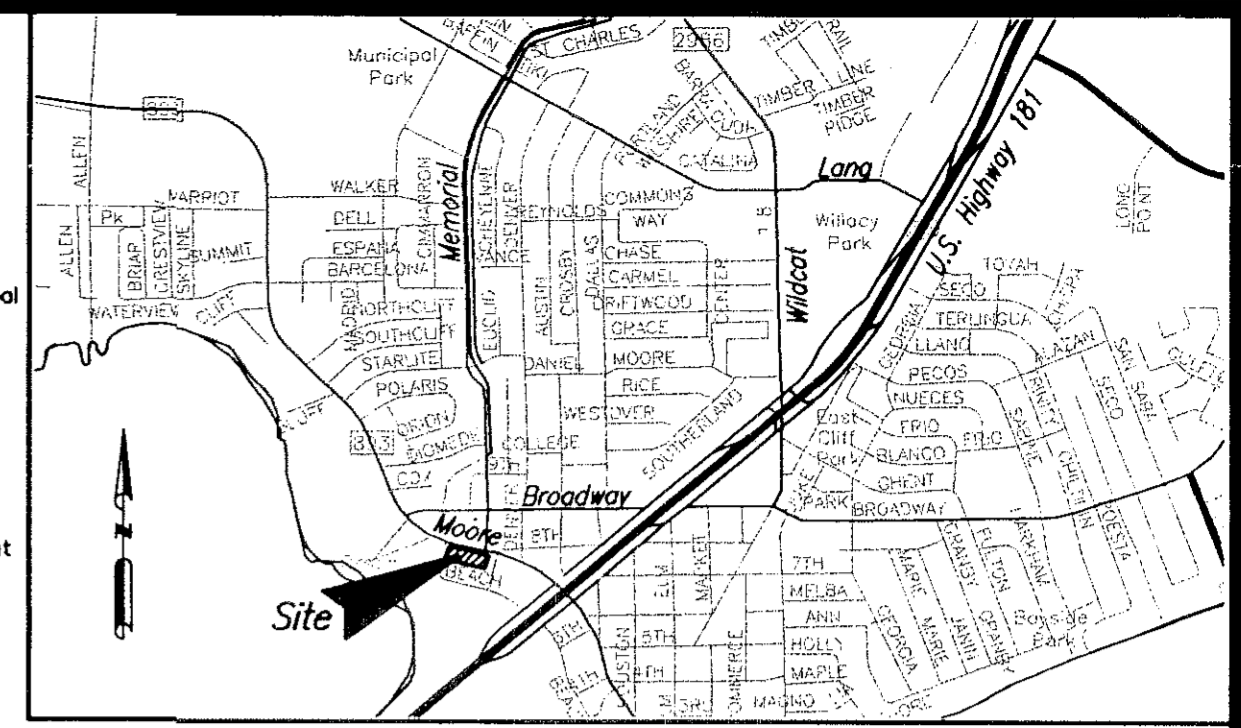


- Notes:**
- 1.) Total platted area contains 1.281 acres of land.
 - 2.) Set 5/8 inch iron rod with red plastic cap labeled "URBAN ENGR. C.C. TX" at all lot corners, except where noted.
 - 3.) Bearings are based on the centerline of Moore Avenue.
 - 4.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0002 B, City of Portland, Texas, which bears an effective date of July 3, 1985 and is not in a Special Flood Hazard Area.
 - 5.) Measurements shown are to foundation of building.
 - 6.) Exterior building site lines are also building lines.
 - 7.) The City of Portland has no responsibility for repairs and maintenance of utility lines inside the boundary of Cornerstone Townhomes, Block 1, Lot 1 or for maintenance of common areas in said boundary.
 - 8.) All of Lot 1 as shown on the plat is common area except for the portions of said lot designated on this plat as numbered building sites.
 - 9.) Total common area equals 0.882 acres (38,436.91 square feet).



540152
 FILED BY RECORD
 2:45 P
 JAN 19 2005
 Lina Castillo

State of Texas
 County of San Patricio

I, Dan L. Urban, 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 19TH day of JANUARY 20 05
 Dan L. Urban
 Dan L. Urban, R.P.L.S.
 Texas License No. 4710



State of Texas
 County of San Patricio

This final plat of the herein described property was approved on behalf of the City of Portland, Texas by the City Zoning and Planning Commission; provided however this approval shall be invalid, null and void, unless this plat is filed with the County Clerk within six (6) months hereafter.

This the 20TH day of January 20 05
 EL Remy
 Secretary
 Chairman

State of Texas
 County of San Patricio

I, Gracie Alaniz-Gonzales, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 19th day of January, 20 05, with its certificate of authentication was filed for record in my office the 21st day of January, 20 05. At 2:45 O'clock P.M., and duly recorded the 21st day of January, 20 05, at 2:50 O'clock P.M., in said County in Envelope 1287, Tube 2-4, Instrument No. 540152 Map Records.

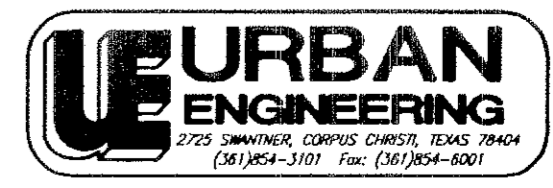
Witness my hand and seal of the County Court, in and for said County, at office in Sinton, Texas, the day and year last written.

No. 540152
 Filed for Record
 at 2:45 o'clock P.M.
 January 21st, 20 05

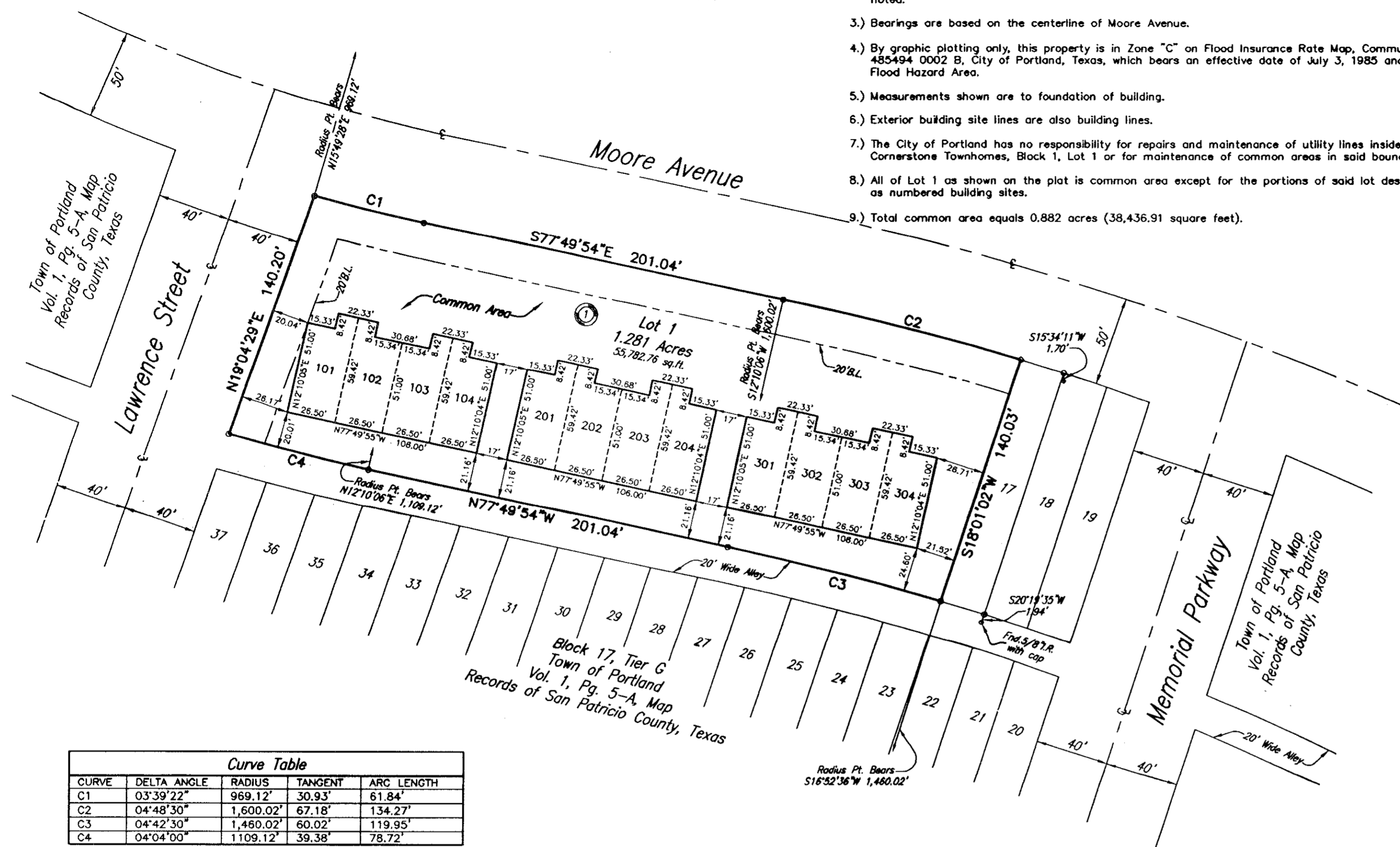
Gracie Alaniz-Gonzales
 Gracie Alaniz-Gonzales, County Clerk
 San Patricio County, Texas.
 Lina Castillo
 Deputy

Gracie Alaniz-Gonzales
 Clerk County Court
 San Patricio County, Texas

Lina Castillo
 Deputy



DATE: JAN. 19, 2005
 SCALE: 1" = 50'
 JOB NO.: 39581.00.00
 SHEET: 1 OF 1
 DRAWN BY: RR



Curve Table

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	03°39'22"	969.12'	30.93'	61.84'
C2	04°48'30"	1,600.02'	67.18'	134.27'
C3	04°42'30"	1,460.02'	60.02'	119.95'
C4	04°04'00"	1109.12'	39.38'	78.72'

State of Texas
 County of San Patricio

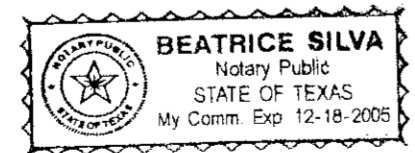
I, JOEL BARRERA and RUDY BARRERA, hereby certify that it we are the owners of the lands embraced within the boundaries of the foregoing plat; that we have had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated 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.

By: JOEL BARRERA
 By: RUDY BARRERA

State of Texas
 County of San Patricio

This instrument was acknowledged before me by JOEL BARRERA.

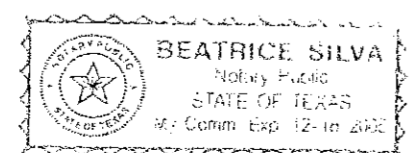
This the 19 day of January 20 05
 Beatrice Silva
 Notary Public in and for the State of Texas



State of Texas
 County of San Patricio

This instrument was acknowledged before me by RUDY BARRERA.

This the 19 day of January 20 05
 Beatrice Silva
 Notary Public in and for the State of Texas



**Replat of
 Cornerstone Townhomes
 Block 1, Lot 1**

1.281 acres of land out of Lots 1 thru 16, Block 17, Tier G, Town of Portland, a map of which is recorded in Volume 1, Page 5-A, Map Records of San Patricio County, Texas.

DEDICATION OF COMMON AREA

Joel Barrera and Rudy Barrera in recording this plat of Cornerstone Townhomes, Block 1, Lot 1 have designated a certain area of land as common intended for the use of property owners in Cornerstone Townhomes, Block 1, Lot 1. Such designated areas are not dedicated hereby for use by the general public, but are dedicated to the common use and enjoyment of the property owners in Cornerstone Townhomes, Block 1, Lot 1 as more fully provided in the covenants and restrictions of said townhomes, said covenants and restrictions are hereby incorporated and made a part of this plat.

