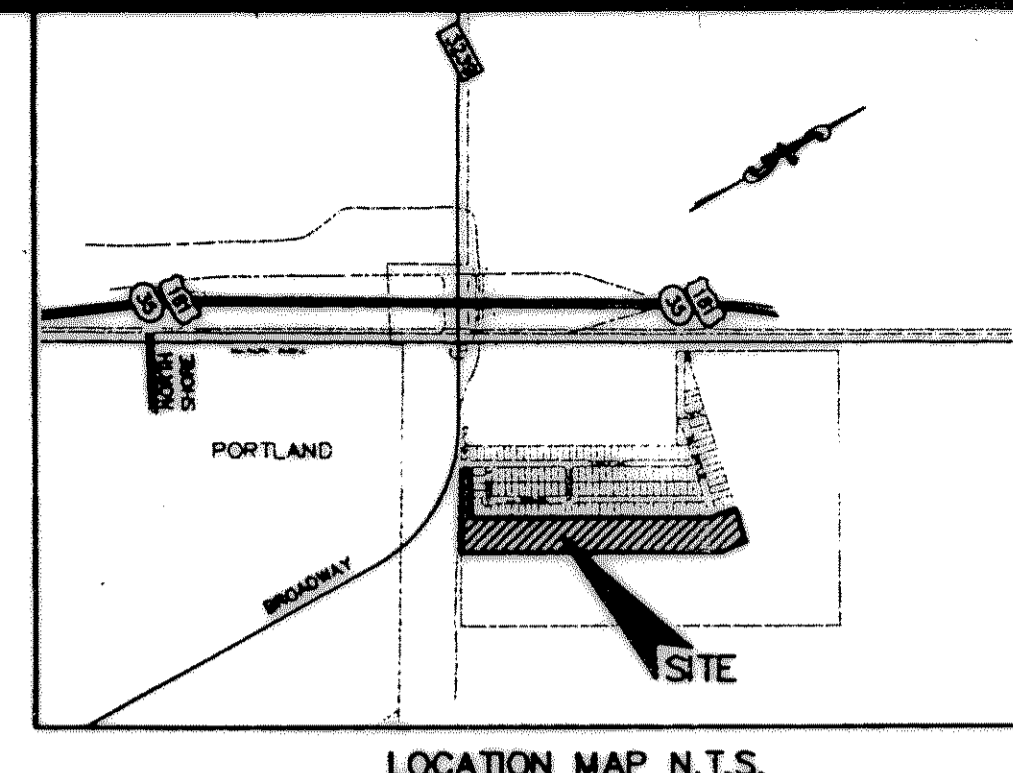


**Plat of  
Bay Ridge Subdivision Unit 4**

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

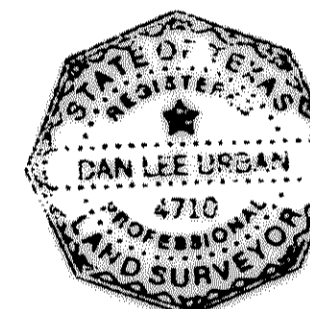


State of Texas  
County of Nueces

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 1ST day of OCTOBER 2003

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 Bay Ridge Subdivision Unit 4 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 19th day of NOVEMBER 2003

Anette Rodriguez  
Secretary

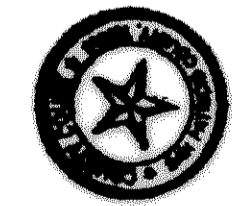


State of Texas  
County of San Patricio

I, Gracie Alaniz-Gonzalez, Clerk of the County Court of San Patricio, Texas, do hereby certify that the foregoing plat of Bay Ridge Subdivision Unit 4 dated the 23rd day of September, 2003, with its certificate of authentication was filed for record in my office the 24th day of November, 2003 at 5:00 O'clock A.M., and duly recorded the 24th day of November, 2003, at 8:05 O'clock A.M., in the map records of said County in Instrument No. 525503, Envelope A-366-A-367 Tube 14-2, Map Records, File # 525503

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.

Gracie Alaniz-Gonzalez  
County Clerk, San Patricio County, Texas

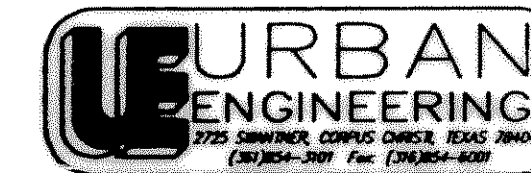


By: \_\_\_\_\_  
Deputy

Filed for Record  
at 5:00 O'clock A.M.

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

By: \_\_\_\_\_  
Deputy



DATE: SEPT. 12, 2003  
SCALE: 1" = 100'  
JOB NO. 32552.04.00  
SHEET 1 OF 2

**Notes:**

- 1.) Total platted area contains 14.844 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 Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485464 0165 C, San Patricio County, Texas, which bears an effective date of March 18, 1985 and is not in a special flood hazard area.
- 4.) Bearings based on the southeast boundary of Bay Ridge Subdivision Unit 1, a map of which is recorded in Instrument No. 467185, Envelope A-234 and A-235, Tube 20-1, Map Records of San Patricio County, Texas.
- 5.) The 7.5 foot utility easement shown adjacent to the southeast boundary of Blocks 8 and 10, are dedicated to the public use for the installation, operation and use of public utilities.
- 6.) No driveway access to be permitted onto California Drive from Lot 32, Block 3 and Lot 1, Block 8.
- 7.) No driveway access to be permitted onto Bay Breeze Drive from Lot 21, Block 4 and Lot 16, Block 10.
- 8.) The fifty (50) foot Building Line in Blocks 6 and 12 apply to the main structure only.

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 23rd day of September 2003

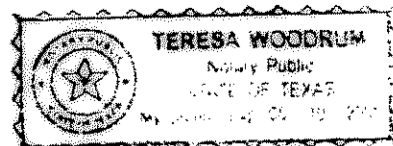
Shell Development Joint Venture  
Ben B. Wallace  
By: Ben B. Wallace, President of  
Shell Land Management Company, Inc.

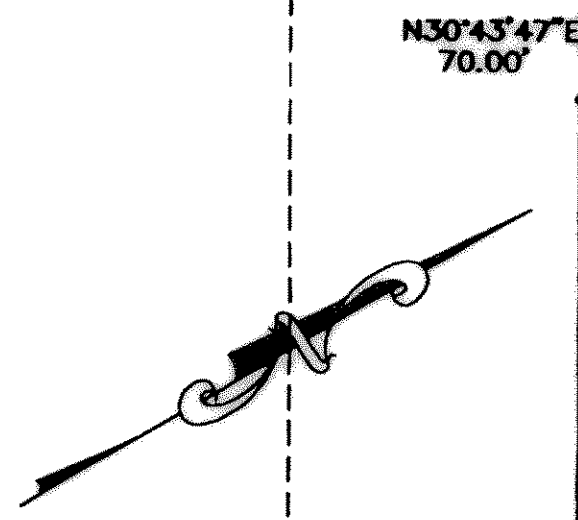
State of Texas  
County of Nueces

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.

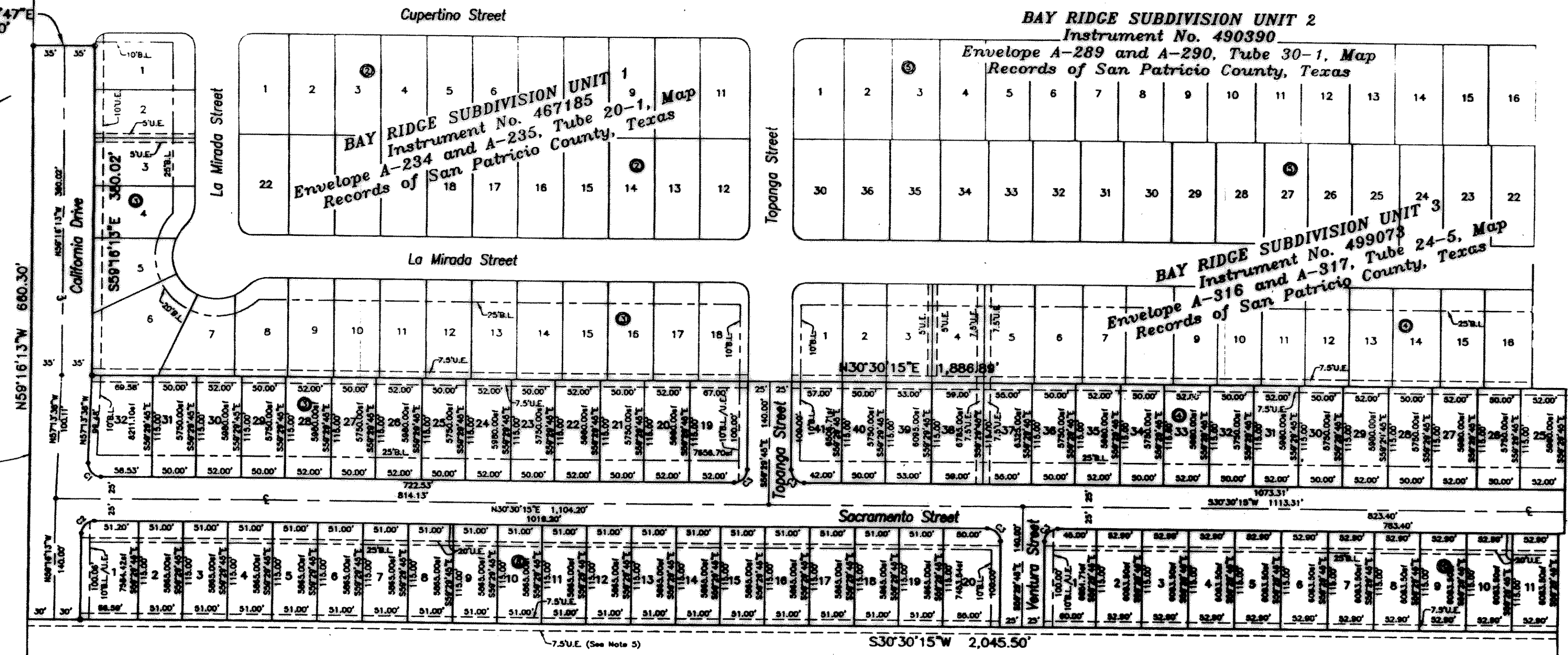
This the 23rd day of September 2003

Teresa Woodrum  
Notary Public in and for the State of Texas





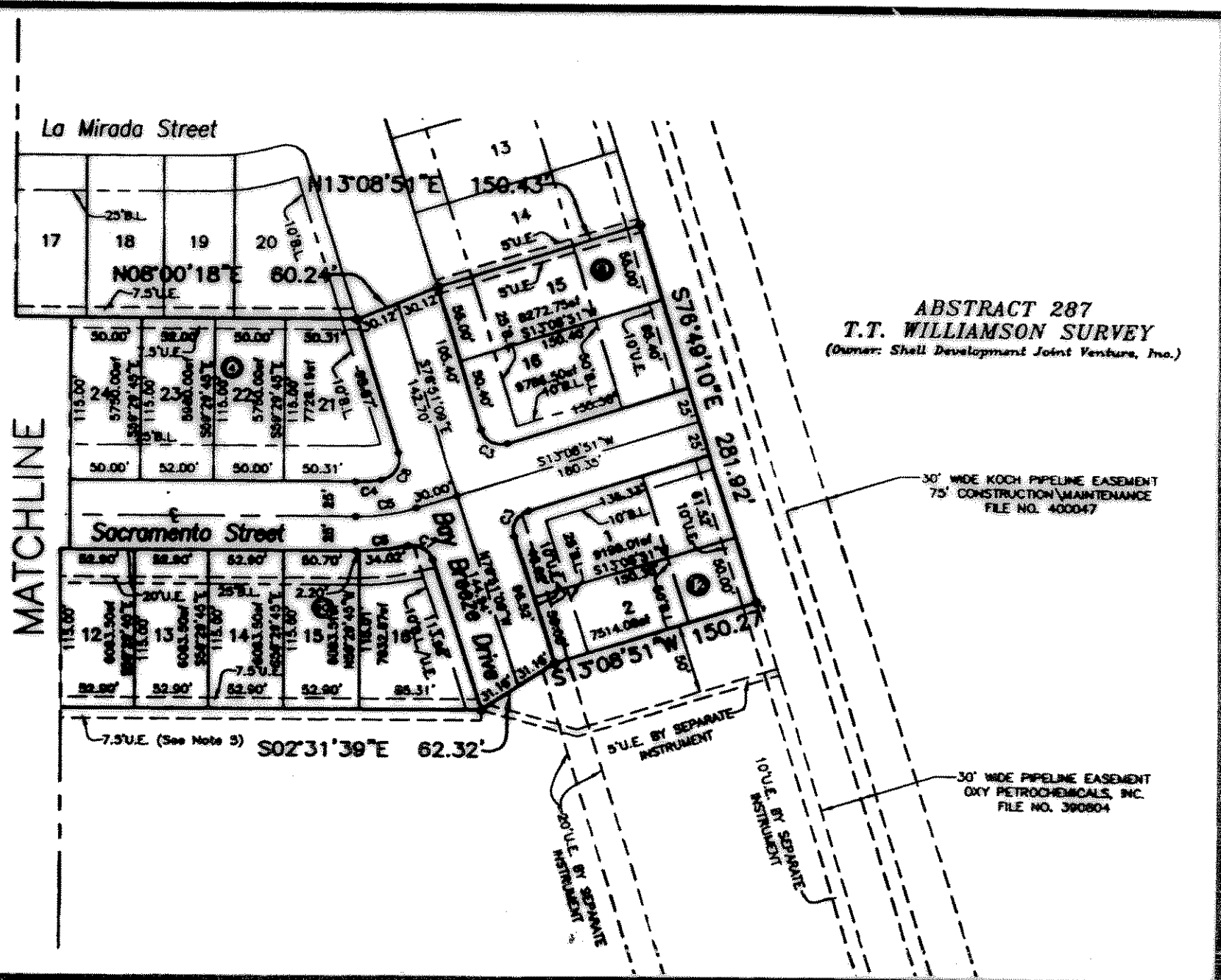
N30°43'47"E  
70.00'



150' DRAINAGE R.O.W.

MATCHLINE

ABSTRACT 287  
T.T. WILLIAMSON SURVEY  
(Owner: Shell Development Joint Venture, Inc.)



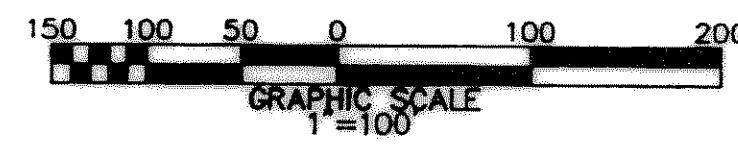
MATCHLINE

ABSTRACT 287  
T.T. WILLIAMSON SURVEY  
(Owner: Shell Development Joint Venture, Inc.)

30' WIDE KOCH PIPELINE EASEMENT  
75' CONSTRUCTION & MAINTENANCE  
FILE NO. 400047

30' WIDE PIPELINE EASEMENT  
OXY PETROCHEMICALS, INC.  
FILE NO. 390804

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	92°16'15"	15.00'	13.61'	24.18'
C2	89°48'28"	15.00'	14.94'	23.50'
C3	90°00'00"	15.00'	15.00'	23.56'
C4	08°43'48"	115.00'	6.78'	17.92'
C5	17°21'24"	140.00'	21.37'	42.41'
C6	17°34'36"	165.00'	18.18'	38.22'
C7	85°13'10"	15.00'	13.80'	22.31'
C8	86°37'36"	15.00'	17.45'	25.82'



525503

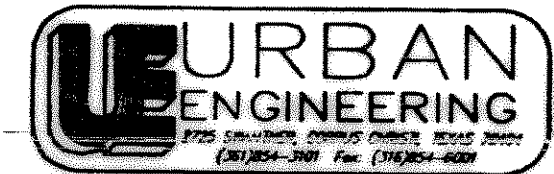
FILE FOR RECORD

NOV 12 2003

DEANE GONZALES  
COUNTY CLERK SAN PATRICK COUNTY, TEXAS

Plat of  
**Bay Ridge Subdivision Unit 4**

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



DATE: SEPT. 12, 2003  
SCALE: 1" = 100'  
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SHEET 2 OF 2