

Notes:

- 1.) Total platted area contains 16.421 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.) Bearings are based on the recorded plat of Bay Ridge Subdivision Unit 6, a map of which is recorded in Instrument No.: 557739, Envelope: 1287-1288, Tube: 20-1, Map Records of San Patricio County, Texas.
- 4.) By graphic plotting only, this property is in Zones "A1" and "C" on Flood Insurance Rate Map, Community Panel No. 485506 0418 C, San Patricio, Texas, which bears an effective date of March 18, 2006 and is partially located 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.
- 5.) All lots require a Minimum Finished Floor Elevation of 28.00 M.S.L.
- 6.) The 7.5' utility easement shown adjacent to the southeast boundary of Lots 1, 5, 6 and 7, Block 19 is dedicated to the public use for the installation, operation and use of public utilities.
- 7.) The forty-five (45) foot building line in Block 12 applies to main structures only.
- 8.) Lot 1A, Block 19 and Lot 1, Block A, are non-buildable lots. These lots are to be used as drainage right-of-way.

Abstract 287
T.T. Williamson Survey
(Owner: Shaws Development)

Abstract 287
T.T. Williamson Survey
(Owner: Phil Bergman)

Sheet 2 of 2 Line Sheet 2 of 2

**Plat of
Bay Ridge Subdivision Unit 7**

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

2 PGS 575743
PLAT

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 12th day of December, 2007

Juan J. Salazar
Juan J. Salazar, R.L.S.
Texas License No. 4909

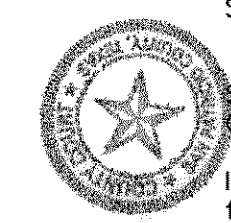


State of Texas
County of San Patricio

This final plat of Bay Ridge Subdivision Unit 7 was approved on behalf of the City Planning and Zoning Commission of the City of Portland, provided, however, this approval shall be invalid, null and void, unless this plat be filed with the County Clerk within six months.

This the 13th day of December, 2007

Annette Rodriguez [Signature]
Secretary Chairman



State of Texas
County of San Patricio

I, Gracie Alaniz-Gonzales, Clerk of the County Court of San Patricio, do hereby certify that the foregoing plat of Bay Ridge Subdivision Unit 7 dated the 12th day of December, 2007, with its certificate of authentication, was filed for record in my office the 14th day of December, 2007 at 2:24 O'clock P. M., and duly recorded the 14th day of December, 2007, at 2:32 O'clock P. M., in the map records of said County in Instrument No. 575743, Envelope 1357-1358, Tube 19-4 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. 575743
Filed for Record

at 2:24 O'clock P. M.
December, 2007

By: [Signature]
Deputy

Gracie Alaniz-Gonzales
Gracie Alaniz-Gonzales, County Clerk
San Patricio County, Texas
By: [Signature]
Deputy

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

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



December 14, 2007 02:24:16 PM
FEE: \$156.00 575743
PLAT

State of Texas
County of Nueces

SHELL DEVELOPMENT JOINT VENTURE, hereby certifies that it is the owner of Lots 16 through 27, Block 12, Lots 1 through 9, Block 13, Lots 2 through 16, Block 17, Lots 2 through 13, Block 18 and Lots 1 through 8, Block 19 as shown on the foregoing plat; that it has 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 12th day of December, 2007

By: SHELL LAND MANAGEMENT COMPANY, INC., a Texas Corporation
Managing Joint Venture

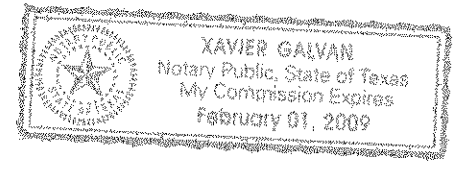
By: [Signature]
JOHN WALLACE, Vice-President

State of Texas
County of Nueces

This instrument was acknowledged before me by JOHN WALLACE, as Vice-President of SHELL LAND MANAGEMENT COMPANY, INC., a Texas Corporation, Managing Joint Venture of SHELL DEVELOPMENT JOINT VENTURE.

This the 12th day of December, 2007

Notary Public in and for the State of Texas



State of Texas
County of Nueces

SHAWS DEVELOPMENT JOINT VENTURE, a joint venture, hereby certifies that it is the owner of Lots 1 and 17, Block 17, and Lots 1, 14 and 15, Block 18 as shown on the foregoing plat; that it has 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 12th day of December, 2007

By: SHELL LAND MANAGEMENT COMPANY, INC., a Texas Corporation
Managing Joint Venture

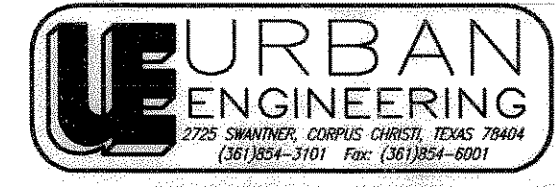
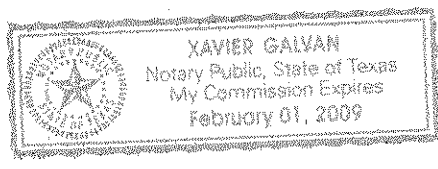
By: [Signature]
JOHN WALLACE, Vice-President

State of Texas
County of Nueces

This instrument was acknowledged before me by JOHN WALLACE, as Vice-President of SHELL LAND MANAGEMENT COMPANY, INC., a Texas Corporation, Managing Joint Venture of SHAWS DEVELOPMENT JOINT VENTURE, a joint venture.

This the 12th day of December, 2007

Notary Public in and for the State of Texas



DATE: OCT. 17, 2006
SCALE: 1"=60'
JOB NO.: 32552.07.00
SHEET: 1 of 2
DRAWN BY: XG
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Gracie Alaniz-Gonzales

Gracie Alaniz-Gonzales, County Clerk
San Patricio Texas

December 14, 2007 02:24:16 PM
FEE: \$156.00
PLAT 575743



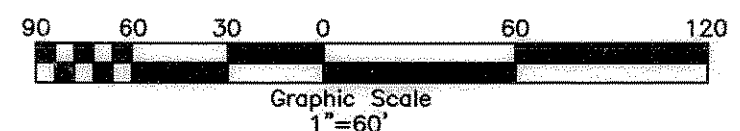
Abstract 287
T.T. Williamson Survey
(Owner: Shaws Development)

2 PGS
PLAT
575743



CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	09°47'33"	424.02'	36.32'	72.47'
C2	92°37'41"	15.00'	15.70'	24.25'
C3	90°00'00"	15.00'	15.00'	23.56'
C4	17°21'24"	475.00'	72.50'	143.89'
C5	90°00'00"	15.00'	15.00'	23.56'
C6	17°21'24"	360.00'	54.95'	109.06'
C7	17°21'24"	335.00'	51.13'	101.48'
C8	17°21'24"	310.00'	47.32'	93.91'
C9	88°02'47"	15.00'	14.50'	23.05'
C10	92°23'17"	15.00'	15.64'	24.19'
C11	15°24'11"	425.00'	57.47'	114.25'
C12	17°21'24"	400.00'	61.05'	121.17'
C13	14°58'07"	375.00'	49.27'	97.97'
C14	88°02'47"	15.00'	14.50'	23.05'
C15	92°23'17"	15.00'	15.64'	24.19'
C16	15°24'11"	425.00'	57.47'	114.25'
C17	17°21'24"	400.00'	61.05'	121.17'
C18	14°58'07"	375.00'	49.27'	97.97'
C19	130°00'18"	20.00'	42.90'	45.38'
C20	260°00'37"	50.00'	59.58'	226.90'
C21	130°00'18"	20.00'	42.90'	45.38'
C22	10°06'08"	359.02'	31.73'	63.30'
C23	06°20'42"	389.02'	21.56'	43.08'
C24	80°38'19"	15.00'	12.73'	21.11'
C25	92°40'35"	15.00'	15.72'	24.26'
C26	10°17'00"	419.02'	37.70'	75.20'

LINE	BEARING	DISTANCE
L1	S59°29'45"E	115.00'
L2	N30°30'15"E	32.84'
L3	S30°30'15"W	25.17'
L4	S59°29'45"E	115.00'
L5	N30°30'15"E	13.17'
L6	N30°30'15"E	79.34'
L7	S59°29'45"E	115.00'
L8	N30°30'15"E	19.41'
L9	N13°08'51"E	50.00'
L10	N13°08'51"E	36.78'
L11	S13°08'51"W	21.78'
L12	S13°08'51"W	36.78'
L13	S13°08'51"W	21.78'
L14	S13°08'51"W	25.00'
L15	S13°08'51"W	25.00'
L16	S63°24'24"E	10.04'
L17	S86°38'12"W	12.07'



Plat of
Bay Ridge Subdivision Unit 7

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

URBAN ENGINEERING
2725 SWANNIER, CORPUS CHRISTI, TEXAS 78404
(361)854-3101 Fax: (361)854-6001

DATE: OCT. 17, 2006
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JOB NO.: 32552.07.00
SHEET: 2 of 2
DRAWN BY: XG
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