

FIELDNOTES FOR A 533.59 ACRE TRACT OF LAND OUT OF THE EDWARD HALL SURVEY 588, LAND SCRIPT 227, ABSTRACT 160 AND THE ISAAC W. BOONE SURVEY 587, LAND SCRIPT 241, ABSTRACT 43, NUECES COUNTY, TEXAS; SAID 533.59 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE WEST BOUNDARY OF STATE HIGHWAY 361, A 120 FOOT WIDE PUBLIC ROADWAY, FOR THE EAST CORNER OF A 1.55 ACRE TRACT OF LAND OUT OF THE SAMUEL WARD SURVEY 590, LAND SCRIPT 192, ABSTRACT 406, SAME BEING THE SOUTH CORNER OF THIS SURVEY;

THENCE, NORTH 58°22'00" WEST, ALONG THE COMMON BOUNDARY OF SAID SAMUEL WARD SURVEY AND SAID EDWARD HALL SURVEY, A DISTANCE OF 3003.51 FEET TO A 5/8 INCH IRON ROD FOUND INSIDE A 6 INCH CLAY PIPE FILLED WITH CONCRETE;

THENCE, NORTH 31°34'01" EAST, ALONG THE WEST BOUNDARY OF THIS SURVEY, A DISTANCE OF 2412.97 FEET TO A 1 1/2 INCH IRON PIPE FOUND INSIDE A 6 INCH CLAY PIPE FILLED WITH CONCRETE FOR A CORNER OF THIS SURVEY;

THENCE, NORTH 31°33'23" EAST, CONTINUING ALONG THE WEST BOUNDARY OF THIS SURVEY, SAME BEING THE EAST BOUNDARY OF THE WILLIAM LITTLE SURVEY 589, LAND SCRIPT 19, ABSTRACT 214, A DISTANCE OF 2526.11 FEET TO A 1 1/2 INCH IRON PIPE FOUND FOR THE COMMON WEST CORNER OF SAID EDWARD HALL SURVEY 588 AND SAID ISAAC W. BOONE SURVEY 587 AND FOR A CORNER OF THIS SURVEY;

THENCE, NORTH 31°33'26" EAST, CONTINUING ALONG THE WEST BOUNDARY OF THIS SURVEY AND THE EAST BOUNDARY OF SAID WILLIAM LITTLE SURVEY 589, A DISTANCE OF 1206.60 FEET FOR THE EAST CORNER OF SAID WILLIAM LITTLE SURVEY 589 AND FOR A CORNER OF THIS SURVEY;

THENCE, NORTH 31°57'45" EAST, CONTINUING ALONG THE WEST BOUNDARY OF THIS SURVEY, A DISTANCE OF 1018.58 FEET FOR A CORNER OF THIS SURVEY;

THENCE, SOUTH 55°20'35" EAST, ALONG THE SOUTH BOUNDARY OF ISLAND MOORINGS UNIT 5, A MAP OF WHICH IS RECORDED IN VOLUME 51, PAGES 69-70, MAP RECORDS OF NUECES COUNTY, TEXAS, SAME BEING THE NORTH BOUNDARY OF THIS SURVEY, A DISTANCE OF 1721.01 FEET TO A 5/8 INCH IRON ROD FOUND ON THE WEST BOUNDARY OF BLUE HERON DRIVE, A 50 FOOT WIDE PUBLIC ROADWAY, FOR A CORNER OF THIS SURVEY;

THENCE, SOUTH 37°14'55" EAST, ALONG THE WEST BOUNDARY OF SAID BLUE HERON DRIVE, A DISTANCE OF 137.81 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 52°09'49" WEST, A DISTANCE OF 15.00 FEET, AND HAVING A CENTRAL ANGLE OF 90°27'37", A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.68';

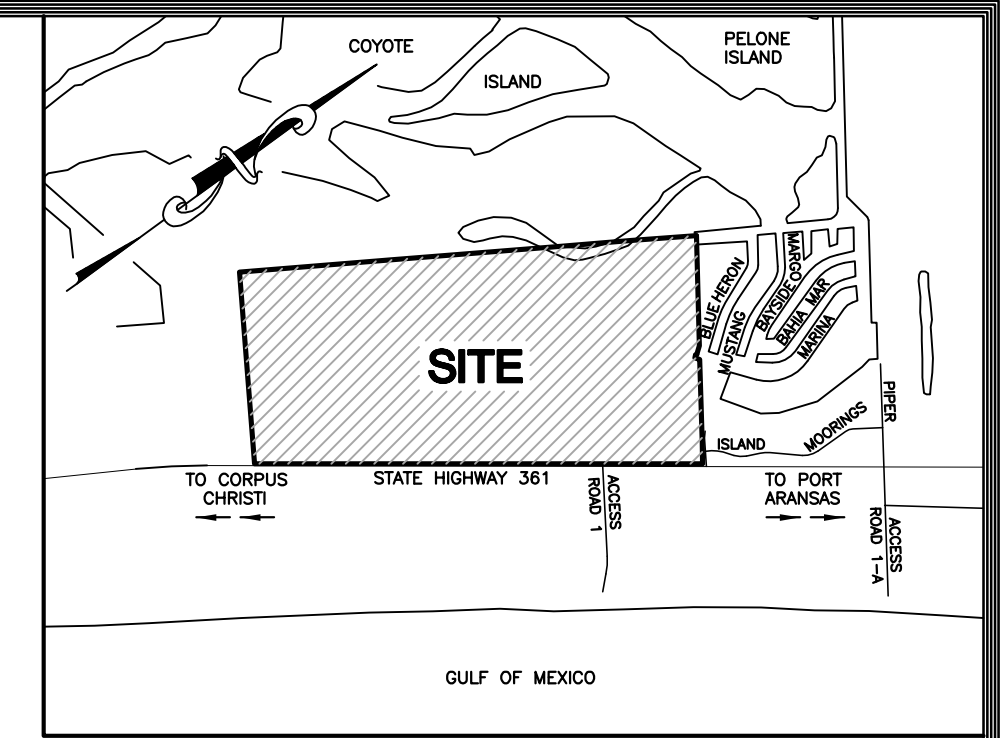
THENCE, ALONG SAID CIRCULAR CURVE TO THE RIGHT, AN ARC LENGTH OF 23.68 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE POINT OF TANGENCY;

THENCE, SOUTH 37°23'03" EAST, ALONG THE EAST BOUNDARY OF THIS SURVEY, A DISTANCE OF 49.83 FEET TO A 5/8 INCH IRON ROD FOUND FOR A CORNER OF THIS SURVEY;

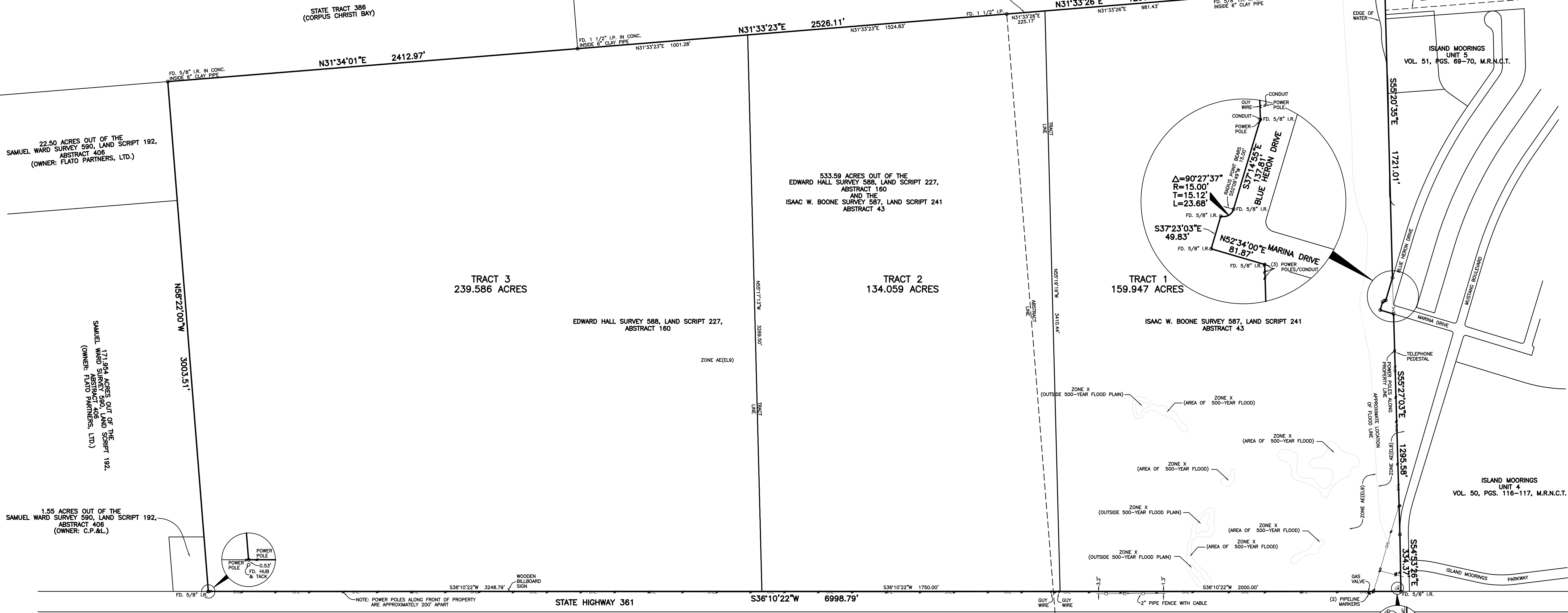
THENCE, NORTH 52°34'00" EAST, CONTINUING ALONG THE EAST BOUNDARY OF THIS SURVEY, A DISTANCE OF 81.87 FEET TO A 5/8 INCH IRON ROD FOUND ON THE EAST BOUNDARY OF MARINA DRIVE, A 50 FOOT WIDE PUBLIC ROADWAY, FOR A CORNER OF THIS SURVEY;

THENCE, SOUTH 55°27'03" EAST, CONTINUING ALONG THE EAST BOUNDARY OF THIS SURVEY, A DISTANCE OF 1295.58 FEET TO A 5/8 INCH IRON ROD FOUND ON THE WEST BOUNDARY OF SAID STATE HIGHWAY 361, FOR THE SOUTH CORNER OF ISLAND MOORINGS UNIT 4, SAME BEING THE EAST CORNER OF THIS SURVEY;

THENCE, SOUTH 36°10'22" WEST, ALONG THE WEST BOUNDARY OF SAID STATE HIGHWAY 361, A DISTANCE OF 6998.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 533.59 ACRES OF LAND.

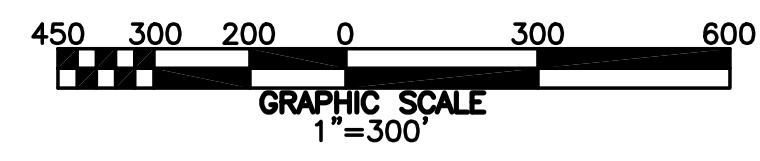


LOCATION MAP



1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "AE(EL9)", "A13(EL8)", "A13(EL9)", AND ZONE "X" OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBERS 485464 0240 D, CITY OF CORPUS CHRISTI, AND 485498 0005 -0006 F, CITY OF PORT ARANSAS TEXAS, WHICH BEARS AN EFFECTIVE DATE OF SEPT. 17, 1992 AND SEPT. 30, 1992 RESPECTIVELY AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
2. BEARINGS BASED ON A 533.695 ACRE TRACT OF LAND DESCRIBED IN DEED DATED FEBRUARY 1, 1982, RECORDED IN VOLUME 1810, PAGES 494-499, DEED RECORDS OF NUECES COUNTY, TEXAS.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENTS PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY OF TEXAS, G.F. NO. TX02-54558-006, EFFECTIVE DATE: AUGUST 19, 2002, ISSUED DATE: SEPTEMBER 11, 2002. ITEMS SHOWN IN (C) REFER TO EXCEPTIONS SHOWN IN SCHEDULE "B" OF THE ABOVE REFERENCED TITLE COMMITMENT.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS OF HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES OR BEFORE EXCAVATION IS BEGUN, PLEASE CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND LOCATION.
5. EDGE OF WATER ALONG THE WEST SIDE OF PROPERTY IS NOT SHOWN DUE TO VERY HIGH TIDE AT TIME OF SURVEY.

- (10b) RIGHT-OF-WAY EASEMENT TO THE COUNTY OF NUECES, STATE OF TEXAS, DATED FEBRUARY 18, 1954, RECORDED IN VOLUME 626, PAGE 446, DEED RECORDS OF NUECES COUNTY, TEXAS. (DOES NOT AFFECT PROPERTY, CALLS FOR THE RIGHT-OF-WAY OF STATE HIGHWAY 361)
- (10c) RIGHT-OF-WAY EASEMENT TO PIPER LAND COMPANY "78 AND MUSTANG BEACH DEVELOPMENT CORPORATION FOR CONSTRUCTION OF NAVIGABLE CHANNEL AND OTHER RIGHTS DATED FEBRUARY 1, 1982, RECORDED IN VOLUME 1810, PAGE 494, DEED RECORDS OF NUECES COUNTY, TEXAS. (DOES NOT AFFECT PROPERTY, ABUTS SUBJECT PROPERTY AT THE NORTH CORNER OF THIS SURVEY)
- (10d) RIGHT-OF-WAY EASEMENT TO JACK GRANT DATED DECEMBER 28, 1960, RECORDED IN VOLUME 911, PAGE 328, DEED RECORDS OF NUECES COUNTY, TEXAS. (DOES NOT AFFECT PROPERTY)
- (10e) RIGHT-OF-WAY EASEMENT TO THE COUNTY OF NUECES, DATED AUGUST 24, 1967, RECORDED IN VOLUME 1230, PAGE 22, DEED RECORDS OF NUECES COUNTY, TEXAS. (DOES NOT AFFECT PROPERTY)



REV. BY	DATE	DESCRIPTION	APPROVED
XG	10/10/03	REVISED TRACT CONFIGURATION	

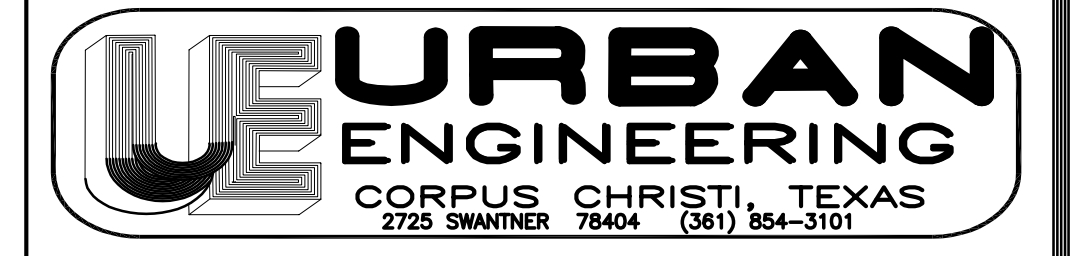


EXHIBIT OF

A 533.59 ACRE TRACT OF LAND OUT OF THE EDWARD HALL SURVEY, ABSTRACT 160, AND THE ISAAC W. BOONE SURVEY, ABSTRACT 43, NUECES COUNTY, TEXAS.

DRAWN BY: XG SCALE: 1"=300' JOB NO: 19117.A2.06
 CHK'D. BY: DATE: 9-24-02 SHEET: 1 OF 1