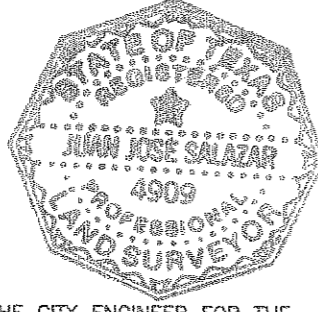


STATE OF TEXAS
COUNTY OF NUECES

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 30th DAY OF May 2003

JUAN J. SALAZAR, R.P.L.S.
TEXAS LICENSE NO. 4909



STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE CITY ENGINEER FOR THE CITY OF PORT ARANSAS, TEXAS.

THIS THE 13th DAY OF June 2003

CITY ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, ERNEST BRIONES, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 2 DAY OF June 2003, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 24 DAY OF June 2003, AT 10:38 O'CLOCK A.M. AND DULY RECORDED THE 24 DAY OF June 2003, AT 10:38 O'CLOCK A.M., IN SAID COUNTY IN VOLUME 62, PAGE 163, MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY, AT OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. 2003032814
FILED FOR RECORD

AT 10:38 O'CLOCK A.M. June 24, 2003

ERNEST BRIONES, COUNTY CLERK
NUECES COUNTY, TEXAS

ERNEST BRIONES
CLERK COUNTY COURT
NUECES COUNTY, TEXAS

BY: Susabel G. Garza
DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

WE, R. DEAN HAWN INTERESTS, LTD., HEREBY CERTIFY THAT 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.

THIS THE 2nd DAY OF June 2003

LOUISE OPERATING, L.C. GENERAL PARTNER
BY: Dorothy H. Kearney, MEMBER

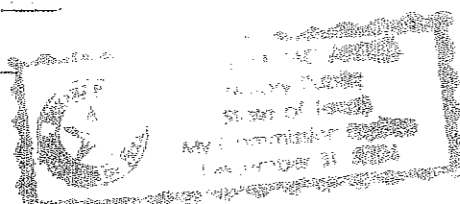
MELS OPERATING, L.C. GENERAL PARTNER
BY: Edwin D. Hawn, MEMBER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DOROTHY H. KEARNEY, MEMBER OF LOUISE OPERATING, L.C., GENERAL PARTNER OF R. DEAN HAWN INTERESTS, LTD., ON BEHALF OF SAID PARTNERSHIP.

THIS THE 2nd DAY OF June 2003

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

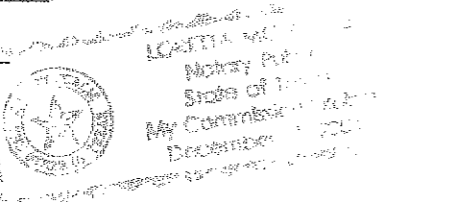


STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY EDWIN D. HAWN, MEMBER OF MELS OPERATING, L.C., GENERAL PARTNER OF R. DEAN HAWN INTERESTS, LTD., ON BEHALF OF SAID PARTNERSHIP.

THIS THE 2nd DAY OF June 2003

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS
COUNTY OF NUECES

WE, VISION LAND GROUP, HEREBY CERTIFY THAT 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.

THIS THE 6th DAY OF June 2003

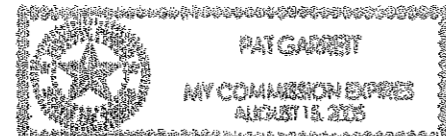
BY: RANDALL MORRIS, PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RANDALL MORRIS.

THIS THE 6th DAY OF June 2003

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PLAT OF

OCEANSIDE ADDITION

A REPLAT OF LOTS 4-7, SECTION 13, LOTS 1-10, SECTION 14, AND LOTS 5 AND 6, SECTION 21, STATE LAND SURVEYS ON MUSTANG ISLAND, CITY OF PORT ARANSAS, NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF PORT ARANSAS, TEXAS BY THE PLANNING AND ZONING COMMISSION.

THIS THE 23 DAY OF June 2003

CHAIRMAN OF PLANNING AND ZONING COMMISSION

CITY SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF PORT ARANSAS, TEXAS BY THE CITY COUNCIL.

THIS THE 17 DAY OF June 2003

MAYOR

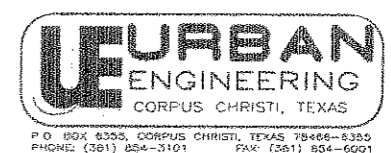
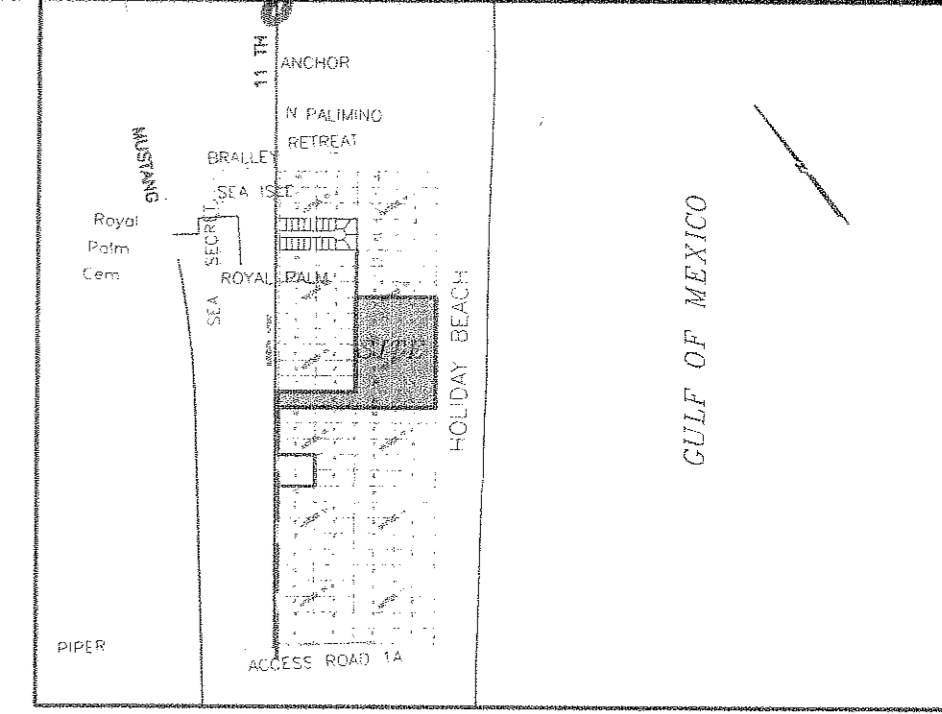
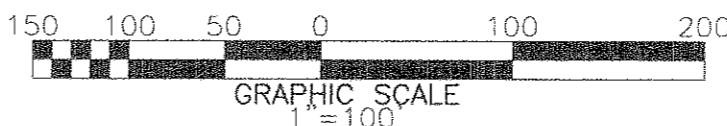
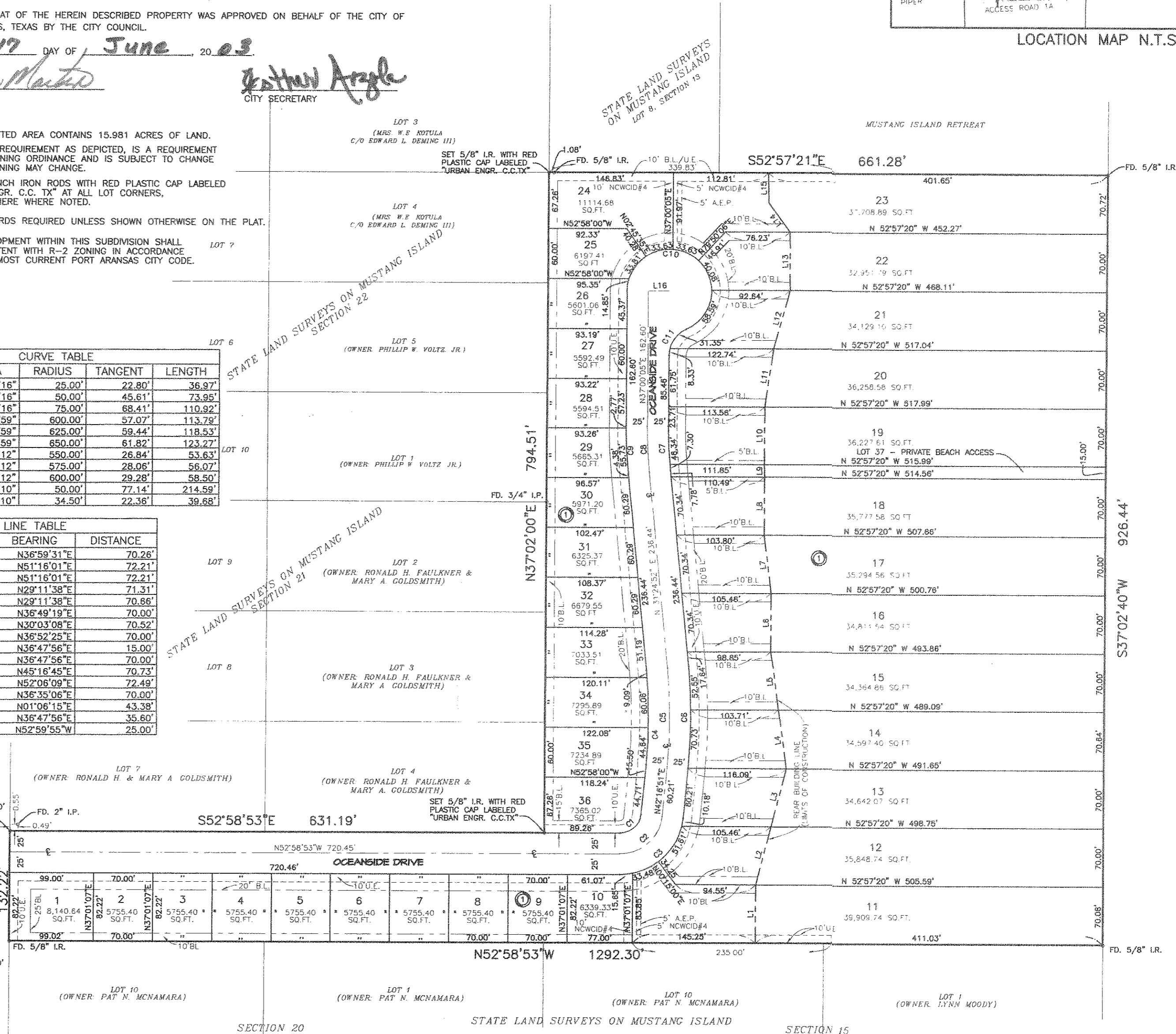
CITY SECRETARY

NOTES:

- TOTAL PLATTED AREA CONTAINS 15.981 ACRES OF LAND.
- THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- SET 5/8 INCH IRON RODS WITH RED PLASTIC CAP LABELED "URBAN ENGR. C.C.TX" AT ALL LOT CORNERS, EXCEPT WHERE NOTED.
- 5' SIDE YARDS REQUIRED UNLESS SHOWN OTHERWISE ON THE PLAT.
- ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE CONSISTENT WITH R-2 ZONING IN ACCORDANCE WITH THE MOST CURRENT PORT ARANSAS CITY CODE.

CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	84°44'16"	25.00'	22.80'	36.97'
C2	84°44'16"	50.00'	45.61'	73.95'
C3	84°44'16"	75.00'	68.41'	110.92'
C4	10°51'59"	600.00'	57.07'	113.79'
C5	10°51'59"	625.00'	59.44'	118.53'
C6	10°51'59"	650.00'	61.82'	123.27'
C7	05°35'12"	550.00'	26.84'	53.63'
C8	05°35'12"	575.00'	28.06'	56.07'
C9	05°35'12"	600.00'	29.28'	58.50'
C10	24°54'10"	50.00'	77.14'	214.59'
C11	65°54'10"	34.50'	22.36'	38.68'

LINE	BEARING	DISTANCE
L1	N36°59'31"E	70.26'
L2	N51°16'01"E	72.21'
L3	N51°16'01"E	72.21'
L4	N29°11'38"E	71.31'
L5	N29°11'38"E	70.86'
L6	N36°49'19"E	70.00'
L7	N30°03'08"E	70.52'
L8	N36°52'25"E	70.00'
L9	N36°47'56"E	15.00'
L10	N36°47'56"E	70.00'
L11	N45°16'45"E	70.73'
L12	N52°06'09"E	72.49'
L13	N36°35'06"E	70.00'
L14	N01°06'15"E	43.38'
L15	N36°47'56"E	35.60'
L16	N52°59'55"W	25.00'



DATE: 03/28/01
SCALE: 1" = 100'
JOB NO. 37330.A0.02