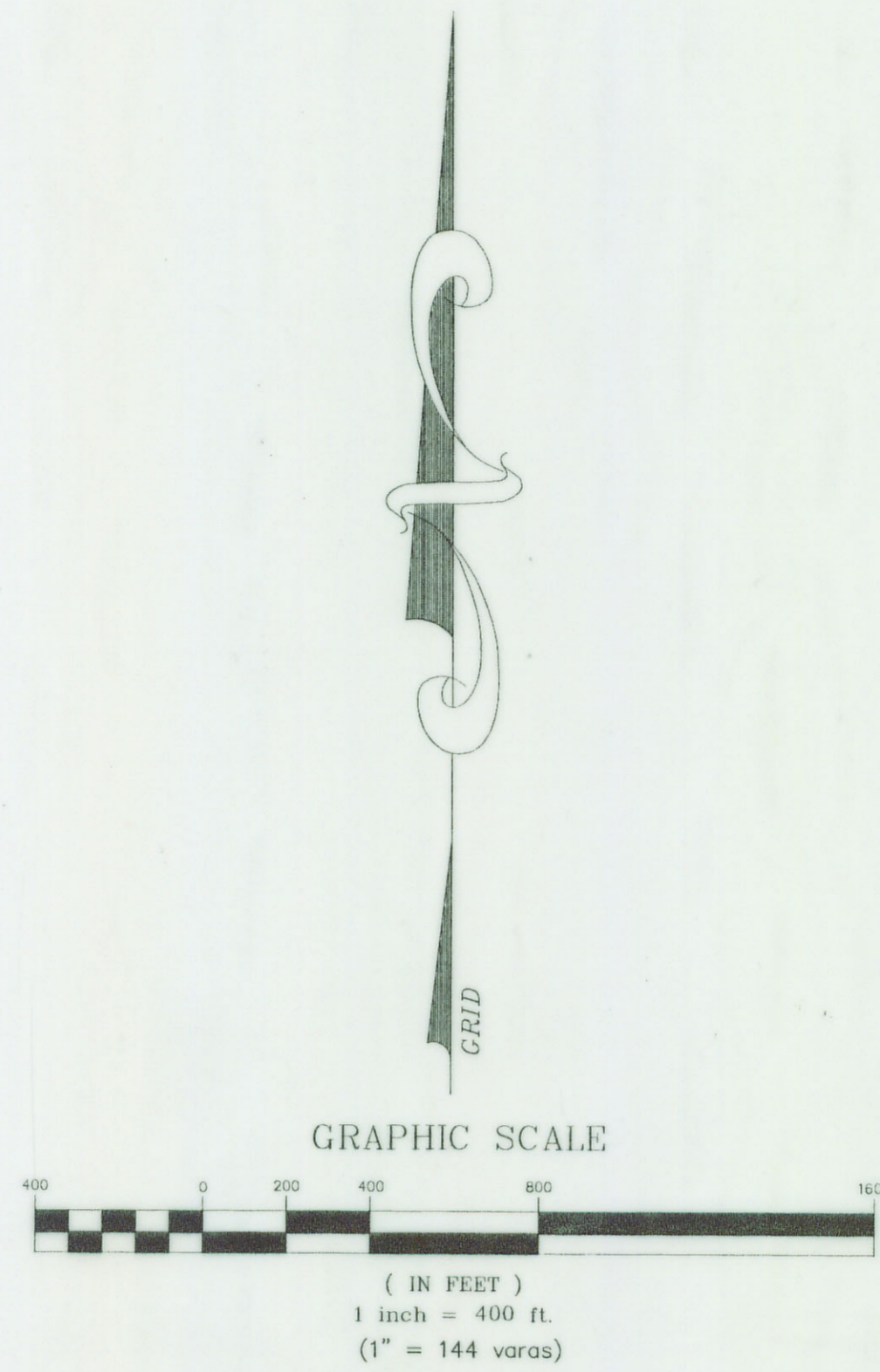


Rev. September 27, 2002 to include the 33.136 Note.
 JANUARY 31, 2000 SCALE 1"= 400'

Survey of the Mean High Water Line along the Southerly shoreline of Galveston West Bay, and being more particularly described by metes and bounds as follows:
 COMMENCING at a found 1" I. Pipe marking the intersection of the Northerly Line of San Luis Pass Road (FM 3005) and the Westerly line of Jamaica Beach, Section 11, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 89 in the office of the County Clerk of Galveston County, Texas;

- THENCE N 36-59-05 W, Colled N 33'W, along the West line of Bob Smith Road and said Jamaica Beach, Section 11, and continuing along the Westerly line of Jamaica Beach, Section 10 (254-A/89), Section 15 (254-A/89), Section 14-A (1616/8), Section 18 (1616/8), Section 17 (1616/8), Section 22 (1616/2), Section 25 (1616/26), Section 23 (1616/57), Section 31 (1616/155) and Section 30 (1616/147) all of the Map Records in the office of the County Clerk, Galveston County, Texas, a total distance of 8442.89 feet to the Mean High Water Line of Galveston Bay and the POINT OF BEGINNING;
- THENCE along the said Mean High Water line the following courses and distances;
- S 18-24-47 W, a distance of 16.18
 - THENCE S 43-03-40 E, a distance of 74.07
 - THENCE S 17-34-21 E, a distance of 37.97
 - THENCE S 19-42-03 W, a distance of 28.73
 - THENCE S 43-56-34 W, a distance of 130.26
 - THENCE S 31-04-51 E, a distance of 68.18
 - THENCE S 50-01-47 E, a distance of 151.81
 - THENCE S 39-07-50 E, a distance of 62.87
 - THENCE S 37-10-54 E, a distance of 34.51
 - THENCE S 20-55-20 W, a distance of 58.19
 - THENCE S 47-01-00 E, a distance of 210.89
 - THENCE S 39-32-49 E, a distance of 134.90
 - THENCE S 30-15-48 E, a distance of 250.43
 - THENCE S 19-53-10 E, a distance of 117.46
 - THENCE S 70-36-31 E, a distance of 127.04
 - THENCE S 49-30-07 E, a distance of 46.64
 - THENCE S 32-38-34 E, a distance of 101.49
 - THENCE S 41-45-32 E, a distance of 110.96
 - THENCE S 31-48-18 E, a distance of 80.27
 - THENCE S 36-44-30 E, a distance of 117.19
 - THENCE S 38-10-08 E, a distance of 89.81
 - THENCE S 28-07-17 E, a distance of 85.11
 - THENCE S 19-35-02 E, a distance of 124.28
 - THENCE N 73-15-39 W, a distance of 100.16
 - THENCE N 74-03-41 W, a distance of 84.53
 - THENCE N 58-19-13 W, a distance of 70.04
 - THENCE S 68-14-36 W, a distance of 46.88
 - THENCE S 02-42-16 W, a distance of 80.12
 - THENCE S 38-13-33 E, a distance of 90.90
 - THENCE S 22-15-05 E, a distance of 68.15
 - THENCE S 32-43-37 E, a distance of 114.43
 - THENCE S 48-39-01 E, a distance of 97.96
 - THENCE S 47-13-04 E, a distance of 95.21
 - THENCE S 40-58-48 E, a distance of 87.93
 - THENCE S 40-52-06 E, a distance of 99.68
 - THENCE S 50-00-07 E, a distance of 93.62
 - THENCE S 44-14-53 E, a distance of 124.62
 - THENCE S 10-34-19 E, a distance of 97.13
 - THENCE S 34-31-48 E, a distance of 99.52
 - THENCE S 23-18-40 E, a distance of 86.47
 - THENCE S 55-50-36 W, a distance of 255.16
 - THENCE S 23-02-31 W, a distance of 56.63
 - THENCE N 79-49-07 E, a distance of 28.96
 - THENCE S 42-37-06 E, a distance of 35.87
 - THENCE S 19-33-43 W, a distance of 18.76
 - THENCE N 79-18-02 E, a distance of 100.85
 - THENCE S 69-41-22 E, a distance of 219.23
 - THENCE S 61-02-07 E, a distance of 79.61
 - THENCE S 47-52-36 E, a distance of 110.02
 - THENCE S 41-19-50 E, a distance of 97.20
 - THENCE S 58-56-26 E, a distance of 60.96
 - THENCE S 72-15-29 E, a distance of 76.69
 - THENCE S 69-18-47 E, a distance of 56.62
 - THENCE S 46-14-12 E, a distance of 109.00
 - THENCE S 72-50-11 E, a distance of 48.66
 - THENCE S 55-46-56 E, a distance of 112.80
 - THENCE S 35-17-53 E, a distance of 51.73
 - THENCE N 59-26-07 E, a distance of 50.55
 - THENCE S 73-18-38 E, a distance of 89.77
 - THENCE S 51-08-52 E, a distance of 19.77
 - THENCE S 04-25-51 E, a distance of 32.87
 - THENCE S 37-10-21 W, a distance of 64.83
 - THENCE S 76-08-26 W, a distance of 55.52
 - THENCE S 18-20-32 E, a distance of 55.11
 - THENCE S 56-42-56 W, a distance of 82.24
 - THENCE N 79-05-50 W, a distance of 66.84
 - THENCE S 84-32-27 W, a distance of 70.32
 - THENCE S 17-29-15 W, a distance of 25.40
 - THENCE S 69-17-14 E, a distance of 87.75
 - THENCE S 51-03-55 E, a distance of 141.56
 - THENCE S 27-23-40 E, a distance of 92.86
 - THENCE S 42-43-05 E, a distance of 125.33
 - THENCE S 50-22-10 E, a distance of 76.16
 - THENCE S 38-39-37 E, a distance of 91.23
 - THENCE S 50-46-34 E, a distance of 92.18
 - THENCE S 20-27-24 E, a distance of 74.65
 - THENCE N 57-28-21 W, a distance of 67.59
 - THENCE N 69-09-02 W, a distance of 72.47
 - THENCE S 86-55-44 W, a distance of 81.62
 - THENCE S 62-17-14 W, a distance of 73.95
 - THENCE N 81-28-47 W, a distance of 91.18
 - THENCE N 74-36-10 W, a distance of 73.10
 - THENCE N 89-44-55 W, a distance of 72.44
 - THENCE S 57-13-06 W, a distance of 56.99
 - THENCE S 15-54-40 W, a distance of 24.32
 - THENCE S 44-34-52 E, a distance of 71.14
 - THENCE S 68-00-11 E, a distance of 33.19
 - THENCE S 71-47-50 E, a distance of 128.17
 - THENCE S 47-58-33 E, a distance of 52.89
 - THENCE S 69-23-13 W, a distance of 133.56
 - THENCE N 75-41-24 W, a distance of 41.09
 - THENCE S 66-31-25 W, a distance of 70.11
 - THENCE N 41-33-07 W, a distance of 74.27
 - THENCE N 73-18-51 W, a distance of 47.93
 - THENCE S 84-45-46 W, a distance of 149.15
 - THENCE S 29-17-34 W, a distance of 91.40
 - THENCE N 69-23-36 W, a distance of 97.28
 - THENCE N 27-49-02 W, a distance of 92.81
 - THENCE N 78-44-29 W, a distance of 84.55
 - THENCE N 09-50-40 E, a distance of 76.00
 - THENCE N 77-08-14 W, a distance of 308.79
 - THENCE N 76-30-58 W, a distance of 239.52
 - THENCE N 81-57-36 W, a distance of 232.42
 - THENCE S 84-42-04 W, a distance of 108.61
 - THENCE N 84-43-39 W, a distance of 123.37
 - THENCE S 87-37-23 W, a distance of 173.42
 - THENCE S 89-16-17 W, a distance of 150.53 feet to a point
 - N 59-42-21 W, a distance of 5567.95 feet from the PLACE OF COMMENCING.



TEXAS GENERAL LAND OFFICE
 Art. 33.136, Natural Resources Code
 County Galveston, Sk. No. 15
 File Date 11-22-2002 by D. H. H.

Survey based on Tide Data collected on site 1-29-00 through 1-31-00 and as referenced to the Galveston Pier 21 Tide Staff.
 Tidal Datum at Galveston Pier 21, Galveston Channel are based on the following:

LENGTH OF SERIES 5 YEARS
 TIME PERIOD JANUARY 1990- DECEMBER 1994
 TIDAL EPOCH 1960-1976

Elevation of Tidal Datums referred to Mean lower low water (MLLW) is Mean High Water (MHW) = +0.400 METERS

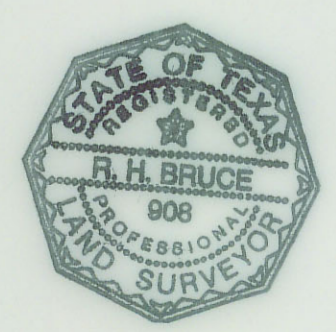
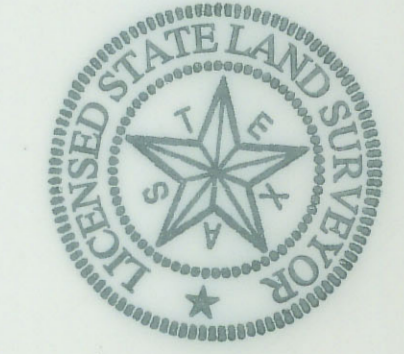
Mean High Water Line established and shown 1.15 feet above Mean Sea Level as referenced to S 1237 of 7.19 feet NAVD 88 Adj.

Bearings and Distances are SPC TXSC grid.
 S 1237 4,156077.852 991227.275

NOTICE: This survey was performed in accordance with Section 33.136, Natural Resources Code, for the purpose of evidencing the location of the shoreline in the area depicted in this survey as that shoreline existed before commencement of erosion response activity, as required by Chapter 33, Natural Resources Code. The line depicted on this survey fixes the shoreline for the purpose of locating a shoreline boundary, subject to movement landward as provided by Section 33.136, Natural Resources Code.

I hereby certify that on the above date, the above described line was surveyed on the ground under my direction to the best of my knowledge and abilities, and that the above map together with dimensions as shown is true and correct as of the above date.

Richard H. Bruce
 Richard H. Bruce
 Licensed State Land Surveyor
 Registered Professional Land Surveyor No. 808
 P.O. Box 147
 Vidor, Texas 77662
 PH (409) 745-4830
 JUMBILE.DWG



Ben Thomson
Director of Surveying
General Land Office
1700 N. Congress Avenue
Austin, Texas 78701

October 28, 2002

Mr. Thomson,

This letter contains the additional information you requested in reference to the Mean High Water Survey of Jumbile Cove out of Division 1 Section 9, Hall and Jones Resurvey of the Trimble and Lindsey Survey of Galveston Island, Galveston County, Texas as dated January 2000 and revised October 2002. The distances on said survey are in Grid Feet as stated on the survey. The Bearings given are relative to Grid North as shown, but the Coordinates shown for monument S 1237 are in meters. The Point of Commencing of the description is N 50° 30' 51" E, a distance of 48.55 feet from said monument S 1237.

Sincerely,

Richard H Bruce

Richard H. Bruce
Licensed State Land Surveyor
P.O. Box 147
Vidor, Texas, 77662

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
County Galveston, ^{Report} St. No. 7 Sketch
File Date 11-22-2002 by D.J.H.
See sketch No. 15
See flattened sketch 15.

Richard H. Bruce
P.O. Box 147
Vidor, Texas 77662

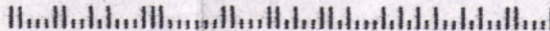


Ben Thomson - Director of Surveying
General Land Office
1700 N. Congress Avenue
Austin, Texas 78701

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Galveston Co. NRC art. 33.136 Sketch 15

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