

METES AND BOUNDS DESCRIPTION OF 18.587 ACRES OF STATE LAND

Being that Tract or Parcel of land situated at the Eastern end of the Old Queen Isabella Causeway and on the South end of Padre Island, Cameron County, Texas, bounded on the West by the shore of Laguna Madre, on the South by Cameron County Parks land and on the East by Park Road 100 and more particularly described as follows:

BEGINNING at a found 1/2" iron pin on the western right-of-way of Park Road 100, for the Southeast corner of this tract, said pin having State Plane Coordinate Values of X=2,438,119.0648 Ft. and Y=151,724,345.9 Ft.

THENCE, along a North line of said Cameron County Parks land, South 85° 19' 36" West, 345.79 feet to a found 1/2" iron pin, for a corner of this tract.

THENCE, along another North line of said Cameron County Parks land, South 68° 49' 57" West, 415.32 feet to a found 1/2" iron pin on the east shore line of Laguna Madre from which a found 1/2" iron pin bears, North 68° 49' 57" East, 312.4 feet.

THENCE, with the meanders of the East shore line of Laguna Madre, the following ends:

- North 71° 41' 32" West, 34.46 feet;
- South 02° 08' 16" West, 123.17 feet;
- North 79° 59' 38" West, 122.07 feet;
- North 35° 58' 42" West, 197.42 feet;
- North 65° 47' 38" West, 86.40 feet;
- North 68° 03' 53" West, 66.12 feet;
- South 88° 51' 26" West, 69.23 feet;
- South 69° 54' 05" West, 209.08 feet;
- North 71° 05' 39" West, 29.55 feet;
- South 85° 48' 48" West, 57.25 feet;
- North 74° 24' 14" West, 29.95 feet;
- North 38° 55' 15" West, 35.33 feet;
- North 22° 03' 45" West, 30.84 feet;
- North 03° 19' 00" West, 34.34 feet;
- North 33° 11' 08" East, 35.37 feet;
- North 51° 08' 58" East, 65.48 feet;
- North 63° 19' 08" East, 158.26 feet;
- South 87° 05' 46" East, 65.53 feet;
- North 21° 07' 45" West, 20.00 feet;
- North 68° 52' 15" East, 93.94 feet;
- North 20° 23' 27" West, 81.66 feet;
- North 46° 22' 11" East, 82.25 feet;
- North 16° 37' 25" West, 180.75 feet;
- North 46° 22' 45" East, 111.62 feet;
- North 33° 42' 02" East, 144.34 feet, and

North 13° 46' 50" East, 71.48 feet, to a set 1/2" iron pin with a yellow plastic cap stamped "M & R, INC." for a corner of this tract.

THENCE, North 68° 30' 47" East, 283.04 feet to a found 1/2" iron pin with a G.L.O. disk, for the Northeast corner of this tract.

THENCE, South 23° 11' 35" East, at 413.02' a found 1/2" iron pin with G.L.O. disk, a total distance of 490.10 feet to a set 1/2" iron pin with a yellow plastic cap stamped "M & R, INC." for a corner of this tract.

THENCE, North 88° 30' 47" East, at 244.45' a found 1/2" iron pin with a G.L.O. disk, a total distance of 257.38 feet to a set 1/2" iron pin with a yellow plastic cap stamped "M & R, INC." being a point on a curve to the left on the western right-of-way of Park Road 100, for a corner of this tract.

THENCE, along said curve to the left, which has the following data:

Radius = 716.78 feet
 Radial Bearing to = North 85° 07' 59" East
 Radial Bearing Out = South 51° 02' 00" West
 Delta = -34° 05' 59"

Long Chord = South 21° 54' 58" East, 426.33 feet, on an arc length of 426.60 feet to a found 1/2" iron pin at the end of said curve, for a corner of this tract.

THENCE, continuing with said Park Road 100 right-of-way, South 38° 51' 48" East, 163.10 feet to the PLACE OF BEGINNING and containing 18.587 Acres of land, more or less.

Bearings, Distances and Areas are grid based on the Texas State Plane Coordinate System - South Zone, NAD 1927, Scale Factor = 1.0000244

SURVEYOR'S CERTIFICATION:

I, EDUARDO H. MEJIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, A MEMBER OF THE FIRM MEJIA AND ROSE, INC., DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF "T.A.L.M.W.D. SUBDIVISION" ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

E.H. Mejia
 EDUARDO H. MEJIA
 REG. PROFESSIONAL LAND SURVEYOR
 NO. 3900



STATE OF TEXAS COUNTY OF CAMERON

I, JOE G. RIVERA, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 24th DAY OF January, A.D. 1996, WITH CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 24th DAY OF January, A.D. 1996 AT 4:45 O'CLOCK P.M. AND DULY RECORDED THE 24th DAY OF January, A.D. 1996 AT 4:50 P.M. IN CABINET 1, SLOT 14848, MAP RECORDS OF SAID COUNTY.

JOE G. RIVERA
 COUNTY CLERK
 CAMERON COUNTY, TEXAS

By *Carlo Martinez*
 DEPUTY



BUILDING OFFICIAL CERTIFICATION:

I, THE UNDERSIGNED BUILDING OFFICIAL OF THE COUNTY OF CAMERON HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE COUNTY AS TO WHICH MY APPROVAL IS REQUIRED.

James
 BUILDING OFFICIAL

1/23/97
 DATE

CERTIFICATION FOR COUNTY ENGINEER

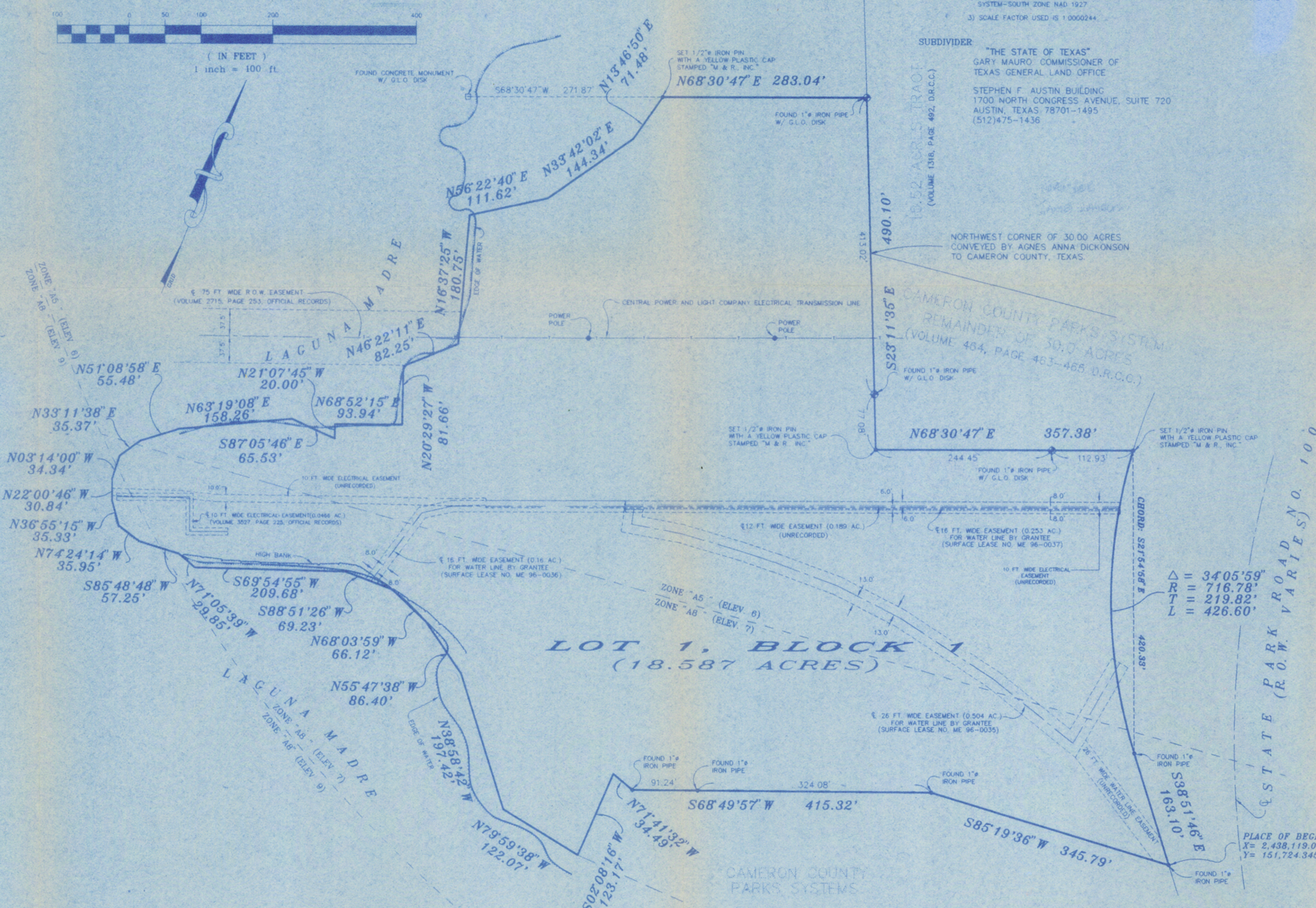
I, THE UNDERSIGNED COUNTY ENGINEER OF THE COUNTY OF CAMERON HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE COUNTY AS TO WHICH MY APPROVAL IS REQUIRED.

Juan S. Rowel
 COUNTY ENGINEER

01-23-97
 DATE

TEXAS GENERAL LAND OFFICE
 State Real Property Sketch
 Agency PSF
 Sketch No. L-33A

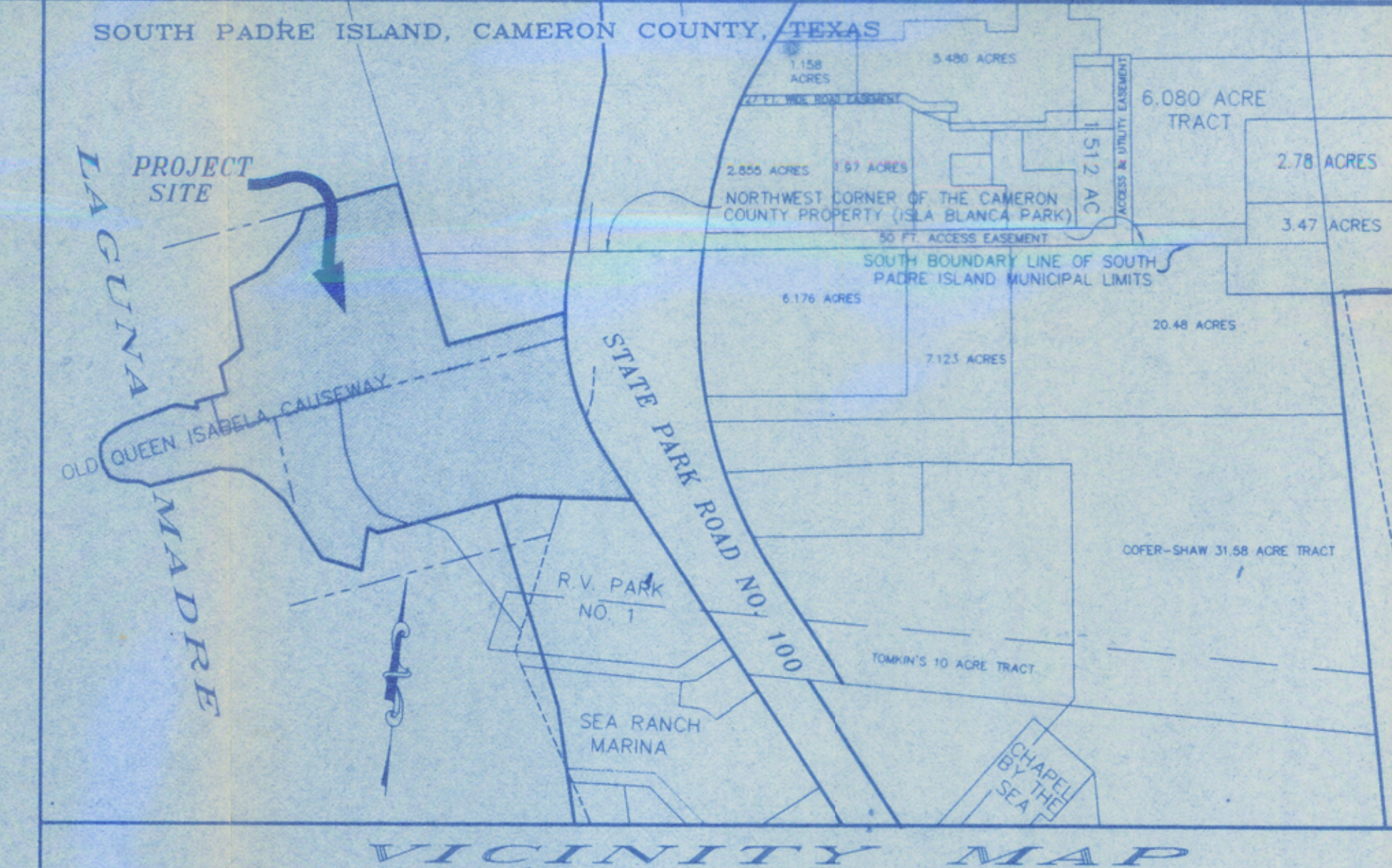
GRAPHIC SCALE



- NOTES:**
- THIS TRACT LIES IN FLOOD ZONES AS SHOWN IN PLAT AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480101, PANEL NO. 0300 D, EFFECTIVE MAY 04, 1992.
 - BEARINGS, DISTANCES AND ACRES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH ZONE, NAD 1927.
 - SCALE FACTOR USED IS 1.0000244.

SUBDIVIDER:
 "THE STATE OF TEXAS"
 GARRY MAURO, COMMISSIONER OF TEXAS GENERAL LAND OFFICE
 STEPHEN F. AUSTIN BUILDING
 1700 NORTH CONGRESS AVENUE, SUITE 720
 AUSTIN, TEXAS 78701-1495
 (512) 475-1436

REMAINDER OF 30.0 ACRES (VOLUME 404, PAGE 483-485 O.R.C.G.)
 NORTHWEST CORNER OF 30.00 ACRES CONVEYED BY AGNES ANNA DICKINSON TO CAMERON COUNTY, TEXAS.



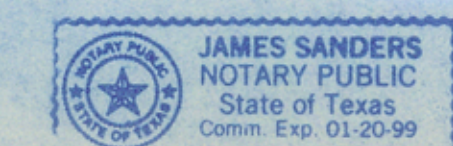
STATE OF TEXAS
 KNOW ALL MEN BY THIS PRESENTS, THAT I, GARRY MAURO, COMMISSIONER OF THE TEXAS GENERAL LAND OFFICE, ACTING ON BEHALF OF THE PERMANENT SCHOOL FUND, HAVE CAUSED 18.587 ACRES OF PERMANENT SCHOOL FUND LAND TO BE SUBDIVIDED AS SHOWN HEREON AND DO CONFIRM AND ADOPT THIS SUBDIVISION ON BEHALF OF THE PERMANENT SCHOOL FUND.

Garry Mauro
 GARRY MAURO, COMMISSIONER OF THE TEXAS GENERAL LAND OFFICE
 11/14/96
 DATE

STATE OF TEXAS
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARRY MAURO, COMMISSIONER OF THE TEXAS GENERAL LAND OFFICE ACTING ON BEHALF OF THE PERMANENT SCHOOL FUND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14 DAY OF November, 1996.

James Sanders
 JAMES SANDERS
 NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF "T.A.L.M.W.D. SUBDIVISION" DEPICTED HEREON.

WITNESS MY HAND ON THIS 18th DAY OF November, 1996.

Tony Zayas
 TONY ZAYAS JR.
 ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS



COMMISSIONERS COURT CERTIFICATION:

APPROVED BY THE COMMISSIONERS COURT OF CAMERON COUNTY, TEXAS, AT A Regular Meeting on the 21st DAY OF January, 1997.

Cliff
 COUNTY JUDGE

T.A.L.M.W.D. SUBDIVISION

BEING
 18.587 ACRES OF PERMANENT SCHOOL FUND LAND SITUATED AT THE EAST END OF THE OLD QUEEN ISABELLA CAUSEWAY ON THE SOUTH END OF PADRE ISLAND, CAMERON COUNTY, TEXAS.

PREPARED FOR:
THE STATE OF TEXAS
 (MARCH 22, 1996)

Mejia & Rose, Incorporated
 Engineering Surveying
 1643 West Price Road (210) 544-3022
 P.O. Box 3761 Brownsville, Texas 78520
 Fax (210) 544-3068

DRAWING FILE: 7994A.DWG JOB NO. 7994

18.587