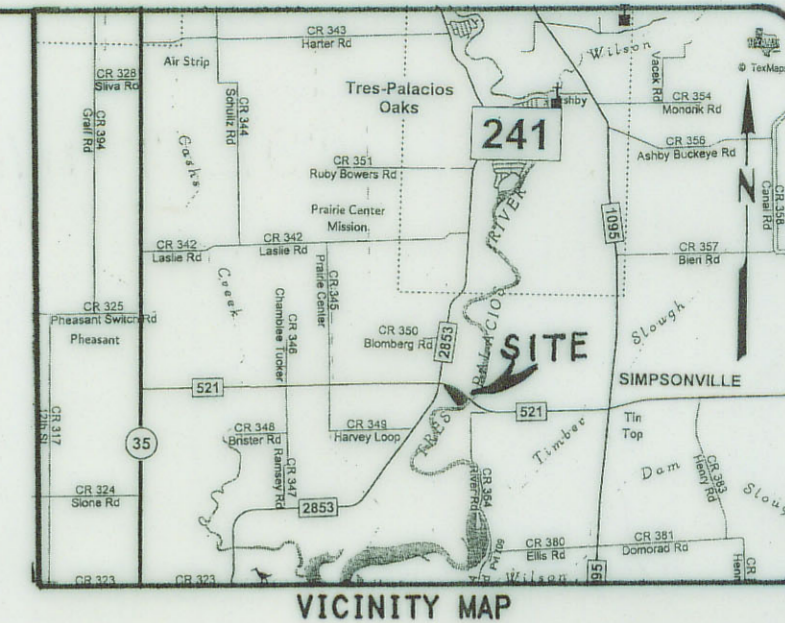


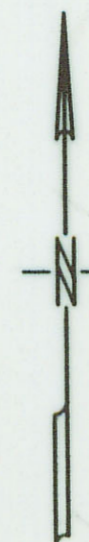
JAMES McFARLAND SURVEY, ABSTRACT 358 MATAGORDA COUNTY, TEXAS.

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Matagorda, Sketch No. 1 Large Format
File Date 1-5-2005 by David H. [unclear]
For Field Notes See Sketch 1, Sht. 2, Small Format



CURVE DATA

C-1		C-2	
Δ = 28°53'57"	R = 662.36 v	Δ = 08°02'35"	R = 209.10 v
CH = S 63°28'10"E	330.56 v	CH = N 40°54'59"W	29.33 v
AL = 334.08 v		AL = 29.35 v	



NOTES:

- COORDINATES SHOWN ARE IN FEET BASED ON LAMBERT GRID, TEXAS SOUTH CENTRAL ZONE, NAD '83 (1999).
- ELEVATIONS SHOWN ARE IN FEET AND BASED ON NAVD '88.
- MONUMENTS USED FOR HORIZONTAL CONTROL WERE:
 - CLAPPER 2 1976 N 13,504,205.95 E 2,904771.94
 - RAIL 1934 N 13,464,617.23 E 2,859,778.62
 - 18 v O/S #1 N 13,480,908.20 E 2,881,074.47
 - 18 v O/S #2 N 13,480,645.15 E 2,880,860.45
- MONUMENTS USED FOR VERTICAL CONTROL WERE:
 - MON. F582 1941 ELEV. 18.95
 - 18 v O/S #1 ELEV. 3.57
- ALL SURVEYING WAS PERFORMED BY URBAN SURVEYING, INC. THIS DRAWING REPRESENTS THE CONDITION THAT EXISTED AT THE TIME OF THE SURVEY CONDUCTED APRIL 05 THROUGH JUNE 07, 2004.

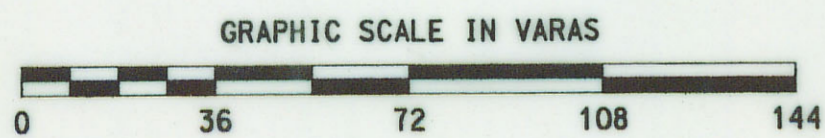
BLOCK 2
MOORE PASTURE SUBDIVISION
VOLUME 23, PAGES 15 & 16
DEED RECORDS

LOT 41
LOT 44

10.36 ACRES

REMAINDER OF
11.37 ACRES
CFTR-6, INC.
TO MATAGORDA COUNTY
INSTR. # 2003036656
OFFICIAL RECORDS

NO.	PI STATION	NORTHING	EASTING	DIST.	DIRECTION
1	0+00 BEG.	13480875.41	2881112.22	8.91 v	S 47°24'57"W
2	8+91	13480858.67	2881094.00	13.34 v	S 42°28'57"W
3	22+24	13480831.34	2881068.98	12.68 v	S 46°50'59"W
4	34+92	13480807.26	2881043.29	26.94 v	S 34°00'45"W
5	61+86	13480745.23	2881001.43	12.24 v	S 34°03'17"W
6	74+10	13480717.06	2880982.39	20.05 v	S 39°57'46"W
7	94+15	13480674.38	2880946.62	26.42 v	S 35°59'16"W
8	120+57	13480614.98	2880903.49	5.87 v	S 52°57'46"W
9	126+45 END	13480605.16	2880890.47		



NOTE: ELEVATIONS SHOWN ARE TOP OF GROUND.

WE, URBAN SURVEYING, INC., WITH THE ASSISTANCE OF MICHAEL HAAS, A LICENSED STATE LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS DRAWING REPRESENTS THE CONDITIONS THAT EXISTED AT THE TIME OF THIS SURVEY CONDUCTED APRIL 05 THROUGH JUNE 07, 2004.

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 EROSION LANDWARD AS PROVIDED BY SECTION 33.136, NATURAL RESOURCES CODE.

TERRY T. RUDDICK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 4943

MICHAEL HAAS, RPLS
LICENSED STATE LAND SURVEYOR
TEXAS NO. 2033

usi URBAN SURVEYING, INC.
VICTORIA, TEXAS
(361) 578-9837

PROJECT: BEING A 10.36 ACRE TRACT OF LAND SITUATED IN THE J. McFARLAND SURVEY, ABSTRACT 358, ALSO OUT OF LOTS 41 AND 44, BLOCK 2, OF THE MOORE PASTURE SUBDIVISION, MATAGORDA COUNTY, TEXAS.

DESCRIPTION:

BOUNDARY SURVEY

DGN BY: W.P.H.
DATE: 06/08/04
FILE: S13855
SCALE: 1" = 36v'
JOB: S13855
SHEET 1 OF 1

10.36 ACRES

THE STATE OF TEXAS}
THE COUNTY OF MATAGORDA}

BEING a 10.36 acre tract of land situated in the James McFarland Survey, Abstract 358, also out of Lots 41 and 44, Block 2, of the Moore Pasture Subdivision, according to the corrected map or plat of said subdivision recorded in Volume 23, Page 15-16, of the Deed Records of Matagorda County, Texas, and being all of that certain tract of land as conveyed from CFTR-6, Inc. to Matagorda County according to Instrument # 2003036656 of the Official Records of Matagorda County, Texas, said 10.36 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar set at the intersection of the curving southwesterly right-of-way line of Farm to Market Highway No. 521 (130' R.O.W.) and the curving northeasterly right-of-way line of Shell Road (120' R.O.W.), said rebar being the most northwest corner of the herein described tract;

THENCE, along the curving southwesterly right-of-way line of Farm to Market Highway No. 521, curving to the right, radius = 662.36 varas, interior angle = 28 deg. 53' 57", chord bearing = S 63 deg. 28' 10" E, 330.56 varas, for an arc length of 334.08 varas to a 5/8 inch diameter steel rebar set for its point of tangency;

THENCE, South 49 deg. 01' 12" East, continuing with said right-of-way line, a distance of 131.40 varas to a 5/8 inch diameter steel rebar set for a corner, same being an interior corner of that certain 1.31 acre tract of land as conveyed from Florence M. Trull, et al to the State of Texas according to instrument recorded in Volume 407, Page 497 of the Deed Records of said County;

THENCE, South 40 deg. 58' 48" West, a distance of 68.40 varas to a 5/8 inch diameter steel rebar set for an interior herein and west corner of said 1.31 acre tract;

THENCE, South 49 deg. 01' 12" East, passing at 56.77 varas, a 5/8 inch diameter steel rebar set for reference and continuing for an overall distance of 74.77 varas to a point on the bank of Tres Palacios Creek

THENCE, with the meanders of the sheer bluff bank of Tres Palacios Creek as follows:

- South 47 deg. 24' 57" West, a distance of 8.91 varas;
South 42 deg. 28' 57" West, a distance of 13.34 varas;
South 46 deg. 50' 59" West, a distance of 12.68 varas;
South 34 deg. 00' 45" West, a distance of 26.94 varas;
South 34 deg. 03' 17" West, a distance of 12.24 varas;
South 39 deg. 57' 46" West, a distance of 20.05 varas;
South 35 deg. 59' 16" West, a distance of 26.42 varas;

TEXAS GENERAL LAND OFFICE
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Co. Matagorda, Sketch No. 1, sht. 2, small format
File Date 1-5-2005 by D. J. H.
See Sketch 1, Large Format

South 52 deg. 57' 46" West, a distance of 5.87 varas to a point on the bank of Tres Palacios Creek and being in the northeasterly right-of-way line of said Shell Road;

THENCE, North 36 deg. 53' 42" West, along said northeast right-of-way line, a distance of 512.19 varas to a 5/8 inch diameter steel rebar set to mark the point of tangency of a curve to the left;

THENCE, with said curve, radius = 209.10 varas, interior angle = 08 deg. 02' 35", Chord bearing = N 40 deg. 54' 59" W, 29.33 varas, for an arc length of 29.35 varas to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 10.36 acre tract of land, more or less.

Bearings are based on Lambert Grid, State Plane Coordinates, Texas South Central Zone, NAD 83.

The foregoing legal description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in April 2004 and June 2004 and are true and correct to the best of my knowledge and belief.

Terry T. Ruddick
Urban Surveying, Inc.
By: Terry T. Ruddick
Registered Professional Land Surveyor
Texas No. 4943

Michael Haas
By: Michael Haas, RPLS
Licensed State Land Surveyor
Texas No. 2033

S13855

