

FILE NO. **ARANSAS**
ARANSAS
 Parcels 1 & 2, 142.513 & 69.339 ac out of Tract 14, 6
 32470 Flats
 Date Filed: **Feb 3, 2006**
 County
 Jerry Patterson Commissioner
 By: *David A. Pyle*
 State Registrar of Deeds

OTHER MATTERS AFFECTING SUBJECT PROPERTY
 1.) Vol. N-2, Pg. 206, D.R.A.C.T. - Easement being 10 feet wide and 3,000 feet long across 169.18 Ac Tract of land out of the WM. Steele Survey No. 2 - Non locatable, may affect.
 2.) Vol. F-3, Pg. 64, D.R.A.C.T. - Pipeline Easement with Ingress/Egress - Blanket in nature - Does affect (see note 7)

NOTES:
 1. Bearings are derived from Global Positioning System (GPS) observations and based on the Texas Coordinate System of 1983 (South Central Zone) and referenced to National Geodetic Survey (NGS) monument "Boyside".
 2. Distances shown hereon are grid. All measured distances are in varas with feet in parentheses.
 3. Coordinates shown hereon are grid, based on the Texas Coordinate System of 1983, (South Central Zone) and referenced to National Geodetic Survey (NGS) monument "Boyside".
 4. To calculate surface distances, divide grid distance by a combined factor of 1.000096324.
 (Grid Distance ÷ 1.000096324 = Surface Distance)

5. Boundaries, easements and other matters as shown hereon determined with the aid of Title Commitment, G.F. No. 04305988, provided by Stewart Title of Corpus Christi, and having an effective date of October 26, 2004.
 6. All references to record data indicate information as cited in public record documents as follows:
 [Record = ***] - Cause No. 2836, District Court of Aransas County, Texas.
 [Record = ***] - Volume T-3, Page 542, Deed Records of Aransas County, Texas.
 [Record = ***] - Volume V-2, Page 328 and Volume V-2, Page 331, Deed Records of Aransas County, Texas.
 7. By the act of State of Texas 73rd Legislature - Regular session, entitled S.B. 172, pipelines laid by virtue of easements without specific description (course, location, width, etc.) as of January 1, 1994, shall be restricted to a width of 50 feet for each pipeline laid.
 8. Area = Parcel 1 = 804,540.08 square varas (142.513 acres)
 Parcel 2 = 391,441.70 square varas (69.339 acres)
 Total = 1,195,981.78 square varas (211.852 acres)
 9. Littoral Owner: Donald M. Cartwright and Janice K. Cartwright
 10. By graphic plotting only, this property lies within multiple designated Flood Zone areas as defined by the Federal Emergency Management Agency, including Zone "V13" (areas of 100-year coastal flood with velocity; base flood elevations and flood hazard factors determined), Zone "A12" (areas of 100-year flood; base flood elevations and flood hazard factors determined) and Zone "C" (areas of minimal flooding) and shown on Flood Insurance Rate Map, Community Panel No. 485452-0104-C, Aransas County, Texas, bearing an effective date of March 4, 1985.
 11. Set 5/8" iron rod, w/plastic cap, stamped "Pyle & Associates, Inc." at all corners, except where noted otherwise.

PARCEL 2

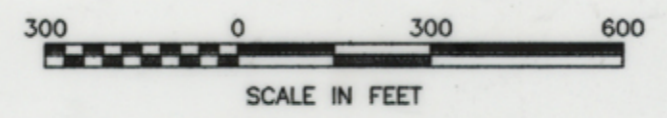
LINE	BEARING	DISTANCE
L1	S 37°38'02" W	4.75v (13.14')
L2	S 14°21'06" W	6.87v (19.08')
L3	N 85°08'59" W	9.46v (26.27')
L4	S 40°55'56" W	8.77v (24.36')
L5	N 64°35'00" W	8.30v (23.05')
L6	S 28°30'01" E	9.49v (26.35')
L7	S 11°39'24" W	6.83v (18.42')
L8	S 25°37'52" E	6.75v (18.76')
L9	S 16°02'08" W	7.38v (20.49')
L10	N 46°09'10" W	5.43v (15.08')
L11	S 36°56'13" W	23.62v (65.60')
L12	S 09°22'57" E	10.66v (29.60')
L13	S 18°22'56" E	18.29v (53.59')
L14	S 04°06'24" W	13.70v (38.22')
L15	S 51°13'43" W	63.30v (175.82')
L16	S 07°14'22" W	14.37v (39.93')
L17	S 29°38'11" W	27.91v (77.53')
L18	S 51°33'27" W	30.87v (85.74')
L19	S 33°57'21" W	21.26v (59.06')
L20	S 58°39'03" W	22.35v (62.12')
L21	S 47°54'23" W	79.91v (221.58')
L22	S 45°03'21" W	11.61v (32.26')
L23	S 57°38'56" W	14.72v (40.88')
L24	S 43°43'07" E	10.08v (28.01')
L25	S 74°39'20" E	6.24v (17.34')
L26	N 73°18'21" E	8.65v (24.04')
L27	N 62°20'05" E	43.84v (121.78')
L28	S 78°39'13" E	29.66v (82.38')
L29	N 73°27'12" E	29.00v (80.55')
L30	N 62°17'10" E	24.35v (67.63')
L31	N 26°26'43" E	7.26v (20.16')
L32	N 59°11'05" E	81.45v (225.25')
L33	S 78°48'34" W	52.00v (144.44')
L34	N 37°41'26" W	70.00v (194.44')
L35	S 82°28'34" W	48.00v (133.33')
L36	N 80°51'26" W	17.00v (47.22')
L37	S 05°51'26" E	16.00v (44.44')

PARCEL 1

LINE	BEARING	DISTANCE
L38	S 30°48'12" W	10.64v (29.54')
L39	N 54°51'48" W	72.02v (200.05')
L40	S 37°28'48" E	44.61v (123.92')
L41	N 27°33'12" E	63.62v (176.71')
L42	N 45°56'48" W	66.62v (185.05')
L43	S 64°48'12" W	82.82v (230.06')
L44	S 25°07'48" E	71.42v (198.39')
L45	N 15°18'48" W	14.90v (41.40')

PLYE & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 4405 S.P.L.D., SUITE 28
 CORPUS CHRISTI, TEXAS 78411
 PHONE # (361) 993-4191
 FAX # (361) 993-0987

I, David A. Pyle, LICENSED STATE LAND SURVEYOR, do hereby certify that the foregoing map was prepared from a boundary survey, made on the ground, by me and/or under my direct supervision and that the limits, boundaries and corners, natural and artificial are as described hereon.
 David A. Pyle 6-30-05
 David A. Pyle, L.S.L.S.



Aransas Co. Rolled Sketch 34

Pyle & Associates Inc.
P.O. Box 81343
Corpus Christi, TX 78468
Voice: (361) 993-4191
Fax: (361) 985-0967

Pyle & Associates, Inc.

File No ^{Small Format} Rolled Sketch 34A

July 5, 2005

Aransas County
cover Letter
142.513 ac and 69.339 ac, Egery Flats

Mr. Ben Thomson, R.P.L.S., L.S.L.S.
Texas General Land Office
1700 North Congress Ave, Room 840
Austin, TX 78701

Date Filed Jan. 5, 2006

Jerry Patterson, Commissioner

By Douglas Howard

Re: Survey of two tracts out of Egery Flats, Aransas County, Texas.

Mr. Thomson:

I respectfully submit, herewith, my map of the above referenced survey. The survey is of two parcels out of the Egery Flats area of Aransas County along the southern shore of Copano Bay, near Bayside, Texas. The survey was requested by the Coastal Bend Land Trust for the purpose of acquisition. The acquisition is partially funded by monies granted to the Land Trust from the Texas General Land Office (GLO). As a result the final survey is required to be filed in the GLO files.

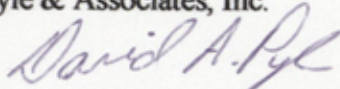
Included with the attached map are, a survey report, metes & bounds descriptions for each of the two parcels and mathematical closure reports for both parcels. The closure reports (feet and varas, both parcels) are provided as a convenience, to aide in your review process.

Concurrent with this submittal, non-reproducible copies (one each), bearing original signature and impression seal, will be forwarded to the Land Trust and Ms. Kathy Smartt (GLO-Coastal Resources) for their use.

I have appreciated your assistance and consultation to date and thank you in advance for your continued attention to this matter. If you require any further information or assistance with this or any other matter, please do not hesitate to contact us.

Respectfully:

Pyle & Associates, Inc.



David A. Pyle, R.P.L.S., L.S.L.S.

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Pyle & Associates Inc.
P.O. Box 81343
Corpus Christi, TX 78468
Voice: (361) 993-4191
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Pyle & Associates, Inc.

July 14, 2005

Mr. Ben Thomson, R.P.L.S., L.S.L.S.
Texas General Land Office
1700 North Congress Ave, Room 840
Austin, TX 78701

Re: Submittal of revised descriptions for previously submitted Egery Flats survey

Mr. Thomson:

Attached herewith are revised metes and bounds descriptions for two (2) tracts of land situated in the Egery Flats area of Aransas County, Texas. These descriptions are being provided to replace those that accompanied the above referenced survey, submitted by letter dated July 5, 2005.

As you are aware the descriptions, as originally forwarded to your office, contain scrivener errors which have been remedied. Therefore I am requesting that the attached documents be accepted to replace those previously submitted.

I thank you again for your continued assistance and attention to this project. If you require any further information or assistance with this or any other matter, please do not hesitate to contact us.

Respectfully:

Pyle & Associates, Inc.
David A. Pyle
David A. Pyle, R.P.L.S., L.S.L.S.

File No. ~~Small Format~~ Rolled Sketch 34B
Aransas County
Description Revision Letter
142.513 ac. and 69.339 ac., Egery Flats
Date Filed: Jan. 5, 2006

Jerry Patterson, Commissioner

By Douglas Howard

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ROLLED SKETCH NO. 34 C-1
COUNTY Aransas

STATE OF TEXAS
COUNTY OF ARANSAS

BEING A 142.513 ACRE TRACT OF LAND OUT OF THAT CERTAIN TRACT OF LAND DESIGNATED AS TRACT 6 AND DESCRIBED IN FINAL JUDGMENT OF THE DISTRICT COURT OF ARANSAS COUNTY, TEXAS, CAUSE NO. 2836 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

Bearings are derived from Global Positioning System (GPS) observations and based on the Texas Coordinate System (South Central Zone). Coordinates (US feet) are grid and referenced to National Geodetic Survey (NGS) monument "Bayside".

Distances are in varas (v) with corresponding units of feet shown in parentheses for each segment. Bearings and distances shown in brackets are as called in above referenced District Court Judgment.

Beginning, at a cedar post, 8 inches up, found, at grid coordinates North 13,213,234.49 and East 2,545,201.16, for the northwest corner of this tract, same point being the original northwest corner of said Tract 6;

Thence, North 73° 07' 12" East, with the northerly boundary line of said Tract 6, same line being the southerly boundary of Egery Island, a distance of 421.83v (1,171.74 feet) [South 74° 19 1/2' West, 421.8v] to a 5/8 inch iron rod, with plastic cap, stamped Pyle & Associates, Inc., set, for a corner of this tract;

Thence, South 87° 55' 48" East, continuing with above described common boundary line of Tract 6 and Egery Island, a distance, 396.10v (1,100.29 feet) [North 86° 44' West, 396.0v], to a 5/8 inch iron rod, with plastic cap, stamped Pyle & Associates, Inc., set, for a corner of this tract;

Thence, South 75° 25' 48" East, continuing with said common boundary line of Tract 6 and Egery Island, a distance of 360.09v (1,000.26 feet) [North 74° 14' West, 360.0v], to a 5/8 inch iron rod, with plastic cap, stamped Pyle & Associates, Inc., set, for a corner of this tract;

Thence, North 72° 58' 12" East, continuing with said common boundary line of Tract 6 and Egery Island, a distance of 74.39v (206.63 feet) [South 74° 10' West, 124.6v], to a 5/8 inch iron rod, with plastic cap, stamped Pyle & Associates, Inc., set, at its intersection with the southerly right-of-way line of that certain 21.6v (60.00 foot) wide dedicated roadway, known as Egery Island Road {formerly Old Jeff Davis Highway} a description of which is recorded in Volume T-3, Page 420, Deed Records of Aransas County, Texas, for a corner of this tract;

Thence, South 62° 12' 33" East, with said southerly right-of-way line of Egery Island Road, a distance of 128.85v (357.93 feet) [North 61° 30' West, 95.1v], to a 5/8 inch iron rod, with plastic cap, stamped Pyle & Associates, Inc., set, on the easterly boundary line of said Tract 6, for the northeast corner of this tract, same point being the northwest corner of that certain 3.05 acre tract

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ROLLED SKETCH NO. 34 C-2
COUNTY Aransas

of land, described in deed recorded in File No. 250620, of the Official Public Records of Aransas County, Texas;

Thence, South 30° 48' 12" West, with above described common boundary line of Tract 6 and 3.05 acre tract of land, a distance of 10.64v (29.54 feet) [North 32° 00' East, 46.9v], to a 5/8 inch iron rod, with plastic cap, stamped Pyle & Associates, Inc., set, for a corner of this tract, same point being a corner of said 3.05 acre tract of land;

Thence, South 07° 11' 48" East, continuing with said common boundary line of Tract 6 and 3.05 acre tract of land, pass the southwest corner of said 3.05 acre tract of land and continuing with the west boundary line of that certain 1.315 acre tract of land, described in deed recorded as File No. 266781, of the Official Public Records of Aransas County, Texas, a distance of 162.04v (450.12 feet) [North 06° 00' West, 162.0v], to a 5/8 inch iron rod, with plastic cap, stamped Pyle & Associates, Inc., set, for a corner of this tract, same point being a corner of said 1.315 acre tract of land;

Thence, South 13° 11' 48" East, continuing with above described common boundary line of Tract 6 and 1.315 acre tract of land, pass the southwest corner of said 1.315 acre tract of land, and continuing with the western boundary line of that certain 54.118 acre tract of land, described in deed recorded in Volume 247, Page 153, of the Deed Records of Aransas County, Texas, a distance of 270.07v (750.20 feet) [North 12° 00' West, 270.0v], to a 5/8 inch iron rod, with plastic cap, stamped Pyle & Associates, Inc., set, for a corner of this tract, same point being a corner of said 54.118 acre tract of land;

Thence, South 05° 03' 12" West, continuing with said common boundary line of Tract 6 and 54.118 acre tract of land, a distance of 73.82v (205.05 feet) [North 06° 15' East, 73.8v], to an old iron rod, 4 inches up, in old post, at the original southeast corner of aforementioned Tract 6, for the southeast corner of this tract, same point being the northeast corner of that certain tract of land designated as Tract 8 and described in aforementioned Aransas County District Court Judgment, Cause No. 2836;

Thence, South 88° 48' 12" West, with the southerly boundary line of said Tract 6, same line being the northerly boundary line of said Tract 8, a distance of 480.13v (1333.68 feet) [East, 480.0v], to a point at its intersection with the east boundary line of that certain tract of land, designated as Tract 2 and described in said Cause No. 2836, for a corner of this tract, same point being the northwest corner of said Tract 8;

Thence, North 03° 33' 12" East, a distance of 103.83v (288.41 feet) [South 04° 45' West, 103.8v], to a point for a corner of this tract, same point being the northeast corner of said Tract 2 and same being a corner of said Tract 6 for;

Thence, with the most easterly north boundary line of said Tract 2, same being the south boundary line of said Tract 6, the following courses and distances:

North 82° 41' 48" West, a distance of 126.03v (350.09 feet) [South 81° 30' East, 126.0v];

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COUNTY Aransas

Thence, South 30° 18' 12" West, a distance of 158.44v (444.12 feet) [North 31°30' East, 158.4v];

Thence, North 58° 41' 48" West, a distance of 54.01v (150.04 feet) [South 57°30' East, 54.0v];

Thence, South 83° 18' 12" West, a distance of 236.96v (658.23 feet) [North 84°30' East, 236.9v];

Thence, North 54° 51' 48" West, a distance of 72.02v (200.05 feet) [South 53°40' East, 72.0v];

Thence, South 37° 26' 48" East, a distance of 44.61v (123.92 feet) [North 36°15' West, 44.6v], to its intersection with the north boundary line of that certain tract of land, designated as Tract 7 and described in aforementioned Cause No. 2836, for a corner of this tract;

Thence, South 88°48'12" West, continuing with said south boundary line of Tract 6, same line being said north boundary line of Tract 7, a distance of 221.86v (616.27feet) [East, 221.8v] to a point at its intersection with the most westerly north boundary line of said Tract 2, for a corner of this tract;

Thence, with said most westerly north boundary line of Tract 2 and said south boundary line of Tract 6, the following courses and distances:

North 27° 33' 12" East, a distance of 63.62v (176.71 feet) [South 28°45' West, 63.6v];

Thence, North 45° 56' 48" West, a distance of 66.62v (185.05 feet) [South 44°45' East, 66.6v];

Thence, South 64° 48' 12" West, a distance of 82.82v (230.06 feet) [North 66°00' East, 82.8v];

Thence, South 25° 07' 48" East, a distance of 71.42v (198.39 feet) [North 23°56' West, 71.4v];

Thence, South 24°48'12" West, a distance of 4.60v (12.78 feet) [North 26°00' East, 4.6v]

Thence, South 88°48'12" West, a distance of 69.82v (193.94 feet) [East, 69.8v]

Thence, North 15°18'48" West, a distance of 14.90v (41.40 feet) [South 14°07' East, 14.9v];

Thence, North 67° 11'48" West, a distance of 43.31v (120.03 feet) [South 66°00' East, 43.2v] to a point for the southwest corner of Tract 6 same being the southeast corner of that certain tract of land, designated as Tract 3 and described in aforementioned Cause No. 2836, for the southwest corner of this tract;

Thence, North 01° 11' 48" West, with the common boundary line of said Tracts 3 and 6, a distance of 524.24v (1456.22 feet) [South, 524.1v], to the **Point of Beginning** and containing 142.513 acres of land.

Pyle & Associates, Inc.

David A. Pyle 7-01-05

David A. Pyle, Licensed State Land Surveyor



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ROLLED SKETCH NO. 34D-1
COUNTY Aransas

STATE OF TEXAS
COUNTY OF ARANSAS

BEING A 69.339 ACRE TRACT OF LAND OUT OF THAT CERTAIN TRACT OF LAND DESIGNATED AS TRACT 1 AS AWARDED TO THE STATE OF TEXAS AND DESCRIBED IN FINAL JUDGMENT OF THE DISTRICT COURT OF ARANSAS, CAUSE NO. 2836, AND BEING OUT OF PORTIONS OF THOSE TRACTS OF LAND PATENTED OUT OF SAID STATE OF TEXAS AS SF 15206 AND SF 15911 THIS TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

Bearings are derived from Global Positioning System (GPS) observations and based on the Texas Coordinate System (South Central Zone). Coordinates (US feet) are grid and referenced to National Geodetic Survey (NGS) monument "Bayside".

Distances are in varas (v) with corresponding units of feet shown in parentheses for each segment. Information cited in public record documents are represented as follows:

- [000] - Cause No. 2836, District Court of Aransas County, Texas
- {000} - Volume T-3, Page 542, Deed Records of Aransas County, Texas
- <000> - Volume V-2, Page 328 and Volume V-2, Page 331, Deed Records of Aransas County, Texas

Beginning, at a 5/8 inch iron rod, with plastic cap, stamped Pyle & Associates, Inc., set, on the south right of way line of that certain 21.6v (60.00 foot) wide road, known as Egery Island Road (formerly Old Jeff Davis Highway) at its intersection with the west boundary line of that certain 21.025 acre tract of land, described in File No. 268144, of the Official Public Records of Aransas County, Texas;

Thence, with the natural cut bank along the west side of Egery Island, same line being the west boundary line of said 21.025 acre tract of land the following courses and distances;

- South 37° 39' 02" West, a distance of 4.73v (13.14 feet);
- Thence**, South 14° 21' 06" West, a distance of 6.87v (19.08 feet);
- Thence**, North 85° 08' 59" West, a distance of 9.46v (26.27 feet);
- Thence**, South 40° 55' 56" West, a distance of 8.77v (24.36 feet);
- Thence**, North 64° 35' 00" West, a distance of 8.30v (23.05 feet);
- Thence**, South 28° 30' 01" East, a distance of 9.49v (26.35 feet);
- Thence**, South 11° 39' 24" West, a distance of 6.63v (18.42 feet);
- Thence**, South 25° 57' 52" East, a distance of 6.75v (18.76 feet);
- Thence**, South 16° 02' 08" West, a distance of 7.38v (20.49 feet);
- Thence**, North 46° 09' 10" West, a distance of 5.43v (15.08 feet);
- Thence**, South 36° 56' 13" West, a distance of 23.62v (65.60 feet);
- Thence**, South 09° 22' 57" East, a distance of 10.66v (29.60 feet);
- Thence**, South 33° 05' 21" West, a distance of 21.93v (60.92 feet);
- Thence**, South 60° 47' 19" West, a distance of 30.59v (84.98 feet);

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ROLLED SKETCH NO. 34 D-2
COUNTY Aransas

Thence, South 40° 53' 23" West, a distance of 40.05v (111.24 feet);
Thence, South 05° 20' 15" West, a distance of 67.06v (186.27 feet);
Thence, South 18° 22' 56" East, a distance of 19.29v (53.59 feet);
Thence, South 04° 06' 24" West, a distance of 13.76v (38.22 feet);
Thence, South 51° 13' 43" West, a distance of 63.30v (175.82 feet);
Thence, South 07° 14' 22" West, a distance of 14.37v (39.93 feet);
Thence, South 44° 02' 22" West, a distance of 162.70v (451.94 feet);
Thence, South 29° 38' 11" West, a distance of 27.91v (77.53 feet);
Thence, South 51° 33' 27" West, a distance of 30.87v (85.74 feet);
Thence, South 33° 57' 21" West, a distance of 21.26v (59.06 feet);
Thence, South 58° 39' 03" West, a distance of 22.36v (62.12 feet);
Thence, South 47° 54' 23" West, a distance of 79.91v (221.98 feet);
Thence, South 45° 03' 21" West, a distance of 11.61v (32.26 feet);
Thence, South 57° 38' 56" West, a distance of 14.72v (40.88 feet);
Thence, South 43° 43' 07" East, a distance of 10.08v (28.01 feet);
Thence, South 74° 39' 20" East, a distance of 6.24v (17.34 feet);
Thence, North 73° 18' 17" East, a distance of 8.65v (24.04 feet);
Thence, North 62° 20' 05" East, a distance of 43.84v (121.78 feet);
Thence, South 78° 39' 13" East, a distance of 29.66v (82.38 feet);
Thence, North 73° 27' 12" East, a distance of 29.00v (80.55 feet);
Thence, North 62° 17' 10" East, a distance of 24.35v (67.63 feet);
Thence, North 26° 26' 43" East, a distance of 7.26v (20.16 feet) and;
Thence, North 59° 41' 05" East, a distance of 81.45v (226.25 feet), to a point on the east boundary line of aforementioned Tract 1, same line being the east boundary line of aforementioned SF 15206 and same line being the west boundary line of that certain tract of land designated as Tract 3 and described in aforementioned Aransas County, District Court Judgment, Cause No. 2836, for a corner of this tract;

Thence, South 43° 48' 34" West [North 45°00' East], with above described common boundary line of Tracts 1 and 3 and SF 15206, a distance of 213.54v (593.16 feet), to a point, on the north boundary line of that certain tract of land, designated as Tract 2 and described in said Cause No. 2836, same line being the south boundary line of said Tract 1 and SF 15206, for the southeast corner of this tract;

Thence, with the above described common boundary line of said Tracts 1 and 2 and SF 15206, the following courses and distances;

North 74° 51' 26" West [South 73°40' East];, a distance of 120.80v (335.56 feet)
Thence, South 78° 48' 34" West [North 80°00' East], a distance of 52.00v (144.44 feet);
Thence, North 37° 41' 26" West [South 36°30' East], a distance of 70.00v (194.44 feet);
Thence, South 52° 28' 34" West [North 53°40' East], a distance of 48.00v (133.33 feet);
Thence, North 80° 51' 26" West [South 79°40' East], a distance of 17.00v (47.22 feet);
Thence, South 05° 51' 26" East [North 04°40' West], a distance of 16.00v (44.44 feet);
Thence, South 70° 31' 26" East [North 69°20' West], a distance of 18.00v (50.00 feet);
Thence, South 44° 48' 34" West [North 46°00' East], a distance of 74.00v (205.56 feet);
Thence, South 06° 38' 34" West [North 07°50' East], a distance of 98.00v (272.22 feet);

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ROLLED SKETCH NO. 34D-3
COUNTY Aransas

Thence, North $82^{\circ} 10' 27''$ West [South $81^{\circ} 00'$ East], a distance of 4.21v (11.68 feet), to a 5/8 inch iron rod, with plastic cap, stamped Pyle & Associates, Inc., set, on the east right-of-way line of that certain roadway (120.00 feet wide), known as FM Road 136 a description of which is recorded in Volume V-2, Page 328 and Volume V-2, Page 331, Deed Records of Aransas County, Texas, for the southwest corner of this tract, same point being the point of curvature of a circular curve to the left, which curve has a central angle of $29^{\circ} 56' 58''$, a radius of 610.93v (1,697.02 feet), a tangent distance of 163.41v (453.93 feet), an arc length of 319.34v (887.06 feet) and whose radius point bears, North $87^{\circ} 12' 14''$ West, a distance of 610.93v (1697.02 feet);

Thence, in a northwesterly direction with said east right-of-way line of FM 136, an arc distance of 319.34v (887.06 feet), to a 5/8 inch iron rod, with plastic cap, stamped Pyle & Associates, Inc., set, for a corner of this tract;

Thence, North $27^{\circ} 09' 12''$ West <South $25^{\circ} 59'$ East>, continuing with said east right-of-way line of FM Road 136, a distance of 377.47v (1048.53 feet), to a 5/8 inch iron rod, with plastic cap, stamped Pyle & Associates, Inc., set, at it's intersection with aforementioned south right-of-way line of Egery Island Road a description of which is recorded in Volume T-3, Page 542, Deed Records of Aransas County, Texas, for the northwest corner of this tract;

Thence, North $52^{\circ} 59' 49''$ East {South $53^{\circ} 28'$ West}, with said south right-of-way line of Egery Island Road, a distance of 163.33v (453.70 feet), to a 5/8 inch iron rod, with plastic cap, stamped Pyle & Associates, Inc., set, for a corner of this tract, same point being the point of curvature of a circular curve to the right, which curve has a central angle of $33^{\circ} 14' 00''$ { 15° curve}, a radius of 126.71v (351.97 feet), a tangent distance of 37.93v (105.36 feet) and an arc length of 73.50v (204.15 feet);

Thence, in an easterly direction, continuing with said south right-of-way line of Egery Island Road, an arc distance of 73.50v (204.15 feet), to a 5/8 inch iron rod, with plastic cap, stamped Pyle & Associates, Inc., set, for a corner of this tract;

Thence, North $86^{\circ} 13' 49''$ East {South $86^{\circ} 42'$ West}, continuing with said south right-of-way line of Egery Island Road, a distance of 494.95v (1374.86 feet), to a 5/8 inch iron rod, with plastic cap, stamped Pyle & Associates, Inc., set, for a corner of this tract;

Thence, South $74^{\circ} 41' 11''$ East {North $74^{\circ} 13'$ West}, continuing with said south right-of-way line of Egery Island Road, a distance of 223.33v (620.36 feet), to the **Point of Beginning** and containing 69.339 acres of land.

Pyle & Associates, Inc.

David A. Pyle 7-01-05

David A. Pyle, Licensed State Land Surveyor



ROLLED SKETCH NO. 34-E-1
COUNTY Aransas

Pyle & Associates Inc.
P.O. Box 81343
Corpus Christi, TX 78468
Voice: (361) 993-4191
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Pyle & Associates, Inc.

Report to Accompany Survey
Of
Two tracts of land in the Egery Flats area
Aransas County, Texas

The following is intended to be in support and part of a map prepared from a survey, made on the ground. The survey was conducted at the request of the Coastal Bend Land Trust, with offices in Corpus Christi, Texas. The survey map delineates two parcels of land described as being out of Tracts 1 and 6, of those certain tracts of land awarded to various parties by judgment of the District Court of Aransas County, Texas and described in Cause No. 2836 of said Court. The subject Parcels 1 and 2 are more particularly described as follows:

Parcel 1: Containing 142.513 acres of land and being all of above referenced Tract 6, as configured, on the date of this survey, by virtue of relocation of portions of the southern boundary line by erosion and/or accretion over time.

Parcel 2: Containing 69.339 acres of land and being a portion of above referenced Tract 1, as originally awarded to the State of Texas and being out of portions of those tracts of land patented out of said State of Texas as SF 15206 and SF 15911.

The subject parcels lie on the eastern and western edges of Egery Island and are a part of the surrounding area commonly known as Egery Flats. The parent tracts were included in litigation occurring in the 1950's and described in the above referenced judgment.

The original descriptions for the parent tracts call for the line of "mean high tide" as the boundary. Called for artificial monumentation is limited. All descriptions contain reference direction and distance calls to a brass disk in concrete culvert. This disk has not been recovered and is presumed destroyed. Above referenced Tract 6 is called to be monumented at its northwest and southeast corners by cedar posts, both of which have been recovered by the current survey.

The "Flats" area has, at some point in the past, been connected directly to Copano Bay and subject to the "Ebb and Flow" of tide. Over time the area has been enclosed by road improvements, on the southwest by Highway No. 136 and on the north and northwest by Egery Island Road (formerly Old Jeff Davis Highway). Much of the area is submerged throughout the year and marsh islands are dispersed throughout. However these waters are currently fed only by two concrete culverts under Highway No. 136 and water flow is severely restricted. Information gathered to date indicates that this condition has existed for several decades. The result appears to be a somewhat seasonal influence on water levels as opposed to daily tidal event.

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ROLLED SKETCH NO. 34-E-2
COUNTY Aransas

Point positions for this survey were established utilizing Global Positioning System equipment. During the course of the survey, points previously established on other surveys in the vicinity were tied for reference. Some of these points are "mean high water" as established from a local tide staff monitored in the area.

Due to the water flow restriction described above, the establishment of a new tide staff within our survey limits and/or direct transfer of the mean high water level established for the prior surveys on Copano Bay were rejected as methods for re-constructing the lines of our tracts as called for in the original descriptions. Additionally, although the "disk" called for as reference was tied to the judgment boundaries vertically; it too has not been found and could not be utilized for re-construction.

In lieu of these methods a comparison was made of the orthometric heights of the GPS observations for the previously established shoreline points and at the locations of the found cedar posts. Certainly the precision of these vertical measurements is well below usual methods. However, the height comparisons coupled with on-site visual inspection indicates indiscernible affect on most of the subject boundaries.

The exception is along the southern boundary of Parcel 1 (out of judgment Tract 6) in that the original line apparently followed a line along the existing marshlands at the time the survey was completed for the court. In this case, a survey on the ground reveals sections of noticeable erosion and/or accretion. The changes observed, appear to be the result of wind action and vegetation growth and presumably not affected by tidal influence on a daily basis.

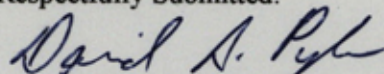
Based on the circumstances cited above the boundaries of the subject parcels were established as follows:

Parcel 1: The two cedar posts found for the northwest and southeast corners of original Tract 6 have a measured distance longer than the calculated distance. To account for this difference, the configuration of the original boundary was effectively scaled to conform to the measured distance between the posts. The south boundary of Parcel 1 (Tract 6) was included in this adjustment since our survey of the existing marsh island area, reveals negligible change in acreage of the original Tract 6 and the tracts to the south. The limits of the existing marsh island area, is indicated on the map by a dashed line labeled "Existing Cut Bank Salt Marsh Islands".

Parcel 2: The west and north boundaries of this parcel are established along the existing road right-of-ways adjacent to the property. The east boundary is contiguous with the boundary of a tract of land separated from the parent (judgment Tract 1) by conveyance of fee title. The southern boundary was held in the configuration as described in the judgment.

Surveyed November - December 2004

Respectfully Submitted:


David A. Pyle, L.S.L.S.
Pyle & Associates, Inc.

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ROLLED SKETCH NO. 34-F
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Pyle & Associates, Inc.

January 26, 2006

Mr. Ben Thomson, R.P.L.S., L.S.L.S.
Texas General Land Office
1700 North Congress Ave, Room 131C
Austin, TX 78701

Re: Request for revisions to "Egery Flats" survey plat by Texas General Land Office staff.

Mr. Thomson:

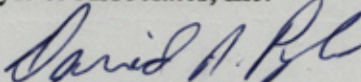
I have been in contact with Mr. Doug Howard of your office and he has brought to my attention a minor scrivener error on the above referenced map. The error is a bad citing for the area of "Parcel 1" underneath its label on the map. The citing on the map appears as (142.691 acres). As shown in the title description of the map and on the written metes & bounds description that accompanies the map the area should read (142.513 acres).

By this letter, I am requesting that this error be corrected, on the map, by you or members of your staff.

I appreciate your assistance with this matter. If you require any further information or assistance with this or any other matter, please do not hesitate to contact us.

Respectfully:

Pyle & Associates, Inc.


David A. Pyle, L.S.L.S.



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