

ITEMS CORRESPONDING TO SCHEDULE B

RESTRICTIONS AS SET OUT IN COVENANTS RECORDED IN VOLUME 230, PAGE 510 AND IN VOLUME 233, PAGE 256, DEED RECORDS OF CAMERON COUNTY, TEXAS. (VOL. 233, PG. 256-257 & VOL. 230, PG. 510, C.C.D.R. PERTAINS TO 1172 ACRE TRACT WHICH DOES AFFECT AS SHOWN ON SURVEY)

RESTRICTIONS RECORDED IN VOLUME 779, PAGE 114, OFFICIAL RECORDS AND (AS AMENDED) IN VOLUME 11201, PAGE 115, OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS. (VOL. 779, PG. 136-138, C.C.D.R. PERTAINS TO 724.58 ACRE TRACT) (AFFECTS ENTIRETY OF 104.14 ACRE TRACT)

D. RESERVATION OF ALL OIL, GAS AND OTHER MINERALS, AS DESCRIBED IN INSTRUMENT EXECUTED BY THE STATE OF TEXAS TO CITY OF PORT ISABEL, DATED JULY 21, 1931, FILED JULY 24, 1931, RECORDED IN VOLUME 230, PAGES 510-511, DATED OCTOBER 1, 1931, FILED OCTOBER 9, 1931, VOLUME 238, PAGE 20 AND DATED SEPTEMBER 23, 1931, FILED SEPTEMBER 23, 1931, IN VOLUME 234, PAGE 201, DEED RECORDS OF CAMERON COUNTY, TEXAS. (PERTAINS TO 1172 ACRES, 384.67 ACRES & 87.74 ACRES) (DOES AFFECT)

E. RESERVATION OF ALL OIL, GAS AND OTHER MINERALS, AS DESCRIBED IN INSTRUMENT EXECUTED BY THE STATE OF TEXAS TO MARK FREELAND, TRUSTEE, DATED DECEMBER 19, 1984, EFFECTIVE JANUARY 11, 1985, FILED JANUARY 11, 1985, RECORDED IN VOLUME 137, PAGE 391, OIL AND GAS RECORDS OF CAMERON COUNTY, TEXAS. (DOES AFFECT)

F. PERPETUAL RIGHTS AND EASEMENTS, DATED JUNE 25, 1932, FILED OCTOBER 31, 1932, EXECUTED BY THE PORT ISABEL-SAN BENITO NAVIGATION DISTRICT TO UNITED STATES OF AMERICA, RECORDED IN VOLUME 238, PAGES 607-610, DEED RECORDS OF CAMERON COUNTY, TEXAS, EXCEPT AS TO "THE SPOIL DISPOSAL RIGHTS" RELEASED BY QUIT CLAIM DEED RECORDED IN VOLUME 924, PAGE 707, DEED RECORDS OF CAMERON COUNTY, TEXAS. (DOES NOT AFFECT THE 104.14 ACRE TRACT OR THE 5.977 ACRE TRACT)

G. PERPETUAL RIGHTS AND EASEMENTS, DATED JUNE 27, 1932, FILED OCTOBER 31, 1932, EXECUTED BY THE PORT ISABEL CHANNEL, DOCK AND WHARF COMPANY TO UNITED STATES OF AMERICA, RECORDED IN VOLUME 238, PAGES 610, DEED RECORDS OF CAMERON COUNTY, TEXAS, EXCEPT AS TO "THE SPOIL DISPOSAL RIGHTS" RELEASED BY QUIT CLAIM DEED RECORDED IN VOLUME 924, PAGE 707, DEED RECORDS OF CAMERON COUNTY, TEXAS. (DOES NOT AFFECT THE 104.14 ACRE TRACT OR THE 5.977 ACRE TRACT)

H. EASEMENT AND RIGHT OF WAY, DATED JUNE 25, 1932, FILED OCTOBER 31, 1932, EXECUTED BY THE PORT ISABEL-SAN BENITO NAVIGATION DISTRICT TO UNITED STATES OF AMERICA, RECORDED IN VOLUME 242, PAGE 601, DEED RECORDS OF CAMERON COUNTY, TEXAS, EXCEPT AS TO "THE SPOIL DISPOSAL RIGHTS" RELEASED BY QUIT CLAIM DEED RECORDED IN VOLUME 924, PAGE 707, DEED RECORDS OF CAMERON COUNTY, TEXAS. (DOES NOT AFFECT THE 104.14 ACRE TRACT OR THE 5.977 ACRE TRACT)

I. EASEMENT, DATED JUNE 27, 1932, FILED OCTOBER 31, 1932, EXECUTED BY THE PORT ISABEL CHANNEL, DOCK & WHARF COMPANY, A CORPORATION TO UNITED STATES OF AMERICA, RECORDED IN VOLUME 242, PAGE 603, DEED RECORDS OF CAMERON COUNTY, TEXAS, EXCEPT AS TO "THE SPOIL DISPOSAL RIGHTS" RELEASED BY QUIT CLAIM DEED RECORDED IN VOLUME 924, PAGE 707, DEED RECORDS OF CAMERON COUNTY, TEXAS. (DOES NOT AFFECT THE 104.14 ACRE TRACT OR THE 5.977 ACRE TRACT)

J. PERPETUAL RIGHT AND EASEMENTS, DATED OCTOBER 9, 1945, FILED OCTOBER 15, 1945, EXECUTED BY THE PORT ISABEL-SAN BENITO NAVIGATION DISTRICT TO UNITED STATES OF AMERICA, RECORDED IN VOLUME 352, PAGES 65-71, DEED RECORDS OF CAMERON COUNTY, TEXAS, EXCEPT AS TO "THE SPOIL DISPOSAL RIGHTS" RELEASED BY QUIT CLAIM DEED RECORDED IN VOLUME 924, PAGE 707, DEED RECORDS OF CAMERON COUNTY, TEXAS. (DOES NOT AFFECT THE 104.14 ACRE TRACT; DOES AFFECT THE 5.977 ACRE TRACT AS SHOWN ON SURVEY)

K. EASEMENT AND RIGHT OF WAY, DATED OCTOBER 10, 1973, FILED OCTOBER 16, 1973, EXECUTED BY PORT ISABEL-SAN BENITO NAVIGATION DISTRICT OF CAMERON COUNTY, TEXAS AND SUN HARBOR, INCORPORATED TO CENTRAL POWER AND LIGHT COMPANY, A TEXAS CORPORATION, RECORDED IN VOLUME 974, PAGE 777, DEED RECORDS OF CAMERON COUNTY, TEXAS. (DOES NOT AFFECT)

L. EASEMENT AND RIGHT OF WAY, DATED JULY 10, 1974, FILED NOVEMBER 21, 1974, EXECUTED BY SUN HARBOR, INC., A TEXAS CORPORATION TO CENTRAL POWER AND LIGHT COMPANY, A TEXAS CORPORATION, RECORDED IN VOLUME 1007, PAGE 630, DEED RECORDS OF CAMERON COUNTY, TEXAS. (DOES AFFECT)

M. EASEMENT AND RIGHT OF WAY, DATED JULY 10, 1974, FILED NOVEMBER 21, 1974, EXECUTED BY PORT ISABEL-SAN BENITO NAVIGATION DISTRICT, A BODY CORPORATE TO CENTRAL POWER AND LIGHT COMPANY, A TEXAS CORPORATION, RECORDED IN VOLUME 1007, PAGE 635, DEED RECORDS OF CAMERON COUNTY, TEXAS. (DOES AFFECT)

N. EASEMENT FOR THE PURPOSE OF DIGGING, CONSTRUCTING AND MAINTAINING A SALT WATER LAKE, DATED OCTOBER 22, 1980, FILED NOVEMBER 21, 1980, EXECUTED BY TIERRA LIBRE, INC., A TEXAS CORPORATION TO OUTDOOR RESORTS/SOUTH PADRE, A JOINT VENTURE COMPRISED OF OUTDOOR RESORTS OF TEXAS, INC. AND FIESTA HARBOR, INC., BOTH TEXAS CORPORATIONS, RECORDED IN VOLUME 1213, PAGE 325, DEED RECORDS OF CAMERON COUNTY, TEXAS. (DOES AFFECT; "LAKE EASEMENT" DESCRIBED ON EXHIBIT "A" OF SUCH DOCUMENT DOES AFFECT AS SHOWN ON SURVEY AND CANAL "L" EASEMENT DESCRIBED ON EXHIBIT "C" OF SUCH DOCUMENT ARE NOT LOCATED ON THE PROPERTY)

O. RIGHTS OF INGRESS AND EGRESS CREATED BY CONTRACT, EASEMENT AND USE RESTRICTION CONTRACT DATED SEPTEMBER 27, 1985, FILED NOVEMBER 22, 1985, ENTERED INTO BY AND BETWEEN CENTRAL POWER AND LIGHT COMPANY, A TEXAS CORPORATION AND SEA COTTAGES, INC. AND SEAT COTTAGES OF TEXAS, INC., A JOINT VENTURE, RECORDED IN VOLUME 1438, PAGE 1, DEED RECORDS OF CAMERON COUNTY, TEXAS. (DOES AFFECT)

P. CONFIRMATION AGREEMENT, DATED DECEMBER 18, 1987, FILED DECEMBER 29, 1987, ENTERED INTO BY AND BETWEEN OUTDOOR RESORTS/SOUTH PADRE, A JOINT VENTURE COMPRISED OF OUTDOOR RESORTS OF TEXAS, INC. AND FIESTA HARBOR, INC., BOTH TEXAS CORPORATIONS, SEA COTTAGES, A JOINT VENTURE, COMPRISED OF SEA COTTAGES, INC. AND SEA COTTAGES OF TEXAS, INC., AND RIO GRANDE SAVINGS AND LOAN ASSOCIATION, A CORPORATION, INC., RECORDED IN VOLUME 305, PAGE 214, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS. (AFFECTS CANAL "H" AS SHOWN ON SURVEY)

Q. WATERWAY ACCESS EASEMENT CREATED IN RESTRICTIVE COVENANT AND EASEMENT AGREEMENT DATED DECEMBER 18, 1987, FILED DECEMBER 29, 1987, ENTERED INTO BY AND BETWEEN SEA COTTAGES, A JOINT VENTURE, SEA COTTAGES OF TEXAS, INC. SEA COTTAGES, INC. AND BENNETT DEVELOPMENT CORP., A TEXAS CORPORATION, RECORDED IN VOLUME 305, PAGE 220, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS, TOGETHER WITH THE TERMS, CONDITIONS AND STIPULATIONS THEREIN CONTAINED AND SET OUT. (DOES AFFECT)

LEGEND

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = CONCRETE MONUMENT FOUND
- = BOUNDARY LINE

NOTE:  
NO IMPROVEMENTS WITHIN BOUNDARY SURVEY

FLOOD ZONE

PROPERTY LIES IN ZONE "A8" [EL 8] (AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED) AS PER FLOOD INSURANCE RATE MAP OF CAMERON COUNTY, TEXAS. COMMUNITY PANEL NUMBER 480101 0300 B, EFFECTIVE SEPTEMBER 15, 1983.

THE UNDERSIGNED HEREBY CERTIFIES TO: (i) COWEN ISLAND PROPERTIES, LP, ITS SUCCESSOR AND/OR ASSIGNS; (ii) TEXAS STATE BANK; (iii) COMMONWEALTH LAND TITLE INSURANCE COMPANY; (iv) SOUTHERN TEXAS TITLE COMPANY, THAT THIS SURVEY, AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON JUNE 11, 2008, AND THAT THE LAND AND ALL IMPROVEMENTS, THE RECORDED EASEMENTS LISTED ON SCHEDULE "B" OF COMMITMENT FOR TITLE INSURANCE OF NO. 200808101, AND VISIBLE ENCROACHMENT OF AN IMPROVEMENT, VISIBLE OVERLAPPING OF AN IMPROVEMENT, APPARENT CONFLICT OR VISIBLE OR APPARENT EASEMENT, AND ANY VISIBLE OR APPARENT EASEMENT OR UNRECORDED RIGHT OR EASEMENT IN FAVOR OF A WATER DISTRICT, ARE AS SHOWN ON THIS PLAT. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS FOR A CATEGORY 1A, CONDITION III SURVEY.

EDMUNDO R. GONZALEZ, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR #3732

1,172 AC. TR.  
233, PG. 256-257, & VOL. 230, PG. 510, C.C.D.R.)  
CORRESPONDING TO SCHEDULE "B" NO. 1

PATENT 333  
PATENT 468

87.74 ACRES  
(VOL. 234, PG. 201-202, C.C.D.R.)  
(CORRESPONDING TO SCHEDULE "B", NO. 10-D)

115.29 ACRES  
(VOL. 352, PG. 65-71, C.C.D.R.)  
(CORRESPONDING TO SCHEDULE "B", NO. 10-D)

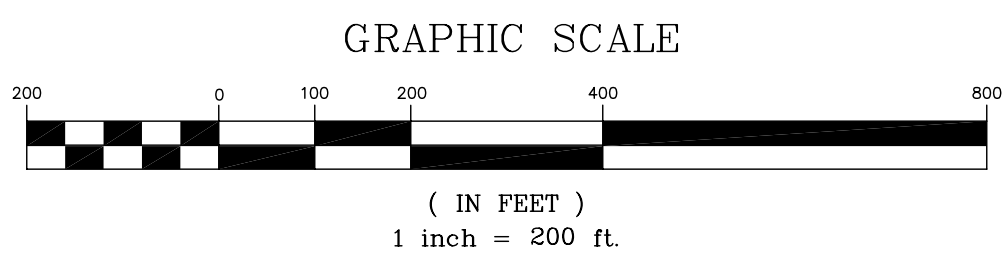
87.74 ACRES  
(VOL. 234, PG. 201-202, C.C.D.R.)  
(CORRESPONDING TO SCHEDULE "B", NO. 10-D)

384.67 ACRES  
(VOL. 238, PG. 20, C.C.D.R.)  
(CORRESPONDING TO SCHEDULE "B", NO. 10-D)

R=3091.07  
L=1321.63  
Tan=671.07  
D=24°29'52"

384.67 ACRES  
(VOL. 238, PG. 20, C.C.D.R.)  
(CORRESPONDING TO SCHEDULE "B", NO. 10-D)

120.23 ACRES  
(VOL. 242, PG. 603-605, C.C.D.R.)  
(CORRESPONDING TO SCHEDULE "B", NO. 10-I)  
(RELEASED PURSUANT TO VOL. 924, PG. 707, C.C.D.R.)



METES & BOUNDS DESCRIPTION  
104.14 ACRE TRACT

BEING A 104.14 ACRE TRACT OF LAND SITUATED IN A PART OF PATENT 6, 468 AND 333, CAMERON COUNTY, TEXAS, SAID 104.14 ACRE TRACT BEING COMPRISED OF 104.14 ACRES OUT OF A CERTAIN 724.58 ACRE TRACT DESCRIBED IN THE INSTRUMENT IN VOLUME 137, PAGE 391, MISCELLANEOUS DEED RECORDS OF CAMERON COUNTY, TEXAS, SAID 104.14 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF A CERTAIN 230.59 ACRE TRACT DESCRIBED IN THE INSTRUMENT RECORDED IN VOLUME 119, PAGES 252-256, MISCELLANEOUS DEED RECORDS OF CAMERON COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH OF SAID 230.59 ACRE TRACT, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 1,650.02 FEET AND SOUTH 70 DEGREES 31 MINUTES 25 SECONDS WEST, A DISTANCE OF 1,054.74 FEET TO THE SOUTHWEST CORNER OF SAID 230.59 ACRE TRACT AND THE SOUTHWEST CORNER OF THIS TRACT ALSO BEING THE WEST PROPERTY LINE OF SAID 724.58 ACRE TRACT;

THENCE, WITH THE WEST PROPERTY LINE OF SAID 724.58 ACRE TRACT, NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3,091.07 FEET, AN ARC DISTANCE OF 1,321.63 FEET TO A POINT FOR A CORNER OF THIS TRACT;

THENCE, CONTINUING ALONG THE WEST PROPERTY LINE OF SAID 724.58 ACRE TRACT, NORTH 13 DEGREES 10 MINUTES 55 SECONDS EAST, A DISTANCE OF 600.03 FEET TO A POINT FOR A CORNER OF THIS TRACT;

THENCE, CONTINUING ALONG THE WEST PROPERTY LINE OF SAID 724.58 ACRE TRACT, NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4,732.48 FEET, AN ARC DISTANCE OF 923.74 FEET TO A POINT FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 55 DEGREES 26 MINUTES 19 SECONDS EAST, A DISTANCE OF 2,345.55 FEET FOR A CORNER OF THIS TRACT;

THENCE, NORTH 34 DEGREES 33 MINUTES 41 SECONDS EAST, A DISTANCE OF 52.94 TO A POINT ALONG THE EAST LINE OF SAID 230.59 ACRE TRACT FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE EAST LINE OF SAID 230.59 ACRE TRACT, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 161.42 FEET TO A POINT FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 55 DEGREES 26 MINUTES 19 SECONDS EAST, A DISTANCE OF 48.22 FEET TO A POINT FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 34 DEGREES 33 MINUTES 41 SECONDS WEST, A DISTANCE OF 70.00 FEET TO A POINT IN THE EAST LINE OF SAID 230.59 ACRE TRACT FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE EAST LINE OF SAID 230.59 ACRE TRACT, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 33.73 FEET AND SOUTH 15 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.44 FEET TO A POINT FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 55 DEGREES 26 MINUTES 19 SECONDS EAST, A DISTANCE OF 82.14 FEET TO A POINT FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 34 DEGREES 33 MINUTES 41 SECONDS WEST, A DISTANCE OF 70.00 FEET TO A POINT IN THE EAST LINE OF SAID 230.59 ACRE TRACT FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE EAST LINE OF SAID 230.59 ACRE TRACT, SOUTH 15 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 231.26 FEET TO A POINT FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 55 DEGREES 26 MINUTES 19 SECONDS EAST, A DISTANCE OF 82.14 FEET TO A POINT FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 34 DEGREES 33 MINUTES 41 SECONDS WEST, A DISTANCE OF 70.00 FEET TO A POINT IN THE EAST LINE OF SAID 230.59 ACRE TRACT FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE EAST LINE OF SAID 230.59 ACRE TRACT, SOUTH 15 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 244.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 104.14 ACRES OF LAND, MORE OR LESS.

METES & BOUNDS DESCRIPTION  
5.977 ACRE TRACT

BEING A 5.977 ACRE TRACT OF LAND LYING ADJACENT TO A CERTAIN 230.59 ACRE TRACT OF LAND RECORDED IN VOLUME 119, PAGE 252-256, OF THE DEED RECORDS OF CAMERON COUNTY, TEXAS. SAID 5.977 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID 230.59 ACRE TRACT;

THENCE, S 70° 31' 25" W, A DISTANCE OF 68.92 FEET FOR THE SOUTHWEST CORNER OF SAID 5.977 ACRE TRACT;

THENCE, N 10° 40' 15" W, A DISTANCE OF 510.12 FEET FOR A CORNER;

THENCE, N 1° 09' 41" E, A DISTANCE OF 620.88 FEET FOR A CORNER;

THENCE, N 11° 33' 03" E, A DISTANCE OF 333.83 FEET FOR A CORNER;

THENCE, N 17° 45' 58" E, A DISTANCE OF 1392.02 FEET FOR THE NORTHWEST CORNER OF SAID TRACT;

THENCE, S 55° 19' 42" E, A DISTANCE OF 95.59 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 4732.48 FEET, A CENTRAL ANGLE OF 10° 14' 15", AND A CHORD OF 844.47 FEET BEARING S 18° 18' 03" W AND A POINT ON THE WEST LINE OF SAID 230.59 ACRE TRACT;

THENCE, SOUTH ALONG SAID CURVE, A DISTANCE OF 845.60 FEET FOR A POINT ALONG THE WEST LINE OF SAID 230.59 ACRE TRACT;

THENCE, S 13° 10' 55" W, A DISTANCE OF 600.03 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 3091.07 FEET AND A CENTRAL ANGLE OF 24° 29' 52", A POINT OF CURVATURE;

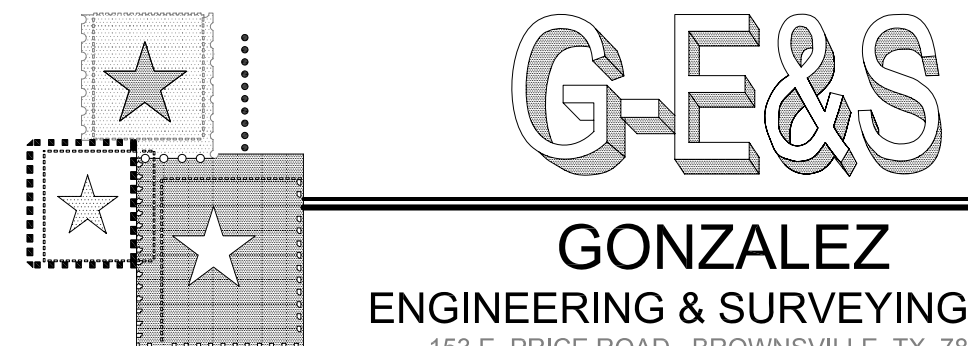
THENCE, SOUTH ALONG SAID CURVE, A DISTANCE OF 1321.63 FEET TO THE PLACE OF BEGINNING;

SAID DESCRIBED TRACT CONTAINING 5.977 ACRES (260,358 SQUARE FEET), MORE OR LESS.

BOUNDARY SURVEY

BEING A 104.14 ACRE TRACT OF LAND SITUATED IN A PART OF PATENT 6, 468 AND 333, CAMERON COUNTY, TEXAS, SAID 104.14 ACRE TRACT BEING COMPRISED OF 104.14 ACRES OUT OF A CERTAIN 724.58 ACRE TRACT DESCRIBED IN THE INSTRUMENT IN VOLUME 137, PAGE 391, MISCELLANEOUS DEED RECORDS OF CAMERON COUNTY, TEXAS.

SURVEYED FOR:  
COWEN ISLAND PROPERTIES, LP



REVISED DATE: AUGUST 1, 2008 JOB NO. 2163-G-003-002