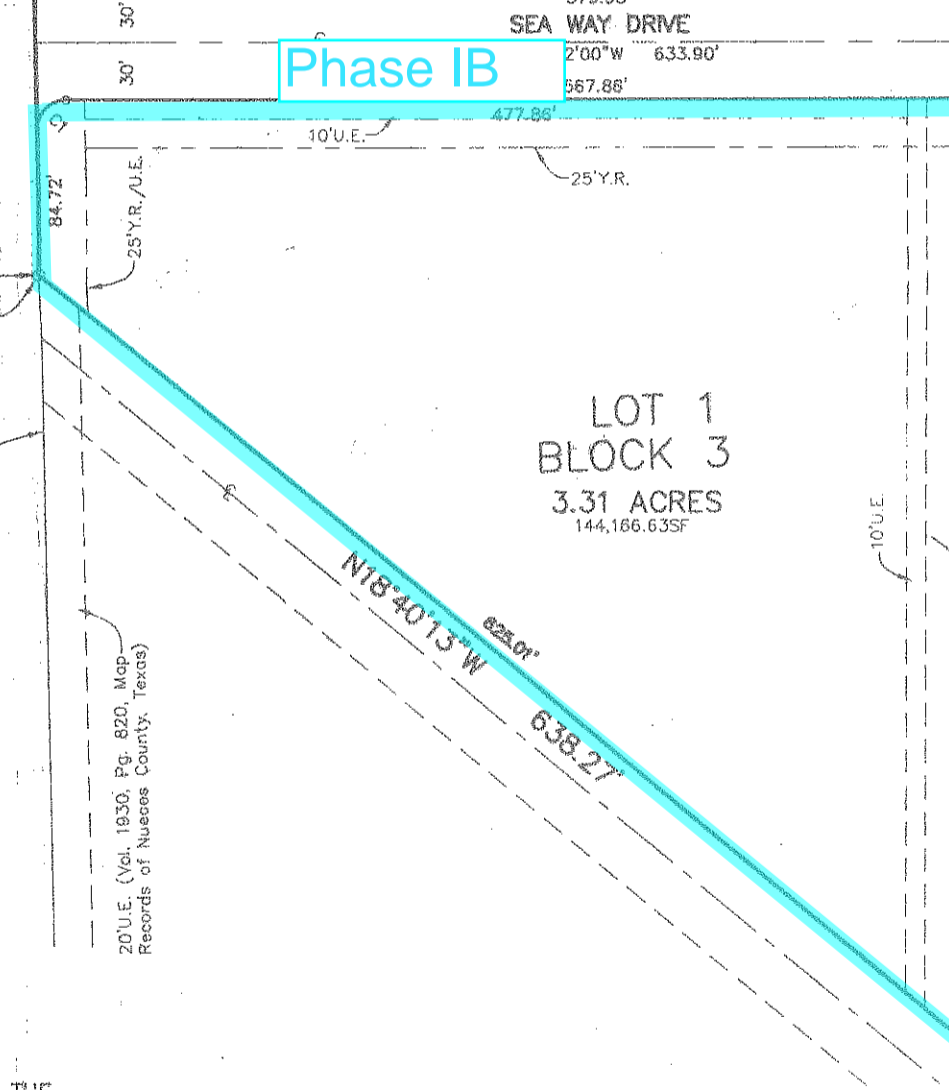
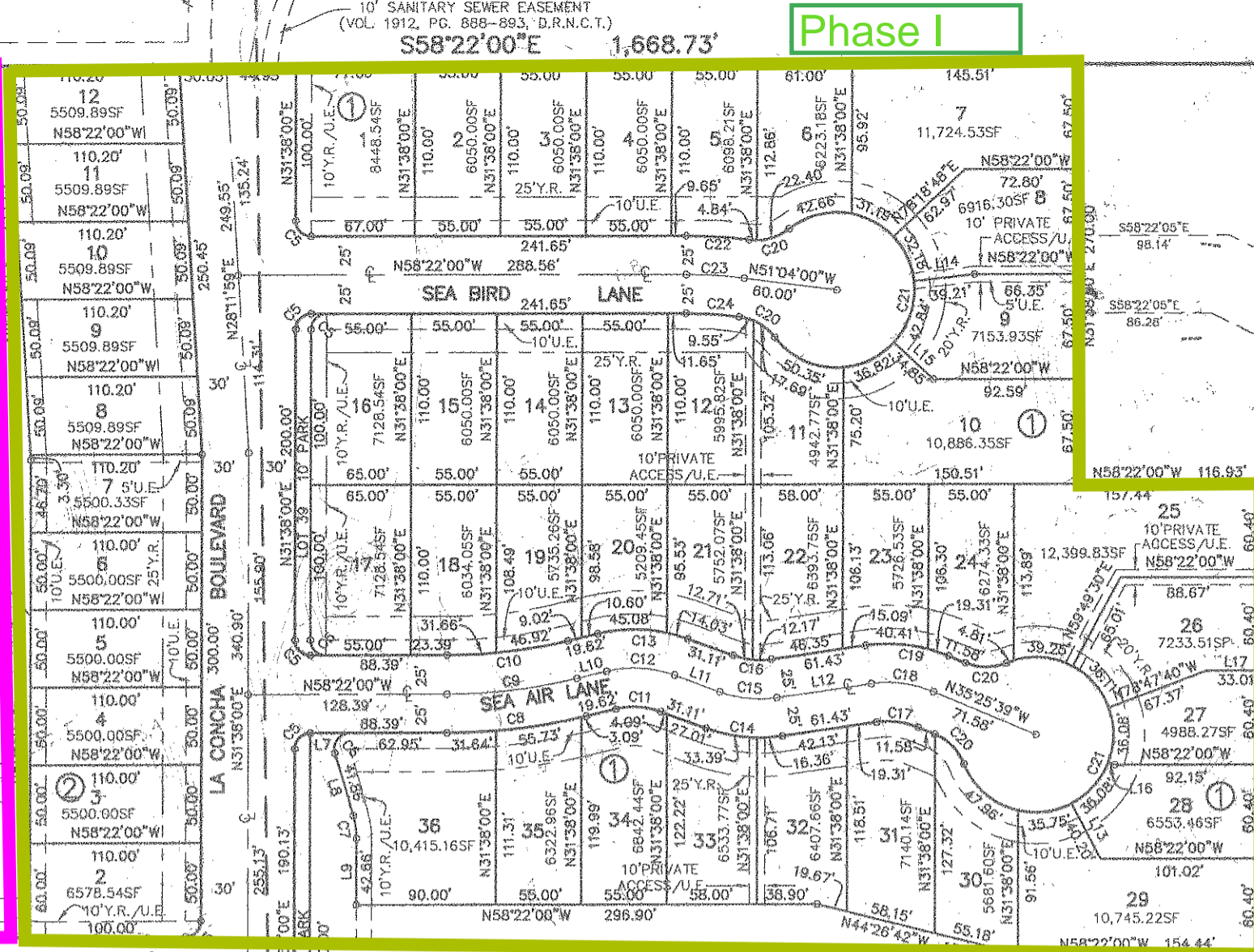
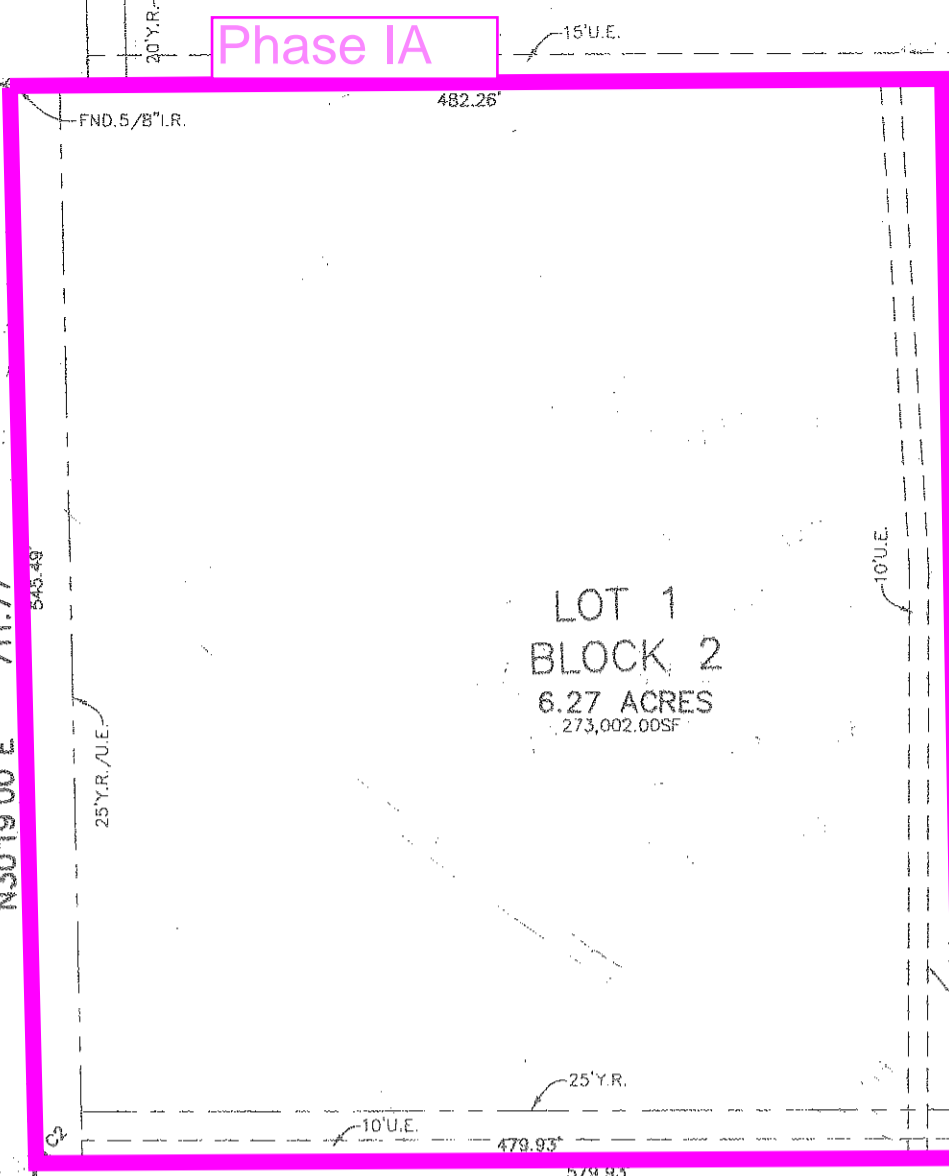


LOT 2, BLOCK 1  
LA CONCHA SUBDIVISION  
Vol. 50, Pg. 20-21, Map  
Records of Nueces County, Texas

4.944 ACRES OUT OF  
SURVEY 596, LAND SCRIP 167  
J.W. WATERBURY  
(OWNER - MAYAN PRINCESS)

STATE HIGHWAY 361 (FORMERLY PARK ROAD 53)



FILED FOR RECORD  
AT 2:30 O'CLOCK P.M.  
APR 23 2002  
ERNEST M. BRIONES  
CLERK COUNTY COURT  
NUECES COUNTY, TEXAS

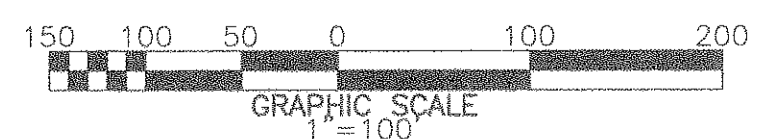
LINE TABLE

| CURVE | BEARINGS    | DISTANCE |
|-------|-------------|----------|
| L1    | S31°38'00"W | 42.66'   |
| L2    | S48°19'57"W | 41.86'   |
| L3    | N58°22'00"W | 25.44'   |
| L4    | N31°38'00"E | 110.00'  |
| L5    | N58°22'00"W | 60.00'   |
| L6    | N58°22'00"W | 100.00'  |
| L7    | N58°22'00"W | 25.44'   |
| L8    | N14°56'02"E | 41.86'   |
| L9    | N31°38'00"E | 42.66'   |
| L10   | N71°59'19"W | 19.62'   |
| L11   | N38°07'05"W | 31.11'   |
| L12   | N66°37'13"W | 61.43'   |
| L13   | N03°53'39"E | 40.20'   |
| L14   | S64°48'24"E | 39.21'   |
| L15   | N15°42'46"W | 34.85'   |
| L16   | S37°26'58"E | 4.44'    |
| L17   | N58°22'00"W | 33.01'   |

CURVE TABLE

| CURVE | RADIUS  | DELTA      | TANGENT | LENGTH  |
|-------|---------|------------|---------|---------|
| C1    | 15.00'  | 91°19'00"  | 15.35'  | 23.91'  |
| C2    | 15.00'  | 88°41'00"  | 14.66'  | 23.22'  |
| C3    | 50.00'  | 16°41'57"  | 7.34'   | 14.57'  |
| C4    | 10.00'  | 106°41'57" | 13.44'  | 18.62'  |
| C5    | 10.00'  | 90°00'00"  | 10.00'  | 15.71'  |
| C6    | 10.00'  | 106°41'58" | 13.44'  | 18.62'  |
| C7    | 50.00'  | 16°41'57"  | 7.34'   | 14.57'  |
| C8    | 380.50' | 13°37'19"  | 45.45'  | 90.46'  |
| C9    | 355.50' | 13°37'19"  | 42.46'  | 84.52'  |
| C10   | 330.50' | 13°37'19"  | 39.47'  | 78.58'  |
| C11   | 50.00'  | 33°52'14"  | 15.22'  | 29.56'  |
| C12   | 75.00'  | 33°52'14"  | 22.84'  | 44.34'  |
| C13   | 100.00' | 33°52'14"  | 30.45'  | 59.12'  |
| C14   | 100.00' | 28°30'08"  | 25.40'  | 49.75'  |
| C15   | 75.00'  | 28°30'08"  | 19.05'  | 37.31'  |
| C16   | 50.00'  | 28°30'08"  | 12.70'  | 24.87'  |
| C17   | 50.00'  | 31°11'33"  | 13.96'  | 27.22'  |
| C18   | 75.00'  | 31°11'33"  | 20.94'  | 40.83'  |
| C19   | 100.00' | 31°11'33"  | 27.91'  | 54.44'  |
| C20   | 34.50'  | 45°14'23"  | 14.38'  | 27.24'  |
| C21   | 50.00'  | 270°28'46" | 49.58'  | 236.04' |
| C22   | 318.92' | 07°18'00"  | 20.34'  | 40.63'  |
| C23   | 293.92' | 07°18'00"  | 18.75'  | 37.45'  |
| C24   | 268.92' | 07°18'00"  | 17.15'  | 34.26'  |

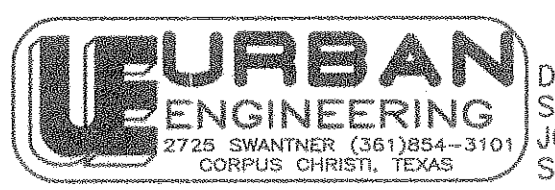
- NOTES:
- TOTAL PLATTED AREA CONTAINS 28.074 ACRES OF LAND.
  - THE YARD REQUIREMENT AS DEPICTED, IS REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
  - SET 5/8 INCH IRON RODS WITH RED PLASTIC CAP LABELED "URBAN ENGR. C.C. TX" AT ALL LOT CORNERS, EXCEPT WHERE NOTED.
  - THE PUBLIC HAS AN EASEMENT ON THE GULF BEACH FROM MEAN LOW TIDE TO THE VEGETATION LINE.
  - BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM-SOUTH ZONE.
  - LAND ABUTTING THE GULF OF MEXICO IS SUBJECT TO THE 1000 FOOT SAND DUNE PROTECTION LINE AS ADOPTED BY THE NUECES COUNTY COMMISSIONERS COURT ON OCTOBER 23, 1973.
  - SURVEYOR DID NOT PRE-ESTABLISH MEAN HIGH WATER LINE AND/OR ACQUIRE A GENERAL LAND OFFICE APPROVAL OF THE LINE ABUTTING THE GULF OF MEXICO. BOUNDARY LINE SHOWN WAS ESTABLISHED AS THE MEAN HIGH TIDE LINE (ELEVATION = 1.64' NGVD) PER SURVEY MADE BY URBAN ENGINEERING, DATED JANUARY 14, 1982.
  - LOTS 38 AND 39, BLOCK 1, ARE NOT BUILDABLE LOTS, THESE ARE TO BE DESIGNATED AS PARK AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - NO DRIVEWAY ACCESS TO STATE HIGHWAY 361 FROM LOT 1, BLOCK 2 AND LOT 1, BLOCK 3 SHALL BE PERMITTED.
  - THE RECEIVING WATERS FOR STORM WATER FROM THIS PROPERTY IS THE GULF OF MEXICO. THE RECEIVING WATERS ARE NOT CLASSIFIED BY THE TNRCC AS HAVING "EXCEPTIONAL" AQUATIC LIFE.
  - STATE HIGHWAY 361 WILL NOT BE DEDICATED ON THE EAST SIDE OF THE ROAD AND WILL BE DEDICATED FROM THE WEST SIDE OF THE RIGHT-OF-WAY.
  - NO DRIVEWAY ACCESS TO SEA WAY DRIVE FROM LOT 2, BLOCK 2, SHALL BE PERMITTED.
  - NO DRIVEWAY ACCESS TO LA CONCHA BOULEVARD FROM LOT 1, BLOCK 1, SHALL BE PERMITTED.



J.W. WATERBURY SURVEY 596  
LAND SCRIP 167, ABSTRACT 408

PLAT OF  
LA CONCHA ESTATES

BEING 28.074 ACRES OUT OF A 43.50 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 1889, PAGE 137, DEED RECORDS OF NUECES COUNTY, TEXAS; AND ALSO BEING OUT OF THE J.W. WATERBURY SURVEY NO. 596, LAND SCRIP 167, ABSTRACT 408, MUSTANG ISLAND, NUECES COUNTY, TEXAS.



DATE: APRIL 4, 2002  
SCALE: 1"= 100'  
JOB NO. 18394.A1.00  
SHEET 2 OF 2

Gulf of Mexico

MEAN HIGH TIDE (ELEV. = 1.64' N.G.V.D.) SURVEYED JANUARY 14, 1982 (SEE NOTE 7)