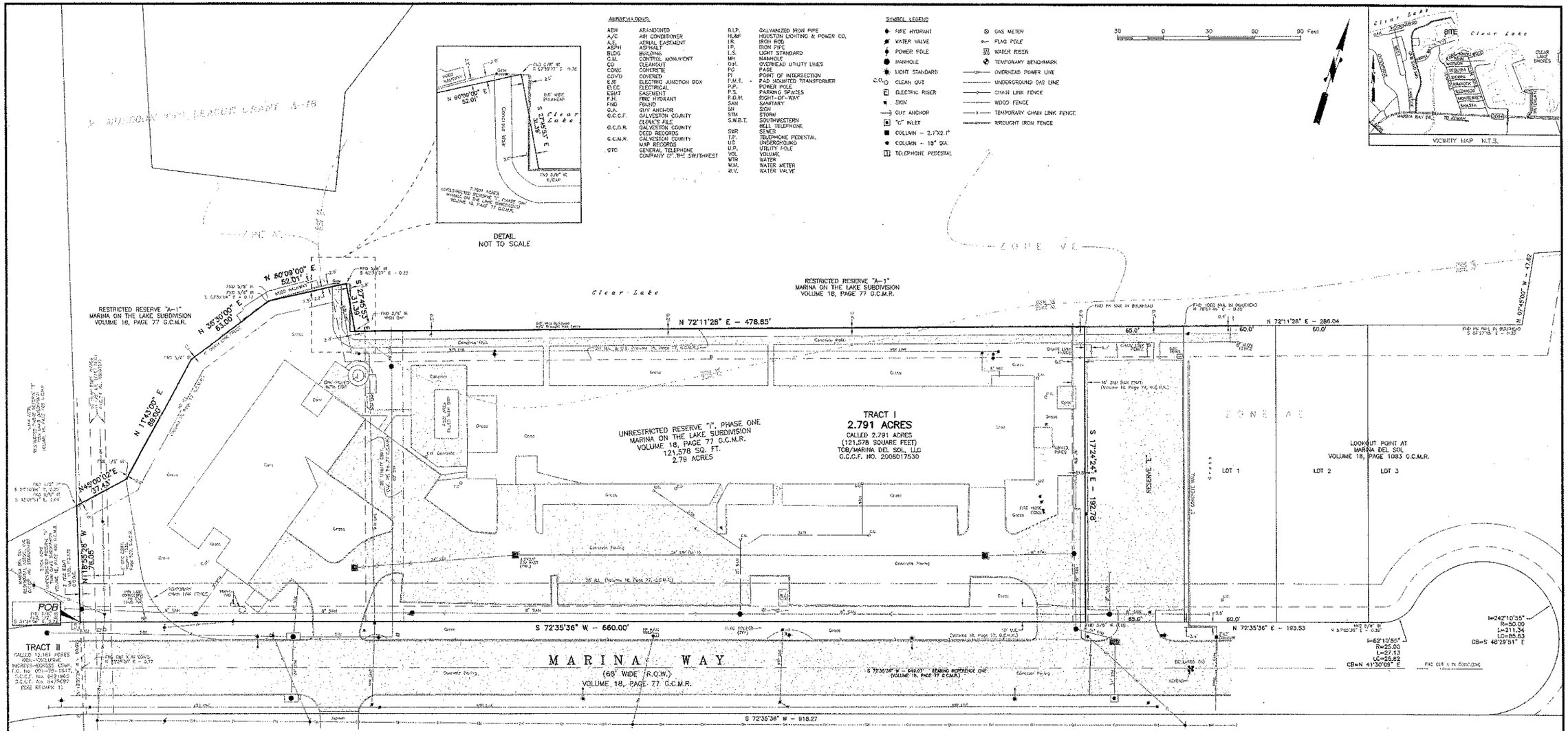

NOTES:

1. This survey reflects boundary and easement information as per a commitment for title insurance issued by Alamo Title Company, G.F. Number ATH-01-COM-ATH3033957TH, effective date July 26, 2013, issued August 5, 2013; no additional research regarding the existence of easements or restrictions of record has been performed by Terra Surveying, Inc.

2. A portion of this tract lies in Zone "AE", having a base flood elevation of 13 feet and a portion of this tract lies in Zone "VE", having a base flood elevation of 14 feet according to the National Flood Insurance Program FIRM, Community Panel Number 485488 0110, latest available published revision dated September 22, 1999.

3. This tract may be subject to the development requirements of the City of League City, Texas.

4. Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.

5. The basis of bearings shown hereon is referenced to the record information contained in the recorded plat of Marina On The Lake subdivision

6. There exists a second part to this survey, being a separate Metes and Bounds Description of the subject tract.

7. This tract is subject to the restrictive covenants as shown on the recorded plat in Volume 18, Page 77 G.C.M.R.

8. This tract contains a 2-foot General Telephone Company of the Southwest Easement recorded in Volume 1135, Page 339, G.C.D.R.

9. This tract contains an 8-foot General Telephone Company of the Southwest Easement recorded in Volume 1336, Page 532, G.C.D.R.

10. This tract contains a Storm Sewer Easement 10 feet wide along the east property line as reflected on the plat of Marina On The Lake Subdivision recorded in Volume 18, Page 77, G.C.M.R.

11. This tract contains a Building Set Back Line 20 feet wide along the north property line as reflected on the plat of Marina On The Lake Subdivision recorded in Volume 18, Page 77, G.C.M.R.

12. This tract contains a UREA Easement 20 feet wide along the north property line as reflected on the plat of Marina On The Lake Subdivision recorded in Volume 18, Page 77, G.C.M.R.

13. The Water Meter Easement 20 feet by 30 feet wide as described in Schedule B, Item 10h cannot be verified because a clear copy of the plat of Marina On The Lake Subdivision recorded in Volume 18, Page 77, G.C.M.R. is not available.

14. This tract contains a Building Set Back Line 25 feet wide along the south property line as reflected on the plat of Marina On The Lake Subdivision recorded in Volume 18, Page 77, G.C.M.R.

15. This tract contains an Easement 10 feet wide along the south property line for the use of public utilities as reflected on the plat of Marina On The Lake Subdivision recorded in Volume 18, Page 77, G.C.M.R.

16. This tract contains an Easement 20 feet wide crossing the tract in a north to south direction for the use of public utilities as reflected on the plat of Marina On The Lake Subdivision recorded in Volume 18, Page 77, G.C.M.R.

17. This tract contains a Building Set Back Line 10 feet wide along the northwest property line as reflected on the plat of Marina On The Lake Subdivision recorded in Volume 18, Page 77, G.C.M.R.

18. This tract contains a utility easement granted to Houston Lighting and Power Company recorded under G.C.C.F. Number 8510027.

19. The utility easement granted to Houston Lighting and Power Company recorded under G.C.C.F. Number 8539269 does not apply as it is not on or adjacent to subject tract.

20. This tract is subject to a non-exclusive easement and right-of-way for ingress and egress, roadways, streets and utilities as reserved under Fair Code Number 001-76-1517, G.C.C.F. and modified under G.C.C.F. Number 8421959. Said easement being conveyed to Twin Oak Marina dbaint Venture by instrument recorded under G.C.C.F. Number 8425692.

METES AND BOUNDS DESCRIPTION
2.791 ACRES (121,578 SQUARE FEET)
M. MULDOON TWO-LEAGUE GRANT, ABSTRACT NUMBER 18
GALVESTON COUNTY, TEXAS

GLEN COVE SUBDIVISION
VOLUME 254-A, PAGE 160 G.C.M.R.

Being a tract or parcel containing 2.791 acres (121,578 square feet) of land situated in the M. Muldoon Two League Grant, Abstract Number 18, Galveston County, Texas; being all of Unrestricted Reserve "I", Phase One of Marina On The Lake Subdivision, a subdivision of record in Volume 18, Page 77 of the Galveston County Map Records, Galveston County, Texas, and being all of that certain called 2.791 acre tract (Tract I) conveyed to TCB/Marina del Sol, LLC as recorded under Galveston County Clerk's File (G.C.C.F.) Number 2008017530, Galveston County, Texas; said 2.791 acre tract being more particularly described by metes and bounds as follows (all bearings described herein are referenced to the record information contained in the above described subdivision):

BEGINNING at a 5/8-inch iron rod found at the intersection of the northerly Right-Of-Way (R.O.W.) line of Marina Way (60-feet wide R.O.W.) as dedicated by the plat of said subdivision and the common westerly line of said subdivision and the easterly line of Twin Oaks Subdivision of record in Volume 18, Page 406 of the Galveston County Map Records, said iron rod marking the common southeasterly corner of Unrestricted Reserve "A", Twin Oaks Subdivision and the southwesterly corner of said Unrestricted Reserve "I", Phase One and said 2.791 acre tract and the herein described tract, from which a found 1/2-inch iron rod bears South 31°24'55" East, 2.22 feet;

THENCE, North 18°55'28" West, departing said northerly R.O.W. line, along the common westerly line of said Unrestricted Reserve "I", Phase One and said 2.791 acre tract and the easterly line of said Unrestricted Reserve "A", a distance of 76.05 feet to a point for the common northwesterly corner of said Unrestricted Reserve "I", Phase One and said 2.791 acre tract and the southwesterly corner of Restricted Reserve "A-1" of said subdivision and being the northwesterly corner of the herein described tract, from which a found 1/2-inch iron rod bears South 24°10'08" West, 0.25 feet and a found 5/8-inch iron rod bears South 43°08'51" East, 1.84 feet;

THENCE, along the common north line of said Unrestricted Reserve "I", Phase One and said 2.791 acre tract and the south line of said Restricted Reserve "A-1", as follows:

North 45°00'02" East, a distance of 37.43 feet to a 1/2-inch iron rod found marking an angle point;

North 11°43'00" East, a distance of 89.00 feet to a 5/8-inch iron rod found marking an angle point;

North 35°30'00" East, a distance of 63.00 feet to a 5/8-inch iron rod found marking an angle point, from which a found 5/8-inch iron rod bears South 53°32'04" East, 0.17 feet;

North 80°09'00" East, a distance of 52.01 feet to an angle point, from which a found 5/8-inch iron rod bears South 82°38'27" East, 0.35 feet;

South 27°45'53" East, a distance of 31.39 feet to a 5/8-inch iron rod with cap found marking an angle point;

North 72°11'28" East, a distance of 478.85 feet to a PK nail in bulkhead found marking the common northwesterly corner of Unrestricted Reserve "I", Phase Two of said subdivision and the common northeasterly corner of said Unrestricted Reserve "I", Phase One and said 2.791 acre tract and marking the northeasterly corner of the herein described tract;

THENCE, South 17°24'24" East, along the common line of said Phase One and said Phase Two, a distance of 192.78 feet to a 5/8-inch iron rod found in the aforesaid northerly R.O.W. line of Marina Way, marking the southwesterly corner of said Phase Two and the southeasterly corner of said Phase One and said 2.791 acre tract and the herein described tract;

THENCE, South 72°35'36" West, along said northerly R.O.W. line of Marina Way, a distance of 660.00 feet to the POINT OF BEGINNING and containing 2.791 acres (121,578 square feet) of land.

SURVEYOR'S REMARKS:

1. ACCESS TO AND FROM THE SUBJECT TRACT IS BY THE USE OF MARINA WAY AND TWIN OAKS BOULEVARD, WHICH CONNECTS TO FARM TO MARKET ROAD 2094 (MARINA BAY DRIVE). BOTH BEING CONCRETE PAVED ROADWAYS

To: Newcor Ventures, Inc.
TCB/Marina del SOL, LLC, a Texas limited liability company
ISC Bank
Alamo Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 4, 8, 9, and 11a of Table A thereof.
The field work was completed on September 3, 2013.

George Collison
Registered Professional
Land Surveyor
Terra Registration No. 4461

Date: 9-5-13

STATE OF TEXAS
REGISTERED
GEORGE COLLISON
4461
PROFESSIONAL
LAND SURVEYOR

REV.NO.	DESCRIPTION	DATE	APP.
6	UPDATED SURVEY	9/3/13	GC
5	UPDATED SURVEY	7/08/05	GC
4	REVISED PER NEW COMMITMENT	3/5/03	GC
3	UPDATED SURVEY	12/12/02	GC
2	UPDATED SURVEY	3/3/98	GC
1	REVISED	4/25/96	GC

AN ALTA/ACSM LAND TITLE SURVEY OF 2.791 ACRES UNRESTRICTED RESERVE "I", PHASE ONE MARINA ON THE LAKE SUBDIVISION M. MULDOON TWO LEAGUE GRANT, A-18 GALVESTON COUNTY, TEXAS

TERRA SURVEYING CO., INC.
3000 WILCREST DR. - SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327 - FAX (713) 993-9231

DRAWN BY: GC/LD	SCALE: 1" = 30'	KEY MAP: 619 V
CHECKED BY: GC	DATE: MARCH, 1998	PROJECT No. 1851-9811-S
APPROVED BY: GC	FIELD BOOK: 96-2, 05-49	SHEET 1 OF 1