



The Attorney General of Texas

JIM MATTOX
Attorney General

October 26, 1984

Supreme Court Building
P. O. Box 12548
Austin, TX. 78711-2548
512/475-2501
Telex 910/874-1367
Telecopier 512/475-0266

Mr. Jim Phillips
Deputy Commissioner for Legal Services
General Land Office
Stephen F. Austin Building
Austin, Texas 78701

714 Jackson, Suite 700
Dallas, TX. 75202-4506
214/742-8944

Re: South Padre Land Co. vs.
The State of Texas

4824 Alberta Ave., Suite 160
El Paso, TX. 79905-2793
915/533-3484

Dear Mr. *Jim* Phillips:

I have recently had this deed recorded in Willacy County and am returning the original for Land office records. I trust you will see that it is appropriately filed.

1001 Texas, Suite 700
Houston, TX. 77002-3111
713/223-5886

Sincerely,

806 Broadway, Suite 312
Lubbock, TX. 79401-3479
806/747-5238

Sharon

SHARON GILLESPIE
Assistant Attorney General

4309 N. Tenth, Suite B
McAllen, TX. 78501-1685
512/682-4547

SG:ew

200 Main Plaza, Suite 400
San Antonio, TX. 78205-2797
512/225-4191

Enclosure

An Equal Opportunity/
Affirmative Action Employer

File No. Sketch File 7A
Cameron County
Deed: S. Padre Land Co. to the State
of Texas, # 235509; Vol. 151, pp. 35-41
Filed April 1 19 85
By GARRY MAURO, Com'r
Douglas Howard
See Boundary Delineation on top of
Composite in Padre 15-drawer; ^{filed}
oak cabinet

Counter 17115



The Attorney General of Texas

October 26, 1984

JIM MATTOT
Attorney General

Mr. Jim Phillips
Deputy Commissioner for Legal Services
General Land Office
Stephen F. Austin Building
Austin, Texas 78701

Supreme Court Building
P. O. Box 12848
Austin, TX 78711-2848
512/475-2201
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714 Jackson, Suite 700
Dallas, TX 75202-4508
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4824 Alberta Ave., Suite 180
El Paso, TX 79906-2793
918/533-3486

1001 Texas, Suite 700
Houston, TX 77002-2111
713/253-8886

808 Broadway, Suite 312
Lubbock, TX 79401-3479
808/747-8238

4209 N. Tenth, Suite B
McAllen, TX 78501-1882
512/682-4847

200 Main Plaza, Suite 400
San Antonio, TX 78205-2787
512/225-4191

An Equal Opportunity/
Affirmative Action Employer

File No. Sketch File 7A
Cameron County
Deed S. Padre Land to State of Tex.
#235509; Vol. 151, P. 35-41
Filed April 1 19 85

I have recently had this recorded in Wilbacy
County and am retaining the original for
County records. I trust you will find it is appropriately
filed.

Sincerely,

SHARON GILLESPIE
Assistant Attorney General

SG:ew

Enclosure

File No. Sketch File 7A
Cameron County
Deed S. Padre Land to the State
of Texas #235509; Vol. 151, P. 35-41
Filed April 1 19 85
By Douglas Howard
GARRY MAURO, Com'r

1-805-684-1104

Counter 17116

File No. Sketch File 7A
Cameron County
 Deed: S. Padre Land Co. to the State
of Texas, #235509; Vol. 151, pp. 35-41
 Filed April 1 19 85

DEED

GARRY MAURO, Com'r

By Douglas Howard

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF WILLACY §

THAT South Padre Land Company, hereinafter called "Grantor," for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, convey and assign unto the State of Texas, and its successors and assigns, hereinafter called "Grantee," subject to the condition and the reservations contained herein, the surface only in certain lands situated in Willacy County, Texas, which lands are more particularly described in Exhibit A, attached hereto and made a part hereof.

This grant conveys the surface only in the above-described lands. All minerals and mineral interests of every kind are expressly excepted herefrom and reserved to the record owners thereof.

This grant of the above-described lands is expressly subject to the condition that Grantee, its successors, lessees and assigns, shall not develop the said conveyed lands for commercial or residential purposes within thirty (30) years from the date of execution hereof, and if said conveyed lands are used for such purposes during said thirty (30) year period Grantor shall have the right to re-enter and repossess said conveyed lands and thereby reacquire all the right, title and interest conveyed hereby. Nothing herein shall prohibit Grantee from using said conveyed lands for public purposes such as, but not limited to, a park with all of the customary park development and uses, a wildlife refuge or other similar State-owned facilities.

This grant is made by Grantor without representation or warranty of any kind, express or implied, except that Grantor represents and warrants to Grantee that such title as is conveyed by Grantor to Grantee hereunder is derived by Grantor as a successor-in-interest of a party to State v. Balli, 144 Tex. 195,

190 S.W.2d 71 (1944), and/or United States v. 34, 884 acres of land, et al., Civil Action Number 142, United States District Court for the Southern District of Texas, Brownsville Division.

TO HAVE AND TO HOLD the above-described property unto the said Grantee, its successors and assigns, forever. Save and except and there are hereby reserved unto Grantor, its successors and assigns, at no cost to Grantor, such easements of a quantity, size and location over the above-described suitable for pleasure boat access to the intracoastal canal and/or the Port Mansfield ship channel.

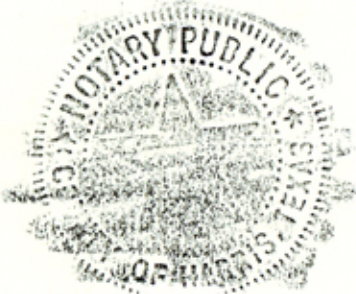
SOUTH PADRE LAND COMPANY

BY: Paul Patrick
Paul Patrick, President
VICE

THE STATE OF TEXAS §
 §
COUNTY OF ~~WILLACY~~ HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Paul Patrick, ^{VICE} President of South Padre Land Company, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of July, 1981.



Roxana Gross
Notary Public in and for
Travis County, Texas
HARRIS Roxana Gross
(Stamped or Printed Name of Notary)
My Commission Expires: 10/18/81

ACCEPTED by the State of Texas this, the 3RD day of MARCH, 1982.

THE STATE OF TEXAS

BY: Bob Armstrong
Bob Armstrong, Commissioner
of the General Land Office
of the State of Texas

[Faint, mirrored text from the reverse side of the page, including "Sketch File 7A" and "April 1982"]

STATE OF TEXAS X

COUNTY OF WILLACY X

FIELD NOTES OF A SURVEY

of

2162.70 ACRES

of land bounded on the North by the center line of the Port Mansfield Ship Channel, on the East by the "Boyles Line", on the South by the southern boundary of former State Lease Tracts 475, 476, and 477, and bounded on the West by the "Claunch Line", and made in accordance with paragraph 8 of the stipulation as to final judgment in the case styled South Padre Land Company, Gilbert Kerlin, Individually and as Trustee, et al vs. The State of Texas, et al, being Cause No's. 78-153-C, 78-154-C and 78-155-C in the 197th Judicial District and in the District Court of Cameron County, Texas, said land is situated in Willacy County, about 30 miles N.80°E., from Raymondville, the county seat, and is described by metes and bounds as follows, to wit:

COMMENCING at a U.S.C. & G.S. monument, a brass disk set in a 4" terre-cotto pipe set in a 12" diameter concrete base, 1.0' above the ground in flat area surrounded by sand dunes. Brass disk stamped "Desert 1939" and having state plane coordinates of X = 2,385,503.36', Y = 348,924.78' (South Zone). Thence S.78°45'39"W. 5529.86 feet to a #4 rebar set flush with ground in sand flats by a 1" x 2" stake found lying down 0.1 ft. below ground as recovered by the General Land Office November 19, 1979. Said stake being set by J. S. Boyles in line of survey made for the Attorney General of the State of Texas, Aug. 1941, (State vs. Balli, 190 SW₂ 71). Said stake marking the boundary line between Padre Island and the Laguna Madre according to the J. S. Boyles's Survey. Thence with said Boyle's west boundary line as recovered,

S.31°21'52"E. 1666.61 feet to a 1" x 2" stake found flush with the ground from which a #4 rebar set flush with ground bears 0.1 ft. westerly;

S.15°21'48"E. 1389.09 feet to a #4 rebar set flush with the ground by a 1" x 2" stake found lying 0.1 ft. below the ground;

S.18°21'17"E. 1388.79 feet to a 1" x 2" stake found 0.1 ft. above the ground from which a #4 rebar set flush with ground bears 0.1 ft. westerly;

S.13°21'10"E. 1388.39 feet to a 1" x 2" stake found leaning North slightly, flush with the ground from which a #4 rebar set flush with ground bears 0.1 ft. westerly;

S.24°21'21"E. 1389.46 feet to a 1" x 2" stake found 0.1 ft. below the ground, having State Plane Coordinates of X = 2,382,645.990, Y = 341,149.673 (South Zone) from which a #4 rebar set flush with ground bears 0.1 ft. westerly;

S.16°30'14"W. 1499.20 feet to a 1" x 2" stake found 0.4 ft. below the ground from which a #4 rebar set flush with the ground bears 0.2 ft. westerly;

S.07°07'42"E. 1389.11 feet to a 1" x 2" stake found 0.6 ft. below the ground from which a #4 rebar set flush with ground bears 0.2 ft. westerly;

S.25°45'39"E. 833.47 feet to a 1" x 2" stake found 0.4 ft. below the ground from which a #4 rebar set flush with ground bears 0.3 ft. westerly;

S.37°56'17"E. 1389.12 feet to a 1" x 2" stake found 0.4 ft. below the ground, from which a #4 rebar set flush with ground bears 0.3 ft. westerly;

S.45°49'31"E. 881.51 feet to a point of intersection of J. S. Boyles west line of Padre Island, and the west line of Submerged State Tract No. 474, being said tracts most northerly corner;

S.45°49'31"E. 785.52 feet to a 1" x 2" stake found 0.1 ft. above the ground from which a #4 rebar set flush with ground bears 0.2 westerly;

S.26°31'30"E. 1111.24 feet to a 1" x 2" stake found 0.1 ft. below the ground from which a #4 rebar set flush with the ground bears 0.2 ft. westerly;

S.26°30'53"E. 1666.87 feet to a 1" x 2" stake found 0.1 ft. below the ground from which a #4 rebar set flush with the ground bears 0.3 ft. westerly;
 S.28°46'05"E. 1944.69 feet to a 1" x 2" stake found 0.1 ft. below the ground from which a #4 rebar set flush with the ground bears 0.2 ft. westerly;
 S.19°51'24"E., 1944.75 feet to a #4 rebar set flush with the ground, by a 1" x 2" stake found lying flat under ground 1.0 ft. northerly;
 S.19°53'48"E. at 1830.62 feet North bank of Port Mansfield Channel in all 2151.61 feet to the point of intersection of Boyles Line and center line of said channel, and also being the PLACE OF BEGINNING of this survey, having state plane coordinates of X = 2,388,373.540 and Y = 327,283.118 (South Zone).

THENCE continuing with said "Boyles" west boundary line as recovered.
 S.19°53'48"E. at 290.0 feet South Bank of Port Mansfield Channel in all 626.11 feet to a 2" x 4" stake set 0.2 ft. above the ground from which a #4 rebar set flush with ground bears 1.0 foot southwestly;
 S.29°41'47"E. 1249.93 feet to a 2" x 4" stake set 0.2 ft. above the ground from which a 6" dia. concrete monument with brass disk set flush with the ground bears S.60°W. 4.0 feet, brass disk marked "St. of Texas S.M. W 11", and a 2" x 2" x 8' post with 5.5 feet above ground bears East 10.0 feet and a #4 rebar set flush with the ground bears 0.3 ft. westerly;
 S.32°36'46"E. 1388.83 feet to a 1" x 2" stake found 0.4 ft. below the ground from a #4 rebar set flush with the ground bears 0.2 ft. westerly;
 S.32°36'46"E. 1389.03 feet to a 1" x 2" stake found 0.4 ft. below the ground, from which a #4 rebar set flush with the ground bears 0.2 ft. westerly, and a 2" x 2" x 8' post 5.7 feet above the ground bears East 10.0 feet;
 S.28°08'39"E. 2777.94 feet to a 1" x 2" stake found leaning slightly in a westerly direction, 0.2 ft. below the ground from which a 6" dia. concrete monument with brass disk at center bears West 4.50 feet and a 2" x 2" x 8' post with 5.0 feet above the ground bears East 10.0 feet and a #4 rebar set flush with the ground bears 0.1 foot westerly. Said 1" x 2" stake also having state plane coordinates of X = 2,392,013.326', Y = 320,819.246' (South Zone);
 S.44°00'35"E. 972.35 feet to a 1" x 2" stake found 0.2 ft. below the ground and leaning slightly westerly from which a 2" x 2" x 8' post with 5.50 feet above the ground bears East 10.0 feet and a #4 rebar set flush with the ground bears 0.3 ft. westerly;
 S.08°16'27"E. 1389.28 feet to a 1" x 2" stake found 0.5 ft. below the ground from which a 2" x 2" x 8' post with 5.0 feet above the ground bears East 10.0 feet and a #4 rebar set flush with the ground bears 0.2 ft. westerly;
 S.29°20'31"E. 833.44 feet to a 1" x 2" stake found 0.3 ft. below the ground, from which a 2" x 2" x 8' post with 5.5 feet above the ground bears East 10.0 feet and a #4 rebar set flush with the ground bears 0.3 ft. westerly;
 S.34°08'31"E. 843.23 feet to a 2" x 4" stake set 0.6 ft. above the ground, at intersection of the Southeast Corner of Submerged State Tract No. 475 and the Northeast Corner of Submerged State Tract No. 491, on boundary line of the J. S. Boyle's Survey of Padre Island and having state plane coordinates of X = 2,393,770.486', Y = 317,320.677' (South Zone) from which a 2" x 2" x 8' post with 5.0 feet above the ground bears East 10.0 feet and a #4 rebar set flush with the ground bears 1.0 ft. westerly;

THENCE S.89°27'52"W. with the North line of Submerged State Tracts 491, 490, 489, and 488, at 4075.67 feet the Northwest Corner of Tract No. 491 and having state plane coordinates of X = 2,389,694.991', Y = 317,282.581' (South Zone) at 9355.67 feet the Northwest Corner

of Tract No. 490 having state plane coordinates of $X = 2,384,415.222'$, $Y = 317,233.222'$ (South Zone) at 14,635.67 feet the Northwest Corner of Tract No. 489 having state plane coordinates of $X = 2,379,135.444'$, $Y = 317,183.861'$ (South Zone) in all 15,851.01 feet to 2" x 4" stake set 0.5 ft. above the ground at intersection of the North line of Tract No. 488 and the boundary line of the Laguna Madre and Padre Island as surveyed by Claunch and Associates, June through August, 1973, for South Padre Development Company from which a 2" x 2" x 8' post with 4.0 feet above the ground bears West 10.0 feet and a #4 rebar set flush with ground bears 1.0 ft. westerly, and a 5" x 5" concrete monument 0.3 ft. above the ground, with alum. cap bears $S.06^{\circ}39'58"W.$ 410.14 feet; said 2" x 4" stake having state plane coordinate of $X = 2,377,920.166$, $Y = 317,172.517$;

THENCE with said Claunch boundary line as recovered:

N. $06^{\circ}39'58"E.$ 2877.60 feet to 2" x 4" stake found 0.9 ft. above the ground;
 N. $24^{\circ}10'23"E.$ 1035.32 feet to 5" x 5" concrete monument found 0.6 ft. above the ground with alum. cap at center;
 N. $75^{\circ}24'13"E.$ 805.98 feet to a 2" x 4" stake found 1.0 ft. above the ground;
 N. $25^{\circ}33'48"E.$ 715.66 feet to a 2" x 4" stake found 0.8 above the ground;
 S. $33^{\circ}48'37"E.$ 2206.93 feet to a 5" x 5" concrete monument found 0.5 ft. above the ground with alum. cap at center;
 N. $69^{\circ}22'08"E.$ 1188.28 feet to a 2" x 4" stake found;
 S. $83^{\circ}22'02"E.$ 1298.54 feet to a 2" x 4" stake found 0.9 ft. above the ground;
 N. $41^{\circ}17'13"E.$ 1515.51 feet to a 5" x 5" concrete monument found 0.3 ft. above the ground with alum. cap at center;
 N. $18^{\circ}40'38"E.$ 1306.19 feet to a 2" x 4" stake found 0.9 ft. above the ground;
 N. $14^{\circ}57'22"W.$ 1082.13 feet to a 5" x 5" concrete monument found 0.3 ft. above the ground;
 N. $53^{\circ}06'42"W.$ 1799.72 feet to a 2" x 4" stake found 0.8 ft. above the ground;
 N. $82^{\circ}20'57"W.$ 1086.14 feet to a point in sand flats; (Concrete monument at this point was washed out by Hurricane Allen);
 N. $16^{\circ}04'03"E.$ 877.80 feet to point in sand flat; (2" x 4" stake at this point was washed out by Hurricane Allen);
 No. $23^{\circ}09'32"W.$ 1306.44 feet to point in center of Port Mansfield Channel;

THENCE with center of said channel N. $87^{\circ}07'20"E.$ 6632.76 feet -

Bearings, distances and coordinates are grid,
 Texas South Zone. Scale factor used for
 this area .9999230.

TO THE PLACE OF BEGINNING.

VARIATION _____
 SURVEYED Oct. 1976 to Nov. 1980

Clint Sumrall
Roy Molina

CHAIN CARRIERS

I, Herman Forbes Licensed State Land Surveyor of TRAVIS County, Texas, do hereby certify that the foregoing Survey was made under my supervision on the ground, according to law, on the date and with the Chain Carriers aforesaid, duly qualified, and that the Limits, Corners, and Boundaries with the Marks of the same, natural and artificial, are truly and correctly described and set forth in the foregoing Field Notes, just as I found them on the ground.



Herman Forbes
 Licensed State Land Surveyor

235509

DEED

SOUTH PADRE LAND COMPANY

TO

STATE OF TEXAS

FILED FOR RECORD

At 1:25 o'clock P. M. 10-1-84

[Handwritten Signature]

Clerk County Court, Willacy County, Texas

By *[Handwritten Signature]* Deputy

13.40

RETURN TO:

Sharon Gillespie
Assistant Attorney General
Supreme Court Bldg.
P. O. Box 12548
Austin, TX 78711

Compared _____

Ind. Direct _____

Ind. ~~_____~~

THE STATE OF TEXAS
COUNTY OF WILLACY

I do hereby certify that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the 1 day of October, A.D., 1984, at 1:25 o'clock P M. and duly recorded this 8 day of October, A.D., 1984, at 8:02 o'clock A M. in the Deed records of said County in Volume 151, on pages 35-41.

WITNESS my hand and seal of the County Court of said County, at office in Raymondville, Texas, the day and year last above written



LALO GOMEZ
County Clerk, Willacy County, Texas

By *[Handwritten Signature]*, Deputy

Sketch File 7A

Cameron County
Deed: S. Padre Island Co. to the State of Tex.
#235509; Vol. 151, pp. 35-41
April 1 19 85

DEED

GARRY MAURO, Com'r
Douglas Howard

THE STATE OF TEXAS
COUNTY OF WILLYC
KNOW ALL MEN BY THESE PRESENTS:

THAT South Padre Land Company, hereinafter called "Grantor,"
for good and valuable consideration, the receipt of which is
hereby acknowledged, does hereby grant, convey and assign unto
the State of Texas, and its successors and assigns, hereinafter
called "Grantee," subject to the condition and the reservations

File No. Sketch File 7A

Cameron County

Deed: S. Padre Island Co. to the State of Tex.

#235509; Vol. 151, pp. 35-41
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GARRY MAURO, Com'r

By Douglas Howard

lands. All minerals and mineral interests of every kind are
expressly excepted herefrom and reserved to the record owners
thereof.

This grant of the above-described lands is expressly subject
to the condition that Grantee, its successors, assigns and assigns,
shall not develop the said conveyed lands for commercial or
residential purposes within thirty (30) years from the date of
execution hereof, and if said conveyed lands are used for such
purposes during said thirty (30) year period Grantor shall have
the right to re-enter and repossess said conveyed lands and
thereby reacquire all the right, title and interest conveyed
hereby. Nothing herein shall prohibit Grantee from using said
conveyed lands for public purposes such as, but not limited to,
with all of the customary park development and use, a
wildlife refuge or other similar state-owned facilities.

This grant is made by Grantor without representation or
warranty of any kind, express or implied, except that Grantor
represents and warrants to Grantee that such title as is conveyed
by Grantor to Grantee hereunder is derived by Grantor as a suc-
cessor-in-interest of a party to State v. Ballif, 144 Tex. 195,

190 S.W.2d 71 (1944), and/or United States v. 34, 884 acres of land, et al., Civil Action Number 142, United States District Court for the Southern District of Texas, Brownsville Division.

TO HAVE AND TO HOLD the above-described property unto the said Grantee, its successors and assigns, forever. Save and except and there are hereby reserved unto Grantor, its successors and assigns, at no cost to Grantor, such easements of a quantity, size and location over the above-described suitable for pleasure boat access to the intracoastal canal and/or the Port Mansfield ship channel.

File No. 142-1000
Commission Expires 10/18/81
Notary Public in and for Travis County, Texas
SOUTH PADRE LAND COMPANY

BY: *Paul Patrick*
Paul Patrick, President
VICE

THE STATE OF TEXAS §
 HARRIS §
COUNTY OF ~~WILLACY~~ §

BEFORE ME, the undersigned authority, on this day personally appeared Paul Patrick, ^{VICE} President of South Padre Land Company, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of July, 1981.



Roxana Gross
Notary Public in and for
Travis County, Texas
~~HARRIS~~ *Roxana Gross*
(Stamped or Printed Name of Notary)
My Commission Expires: 10/18/81

of tract No. 480 having exact plane coordinates of X = 2,384,415.222', Y = 317,283.222' (South Zone) at 14,535.67 feet from the Northwest Corner of tract No. 489 having exact plane coordinates of X = 2,379,132.444', Y = 317,183.881' (South Zone) at 15,851.01 feet to 2" x 4" stake and 0.5 ft. above the ground at intersection of the North line of tract No. 488 and the boundary line of the Laguna Madre and Padre Island as surveyed by Claunch and Associates, June through August, 1973, for South Padre Development Company from which a 7" x 2" x 3" post with 4.0 feet above the ground bears West 10.0 feet and a 3/4 inch gal. flux with ground bears 1.0 ft. westerly, and a 7" x 5" concrete monument 0.5 ft. above the ground with plane coordinates of X = 2,379,970.166', Y = 317,173.517'.

THENCE with said boundary line as recovered: N. 66° 30' 28" E. 2877.60 feet to 2" x 4" stake found 0.9 ft. above the ground; N. 34° 10' 23" E. 1035.32 feet to 2" x 5" concrete monument found 0.5 ft. above the ground; cap at center; N. 75° 24' 12" E. 1187.60 feet to 2" x 4" stake found 1.0 ft. above the ground; N. 15° 27' 08" E. 1187.60 feet to 2" x 4" stake found 0.8 ft. above the ground; N. 33° 48' 37" E. 1297.60 feet to 2" x 4" stake found 0.9 ft. above the ground; N. 69° 22' 08" E. 1187.60 feet to 2" x 4" stake found 0.9 ft. above the ground; N. 83° 22' 02" E. 1297.60 feet to 2" x 4" stake found 0.9 ft. above the ground; N. 41° 17' 13" E. 1512.51 feet to a 2" x 5" concrete monument found 0.5 ft. above the ground with alum. cap at center; N. 18° 40' 38" E. 1306.19 feet to a 2" x 4" stake found 0.9 ft. above the ground; N. 12° 52' 00" E. 1297.60 feet to a 2" x 4" stake found 0.8 ft. above the ground; N. 57° 04' 12" W. 1297.60 feet to a 2" x 4" stake found 0.8 ft. above the ground; N. 57° 20' 57" W. 1086.14 feet to a point in sand flat; (Concrete monument at this point has been destroyed by wind action since 1973); N. 18° 04' 03" E. 877.80 feet to point in sand flat; (2" x 4" stake at this point was washed out by Hurricane Allen); N. 23° 09' 32" W. 1206.44 feet to point in center of Port Mansfield Channel;

File No. Sketch File 7A
Cameron County
 Deed: S. Padre Land Co. to The State of Tex.
#235509; Vol. 151, pp. 35-41
 Filed April 1 19 85
 GARRY MAURO, Com'r
 By Douglas Howard

THENCE with center of said channel N. 87° 07' 20" E. 6632.75 feet -

Bearings, distances and coordinates are given. Texas South Zone. Scale factor used for this area .9999230. TO THE PLACE OF BEGINNING.

VARIATION
 SURVEYED Oct. 1975 to Nov. 1980
 Roy Holm
 Chain Carriers

I, Herman Forbes, Licensed State Land Surveyor of TRAVIS County, Texas, do hereby certify that the foregoing survey was made under my supervision, that the boundary lines, corners, and distances and with the Chain Carriers already qualified, and that the lines, corners, and boundaries with the marks of the same, natural and artificial, are truly and correctly described and set forth in the foregoing field notes, just as I found them on the ground.

Herman Forbes
 Licensed State Land Surveyor



2.28°30'53"E. 1666.87 feet to a 1" x 2" stake found 0.1 ft. below the ground from which a 44 rebar set flush with the ground bears 0.3 ft. westerly;
 2.28°46'05"E. 1944.69 feet to a 1" x 2" stake found 0.1 ft. below the ground from which a 44 rebar set flush with the ground bears 0.1 ft. westerly;
 2.19°51'24"E. 1944.75 feet to a 44 rebar set flush with the ground, by a 1" x 2" stake found lying flat under ground 1.0 ft. northerly;
 2.19°53'48"E. 1830.63 feet North bank of Fort Mansfield Channel to all 2121.61 feet to the point of intersection of a side channel, which is a head channel, with the main channel. The side channel is a narrow, shallow, irregular stream having state plane coordinates of X = 3288.341, 340 and Y = 327.283, 118 (South Zone).

THENCE continuing with said "Boyle" west boundary line as recovered, 2.19°53'48"E. at 200.0 feet South bank of Fort Mansfield Channel to all 626.11 feet to a 44 rebar set 0.2 ft. above the ground marked "51" of a 2" x 2" x 8' post and a 44 rebar set 1.0 foot from the ground from which a 44 rebar set flush with the ground bears 1.0

File No. Sketch File 7A

Cameron County

Deed: S. Padre Land Co. to The State of Tex.

#235509; Vol. 151, pp. 35-41

Filed April 1 19 85

GARRY MAURO, Com'r

By Douglas Howard

2.32°30'44"E. 1389.03 feet to a 1" x 2" stake found 0.4 ft. below the ground from which a 44 rebar set flush with the ground bears 0.5 ft. westerly;
 2.28°08'33"E. 2777.94 feet to a 1" x 2" stake found leaning slightly in a westerly direction, 0.2 ft. below the ground from which a 44 rebar set flush with the ground bears 0.1 ft. westerly;
 2.28°08'33"E. 2777.94 feet to a 1" x 2" stake found leaning slightly in a westerly direction, 0.2 ft. below the ground from which a 44 rebar set flush with the ground bears 0.1 ft. westerly;
 2.44°00'35"E. 972.35 feet to a 1" x 2" stake found 0.2 ft. below the ground and leaning slightly westerly from which a 44 rebar set flush with the ground bears 10.0 feet above the ground bears East 10.0 feet and a 44 rebar set flush with the ground bears 0.1 foot westerly. Said 1" x 2" stake also having state plane coordinates of X = 2,392,013.326, Y = 320,819.246 (South Zone);

2.44°00'35"E. 972.35 feet to a 1" x 2" stake found 0.2 ft. below the ground and leaning slightly westerly from which a 44 rebar set flush with the ground bears 10.0 feet above the ground bears East 10.0 feet and a 44 rebar set flush with the ground bears 0.3 ft. westerly;
 2.08°16'27"E. 1389.38 feet to a 1" x 2" stake found 0.5 ft. below the ground from which a 2" x 2" x 8' post with 2.0 feet above the ground bears East 10.0 feet and a 44 rebar set flush with the ground bears 0.2 ft. westerly;
 2.29°20'31"E. 833.44 feet to a 1" x 2" stake found 0.3 ft. below the ground, from which a 2" x 2" x 8' post with 2.5 feet above the ground bears East 10.0 feet and a 44 rebar set flush with the ground bears 0.3 ft. westerly;

2.34°08'31"E. 843.73 feet to a 2" x 4" stake set 0.6 ft. above the ground, at intersection of the Southeast Corner of Submerged State Tract No. 475 and the Northwest Corner of Submerged State Tract No. 491, on boundary line of the Boyle Survey of Padre Island and having state plane coordinates of X = 2,583,770.486, Y = 317,320.577 (South Zone) from which a 2" x 2" x 8' post with 2.0 feet above the ground bears East 10.0 feet and a 44 rebar set flush with the ground bears 1.0 ft. westerly;
 THENCE 8.89°27'52"W. with the North line of Submerged State Tract No. 490, 488, and 487, at 4075.67 feet the Northwest Corner of Submerged State Tract No. 491 and having state plane coordinates of X = 2,389,694.991, Y = 317,282.581 (South Zone) at 932.67 feet the Northwest Corner

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ACCEPTED BY THE STATE OF TEXAS THIS 3rd DAY OF MARCH, 1985

THE STATE OF TEXAS

BY: [Signature]
Bob Armstrong, Commissioner
of the General Land Office
of the State of Texas

File No. Sketch File 7A
Cameron County
Deed: S. Padre & Co. to the State of Tex.
235599; Vol. 151, pp. 35-41
Filed April 1 19 85
GARRY MAURO, Com'r
By Douglas Howard

County # 80092

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B. O. Box 13238

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File No. Sketch File 7A
Cameron County
Deed: S. Padre Land Co. to the
State of Tex.; # 235509; Vol. 151, pp. 35-41
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GARRY MAURO, Com'r

By Douglas Howard

STATE OF TEXAS
COUNTY OF CAMERON
SOUTH LYDIE LYAD COMBWA

DEED

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