

BOUNDARY AGREEMENT

GARRY MAURO, Com'r

By Douglas Howard

This BOUNDARY AGREEMENT is made and entered into by and between the State of Texas, acting by and through Garry Mauro, Commissioner of the General Land Office of Texas and Chairman of the School Land Board (hereinafter referred to as "the State") and Cameron County, Texas, acting by and through the Cameron County Commissioners Court (hereinafter referred to as "the County"):

WHEREAS, the State is the owner, by sovereignty, of certain lands adjacent to that portion of South Padre Island, Cameron County, Texas, lying and being situated west of the existing right of way line of Park Road 100; and

WHEREAS, the County owns certain uplands on South Padre Island, Cameron County, Texas, contiguous to the lands of the State; and

Whereas, both the State and the County assert claims of defensible title to various parcels or tracts of land, which has created a longstanding conflict between the parties and has resulted in the inability of either party to fully and properly carry out its lawful duties in regard to its lands; and

Whereas the State and the County deem it to be in their respective best interests to resolve the dispute and conflict without the necessity of protracted and costly litigation; and

Whereas the State and the County agree that a boundary between their lands can be determined by an arrangement of exchange and transfer of their respective claims of title to parcels of land along and on either side of the line described in Paragraph I below, so that each party can have and hold, free of any claim by the other, all interests in its lands as divided by said boundary, and the parties being in agreement that each is receiving a benefit and value equal to that received by the other party,

NOW, THEREFORE, in consideration of the mutual agreements and premises herein contained, the State and the County agree as follows:

- I. The common boundary between the State Lands and the County Uplands on South Padre Island, Cameron County, Texas is hereby determined and agreed to be as described by metes and bounds in "Exhibit A" attached hereto and incorporated herein by this reference, and as shown on the survey sketch identified as "Exhibit B" attached hereto and incorporated herein by this reference. That portion of the boundary located on the uplands portion of the subject area shall be a fixed and permanent boundary. That portion of the boundary along the Laguna Madre is not a fixed location, said boundary, as

described in Exhibit A and shown on Exhibit B, being an approximation of mean higher high water, for the shoreline of Laguna Madre.

- II. The County hereby grants and conveys to the State a perpetual easement, 60 feet in width, from the end of the old Queen Isabella Causeway road at its point of intersection with the approximate right-of-way line of Park Road 100 across said right-of-way to the nearest paved portion of Park Road 100, wherever the said paved portion may be located within its right-of-way. The county shall have access on and along the said causeway road and across that 40' strip of land located north of the causeway road and south of the county lands, into said lands.
- III. This Boundary Agreement, with Exhibits "A" and "B", upon execution by the State and the County shall be filed for record in the Deed Records, Cameron County, Texas, and in the Records of the General Land Office, Austin, Texas.
- IV. The State of Texas and Cameron County agree that the common boundary between state-owned submerged lands and uplands owned by Cameron County on the eastern side of South Padre Island at Isla Blanca Park, Cameron County, Texas is the shoreline of the Gulf of Mexico, that is, the intersection of mean higher high tide of the Gulf of Mexico with the shore.
- V. This Agreement is executed on behalf of the State by Garry Mauro, Commissioner of the General Land Office and Chairman of the School Land Board, by virtue of and under the authority of V.T.C.A., Natural Resources Code, Sections 31.063, 33.060, 51.011, and 51.012.
- VI. This Boundary Agreement is executed on behalf of Cameron County by the Cameron County Commissioner's Court by virtue of its general authority to clarify and determine the boundaries of its property, and under the authority of V.T.C.A., Local Government Code, Sections 263.006(e) and 272.001(e).
- VII. This Boundary Agreement shall be binding on and inure to the benefit of the successors, representatives, and assigns of the parties hereto only, and is limited to the specific area defined between the beginning and ending points of the boundary described in Exhibit A attached hereto. Nothing in this agreement shall be deemed nor construed as being an

admission or a recognition of, or constitute a bar to the assertion of, a different basis for the determination of a boundary between the parties hereto, or either of the parties hereto and any other party, at any other place or location.

IN WITNESS WHEREOF, this agreement is executed by the parties hereto under Seal of Office this 5th day of July, 1991.

The State of Texas

By Garry Mauro
Garry Mauro, Commissioner of
the General Land Office and
Chairman of the School Land Board

Cameron County, Texas, by and through
the Cameron County Commissioners Court

[Signature]
County Judge

Luciano Rosendo
Commissioner

Carlos H. Casen
Commissioner

[Signature]
Commissioner

Notarized Jive Valenzuela
Commissioner

THE STATE OF TEXAS §
§
COUNTY OF CAMERON §

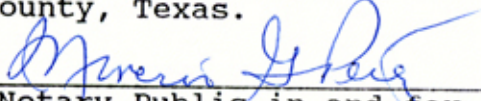
This instrument was acknowledged before me on June 3, 1991,
by Antonio O. Garza, Jr., the County Judge of Cameron County,
Texas.

[Signature]
Notary Public in and for
Cameron County, Texas

Minerva G. Perez
Notary Public Printed or Typed Name
My Commission expires: 8/17/93

THE STATE OF TEXAS §
 §
COUNTY OF CAMERON §

This instrument was acknowledged before me on June 3, 1991, by Natividad "Tivie" Valencia, Commissioner of Cameron County Commissioners Court, Cameron County, Texas.

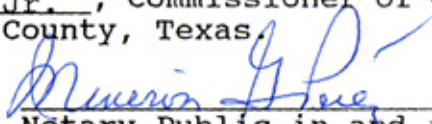

Notary Public in and for
Cameron County, Texas

Minerva G. Perez
Notary Public Printed or Typed Name
My Commission expires: 8/17/93

Cameron Co. Sk. File 11B

THE STATE OF TEXAS §
§
COUNTY OF CAMERON §

This instrument was acknowledged before me on June 3,
1991, by Lucino Rosenbaum, Jr., Commissioner of Cameron County
Commissioners Court, Cameron County, Texas.

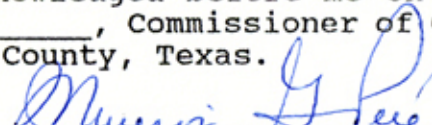


Notary Public in and for
Cameron County, Texas

Minerva G. Perez
Notary Public Printed or Typed Name
My Commission expires 8/17/93

THE STATE OF TEXAS §
§
COUNTY OF CAMERON §

This instrument was acknowledged before me on June 3,
1991, by Carlos H. Cascos, Commissioner of Cameron County
Commissioners Court, Cameron County, Texas.

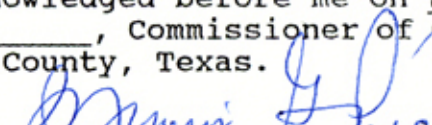


Notary Public in and for
Cameron County, Texas

Minerva G. Perez
Notary Public Printed or Typed Name
My Commission expires: 8/17/93

THE STATE OF TEXAS §
§
COUNTY OF CAMERON §

This instrument was acknowledged before me on June 3,
1991, by Adolph Thomae, Jr., Commissioner of Cameron County
Commissioners Court, Cameron County, Texas.



Notary Public in and for
Cameron County, Texas

Minerva G. Perez
Notary Public Printed or Typed Name
My Commission expires 8/17/93

METES AND BOUNDS DESCRIPTION
OF BOUNDARY LINE

Being that certain line dividing Cameron County Parks and State of Texas lands, situated at the East end of the old Queen Isabela Causeway and North of the 10.1 acre U. S. Coast Guard Tract as described in Vol. 640, Pgs. 1-8, Deed Records, Cameron County, Texas, and being more particularly described as follows:

Beginning at a found 4 1/2" diameter concrete monument with a 3/8" iron rod in the center for the Northeast corner of said Coast Guard Tract, from which Triangulation Station "Brazos 1939-1985" bears N 67° 13' 53" W, 46.18 vs., said monument having $x=2,438,643.905$ feet and $y=150,594.164$ feet values;

THENCE, with North line of said Coast Guard Tract, S 71° 43' 38" W at 162.71 varas pass intersection of J. S. Boyles' 1941 survey line, 188.09 vs. total to a point on the approximate shoreline of the Laguna Madre Bay; which point is 3.27 feet below bench mark "No. 5";

THENCE, with said approximate shoreline the following ten (10) courses:

(1) N 08° 36' 42" W, 25.82 vs., (2) N 17° 52' 49" W, 25.39 vs., (3) N 49° 22' 26" W, 25.30 vs., (4) N 14° 50' 40" E, 28.22 vs., (5) N 14° 19' 16" W, 23.36 vs., (6) N 32° 22' 11" W, 18.27 vs., (7) N 45° 38' 58" W, 19.97 vs., (8) N 02° 47' 05" W, 19.70 vs., (9) N 76° 35' 06" E, 8.01 vs., (10) N 03° 11' 32" W, 1.96 vs. to a point intersecting said approximate shoreline and J. S. Boyles 1941 survey line;

THENCE, with the Boyles line, N 29° 56' 15" W, 110.13 vs. to a point intersecting said line and the approximate shoreline of the Laguna Madre Bay;

THENCE, with said approximate shoreline the following four (4) courses:

(1) S 70° 26' 19" W, 6.40 vs., (2) N 47° 39' 17" W, 69.53 vs., (3) N 33° 46' 51" W, 58.41 vs., (4) N 87° 48' 40" W, 95.74 vs. to a point;

THENCE, leaving said approximate shoreline, N 18° 23' 50" E 42.59 vs., to a point;

THENCE, N 68° 49' 57" E, 149.52 vs., to a set 1" x 30" galvanized pipe marked "TEX GLO 1-15-91" for a corner of the Sea Ranch R.V. Park.

THENCE, with the North line of said R.V. Park N 85° 19' 36" E, at 90.23 vs. pass a 1/2" iron rod, 124.48 vs. to a 1" x 30" galvanized iron pipe marked "TEX GLO 1-15-91 SE COR LEASE" on the existing apparent West Right-of-Way line of Park Road 100;

Cameron Co. Sk. File 11 B

EXHIBIT "A"

Counter 17212

THENCE, with said Right-of-Way line N 38° 51' 46" W, 58.72 vs. to a 1" x 30" galvanized iron pipe marked "TEX GLO 1-17-91 P.T." at the beginning of a curve to the right;

THENCE with said curve to the right having a Radius of 258.04 vs., Radial Bearing in N 51° 02' E, Radial Bearing out S 85° 07' 59" W, Long Chord N 21° 54' 58" W, 151.32 vs., an Arc Length of 153.58 vs. to a 1" x 30" galvanized iron pipe marked "TEX GLO 1-16-91";

THENCE, S 68° 30' 47" W, 128.65 vs. to a 1" x 30" galvanized iron pipe marked "TEX GLO 1-16-91" set on V.L. Conrad's survey line 21.6 vs. northerly of the centerline of asphalt surface road of the Old Queen Isabela fishing pier;

THENCE, with Conrad's line N 23° 11' 35" W, 98.89 vs. to found 4 1/2" x 4 1/2" concrete monument with aluminum cap marked "C. A. SURVEY 2-1-72" and the end point of said boundary line, with $x=2,437,419.116$ feet and $y=152,362.905$ feet values.

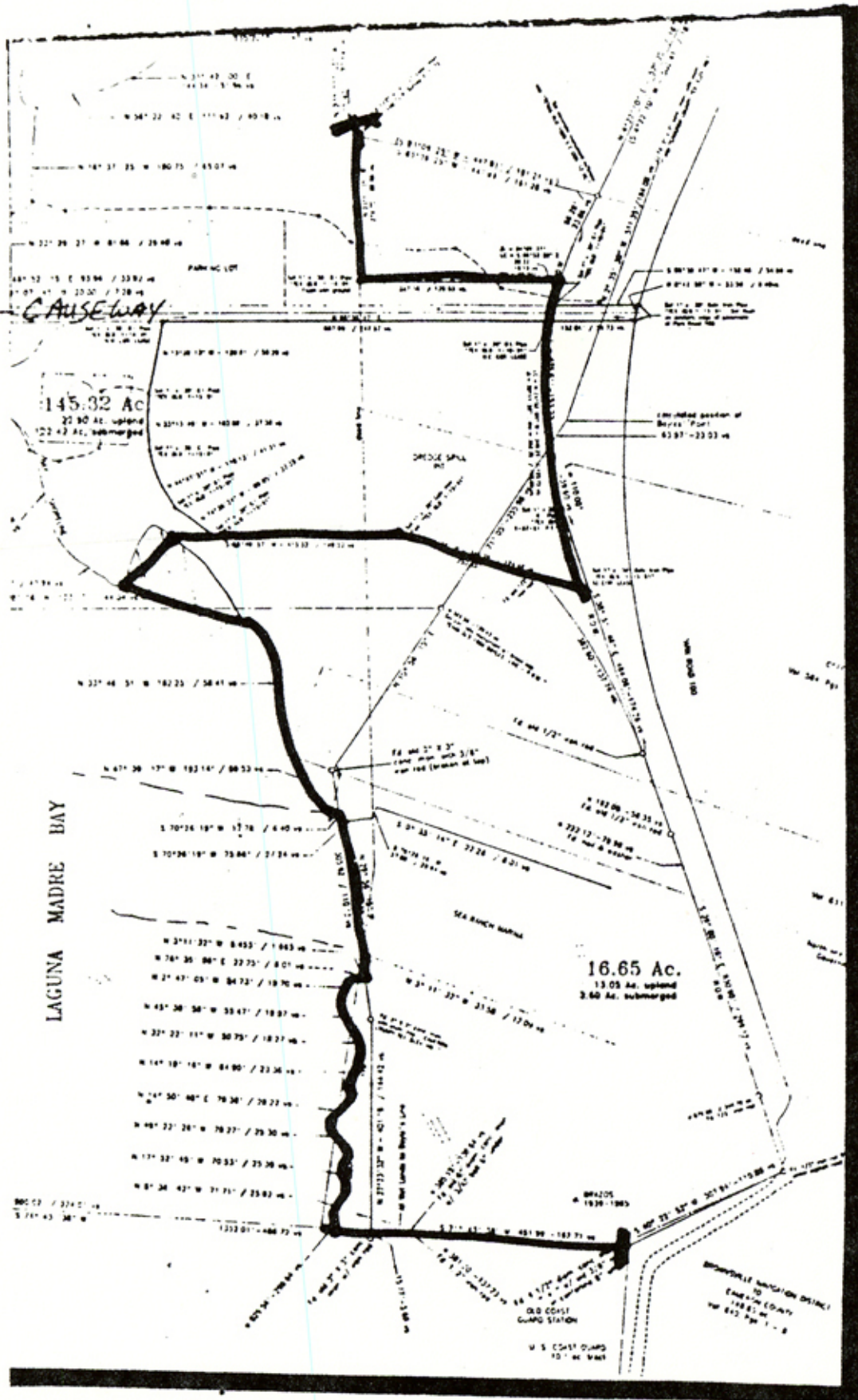
Bearings and distances are based on the Texas Coordinate System - South Zone (NAD 1927). For reference see Cameron County Rolled Sketch #28-B filed in the General Land Office.

Elisandro Leos

ELISANDRO LEOS - LICENSED STATE LAND SURVEYOR

Cameron Co. Sk. File 11B

Counter 17213



Cameron Co. Sk. File 11 B
EXHIBIT B

Counter 17214

111
Robert Dedma
JUL 9 1991

BOUNDARY AGREEMENT

This BOUNDARY AGREEMENT is made and entered into by and between the State of Texas, acting by and through Garry Mauro, Commissioner of the General Land Office of Texas and Chairman of the School Land Board (hereinafter referred to as "the State") and Cameron County, Texas, acting by and through the Cameron County Commissioners Court (hereinafter referred to as "the County"):

WHEREAS, the State is the owner, by sovereignty, of certain lands adjacent to that portion of South Padre Island, Cameron County, Texas, lying and being situated west of the existing right of way line of Park Road 100; and

WHEREAS, the County owns certain uplands on South Padre Island, Cameron County, Texas, contiguous to the lands of the State; and

Whereas, both the State and the County assert claims of defensible title to various parcels or tracts of land, which has created a longstanding conflict between the parties and has resulted in the inability of either party to fully and properly carry out its lawful duties in regard to its lands; and

Whereas the State and the County deem it to be in their respective best interests to resolve the dispute and conflict without the necessity of protracted and costly litigation; and

Whereas the State and the County agree that a boundary between their lands can be determined by an arrangement of exchange and transfer of their respective claims of title to parcels of land along and on either side of the line described in Paragraph I below, so that each party can have and hold, free of any claim by the other, all interests in its lands as divided by said boundary, and the parties being in agreement that each is receiving a benefit and value equal to that received by the other party,

NOW, THEREFORE, in consideration of the mutual agreements and premises herein contained, the State and the County agree as follows:

- I. The common boundary between the State Lands and the County Uplands on South Padre Island, Cameron County, Texas is hereby determined and agreed to be as described by metes and bounds in "Exhibit A" attached hereto and incorporated herein by this reference, and as shown on the survey sketch identified as "Exhibit B" attached hereto and incorporated herein by this reference. That portion of the boundary located on the uplands portion of the subject area shall be a fixed and permanent boundary. That portion of the boundary along the Laguna Madre is not a fixed location, said boundary, as

SEE NO. SKETCH FILE 21

Copy of Boundary Agreement: Cameron County
NORTH & SOUTH OF OLD GREEN ISABELLA CAUSEWAY WEST OF PARK ROAD 100

Filed July 19 1991

GARRY MAURO, Com'r

By Douglas Howard

Counter 17215

described in Exhibit A and shown on Exhibit B, being an approximation of mean higher high water, for the shoreline of Laguna Madre.

- II. The County hereby grants and conveys to the State a perpetual easement, 60 feet in width, from the end of the old Queen Isabella Causeway road at its point of intersection with the approximate right-of-way line of Park Road 100 across said right-of-way to the nearest paved portion of Park Road 100, wherever the said paved portion may be located within its right-of-way. The county shall have access on and along the said causeway road and across that 40' strip of land located north of the causeway road and south of the county lands, into said lands.
- III. This Boundary Agreement, with Exhibits "A" and "B", upon execution by the State and the County shall be filed for record in the Deed Records, Cameron County, Texas, and in the Records of the General Land Office, Austin, Texas.
- IV. The State of Texas and Cameron County agree that the common boundary between state-owned submerged lands and uplands owned by Cameron County on the eastern side of South Padre Island at Isla Blanca Park, Cameron County, Texas is the shoreline of the Gulf of Mexico, that is, the intersection of mean higher high tide of the Gulf of Mexico with the shore.
- V. This Agreement is executed on behalf of the State by Garry Mauro, Commissioner of the General Land Office and Chairman of the School Land Board, by virtue of and under the authority of V.T.C.A., Natural Resources Code, Sections 31.063, 33.060, 51.011, and 51.012.
- VI. This Boundary Agreement is executed on behalf of Cameron County by the Cameron County Commissioner's Court by virtue of its general authority to clarify and determine the boundaries of its property, and under the authority of V.T.C.A., Local Government Code, Sections 263.006(e) and 272.001(e).
- VII. This Boundary Agreement shall be binding on and inure to the benefit of the successors, representatives, and assigns of the parties hereto only, and is limited to the specific area defined between the beginning and ending points of the boundary described in Exhibit A attached hereto. Nothing in this agreement shall be deemed nor construed as being an

File No. SKETCH FILE 11

2

Cameron County
BOUNDARY AGREEMENT - N. & S. OF OLD QUEEN ISABELLA
CAUSEWAY & W. OF PARK ROAD 100

Filed JULY 19. 19 91

GARRY MAURO, Com'r

By Douglas Howard

Counter 17216

admission or a recognition of, or constitute a bar to the assertion of, a different basis for the determination of a boundary between the parties hereto, or either of the parties hereto and any other party, at any other place or location.

IN WITNESS WHEREOF, this agreement is executed by the parties hereto under Seal of Office this 5th day of July, 1991.

The State of Texas
By Garry Mauro
Garry Mauro, Commissioner of the General Land Office and Chairman of the School Land Board

Cameron County, Texas, by and through the Cameron County Commissioners Court

[Signature]
County Judge
[Signature]
Commissioner
[Signature]
Commissioner

[Signature]
Commissioner
[Signature]
Commissioner



THE STATE OF TEXAS §
COUNTY OF CAMERON §

This instrument was acknowledged before me on June 3, 1991, Antonio O. Garza, Jr., the County Judge of Cameron County,

[Signature]
Notary Public in and for Cameron County, Texas

Minerva G. Perez
Notary Public Printed or Typed Name
My Commission expires: 8/17/93

File No. SKETCH FILE 11

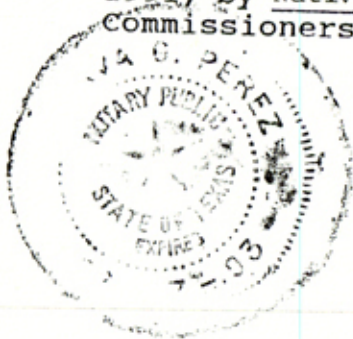
Cameron County
BOUNDARY AGREEMENT: N. E. S. OF OLD QUEEN ISABELLA CAUSEWAY & W. OF PARK ROAD 100

Filed JULY 19 19 91

GARRY MAURO, Com'r
By Douglas Howard

THE STATE OF TEXAS §
COUNTY OF CAMERON §

This instrument was acknowledged before me on June 3, 1991, by Natividad "Tivie" Valencia, Commissioner of Cameron County Commissioners Court, Cameron County, Texas.



Minerva G. Perez

Notary Public in and for
Cameron County, Texas

Minerva G. Perez
Notary Public Printed or Typed Name
My Commission expires: 8/17/93

File No. SKETCH FILE II

Cameron County
BOUNDARY AGREEMENT: N. E. S. OF OLD QUEEN ISABELLA
CAUSEWAY & WEST OF PARK ROAD 100

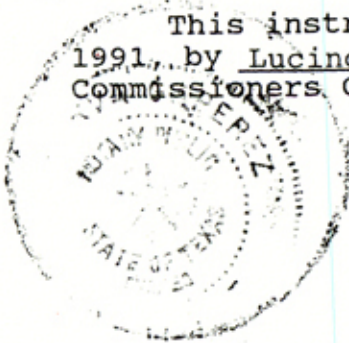
Filed July 19 19 91

GARRY MAURO, Com'r

By Douglas Howard

THE STATE OF TEXAS §
COUNTY OF CAMERON §

This instrument was acknowledged before me on June 3, 1991, by Lucino Rosenbaum, Jr., Commissioner of Cameron County Commissioners Court, Cameron County, Texas.



Minerva G. Perez
Notary Public in and for
Cameron County, Texas

Minerva G. Perez
Notary Public Printed or Typed Name
My Commission expires 8/17/93

THE STATE OF TEXAS §
COUNTY OF CAMERON §

This instrument was acknowledged before me on June 3, 1991, by Carlos H. Cascos, Commissioner of Cameron County Commissioners Court, Cameron County, Texas.

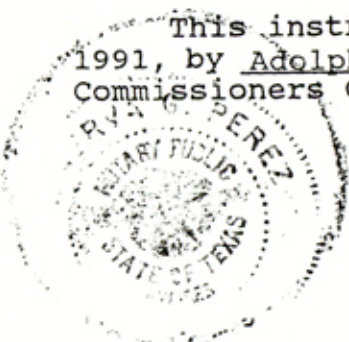


Minerva G. Perez
Notary Public in and for
Cameron County, Texas

Minerva G. Perez
Notary Public Printed or Typed Name
My Commission expires: 8/17/93

THE STATE OF TEXAS §
COUNTY OF CAMERON §

This instrument was acknowledged before me on June 3, 1991, by Adolph Thoma, Jr., Commissioner of Cameron County Commissioners Court, Cameron County, Texas.



Minerva G. Perez
Notary Public in and for
Cameron County, Texas

Minerva G. Perez
Notary Public Printed or Typed Name
My Commission expires 8/17/93

File No. SKETCH FILE 11

Cameron County
BOUNDARY AGREEMENT N. E. S. OF OLD QUEEN ISABELLA
CAUSEWAY & W. OF PARK ROAD 100

Filed JULY 19 19 91

GARRY MAURO, Com'r

By Douglas Howard

METES AND BOUNDS DESCRIPTION
OF BOUNDARY LINE

Being that certain line dividing Cameron County Parks and State of Texas lands, situated at the East end of the old Queen Isabela Causeway and North of the 10.1 acre U. S. Coast Guard Tract as described in Vol. 640, Pgs. 1-8, Deed Records, Cameron County, Texas, and being more particularly described as follows:

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THENCE, with North line of said Coast Guard Tract, S 71° 43' 38" W at 162.71 varas pass intersection of J. S. Boyles' 1941 survey line, 188.09 vs. total to a point on the approximate shoreline of the Laguna Madre Bay; which point is 3.27 feet below bench mark "No. 5";

THENCE, with said approximate shoreline the following ten (10) courses:

(1) N 08° 36' 42" W, 25.82 vs., (2) N 17° 52' 49" W, 25.39 vs., (3) N 49° 22' 26" W, 25.30 vs., (4) N 14° 50' 40" E, 28.22 vs., (5) N 14° 19' 16" W, 23.36 vs., (6) N 32° 22' 11" W, 18.27 vs., (7) N 45° 38' 58" W, 19.97 vs., (8) N 02° 47' 05" W, 19.70 vs., (9) N 76° 35' 06" E, 8.01 vs., (10) N 03° 11' 32" W, 1.96 vs. to a point intersecting said approximate shoreline and J. S. Boyles 1941 survey line;

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THENCE, N 68° 49' 57" E, 149.52 vs., to a set 1" x 30" galvanized pipe marked "TEX GLO 1-15-91" for a corner of the Sea Ranch R.V. Park.

THENCE, with the North line of said R.V. Park N 85° 19' 36" E, at 90.23 vs. pass a 1/2" iron rod, 124.48 vs. to a 1" x 30" galvanized iron pipe marked "TEX GLO 1-15-91 SE COR LEASE" on the existing apparent West Right-of-Way line of Park Road 100;

File No. C Sketch File 11

Cameron County
BOUNDARY AGREEMENT N. & E. OF OLD QUEEN ISABELLA
CAUSEWAY E.W. OF PARK ROAD 100

Filed JULY 19 19 91

By GARRY MAURO, Com'r
Douglas Howard

Counter
17220

EXHIBIT "A"

THENCE, with said Right-of-Way line N 38° 51' 46" W, 58.72 vs. to a 1" x 30" galvanized iron pipe marked "TEX GLO 1-17-91 P.T." at the beginning of a curve to the right;

THENCE with said curve to the right having a Radius of 258.04 vs., Radial Bearing in N 51° 02' E, Radial Bearing out S 85° 07' 59" W, Long Chord N 21° 54' 58" W, 151.32 vs., an Arc Length of 153.58 vs. to a 1" x 30" galvanized iron pipe marked "TEX GLO 1-16-91";

THENCE, S 68° 30' 47" W, 128.65 vs. to a 1" x 30" galvanized iron pipe marked "TEX GLO 1-16-91" set on V.L. Conrad's survey line 21.6 vs. northerly of the centerline of asphalt surface road of the Old Queen Isabela fishing pier;

THENCE, with Conrad's line N 23° 11' 35" W, 98.89 vs. to found 4 1/2" x 4 1/2" concrete monument with aluminum cap marked "C. A. SURVEY 2-1-72" and the end point of said boundary line, with x=2,437,419.116 feet and y=152,362.905 feet values.

Bearings and distances are based on the Texas Coordinate System - South Zone (NAD 1927). For reference see Cameron County Rolled Sketch #28-B filed in the General Land Office.

Elisandro Leos

ELISANDRO LEOS - LICENSED STATE LAND SURVEYOR

File No. SKETCH FILE 11

Cameron County
 BOUNDARY AGREEMENT, N. E. S. OF OLD QUEEN ISABELLA
 CAUSEWAY & W. OF PARK ROAD 100

Filed JULY 19 19 91

By GARRY MAURO, Com'r
Douglas Howard

Counter
 17221

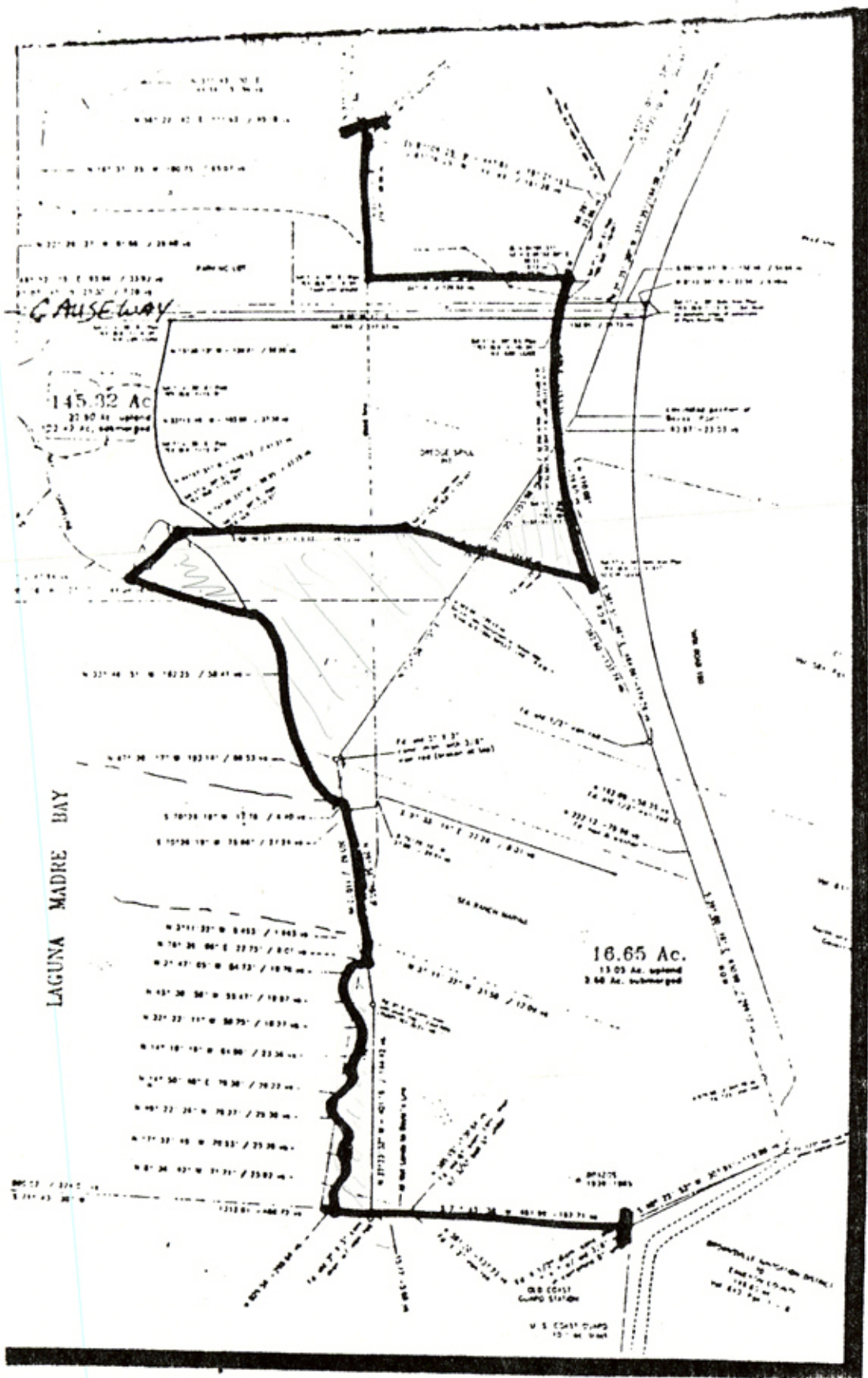


EXHIBIT B

File No. SKETCH FILE 11
Cameron
 COUNTY
 BOUNDARY AGREEMENT, N. E. S. OF OLD QUEEN ISABELLA
 CAUSEWAY & W. OF PARK ROAD, I.C.O.

Filed JULY 19 19 91

By GARRY MAURO, COM'Y
Douglas Howard

Counter 17222

21737

FILED FOR RECORD
AT _____
Jul 11 4 22 PM '91

JOE G. RIVERA
CLERK COUNTY COURT
CAMERON COUNTY, TEXAS
BY *[Signature]* DEPUTY

Return to:
Robert H. Dedman
General Land Office
State of Texas
1700 North Congress Ave.
Austin, Texas 78701

STATE OF TEXAS
COUNTY OF CAMERON

I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me and was duly
RECORDED in the Volume and page of the named RECORDS
of Cameron County, Texas as stamped hereon by me



[Signature]
County Clerk
Cameron County, Texas

File No. SKETCH FILE 11

Cameron County
BOUNDARY AGREEMENT - N. & S. OF OLD QUEEN ISABELLA
CAUSEWAY & W. OF PARK ROAD 100

Filed JULY 19 19 91

By GARRY MAURO, Com'r
Douglas Howard

Counter 17223



MEMO from
Robert Dedman
7/16/91

La Nell-

I believe this Boundary Agreement should be noted on your maps. An original is in my file and a copy will be put in the CL file when opened. An original has also been recorded in the deed records of Comen County.

B.

COPY

BOUNDARY AGREEMENT

This BOUNDARY AGREEMENT is made and entered into by and between the State of Texas, acting by and through Garry Mauro, Commissioner of the General Land Office of Texas and Chairman of the School Land Board (hereinafter referred to as "the State") and Cameron County, Texas, acting by and through the Cameron County Commissioners Court (hereinafter referred to as "the County"):

WHEREAS, the State is the owner, by sovereignty, of certain lands adjacent to that portion of South Padre Island, Cameron County, Texas, lying and being situated west of the existing right of way line of Park Road 100; and

WHEREAS, the County owns certain uplands on South Padre Island, Cameron County, Texas, contiguous to the lands of the State; and

Whereas, both the State and the County assert claims of defensible title to various parcels or tracts of land, which has created a longstanding conflict between the parties and has resulted in the inability of either party to fully and properly carry out its lawful duties in regard to its lands; and

Whereas the State and the County deem it to be in their respective best interests to resolve the dispute and conflict without the necessity of protracted and costly litigation; and

Whereas the State and the County agree that a boundary between their lands can be determined by an arrangement of exchange and transfer of their respective claims of title to parcels of land along and on either side of the line described in Paragraph I below, so that each party can have and hold, free of any claim by the other, all interests in its lands as divided by said boundary, and the parties being in agreement that each is receiving a benefit and value equal to that received by the other party,

NOW, THEREFORE, in consideration of the mutual agreements and premises herein contained, the State and the County agree as follows:

- I. The common boundary between the State Lands and the County Uplands on South Padre Island, Cameron County, Texas is hereby determined and agreed to be as described by metes and bounds in "Exhibit A" attached hereto and incorporated herein by this reference, and as shown on the survey sketch identified as "Exhibit B" attached hereto and incorporated herein by this reference. That portion of the boundary located on the uplands portion of the subject area shall be a fixed and permanent boundary. That portion of the boundary along the Laguna Madre is not a fixed location, said boundary, as

File No. Sketch File 11A

Copy of Bdry Agreement CAMERON County
N. & S. of Old Queen Isabella Causeway & W. of
Park Road 100

Filed JULY 19 19 91

GARRY MAURO, Com'r

By Douglas Howard

Counter 17225

described in Exhibit A and shown on Exhibit B, being an approximation of mean higher high water, for the shoreline of Laguna Madre.

- II. The County hereby grants and conveys to the State a perpetual easement, 60 feet in width, from the end of the old Queen Isabella Causeway road at its point of intersection with the approximate right-of-way line of Park Road 100 across said right-of-way to the nearest paved portion of Park Road 100, wherever the said paved portion may be located within its right-of-way. The county shall have access on and along the said causeway road and across that 40' strip of land located north of the causeway road and south of the county lands, into said lands.
- III. This Boundary Agreement, with Exhibits "A" and "B", upon execution by the State and the County shall be filed for record in the Deed Records, Cameron County, Texas, and in the Records of the General Land Office, Austin, Texas.
- IV. The State of Texas and Cameron County agree that the common boundary between state-owned submerged lands and uplands owned by Cameron County on the eastern side of South Padre Island at Isla Blanca Park, Cameron County, Texas is the shoreline of the Gulf of Mexico, that is, the intersection of mean higher high tide of the Gulf of Mexico with the shore.
- V. This Agreement is executed on behalf of the State by Garry Mauro, Commissioner of the General Land Office and Chairman of the School Land Board, by virtue of and under the authority of V.T.C.A., Natural Resources Code, Sections 31.063, 33.060, 51.011, and 51.012.
- VI. This Boundary Agreement is executed on behalf of Cameron County by the Cameron County Commissioner's Court by virtue of its general authority to clarify and determine the boundaries of its property, and under the authority of V.T.C.A., Local Government Code, Sections 263.006(e) and 272.001(e).
- VII. This Boundary Agreement shall be binding on and inure to the benefit of the successors, representatives, and assigns of the parties hereto only, and is limited to the specific area defined between the beginning and ending points of the boundary described in Exhibit A attached hereto. Nothing in this agreement shall be deemed nor construed as being an

admission or a recognition of, or constitute a bar to the assertion of, a different basis for the determination of a boundary between the parties hereto, or either of the parties hereto and any other party, at any other place or location.

IN WITNESS WHEREOF, this agreement is executed by the parties hereto under Seal of Office this 5th day of July, 1991.

The State of Texas

By Garry Mauro
Garry Mauro, Commissioner of
the General Land Office and
Chairman of the School Land Board

Cameron County, Texas, by and through
the Cameron County Commissioners Court

[Signature]
County Judge

[Signature]
Commissioner

[Signature]
Commissioner

[Signature]
Commissioner

[Signature]
Commissioner

THE STATE OF TEXAS §
 §
COUNTY OF CAMERON §

This instrument was acknowledged before me on June 3, 1991,
by Antonio O. Garza, Jr., the County Judge of Cameron County,
Texas.

[Signature]
Notary Public in and for
Cameron County, Texas

Minerva G. Perez
Notary Public Printed or Typed Name
My Commission expires: 8/17/93

Cameron Co. Sketch File 11A

Counter 17227

THE STATE OF TEXAS §
 §
COUNTY OF CAMERON §

This instrument was acknowledged before me on June 3,
1991, by Natividad "Tivie" Valencia, Commissioner of Cameron County
Commissioners Court, Cameron County, Texas.

Minerva G. Perez
Notary Public in and for
Cameron County, Texas

Minerva G. Perez
Notary Public Printed or Typed Name
My Commission expires: 8/17/93

THE STATE OF TEXAS §
§
COUNTY OF CAMERON §

This instrument was acknowledged before me on June 3, 1991, by Lucino Rosenbaum, Jr., Commissioner of Cameron County Commissioners Court, Cameron County, Texas.

Minerva G. Perez
Notary Public in and for
Cameron County, Texas

Minerva G. Perez
Notary Public Printed or Typed Name
My Commission expires 8/17/93

THE STATE OF TEXAS §
§
COUNTY OF CAMERON §

This instrument was acknowledged before me on June 3, 1991, by Carlos H. Cascos, Commissioner of Cameron County Commissioners Court, Cameron County, Texas.

Minerva G. Perez
Notary Public in and for
Cameron County, Texas

Minerva G. Perez
Notary Public Printed or Typed Name
My Commission expires: 8/17/93

THE STATE OF TEXAS §
§
COUNTY OF CAMERON §

This instrument was acknowledged before me on June 3, 1991, by Adolph Thomae, Jr., Commissioner of Cameron County Commissioners Court, Cameron County, Texas.

Minerva G. Perez
Notary Public in and for
Cameron County, Texas

Minerva G. Perez
Notary Public Printed or Typed Name
My Commission expires 8/17/93

METES AND BOUNDS DESCRIPTION
OF BOUNDARY LINE

Being that certain line dividing Cameron County Parks and State of Texas lands, situated at the East end of the old Queen Isabela Causeway and North of the 10.1 acre U. S. Coast Guard Tract as described in Vol. 640, Pgs. 1-8, Deed Records, Cameron County, Texas, and being more particularly described as follows:

Beginning at a found 4 1/2" diameter concrete monument with a 3/8" iron rod in the center for the Northeast corner of said Coast Guard Tract, from which Triangulation Station "Brazos 1939-1985" bears N 67° 13' 53" W, 46.18 vs., said monument having $x=2,438,643.905$ feet and $y=150,594.164$ feet values;

THENCE, with North line of said Coast Guard Tract, S 71° 43' 38" W at 162.71 varas pass intersection of J. S. Boyles' 1941 survey line, 188.09 vs. total to a point on the approximate shoreline of the Laguna Madre Bay; which point is 3.27 feet below bench mark "No. 5";

THENCE, with said approximate shoreline the following ten (10) courses:

(1) N 08° 36' 42" W, 25.82 vs., (2) N 17° 52' 49" W, 25.39 vs., (3) N 49° 22' 26" W, 25.30 vs., (4) N 14° 50' 40" E, 28.22 vs., (5) N 14° 19' 16" W, 23.36 vs., (6) N 32° 22' 11" W, 18.27 vs., (7) N 45° 38' 58" W, 19.97 vs., (8) N 02° 47' 05" W, 19.70 vs., (9) N 76° 35' 06" E, 8.01 vs., (10) N 03° 11' 32" W, 1.96 vs. to a point intersecting said approximate shoreline and J. S. Boyles 1941 survey line;

THENCE, with the Boyles line, N 29° 56' 15" W, 110.13 vs. to a point intersecting said line and the approximate shoreline of the Laguna Madre Bay;

THENCE, with said approximate shoreline the following four (4) courses:

(1) S 70° 26' 19" W, 6.40 vs., (2) N 47° 39' 17" W, 69.53 vs., (3) N 33° 46' 51" W, 58.41 vs., (4) N 87° 48' 40" W, 95.74 vs. to a point;

THENCE, leaving said approximate shoreline, N 18° 23' 50" E 42.59 vs., to a point;

THENCE, N 68° 49' 57" E, 149.52 vs., to a set 1" x 30" galvanized pipe marked "TEX GLO 1-15-91" for a corner of the Sea Ranch R.V. Park.

THENCE, with the North line of said R.V. Park N 85° 19' 36" E, at 90.23 vs. pass a 1/2" iron rod, 124.48 vs. to a 1" x 30" galvanized iron pipe marked "TEX GLO 1-15-91 SE COR LEASE" on the existing apparent West Right-of-Way line of Park Road 100;

Cameron Co Sk. File 11A **EXHIBIT "A"**

Counter 17230

THENCE, with said Right-of-Way line N 38° 51' 46" W, 58.72 vs. to a 1" x 30" galvanized iron pipe marked "TEX GLO 1-17-91 P.T." at the beginning of a curve to the right;

THENCE with said curve to the right having a Radius of 258.04 vs., Radial Bearing in N 51° 02' E, Radial Bearing out S 85° 07' 59" W, Long Chord N 21° 54' 58" W, 151.32 vs., an Arc Length of 153.58 vs. to a 1" x 30" galvanized iron pipe marked "TEX GLO 1-16-91";

THENCE, S 68° 30' 47" W, 128.65 vs. to a 1" x 30" galvanized iron pipe marked "TEX GLO 1-16-91" set on V.L. Conrad's survey line 21.6 vs. northerly of the centerline of asphalt surface road of the Old Queen Isabela fishing pier;

THENCE, with Conrad's line N 23° 11' 35" W, 98.89 vs. to found 4 1/2" x 4 1/2" concrete monument with aluminum cap marked "C. A. SURVEY 2-1-72" and the end point of said boundary line, with $x=2,437,419.116$ feet and $y=152,362.905$ feet values.

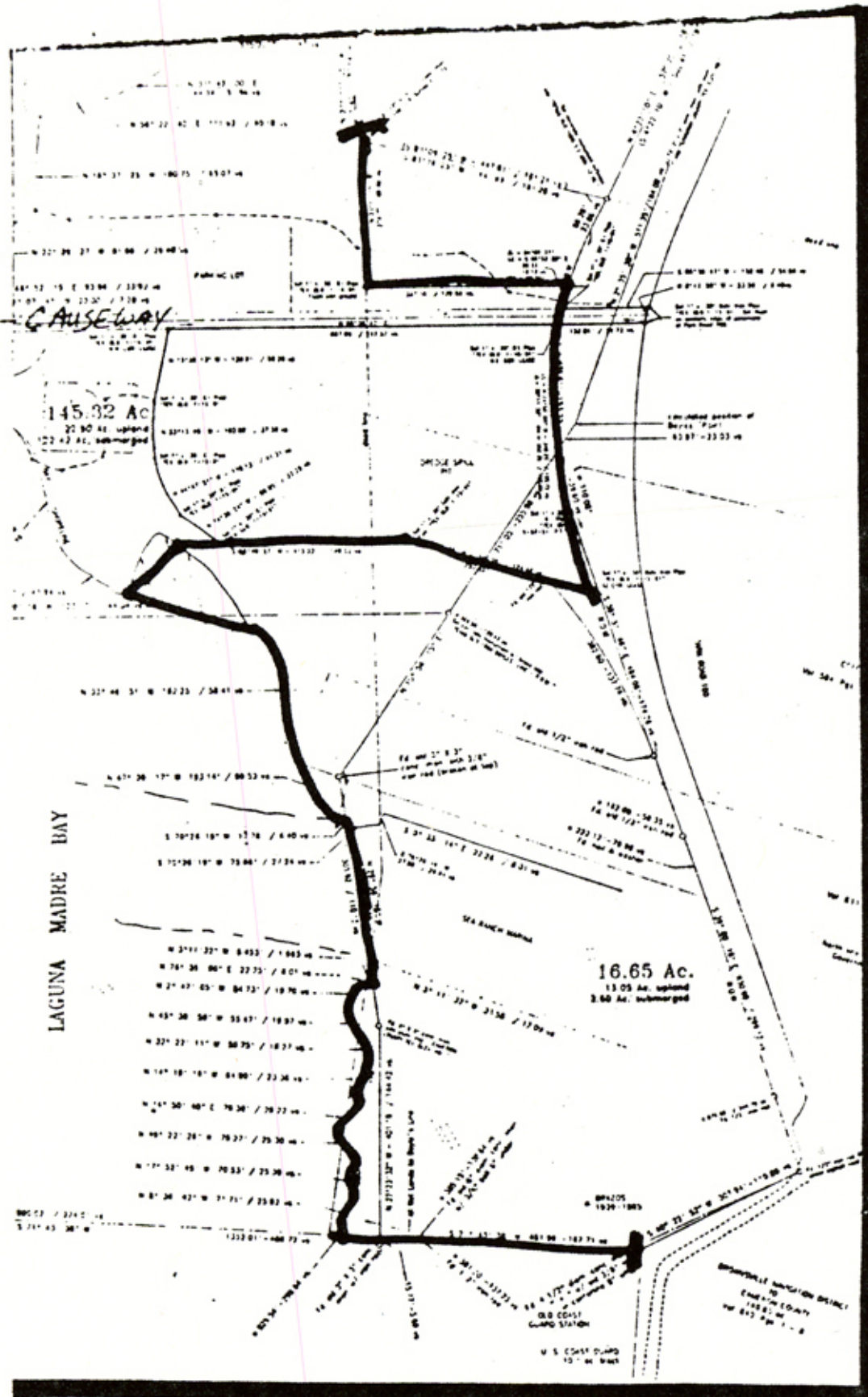
Bearings and distances are based on the Texas Coordinate System - South Zone (NAD 1927). For reference see Cameron County Rolled Sketch #28-B filed in the General Land Office.

Elisandro Leos

ELISANDRO LEOS - LICENSED STATE LAND SURVEYOR

Cameron Co. Sk. File 11A

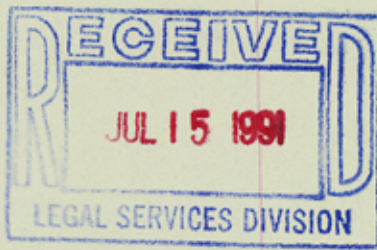
Counter 17231



Cameron Co Sk. File 11A
EXHIBIT B

Counter 17232

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SOUTHERN TEXAS TITLE COMPANY

717 N. Expressway
P.O. Box 5330
Brownsville, Texas 78520
(512)542-6777
U.S. Toll Free 1-800-292-6777
FAX (512)544-0592

July 11, 1991

Robert H. Dedman
General Land Office
State of Texas
1700 North Congress Ave.
Austin, Texas 78701

Dear Bob:

We filed the Boundary Agreement on July 11, 1991.

Enclosed is a copy of the recording receipt.

Sincerely,

GSHIII:pd
Encls:

File No. Sketch File 11 C
Cameron County
Correspondence w/ receipt
Filed July 13 19 1991
GARY MAURO, Com'r
By Douglas J. Howard

COUNTY CLERK
CAMERON COUNTY, TEXAS

Instrument/Receipt Number 21737 Date 7/11/91

Received of:



SOUTHERN TEXAS
TITLE COMPANY

Received by:

attn Park

FILED FOR RECORD
 AT
 JUL 11 4 22 PM '91
 JOE G. RIVERA
 CLERK COUNTY COURT
 CAMERON COUNTY TEXAS
 BY
 DEPUTY

			CHG.
Deeds			
Releases			
M/L			
D/T			
O/G			
1 Other	BOUNDARY AGREEMENT	17	
		TOTAL	17

File No. Sketch File 116
 Cameron County
 Receipt
 Mtd. July 13
 By Douglas Howard
 GARRY MAURO, Com't
 19 93

OK 10266



SOUTHERN TEXAS
TITLE COMPANY

717 N. Expressway
P.O. Box 5330
Brownsville, Texas 78520

Robert H. Dedman
General Land Office
State of Texas
1700 North Congress Ave.
Austin, Texas 78701



*Cameron Co.
Sk File 11 C*

Counter 17235

