

WELSH ENGINEERING

3206 Reid Dr., Suite 18B
Corpus Christi, Texas 78404
512-851-9970

November 21, 1988
FB8040BT.let

Mr. C.B. "Ben" Thomson
Director of Surveying
Surveying Division
Texas General Land Office
Stephen F. Austin Building, Suite 715
1700 North Congress Avenue
Austin, Texas 77801-1495

Subject: Survey of Portions of Lots 4-8, Section 28, and
Portions of Lots 2, 3 and 4, Section 29,
Flour Bluff and Encinal Farm and Gardens Tracts
Corpus Christi, Nueces County, Texas

Dear Mr. Thomson:

Enclosed please find photographs of several points along the shoreline of the subject tract pursuant to our telephone conversation of last week. These points are boundary line points of the 1958 Robert Dunlap survey of State Mineral Tract "C" of the Cayo del Oso, Nueces County, Texas.

The State Tract "C" description, Item 5 as enclosed with my letter to you of November 2, 1988, refers to a 1" iron bar found at the southernmost corner of said Tract "C" and an iron pipe at "the northeast corner of E.S. Joslin Tract and the east corner of L.C. Andrews Tract". The above described iron pipe is a common corner of two of the tracts which comprise the subject tract. We recovered both of these points in our presently on-going survey. We found an old fence post near the southernmost corner of State Mineral Tract "C" that was described in Dunlap's 1958 survey.

The deed for our northernmost tract describes said 1958 Dunlap survey line as the easterly or shoreline boundary of our northernmost tract. This, the recovery of the fence post, iron rod and iron pipe described above made our recovery of the 1958 survey fairly accurate.

All of the photographs were taken with the camera facing to the north or northwest. I have enclosed a sketch showing the approximate location of the points established on the ground. The large numbers as shown indicate the approximate location of the camera for each of the photographs. The elevation of all points was about 1.4 to 1.6, MSL, as established from a 1969 USGS benchmark at the south gate of the Naval Air Station in Corpus Christi.

File No. Sketch File 58
Nueces County

Filed 11-21 19 88

GARRY MAURO, Com'r
By Douglas Howard

JOB No. 88040

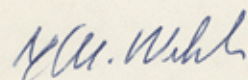
counter 32920

Mr. Ben Thomson, (Continued), Sheet 2 of 2, November 21, 1988:

Some comments on the several points are as follows: 1) there is a small drainage ditch at the iron pipe at location 1; 2) the armored bluff exists for all of the frontage on the Cayo del Oso except for the northern 25% (roughly) and the southern 300'±. Photographs taken in the vicinity of location 1A show the armored bluff and non-armored bluff; 3) the iron bar at the southernmost corner of State Mineral Tract "C" is in a natural drainageway; 4) most of our work was done with the instrument located on the water line valve structure (water manhole) shown on the sketch in the vicinity of location 3.

Please let me know if you would be willing to accept the 1958 Dunlap Survey boundary of State Mineral Tract "C" as the boundary of our property. Please call me while you are in Corpus Christi and I'll be glad to show you the subject property.

Sincerely,



Nixon M. Welsh, P.E.

enc
kd



LOCATION 3

counter 32922



LOCATION 1

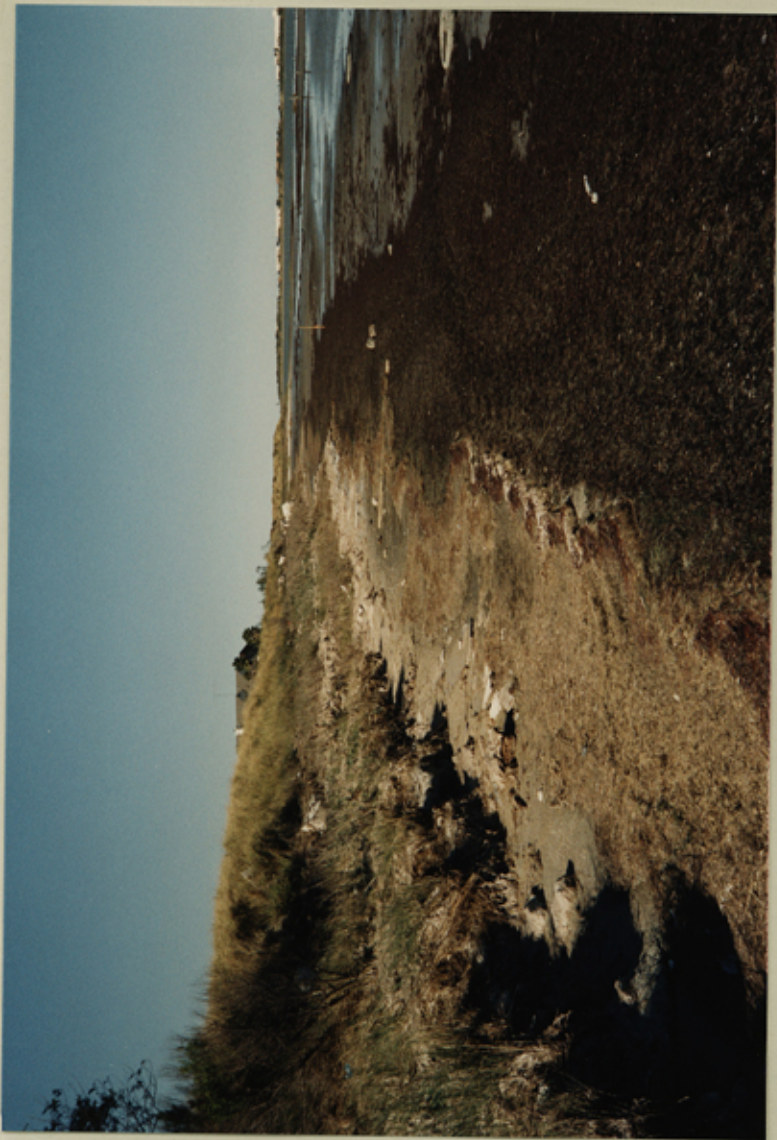


Counter 32923



LOCATION 1A

counter 32929

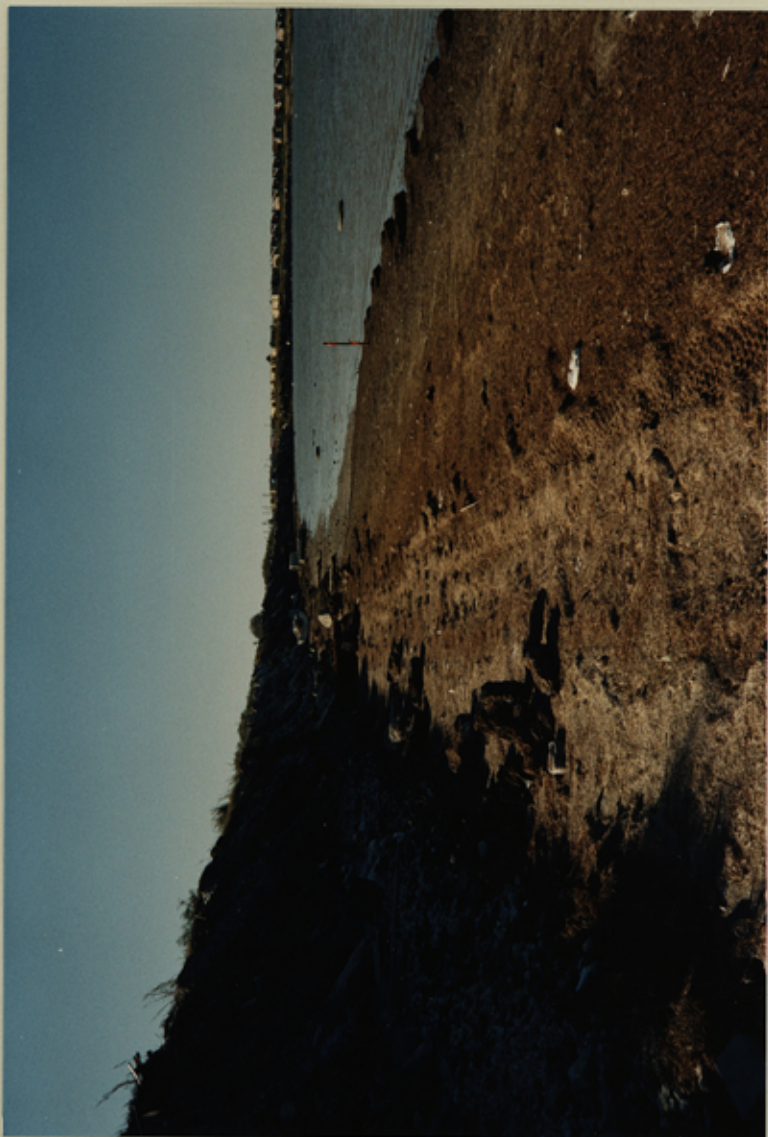


LOCATION 2

counter 32925



VIC. LOCATION 3 ↗



↖ LOCATION 4



counter 32924

File No. Sketch File 58 County _____
Nueces
Filed Nov. 21 19 88
By GARRY MAURO, Com'r
Douglas Howard

counter 32927

D53
141

WELSH ENGINEERING

3206 Reid Dr., Suite 18B
Corpus Christi, Texas 78404
512-851-9970

November 2, 1988
FB8040ct.let

Mr. C.D. Thomson, Director of Surveying
Surveying Division
General Land Office
1700 N. Congress
Austin, Texas 78701

Subject: Survey of portions of Lots 4 thru 8, Section 28 and
portions of Lots 2, 3 and 4, Section 29
Flour Bluff and Encinal Farm and Garden Tracts
Corpus Christi, Nueces County, Texas

Dear Mr. Thomson:

I am in the process of surveying the subject tract which lies in Corpus Christi, Nueces County, along the northeast side of South Padre Island Drive at its intersection with Ennis Joslin Road. The subject tract is bordered along its northeasterly boundary by the waters of the Cayo del Oso, a tributary of Corpus Christi Bay.

The following documents are enclosed:

1. Xerox of a portion of U.S.G.S. map "Oso Creek NE, Texas" showing the subject tract.
2. Xerox of a portion of the original plat of Flour Bluff and Encinal Farm and Garden Tracts which shows the subject tract and of which is recorded in Volume A, Pages 41 thru 43, Map Records, Nueces County, Texas.
3. Copy of deed from American National Bank to Ennis S. Joslin and recorded in Volume 1605, Page 582 of the Deed Records of Nueces County, Texas.
4. Copy of deed from Edna Lennox to E. S. Joslin recorded in Volume 291, Page 401, Deed Records, Nueces County, Texas.
5. State Tract "C" description, Cayo Del Oso Subdivision, as prepared by Robert Dunlap and dated November 6, 1958; said State Tract "C" as shown by "Map of a Part of Laguna Madre in Nueces and Kleberg Counties Showing Subdivision for Mineral Development", by Texas General Land Office, dated November 1, 1946 and amended to add the Cayo Del Oso Subdivision on September 12, 1951.

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Nueces County

Filed Nov. 3 19 88

GARRY MAURO, Com'r
By Douglas Howard

counter 32928

Mr. C.D. Thomson, Director of Surveying, (Continued), Sheet 2 of 2, November 2, 1988:

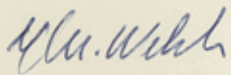
The deed of item 1 above (Volume 1605, Page 582) indicates the boundary of a portion of the subject tract to be a boundary of State Tract "C", as described in item 5 above, said State Tract "C" of which includes "submerged and unsubmerged land".

The deed of item 3 above (Volume 1605, Page 582) indicates the boundary of the land concerned to be along a section line and is not made with regard to the shoreline meanders of the waters of the Cayo del Oso. My survey at this time indicates that the waters of the Cayo del Oso go well inside of, or landward of, the boundaries as described in this deed.

Would you please let me have your opinion with regard to what determines the boundary between the state waters of Cayo del Oso and the adjacent land, i.e., is the boundary determined according to a particular tide level, by the deeds above, or by some other means? If it is determined by a particular tide level, please indicate the elevation of the particular level.

Please call if you have any questions or desire further information.

Sincerely,



Nixon M. Welsh, P.E.

kd

SURVEY No. 16 LS, Nueces County

VOL LS-1
PP 34-38
Records of County Surveyor
of Nueces Co., TX

5

The State of Texas)
County of Nueces)

Fieldnotes of

A survey of 986.97 acres of land, submerged and unsubmerged land of Oso Bay and Blind Oso, also known as Cayo Del Oso, in Nueces County, Texas, about 8 miles S.35°E. from the County Courthouse, lying partly within the corporate limits of the City of Corpus Christi, embracing all of State of Texas Lands, submerged and unsubmerged, of State Tract C, as shown on a map entitled Sheet No. I, Laguna Madre, Subdivision for Mineral Development, dated November 1, 1948, and revised September 12, 1951, by addition of Cayo Del Oso Subdivision, prepared by the General Land office of the State of Texas, said tract of land being more particularly described, as surveyed, as follows:

Beginning at a 1-inch iron bar, set on the shore line of said Oso Bay, the northeast corner of said State Tract C and northwest corner of State Tract B of said Cayo Del Oso Subdivision for Mineral Development, for the northeast corner of this survey, whence a concrete monument, set by the United States Coast and Geodetic Survey, designated "Callo 1933" bears N.74° 15'35"W. 168.29 varas (467.47 feet),-

Thence S.28°28'05"W., crossing the waters of said Cayo Del Oso Bay, with the southeast boundary line of said State Tract C and the northwest boundary line of said State Tract B, at 3188.88 varas (8858.00 feet), a point marked on said map of Cayo Del Oso, having coordinates thereon shown X=2,380,253.12 and Y= 736,979.85, in all, 3236.06 varas (8989.06 feet), to a 1-inch iron bar, set on said shore of Cayo Del Oso, the southeast corner of said State Tract C, for the southeast corner of this survey,-

Thence in a northwesterly direction, continuing in a general northerly and easterly direction, with the meanders

Filed Nov 3 19 88
GARRY MAURO, Com'r
By Douglas Howard

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Nueces County

of the shore of said Cayo Del Oso, following the shore line boundary of portion of sections 28, 29, 17, and 16 of the Flour Bluff and Encinal Fars and Garden Tracts, Edgewater Terrace, and Ward Island, embracing Tracts of land in the names of E. S. Joslin, L.C. Andrews, Trustee, City of Corpus Christi, Milton B. Clapp, G.E. Henrichson and Dave Sushrue, various owners of Lots in Edgewater Terrace, University of Corpus Christi, and U.S. Government, N.33°17'15"E. 36.70 varas (101.26 feet), N.54°34'05"W. 15.84 varas (44.00 feet), N.70°00'05"E. 109.80 varas (305.00 feet), N.64°24'35"E. 156.60 varas (435.00 feet), N.56°53'35"W. 133.20 varas (370.00 feet), N.50°35'35"E. 122.40 varas (340.00 feet), N.47°16'40"E. 120.90 varas (335.54 feet) to a iron pipe, the northwest corner of E.S. Joslin tract and the east corner of L.C. Andrews tract, and continuing with said meanders, N.31°58'15"E. 204.01 varas (566.63 feet), N.19°39'55"E. 101.13 varas (280.91 feet), N.8°42'35"W. 316.31 varas (878.65 feet), N.0°32'05"E. 241.39 varas (670.52 feet), N.22°42'15"E. 132.71 varas (368.65 feet), N.21°10'05"E. 52.73 varas (146.46 feet), N.74°42'45"E. 77.83 varas (216.20 feet), N.63°53'35"E. 45.32 varas (125.00 feet), N.38°24'55"W. 145.03 varas (402.85 feet), N.24°22'25"E. 54.37 varas (152.41 feet), and approximately entering the City Limits of Corpus Christi, N.6°51'25"E. 193.37 varas (551.02 feet), N.14°48'15"E. 313.37 feet, iron pipe, the northwest corner of L.C. Andrews tract and the northeast corner of Guth Park, in all, 133.27 varas (370.19 feet), continuing with said meanders, N.29°10'55"W. 84.72 varas (235.33 feet), N.60°11'45"E. 88.32 varas (245.33 feet), N.81°13'55"E. 79.39 varas (220.53 feet), N.57°40'55"W. 79.39 varas (220.53 feet), N.22°40'25"E. 96.43 varas (267.85 feet), N.5°01'05"E. 134.19 varas (372.74 feet), N.16°26'15"E. 93.73 varas (260.37 feet), N.21°59'25"E. 269.73 varas (749.24 feet), N.40°48'15"E. 66.43 varas (184.53 feet) to iron pipe, the northwest

corner of Guth Park and the northeast corner of Oso Sewage
 Disposal tract, continuing with said meanders, N.35°14'55"W.
 79.80 varas (221.66 feet), N.4°15'35"E. 77.95 varas (216.52
 feet), N.21°44'55"W. 55.01 varas (152.80 feet), N.32°23'55"W.
 32.30 varas (89.73 feet), N.49°33'25"W. 42.31 varas (117.53
 feet), N.64°52'25"W. 70.26 varas (195.17 feet), S.74°12'05"W.
 156.40 varas (434.44 feet), S.86°34'05"W. 374.42 varas (1040.06
 feet) to iron pipe, the northwest corner of said Oso Sewage
 Disposal tract, in all, 388.92 varas (1080.34 feet), continuing
 with said meanders, N.61°20'15"W. 36 varas (100.00 feet),
 N.87°54'15"W. 106.34 varas (295.38 feet), S.62°45'35"W. 118.12
 varas (328.10 feet), to iron pipe, a corner of said Milton B.
 Clapp tract, continuing with meanders of Milton B. Clapp
 tract, S.62°37'55"W. 34.58 varas (96.07 feet), N.76°46'05"W.
 40.28 varas (111.88 feet), N.55°53'25"W. 73.31 varas (203.64
 feet) to iron pipe, corner of said Milton B. Clapp tract and
 Municipal Golf Course tract, continuing with meanders of Golf
 Course tract, N.18°10'15"E. 227.03 varas (630.65 feet), N.73°
 33'15"E. 125.50 varas (348.61 feet) to iron pipe, a corner of
 said Municipal Golf Course tract and Block 3, Edgewater Terrace
 Subdivision, continuing along meanders of said Block 3, Edge-
 water Terrace and a strip of land in the name of G. H. Henrichson
 and Dave Sughrue, adjoining Block 2, Edgewater Terrace Subdivision,
 S.68°13'25"E. 94.91 varas (263.64 feet), S.83°36'55"E. 144 varas
 (400.00 feet), N.88°27'35"E. 390.60 varas (1085.00 feet), S.73°
 59'55"E. 72.00 varas (200.00 feet), N.74°32'05"E. 75.12 varas
 (208.66 feet), N.78°39'15"E. 100.8 varas (280.00 feet), N.62°
 31'25"E. 89.23 varas (247.85 feet), N.47°06'25"E. 91.8 varas
 (255.00 feet), N.32°20'25"E. 178.92 varas (497.00 feet), N.30°
 34'25"E. 264.24 varas (734.00 feet), N.26°14'25"E. 91.80
 varas (255.00 feet), N.38°40'25"E. 147.60 varas (410.00 feet),
 N.26°34'25"E. 48.60 varas (135.00 feet), N.20°57'05"E., crossing

Ocean Drive and intersecting Block I, Edgewater Terrace, 44.22 varas (122.82 feet), N.35°34'25"E., with meanders of said Block I, Edgewater Terrace, 37.14 varas (103.16 feet) intersecting shore line of Corpus Christi Bay, continuing with said meanders and along the south shore line of Corpus Christi Bay, S.38°44'25"E. 54.16 varas (150.43 feet), S.70°45'05"E. 104.42 varas (290.06 feet), S.71°56'15"E. 304.77 varas (846.58 feet), and continuing with said meanders along Ward Island, S.4°45'18"W., crossing Ocean Drive, 173.61 varas (482.26 feet), S.15°13'42"E. 205.56 varas (571.00 feet), S.20°16'18"W. 302.40 varas (840.00 feet), S.39°52'42"E. 115.20 varas (320.00 feet), S.60°28'52"E. 156.24 varas (434.00 feet), S.74°10'42"E. 190.08 varas (528.00 feet), S.25°12'52"E. 168.48 varas (468.00 feet), S.35°40'18"W. 102.60 varas (285.00 feet), S.51°01'22"E. 97.92 varas (272.00 feet), S.73°47'02"E. 254.88 varas (708.00 feet), S.8°28'02"E. 200.16 varas (556.00 feet), N.58°47'20"E. 223.20 varas (620.00 feet), N.42°57'58"E. 367.92 varas (1022.00 feet), N.50°49'18"E. 168.48 varas (468.00 feet), N.65°21'18"E. 299.16 varas (831.00 feet), N.25°32'18"E., crossing Ocean Drive, 169.01 varas (469.48 feet) intersect shore line of Corpus Christi Bay, continuing with said meanders along south shore of Corpus Christi Bay, S.67°13'25"E. 219.56 varas (609.89 feet), S.36°18'35"W., crossing Ocean Drive, 304.16 varas (844.89 feet), S.88°27'15"E. 137.22 varas (381.17 feet), N.73°41'45"E. 334.50 varas (929.17 feet) to the place of beginning.

Containing an area of 986.97 acres

Variation 9°36' East

Richard Lemley)
 Fernando Trevino) Chaincarrier
 John Uriago)

Surveyed October, 1958.

I, Robt. A. Dunlap, Licensed State Land Surveyor, do hereby certify that the foregoing survey was made on the ground by me and that the limits, boundaries, and corners, natural and artificial, are truly described in the foregoing fieldnotes and accompanying plat.

This 6th day of November, 1958.

Robt. A. Dunlap
Robt. A. Dunlap
Licensed State Land Surveyor

I, Am. N. Green, County Surveyor of Nueces County, Texas, hereby certify that the foregoing field notes with an accompanying plat were filed in my office on the 11th day of November, 1958, at 10:30 o'clock, A.M., and are recorded in Volume LS-I on pages 34, 35, 36, 37, ³⁶ and 38 inclusive, of the Records of the County Surveyor of said Nueces County, being Survey No. 16-L in said Nueces County.

This 11th day of November, 1958.

Am. N. Green
County Surveyor, Nueces County, Texas

986.97
756.89
230.08 / Jun 9 1959

0513 #35 #30 Mtd 10/28/88 .111

in Block Numbered Three (3) of the Las Delicias Addition to the Town of Robstown as shown by map or plat on file in the office of County Clerk of Nueces County, Texas. TO HAVE AND TO HOLD the above described premises, together withall and singular the rights andappurtenances thereto in anywise belonging unto the said Cornelio Hernandez, his heirs executors and administrators to warrant and forever defend all and singular the the said premises unto the said Cornelio Hernandez his heirs and assigns, against every person whomsoever lawfully claiming or to claim any part thereof. WITNESS OUR HAND_ at Robstown, Texas, this the 18 day of August, 1943.

Billie Cox
Morris Gouger

4

STATE OF TEXAS |
COUNTY OF NUECES | BEFORE ME THE UNDERSIGNED AUTHORITY, on this day personally appeared Billie Cox, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18th day of August, 1943.
(Nueces Co., Tex. L.S.)

Talmage Williams
Notary Public in and for
Nueces County Texas.

STATE OF TEXAS |
COUNTY OF NUECES | BEFORE ME THE UNDERSIGNED AUTHORITY, on this day personally appeared Morris Gouger, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18th day of August, 1943.
(Nueces Co., Tex. L.S.)

Talmage Williams
Notary Public in and for Nueces
County, Texas.

ENDORSED: WARRANTY DEED Billie Cox, etal TO Cornelio Hernandez FILED FOR RECORD At 1:14 o'clock P. M. Aug. 20, 1943, Mrs. Henry E. Gouger, Clerk, County Court, Nueces County, Texas by Ray S. Carney, Deputy.

RECORDED: The 1st day of September, A. D. 1943, at 4:35 o'clock P. M. Vol. 291, pages 400-401, Mrs. Henry E. Gouger, County Clerk, by Deputy.

* 0 0 0 0 0 *

No. 187986
THE STATE OF TEXAS |
COUNTY OF NUECES | KNOW ALL MEN BY THESE PRESENTS: That I, Edna Lennox, a feme sole, of the County of McLennan State of Texas, for and in consideration of the sum of Ten and No/100 (\$10.00) DOLLARS cash, and other good and valuable consideration to me in hand paid by E. S. Joslin, the receipt and sufficiency of which are hereby acknowledged, HAVE GRANTED, SOLD AND CONVEYED and by these presents do Grant, Sell and Convey unto the said E. S. Joslin of the County of Nueces, State of Texas, all that certain tract, piece or parcel of land, lying and being situated in the County of Nueces, State of Texas, and more particularly described as follows, to-wit: All that portion of Lots Nos. Six (6) Seven (7) and Eight (8) in Section No. Twenty Eight (28), Flour Bluff and Encinal Farm and Garden Tracts, lying North of Lexington Boulevard, and more particularly described as follows: Beginning at a wood post marked E 16, which is the N. E. Corner of Section No. 28, and N.W. Corner of Section No. 31, of the Flour Bluff and Encinal Farm and Garden Tracts in Nueces County, Texas, about ten miles South East of Corpus Christi, Texas; Thence S. 29° 20' W. along an old fence which is the line between Section No. 28 and Section No. 31, 926.4 feet to a point on the North right of way line of Lexington Boulevard; Thence N. 63° 16' 41" West along said North right-of-way line 461.5 feet to a point; Thence N. 82° 33' 41" W. along said right of-way line 211.89' to a point;

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Nueces County

Filed Nov. 3 19 88

GARRY MAURO, Com'r

By Douglas Howard

291/401

counter 32935

Thence N. 63° 16' 41" W. along said right-of-way line 1344.1 feet to a point for the S. W. or West corner of this tract; Thence N. 29° 20' E. along the line between Lots Nos. 5 and 6, Section No. 28 of said subdivision 1086.2 feet a 1/2 inch iron pin in the North Easterly line of Section No. 28 and South Westerly line of Section No. 29; Thence S. 60° 40' E. 1980 feet along said line between Sections Nos. 28 and 29 to the point of beginning, containing 45.2^{acres}/more or less; TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said E. S. Joslin, his heirs and assigns, forever; and I hereby bind myself, my heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said E. S. Joslin, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. It is expressly agreed and understood, however, that this conveyance is made subject to that certain Right-of-Way Easement executed by Edna Lennox in favor of the City of Corpus Christi, dated August 6, 1940, and recorded in Volume 266, page 1, of the Deed Records of Nueces County, Texas, to which instrument and the record thereof reference is here made. WITNESS my hand, this 14th day of August A. D. 1943.

(IRS \$7.70 EL §-17-43)

Edna Lennox

THE STATE OF TEXAS :

COUNTY OF McLENNAN : BEFORE ME, the undersigned authority, on this day personally appeared Edna Lennox, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office, this the 17th day of August A. D. 1943. (McLennan Co., Tex. L.S.)

M. R. Austin (M. R. Austin)

Notary Public McLennan County, Texas

ENDORSED: G. F. # 22,813, WARRANTY DEED, Edna Lennox, a feme sole to E. S. Joslin FILED FOR RECORD At 1:55 o'clock P. M. Aug. 20, 1943, Mrs. Henry E. Gouger, Clerk, County Court, Nueces County, Texas by L. P. Fritz, Deputy.

RECORDED: The 2nd day of September, A. D. 1943, at 8:45 o'clock A. M. Vol. 291 pages 401-402, Mrs. Henry E. Gouger, County Clerk, by Deputy

* O O C O O O C *

No. 187999

THE STATE OF TEXAS :

COUNTY OF NUECES : KNOW ALL MEN BY THESE PRESENTS: That we, Fred Frank and wife, Velma Frank, of the County of Nueces, State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS cash, and other good and valuable considerations, to us in hand paid by Henry H. Stuchly and wife, Lucille M. Stuchly, the receipt of which is hereby acknowledged; and the further consideration of the execution and delivery by the said Henry H. Stuchly and wife, Lucille M. Stuchly, of one certain promissory note of even date herewith in the principal sum of Four Thousand and No/100 (\$4000.00) Dollars, payable to the order of Farm and Home Savings and Loan Association of Missouri, it having advanced funds to the amount of such note for the purchase of the hereinbelow described property, at its office in Austin, Texas, in monthly installments of Forty and No/100 (\$40.00) Dollars each, including interest thereon from date at the rate of six per cent (6%) per annum so long as default does not exist in the payment of interest and principal or either therein called for, and at the rate of eight per cent (8%) per annum so long as any such default does exist, the first of which installments shall become due and payable on the first day of September, 1943, and a succeeding installment shall become due and payable on the first day of each and every month thereafter until the full amount of said note shall have been paid, the payments so made to be applied first to interest and then to

V1605
P582

10513

DEED RECORD

47604

VOL. 1605 PAGE 582

30

THE STATE OF TEXAS }
COUNTY OF NUECES

Know All Men By These Presents:

That AMERICAN NATIONAL BANK, a National Banking Association in the City of
Corpus Christi, Nueces County, Texas, acting herein by and through its duly authorized officers,

of the County of Nueces, State of Texas, for and in consideration of the
sum of, TEN AND NO/100 ----- DOLLARS

cash, and other good and valuable consideration to it in hand paid by ENNIS S. JOSLIN, the receipt
and sufficiency of which is hereby acknowledged;

3

HAVE GRANTED, SOLD AND CONVEYED and by these presents do Grant, Sell and Convey

unto the said ENNIS S. JOSLIN,
of the County of Nueces, State of Texas, all that certain tract,
piece or parcel of land, lying and being situated in the County of Nueces, State of Texas,
and more particularly described as follows, to-wit:

Being 12.20 acres of land out of Lots Nos. Two (2), Three (3) and Four (4), Section
Twenty-nine (29), FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, a
map of which is recorded in Volume A, pages 41, 42 and 43, Map Records of Nueces
County, Texas:

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Nueces County

Filed Nov. 3 19 88

By GARRY MAURO, Com'r
Douglas Howard

counter 32937

BEGINNING at the point of intersection of the common boundary line of Sections 28 and 29 and the East right-of-way line of Ennis Joslin Road for the Southwest corner of this tract;

THENCE North 16° 03' 00" West, with said East right-of-way line of Ennis Joslin Road, 498.16 feet to the point of curvature of a circular curve to the right which has a central angle of 18° 15' 00", a radius of 1869.86 feet, a tangent distance of 300.34 feet for an arc length of 595.60 feet;

THENCE with said curve to the right, along the East right-of-way line of Ennis Joslin Road, 595.60 feet to the point of tangency;

THENCE North 02° 12' 00" East 320.35 feet to the point of curvature of a circular curve to the left which has a central angle of 03° 22' 45", a radius of 1949.86 feet, a tangent distance of 57.52 feet for an arc length of 115.00 feet;

THENCE with said curve to the left, 115.00 feet to the Northwest corner of this tract;

THENCE leaving said right-of-way line of Ennis Joslin Road, South 87° 48' 00" East 259.47 feet to a point on the established State boundary of the Cayo Del Oso for the Northeast corner of this tract;

THENCE with the meanders of the State boundary of the Cayo Del Oso, South 00° 07' 50" East 198.54 feet; South 08° 25' 20" East 878.65 feet; South 19° 15' 40" East 280.91 feet and South 31° 34' 00" East 566.68 feet to a point for the Southeast corner of this tract;

THENCE North 60° 57' 20" West, with said common boundary line of Sections 28 and 29, 665.52 feet to the POINT OF BEGINNING.

BEFORE ME, the undersigned authority, appeared
County of

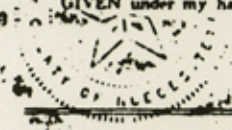
known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this day of , 19

Notary Public County, Texas

THE STATE OF TEXAS }
County of NUECES }
BEFORE ME, the undersigned authority, appeared
FRANK S. ADAMS President
of AMERICAN NATIONAL BANK, a National Banking Association in the City of Corpus Christi,
Nueces County, Texas, 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, in the capacity therein stated and as the act and deed of said corporation.

GIVEN under my hand and seal of office this 3rd day of May, 19 77.



Rosalie A. Clark
Notary Public Nueces County, Texas

ROSALE A. CLARK
MY COMMISSION EXPIRES 6-1-77

THE STATE OF TEXAS }
County of }
BEFORE ME, the undersigned authority, appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this day of , 19

Notary Public County, Texas

THE STATE OF TEXAS }
County of }
BEFORE ME, the undersigned authority, appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this day of , 19

Notary Public County, Texas

3

G. F. NO 111,254 CW

47604
PROOFED WARRANTY DEED

AMERICAN NATIONAL BANK
TO
ENNIS S. JOSLIN

FILED FOR RECORDS
MAY 3 2 17 PM '77
Merrill Holdings
COUNTY CLERK NUECES COUNTY TX

410

LAW OFFICES OF
PRICHARD, PEELER & CARTWRIGHT
WARRANTY BANK PLAZA
CORPUS CHRISTI, TEXAS 78401

Rosalia Clark True

RECORDS
1805 585

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said **Ennis S. Joslin, his**

heirs and assigns, forever; and the undersigned hereby binds itself, its successors and assigns, ~~heirs, executors and administrators~~ to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said **Ennis S. Joslin, his**

heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

~~BUT it is expressly agreed and stipulated that the Vendor hereon is retained against the above described property, premises and improvements, until the above described note and all interest thereon fully paid, according to ----- face and tenor of said note and reading when this deed shall become absolute.~~

All taxes having been paid through December 31, 1976, and a proper proration of the current year's taxes having been made, all taxes for the current year and succeeding years are assumed by Grantee.

This conveyance, including the above warranty, is made and accepted expressly subject to any and all instruments of record affecting the hereinabove described property, including restrictive covenants, easements, rights-of-way, leases, mineral and/or royalty reservations previously reserved to predecessors in title or heretofore transferred or assigned, and/or oil and gas leases; and to zoning and regulatory ordinances outstanding and affecting the hereinabove described property.

FILED RECORDS
VOL 1605 PAGE 584

STATE OF TEXAS }
COUNTY OF NUECES }
I hereby certify that this instrument was FILED on the date and at the time stated herein by me, and was duly RECORDED in the Volume and Page of the named RECORDS of Nueces County, Texas, as stamped hereon by me, on

MAY 3 1977



Marion K. Halpern

COUNTY CLERK,
NUECES COUNTY, TEXAS

EXECUTED this 3 day of May,

A.D. 1977.

AMERICAN NATIONAL BANK, a National Banking Association in the City of Corpus Christi, Nueces County, Texas,

By *Frank S. Adams*
President

ATTEST:

Paul G. Jones Jr.
Cashier

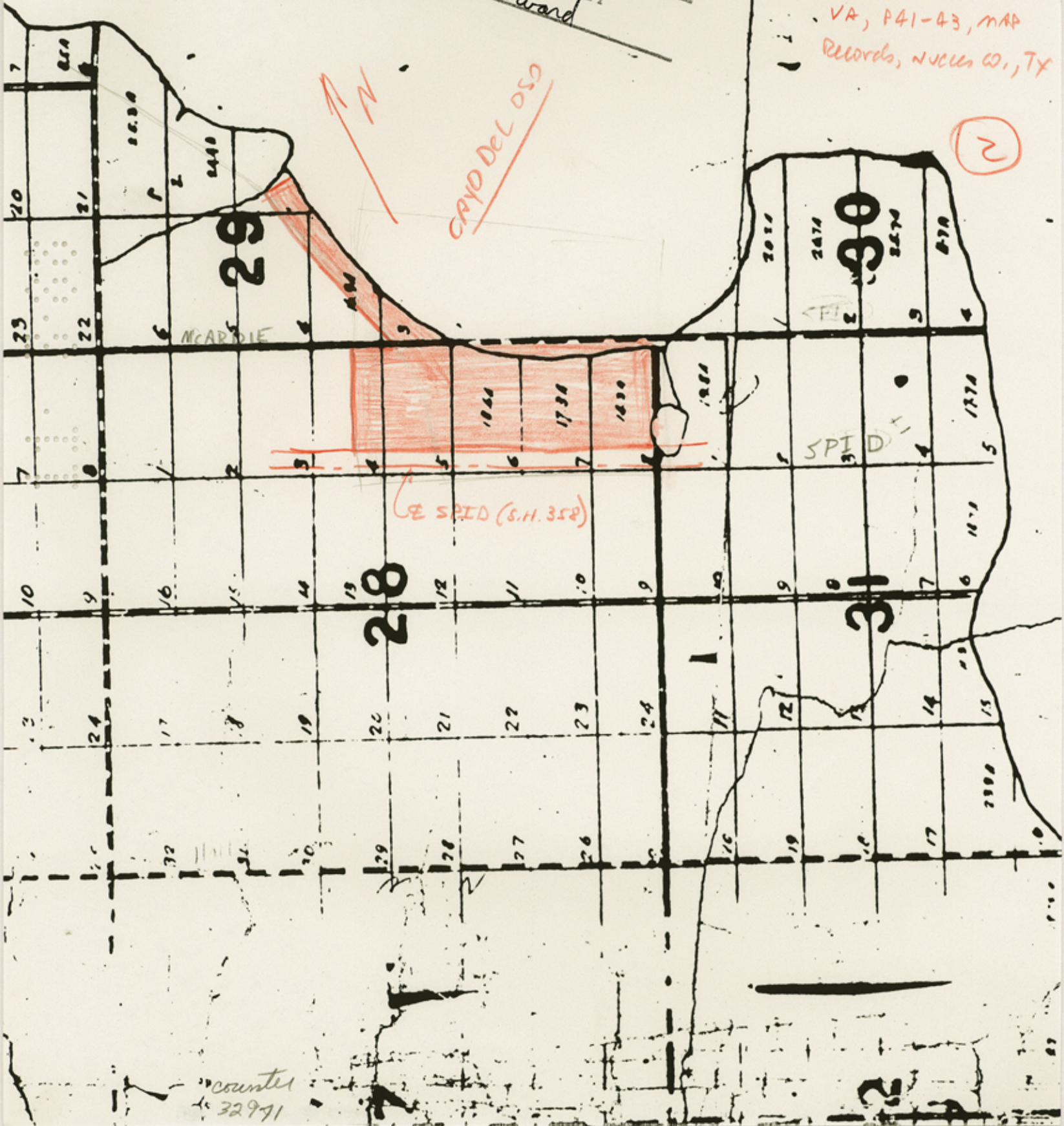
File No. Sketch File 58
Nueces

Filed Nov. 3 County _____

By GARRY MAURO, Com'r 19 88
Douglas Howard

PORTION OF
FLOUR BUILT & ORIGINAL
FARM & GARDEN TRACTS
VA, P41-43, MAP
RECORDS, NUECES CO., TX

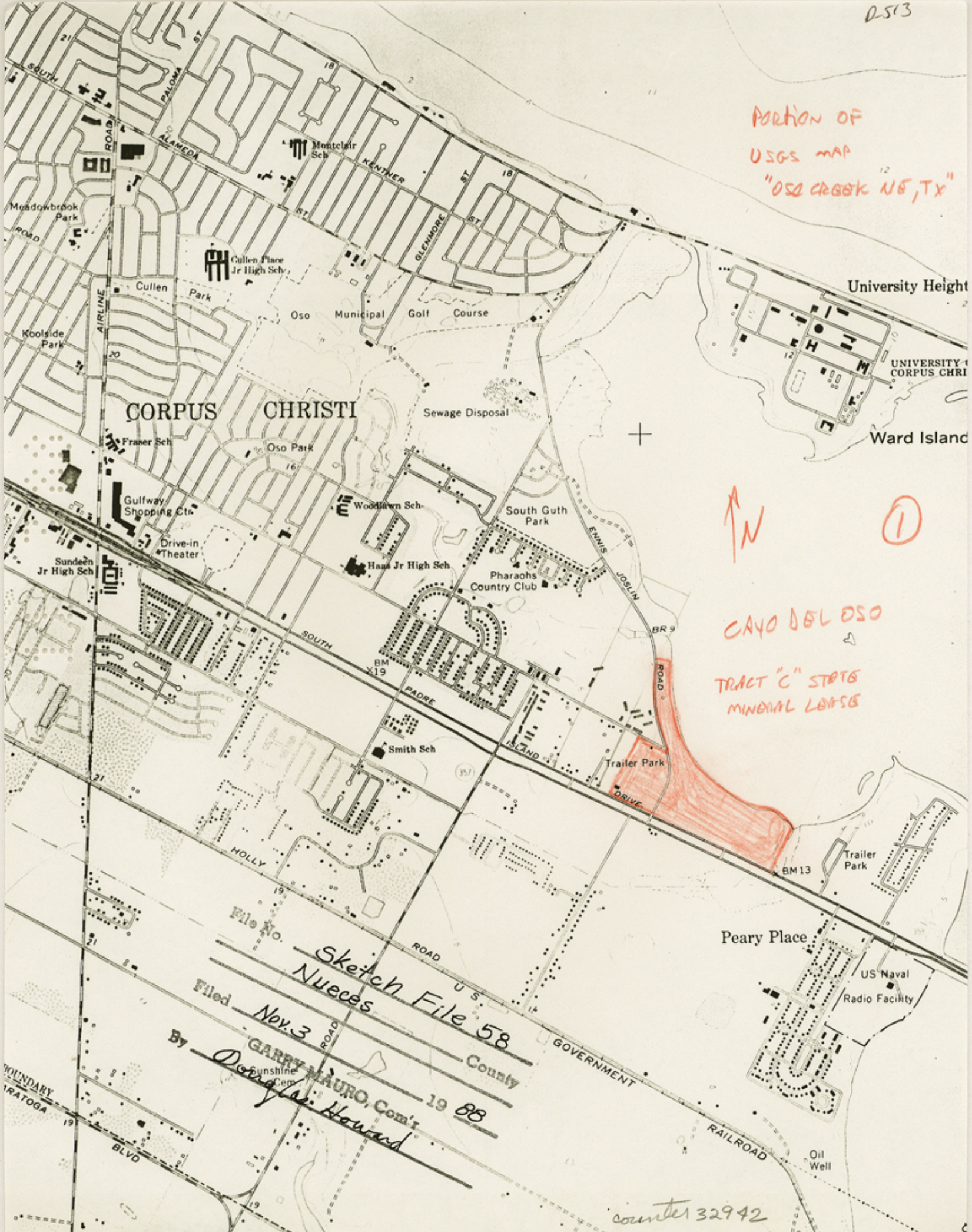
(2)



counter
32971

2513

PORTION OF
USGS MAP
"OSO CREEK NE, TX"



↑ N (1)

CAYO DEL OSO
TRACT "C" STATE
MINERAL LEASES

CORPUS CHRISTI

File No. Sketch File 58
Nueces County
 Filed Nov. 3
 By GARRY MAURO, Com'r
Doris M. Howard 19 88

counter 32942

CBT
copy

Garry Mauro
Commissioner
General Land Office



January 12, 1989

Mr. William W. Green
Nueces County Surveyor
102 County Courthouse
901 Leopard Street
Corpus Christi, Texas 78401-3602

Re: Cayo del Oso Shoreline Boundary, Lots
5-8, Section 28, and portions of Lots
2-4, Section 29, Flour Bluff and
Encinal Farm and Garden Tracts, Corpus
Christi, Nueces County, Texas.

Dear Mr. Green:

Your plat of the location of the shoreline of Cayo del Oso in the area outlined above has been approved and accepted for filing.

The plat, together with supporting evidence furnished by Welsh Engineering, has been filed as Nueces County Sketch File 58.

If I can be of further assistance, don't hesitate to let me know.

Yours truly,

C. B. Thomson
Director, Surveying

CBT:sjr

cc: Mr. Nixon M. Welsh, P.E.
Welsh Engineering
3206 Reid Drive, Suite 18B
Corpus Christi, Texas 78404

Dan Ruiz, Deputy Commissioner, Land Management

File No. Sketch File 58
Nueces County
Filed Jan. 12 19 88
By GARRY MAURO, Com'r
Douglas Howard

2539 141
1/3189

WELSH ENGINEERING

3206 Reid Dr., Suite 18B
Corpus Christi, Texas 78404
512-851-9970

December 30, 1988
FB8040BT.lt3

Mr. C.B. "Ben" Thomson
Director of Surveying
Surveying Division
General Land Office
Stephen F. Austin Building, Suite 715
1700 North Congress Avenue
Austin, Texas 77801-1495

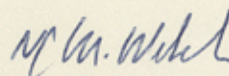
Subject: Cayo del Oso Shoreline Boundary, Lots 5-8,
Section 28, and Portions of Lots 2-4, Section 29,
Flour Bluff and Encinal Farm and Garden Tracts
Corpus Christi, Nueces County, Texas

Dear Mr. Thomson:

Enclosed please find two prints of the survey of the subject boundary line by William W. Green, Nueces County Surveyor, together with his transmittal letter and metes and bounds description of same.

I ask that you please send me a letter of acceptance of the shoreline as surveyed in accordance with our conversation of December 20, 1988. Please call if you have questions or desire further information.

Sincerely,



Nixon M. Welsh, P.E.

kd

File No. Sketch File 58
NUECES County
Filed December 31 19 88
By GARRY MAURO, Com'r
Doug Lee Howard

counter 32977

0539

WM. W. GREEN
COUNTY SURVEYOR

102 COUNTY COURTHOUSE
901 LEOPARD STREET

AREA CODE 512 884-7051
CORPUS CHRISTI, TEXAS 78401

December 29, 1988
FB8040BT.lt2

Mr. C.B. "Ben" Thomson
Director of Surveying
Surveying Division
General Land Office
Stephen F. Austin Building, Suite 715
1700 North Congress Avenue
Austin, Texas 77801-1495

Subject: Cayo del Oso Shoreline Boundary, Lots 5-8,
Section 28, and Portions of Lots 2-4, Section 29,
Flour Bluff and Encinal Farm and Gardens Tracts
Corpus Christi, Nueces County, Texas

Dear Mr. Thomson:

Enclosed please find two prints of the survey of the subject boundary line submitted for approval by the General Land Office.

The survey line as indicated is a portion of the 1958 shoreline as established by Robert M. Dunlap in his survey of State Lease Tract "C". This boundary is, along its length, above the adjacent mean high water line. To the best of my knowledge no artificial fill or accretion is located to the landward of the shoreline boundary as established.

Sincerely,

Wm. W. Green
Wm. W. Green
County Surveyor
Nueces County, Texas

File No. *Sketch File 58*
Nueces County
Filed *12-31* 19 *88*
By *GARRY MAURO, Com'r*
Douglas Howard

kd

counter 32945

RECEIVED

JAN 21 1989

REGISTERED CIVIL ENGINEER GENERAL LAND OFFICE REGISTERED PUBLIC SURVEYOR LICENSED STATE LAND SURVEYOR
FELLOW: AMERICAN SOCIETY OF CIVIL ENGINEERS MEMBER: TEXAS SURVEYORS ASSOCIATION AMERICAN CONGRESS ON SURVEYING AND MAPPING

WM. W. GREEN
COUNTY SURVEYOR

102 COUNTY COURTHOUSE
901 LEOPARD STREET

AREA CODE 512 884-7051
CORPUS CHRISTI, TEXAS 78401

Project: Ennis Joslin Estate Tracts
Cayo del Oso Shoreline Description

December 29, 1988
FB8040mt.bnd
Revised 1-17-89

STATE OF TEXAS §

COUNTY OF NUECES §

Description of the Cayo del Oso shoreline along the northeast or easterly boundary of Lots 5 - 8, Section 28 and Lots 2 - 4, Section 29, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records, Nueces County, Texas, said Cayo del Oso shoreline boundary as further described by metes and bounds as follows:

Beginning at a 5/8" iron rod set for the northernmost point on the shoreline boundary herein described, being the easternmost corner of Lot A-R, Block 1, Pelican Bay Estates, a map of which is recorded in Volume 46, Page 58, said map records, said beginning point as further described by Texas Coordinate System, South Zone coordinates 739,725.185N, 2,378,069.503E and said beginning point lies in the southwest boundary line of State of Texas Lease Tract "C", a map of which is recorded in Volume LS-1, Pages 34-38, in the Nueces County Surveyor's Office, and said beginning point is also described as Point "A";

Thence along said southwest boundary line of State Lease Tract "C" being the meanders of the shoreline of said Cayo del Oso S00°32'05"E 198.54', S08°49'35"E 878.65', S19°39'55"E 280.91', and S31°58'15"E 566.68' to a 1" iron pipe found for corner of said Lease Tract "C" and being in the section line between said Sections 28 and 29;

Thence continuing along said southwest boundary line of State Lease Tract "C" and being the meanders of the shoreline of Cayo del Oso S47°16'23"E 335.46', S50°35'35"E 340.00', S56°53'35"E 370.00', S64°24'35"E 435.00', S70°00'05"E 305.00', S54°34'05"E 44.00' and S33°17'15"E 101.96' to a 1" iron rod found for the southeast corner of said State Lease Tract "C" at State coordinates 736,864.68N, 2,380,190.59E;

Thence along a boundary line of State Lease Tract "B" being said shoreline of the Cayo del Oso S83°03'08"E 43.79' to a 5/8" iron rod set for the easternmost point of the shoreline boundary herein described, said easternmost point being the northwest corner or westernmost corner along said shoreline of Cayo del Oso, of Hubler Tract, a map of which is recorded in Volume 48, Pages 104 and 105, said map records, said easternmost point having Texas State coordinates 736,859.39N, 2,380,234.05E.

By Douglas Howard
Filed Jan-21
GERRY MAURO, Com'r
File No. Sketch File 58
Nueces County
1989



Wm W. Green
Wm. W. Green
County Surveyor
Nueces County, Texas

Dec 30, 1988
Date

counter 32946

RECEIVED
JAN 21 1989
WM. W. GREEN
COUNTY SURVEYOR
GENERAL LAND OFFICE

102 COUNTY COURTHOUSE
901 LEOPARD STREET

AREA CODE 512 884-7051
CORPUS CHRISTI, TEXAS 78401

January 18, 1989
FB8040BT.lt4

Mr. C.B. "Ben" Thomson
Director of Surveying
Surveying Division
General Land Office
Stephen F. Austin Building, Suite 715
1700 North Congress Avenue
Austin, Texas 77801-1495

Subject: Nueces County Sketch File 58

Dear Mr. Thomson:

Enclosed please find corrected prints of survey recently approved by you and accepted for filing. I found, while entering these in our record books, that we had inadvertently repeated substantially the same coordinates to points 40-odd feet apart.

The enclosed prints have corrected this error.

Sincerely,

Wm W. Green

Wm. W. Green
County Surveyor
Nueces County, Texas

cc Nixon M. Welsh

kd

File No. Sketch File 58
Nueces County
Filed Jan 21 19 89
By Douglas Howard
GARRY MAURO, Com'r

NUECES COUNTY SK. FILE 58

MEMO TO FILE:

Visited the site on 29 November 1988 with Rosendo V. Molina and Nixon Welsh.

At 2:00 P.M. this day, water level in Cayo del Oso was 1.0 foot below top of pipe near center of line shown on plats. At north end of line water was 0.5 foot below stake on line and 0.8 foot below drift line.

CBT

File No. Sketch File 58
Nueces County
Filed Dec. 31 19 88
By Douglas Howard
GARRY M. MERO, Com'r

WELSH ENGINEERING

3206 Reid Dr., Suite 18B
Corpus Christi, Texas 78404
512-851-9970

December 16, 1988
FB8040BT.lt2

Mr. C.B. "Ben" Thomson
Director of Surveying
Surveying Division
Texas General Land Office
Stephen F. Austin Building, Suite 715
1700 North Congress Avenue
Austin, Texas 78701

*Approved to 1958 line
by J. Giberson
12/20/88
CBT*

Subject: Survey of Portions of Lots 4-8, Section 28, and
Portions of Lots 2, 3 and 4, Section 29,
Flour Bluff and Encinal Farm and Gardens Tracts
Corpus Christi, Nueces County, Texas

Dear Mr. Thomson:

Pursuant to our meeting at the subject site on November 29,
1988, I have enclosed a map indicating the information that you
requested as follows:

1958 Robert Dunlap Survey line. This line is well
established on the ground as we were able to 1) recover
an iron rod and nearby fence post which are near the
easternmost corner of this tract, 2) a one-inch iron
pipe which we found at the northernmost corner of Lot 6,
Section 28, Flour Bluff and Encinal Farm and Garden
Tracts and being in the center line of McArdle Road
extended at its intersection with the Oso Bay shoreline,
and 3) tie well to a 5/8 inch iron rod found at our
northernmost corner on Ennis Joslin Road that tied to
the 1958 Dunlap survey line. The numbered points as
shown indicate the locations where I took the
photographs that I sent you previously.

We surveyed in a line of constant elevation which passes
through the one-inch iron pipe described above at the
northernmost corner of said Lot 6 on said 1958 Dunlap
survey line and which is elevation 2.0 MSL.

When I agreed to establish this line for you at our above
referenced meeting at the subject site, I felt that the line
generated, being elevation 2.0, would be close to the 1958 survey
line. However, after completing the work, I find that this line
falls substantially to the landward (as much as about 30 feet) of
the 1958 survey line for the most part.

File No. Sketch File 58
Nueces County

Filed December 31 19 88

GARRY MAURO, Com'r
By Douglas Howard

Mr. C.B. "Ben" Thomson, (Continued), Sheet 2 of 2, December 16, 1988:

The shoreline of the subject site has been protected by the installation of concrete rip-rap along roughly the central 3/4 of the site. The north quarter of the site and south 400 feet of the site (roughly) have not been armored with concrete rip-rap and appear to be in a natural state. The concrete rip-rap that has been placed along the shoreline was apparently placed landward and well clear of said 1958 survey line. I feel that placement of the concrete rip-rap has occurred over a long period of time as the concrete rip-rap is excavation from many construction projects around the city wherein contractors were allowed to dump their rip-rap at this site.

Since the principal portion of the shoreline, being the armored rip-rap protected area, has been filled well to the landward of the 1958 survey line and since the north and south ends of the shoreline have apparently not had any construction or fill placed thereon, I feel that if we establish the 1958 survey line as the present boundary line, that we would be arriving at a compromise boundary line that, if it is in any party's favor, would be to the favor of the State of Texas. The 1958 survey line varies in elevation 1.0 foot MSL and 2.0 feet MSL. This line is higher than the mean high water line which is probably about elevation 0.72 foot MSL.

The unarmored areas are eroding at a greater rate than the armored areas; thus the mean high water line along the unarmored areas is further to seaward than in the armored areas.

When the tracts to the north and the south of the subject tract were platted through the City of Corpus Christi approximately ten years ago, the state and land owners then agreed to use said 1958 Dunlap survey line as the boundary between the state owned submerged land and upland privately owned land.

I can see no scenario wherein the boundary line would move any to the landward from the 1958 survey line.

Based upon the above conclusions, I would like to respectfully request that we establish said 1958 Dunlap survey line as the present boundary along the subject tract.

Please let me have your comments at your earliest convenience. Have a Merry Christmas!

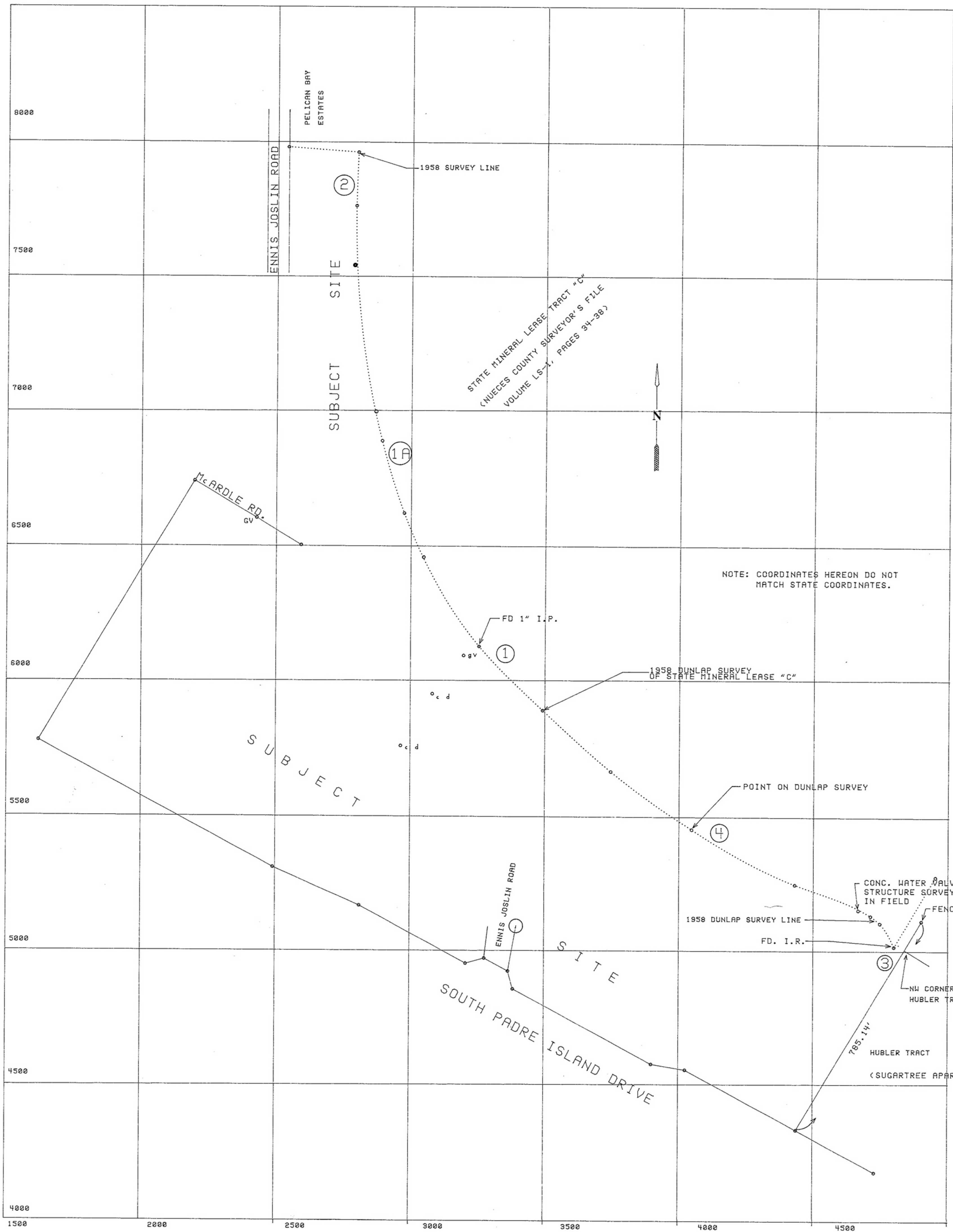
File No. Sketch File 58
Nueces County

Sincerely,
N.M. Welsh
Nixon M. Welsh, P.E.

kd

Filed Dec. 17 19 88

GARRY MAURO, Com'r
By Douglas Howard



NOTE: COORDINATES HEREON DO NOT MATCH STATE COORDINATES.

DATE PLOTTED: 11-21-88

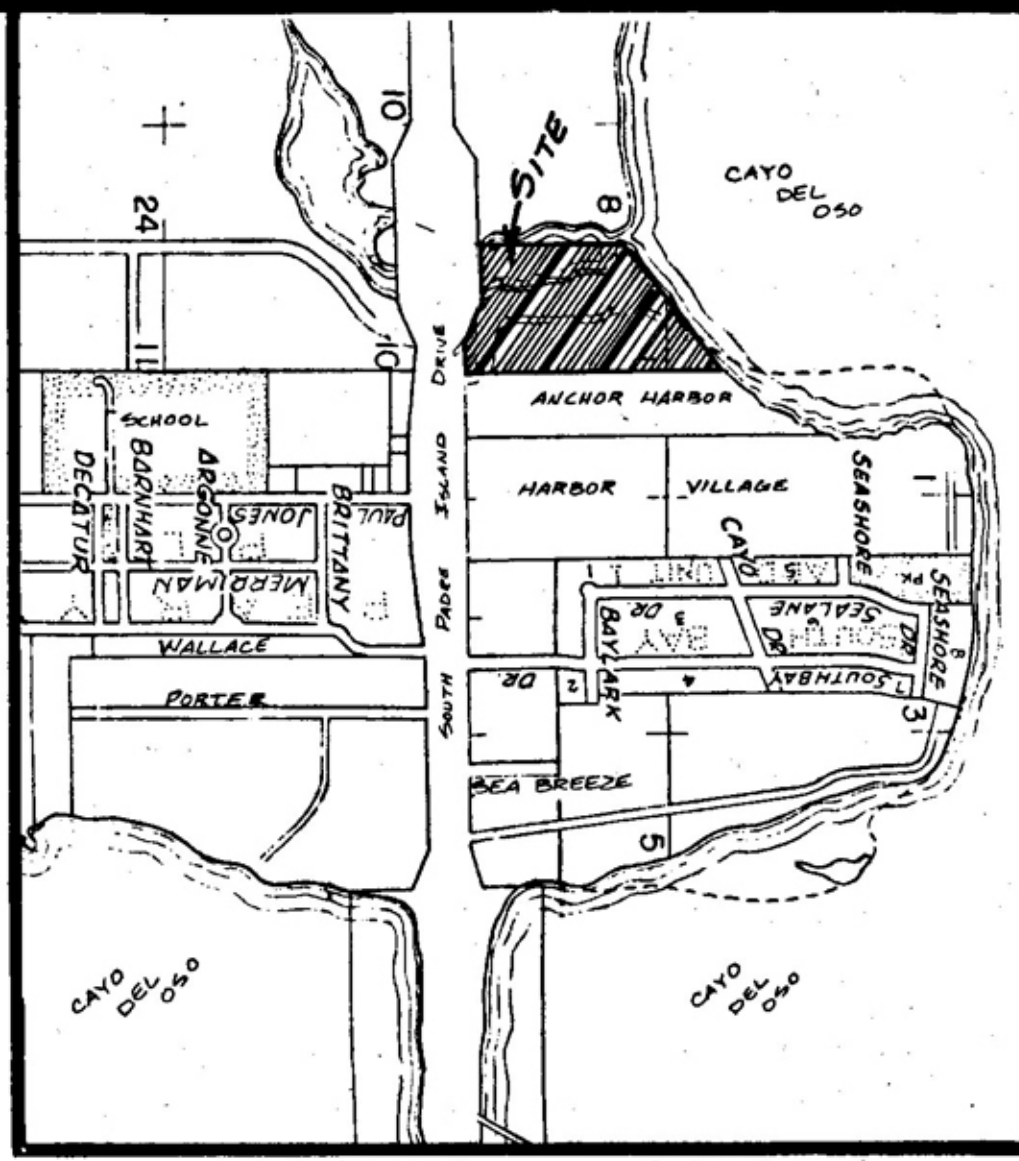
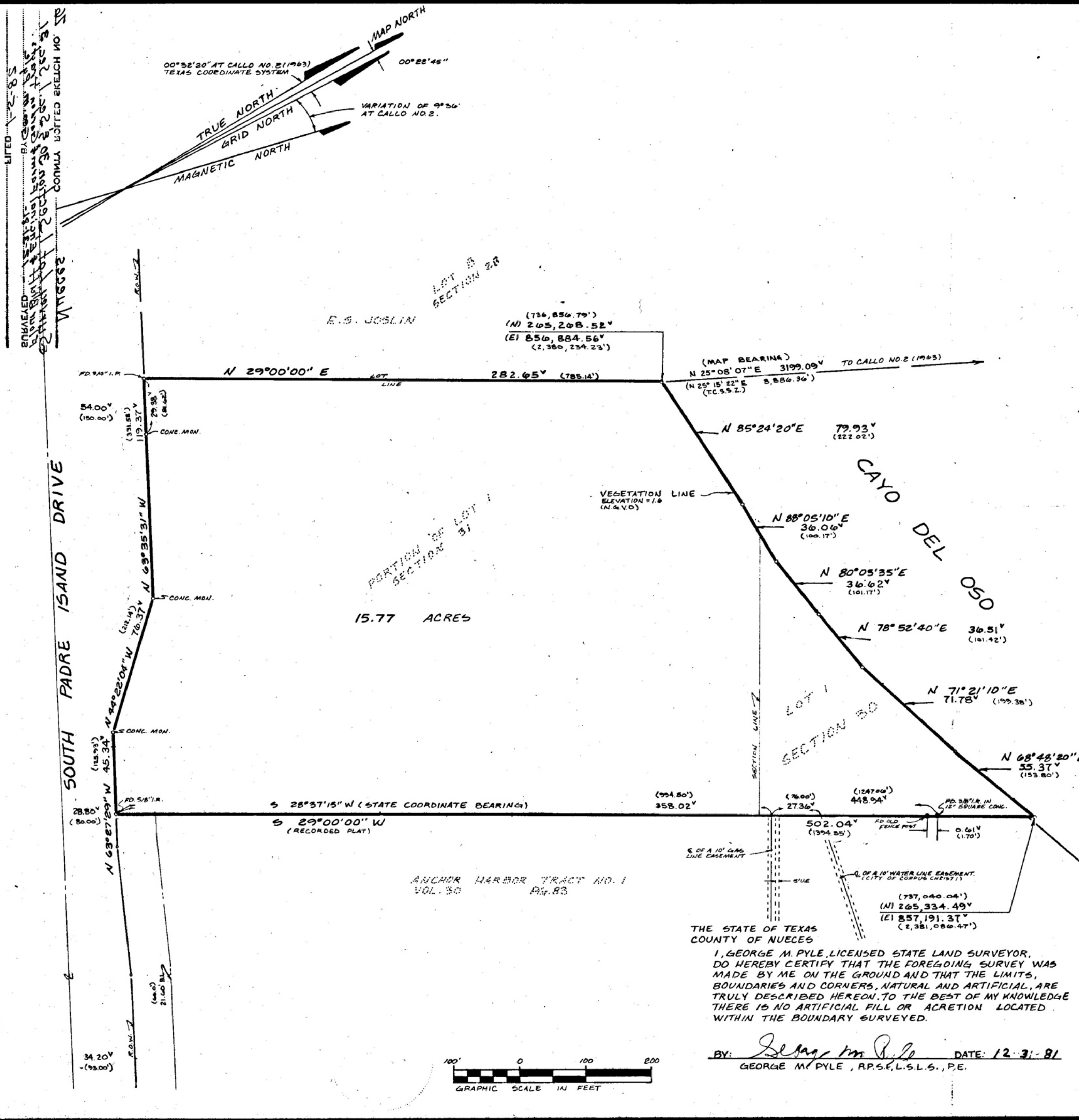
SCALE: 1" = 200'

COMPUTER NO. FB8040Z

JOB NO. 88040

5000
 File No. Sketch File 58 County
Nueces
 Filed December 21 1988
 GARY MADDO, Com't
 By Douglas Howard

Sketch File No. 58
 County Nueces
 (1 of 5)



NOTES:

- 1) BEARINGS SHOWN ON THIS MAP ARE BASED ON THE WEST BOUNDARY LINE OF ANCHOR HARBOR TRACT NO. 1, A MAP OF WHICH IS RECORDED IN VOLUME 30, PAGE 83, MAP RECORDS OF NUECES COUNTY, TEXAS.
- 2) COORDINATES SHOWN ON THIS MAP ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE.
- 3) V ADJACENT TO A NUMBER, INDICATES VARIES.

FILED 1-2-85 BY GARY MAURO, COM' R. CONSULTING SURVEYOR

File No. Sketch File 58

Filed Nov. 3 19 83 County

By GARY MAURO, Com'r
Douglas Howard

OWNER: W.R. HUBLER
1510 SOUTH BROWNLEE
CORPUS CHRISTI, TEXAS 78404

REV. BY	DATE	DESCRIPTION	APPROVED
<p>URBAN ENGINEERING CORPUS CHRISTI, TEXAS</p>			
<p>BOUNDARY SURVEY OF</p>			
<p>PART OF LOT 1, SECTION 30 AND PART OF LOT 1, SECTION 31, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 'A', PAGES 41, 42, AND 43, MAP RECORDS OF NUECES COUNTY, TEXAS.</p>			
DRAWN BY: JA		SCALE: 1" = 100'	JOB NO: 12251-01
CHK'D BY:		DATE: 12-7-81	SHEET: 1 OF 1

OWNERSHIPS:

LOT A-R, BLOCK 1, PELICAN BAY ESTATES
 ADAME-ANDERSON SITTERLE
 4558 CORONA
 CORPUS CHRISTI, TEXAS 78411

HUBLER TRACT:
 SUGARTREE ASSOCIATES
 8858 S.P.I.D.
 CORPUS CHRISTI, TEXAS 78411

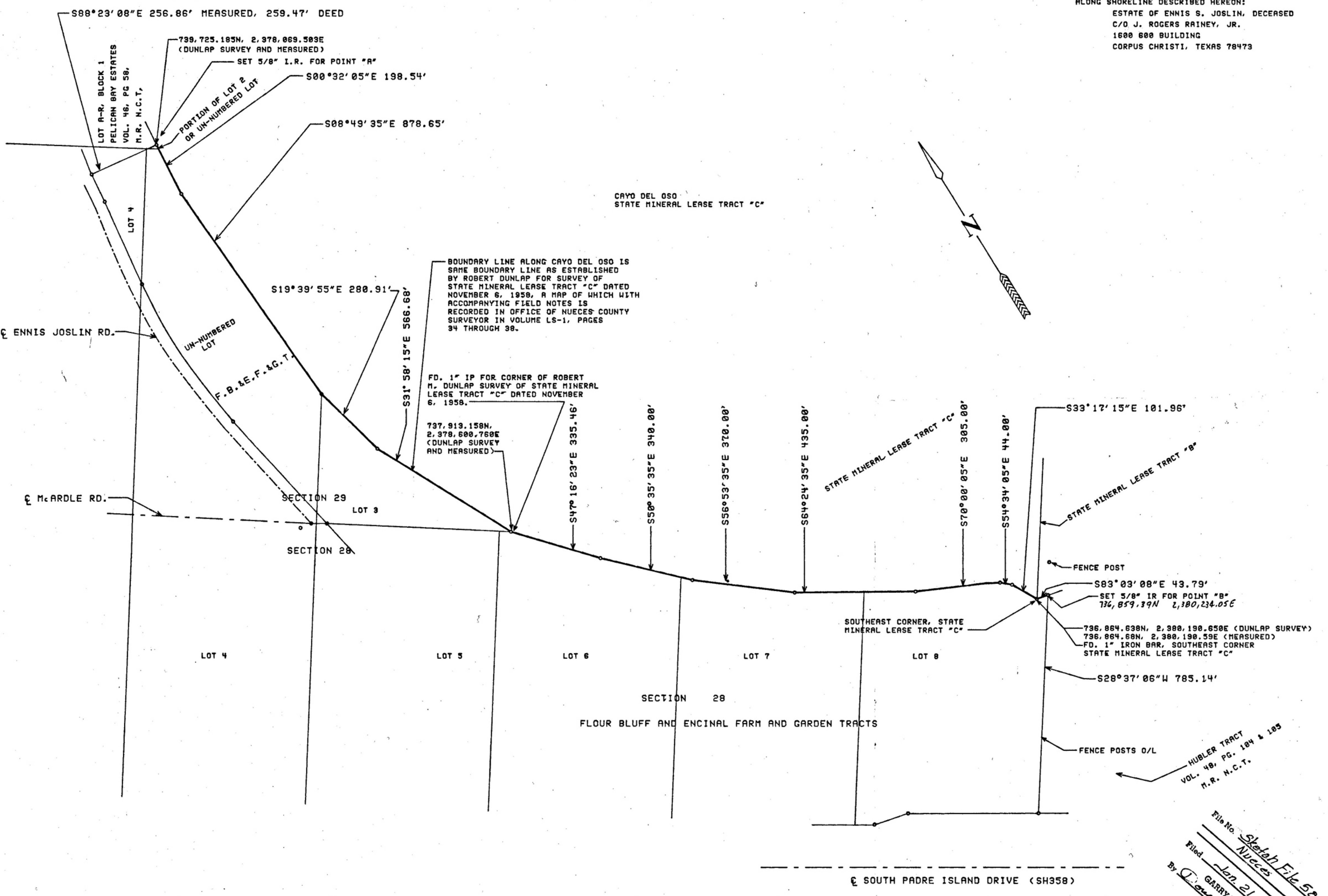
ALONG SHORELINE DESCRIBED HEREON:
 ESTATE OF ENNIS S. JOSLIN, DECEASED
 C/O J. ROGERS RAINEY, JR.
 1600 600 BUILDING
 CORPUS CHRISTI, TEXAS 78473

STATE OF TEXAS
 COUNTY OF NUECES

I, WM. W. GREEN, COUNTY SURVEYOR OF NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP IS A TRUE AND CORRECT REPRESENTATION OF SHORELINE SURVEY FOR A PARTIAL RETACEMENT OF A SHORELINE SURVEY BY ROBT. M. DUNLAP NOW RECORDED IN MY OFFICE IN VOLUME L.S. NO. 1 AS SURVEY NO. 17-LS ON PAGES 39, 40, 41, 42, 43 AND 44; PRESENT WORK WAS DONE BY ME, ACCORDING TO LAW AND THAT THE LIMITS, BOUNDARIES AND CORNERS, WITH THE MARKS NATURAL AND ARTIFICIAL ARE TRULY DESCRIBED IN THE FOREGOING PLAT AND FIELD NOTES, AND THAT THE SAME ARE RECORDED IN MY OFFICE IN BOOK NO. 3, ON PAGES 422-423, BEING SURVEY NO. 1011. THIS 28TH DAY OF DECEMBER, 1989.

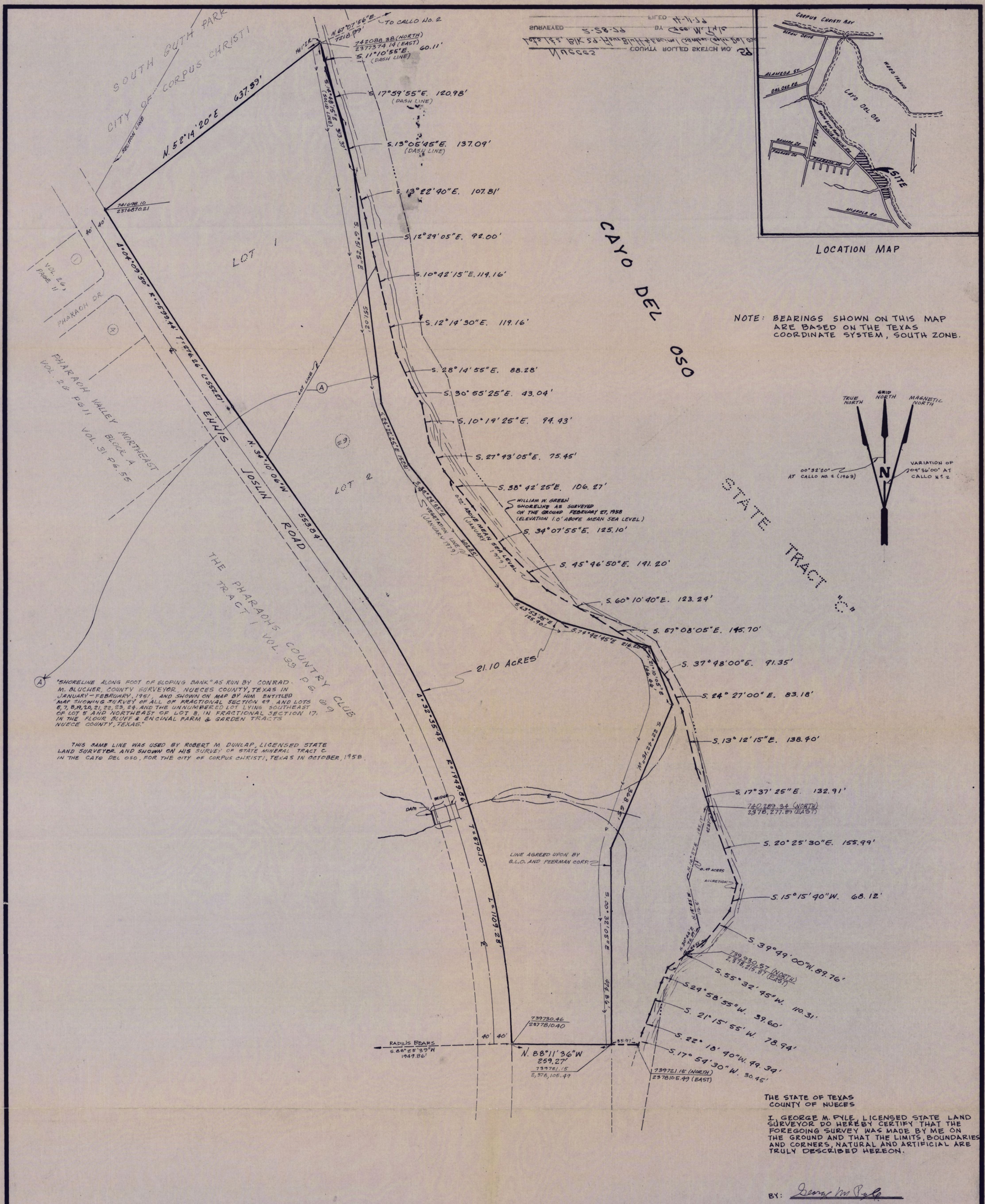


Wm. W. Green
 WM. W. GREEN
 LICENSED STATE LAND SURVEYOR,
 COUNTY SURVEYOR, NUECES COUNTY, TEXAS

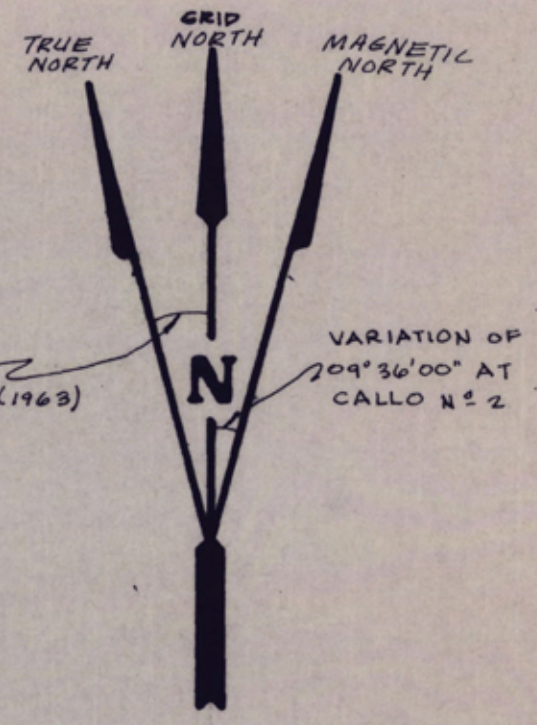


HUBLER TRACT
 VOL. 48, PG. 104 & 105
 N.R. N.C.T.
 Filed *Jan 21 1989*
 GARRY MAURO, County Clerk
 File No. *Sketch File 58*
 Nueces County

REV. NO.	BY	DATE
1	<i>W.W.G.</i>	<i>11/10/89</i>
WELSH ENGINEERING CORPUS CHRISTI, TEXAS		
SURVEY OF THE CAYO DEL OSO SHORELINE OF LOTS 5 - 8, SECTION 28, AND A PORTION OF LOTS 2 - 4, SECTION 29, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41, 42, AND 43, MAP RECORDS, NUECES COUNTY, TEXAS.		
CORPUS CHRISTI, NUECES COUNTY, TEXAS		
DWN. <i>K.G. DAVIS</i>	SCALE(H) <i>1"=200'</i>	COM. NO. <i>F9804086</i>
CK. <i>N.M.H.</i>	SCALE(V) <i>NONE</i>	JOB NO. <i>88010</i>
	DATE PLOTTED: <i>12-29-89</i>	SHEET <i>1</i> OF <i>1</i>



NOTE: BEARINGS SHOWN ON THIS MAP ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE.



"SHORELINE ALONG FOOT OF SLOPING BANK" AS RUN BY CONRAD M. BLUCHER, COUNTY SURVEYOR, NUECES COUNTY, TEXAS IN JANUARY-FEBRUARY, 1951, AND SHOWN ON MAP BY HIM ENTITLED "MAP SHOWING SURVEY OF ALL OF FRACTIONAL SECTION 29 AND LOTS 6, 7, 8, 9, 10, 21, 22, 23, 24, AND THE UNNUMBERED LOT LYING SOUTHEAST OF LOT 8 AND NORTHEAST OF LOT 8, IN FRACTIONAL SECTION 17, IN THE FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, NUECES COUNTY, TEXAS."

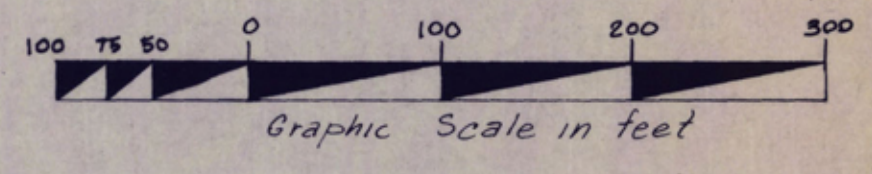
THIS SAME LINE WAS USED BY ROBERT M. DUNLAP, LICENSED STATE LAND SURVEYOR, AND SHOWN ON HIS SURVEY OF STATE MINERAL TRACT C IN THE CAYO DEL OSO, FOR THE CITY OF CORPUS CHRISTI, TEXAS IN OCTOBER, 1958.

LINE AGREED UPON BY G.L.O. AND PEERMAN CORP.

THE STATE OF TEXAS
COUNTY OF NUECES
I, GEORGE M. FYLE, LICENSED STATE LAND SURVEYOR DO HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS MADE BY ME ON THE GROUND AND THAT THE LIMITS, BOUNDARIES AND CORNERS, NATURAL AND ARTIFICIAL ARE TRULY DESCRIBED HEREON.

BY: George M. Fyle
JANUARY 22, 1979

PELICAN BAY ESTATES



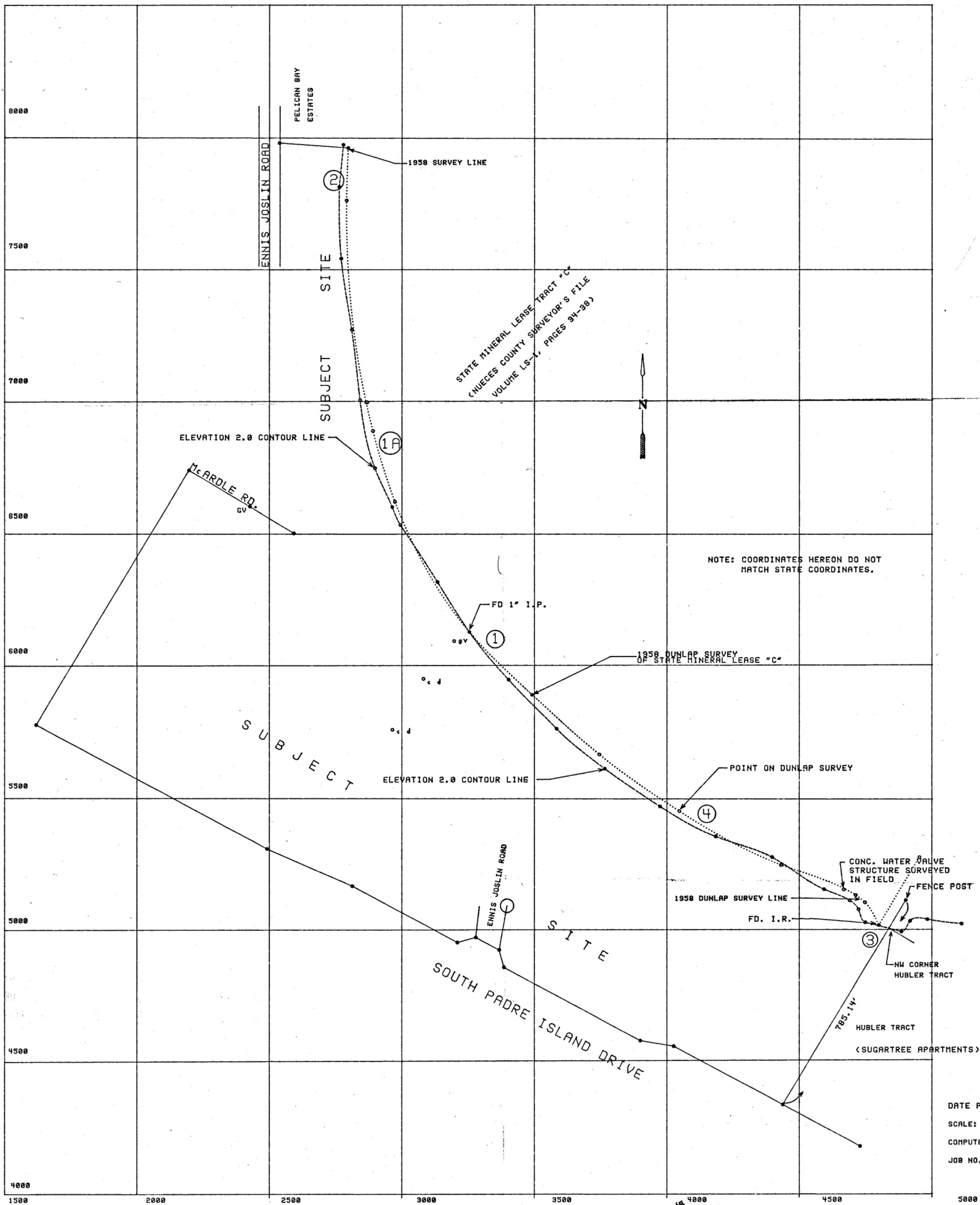
OWNERS
PELICAN BAY, INC.
FRANK PEERMAN, PRESIDENT
6445 EVERHART
CORPUS CHRISTI, TEXAS 78411

FILED
COUNTY CLERK
NUECES COUNTY
Sketch File 58
19

REV. BY	DATE	DESCRIPTION	APPROVED
 CORPUS CHRISTI, TEXAS			
SURVEY OF			
21.10 ACRES OUT OF LOTS 1, AND 2, SECTION 29 FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS A MAP OF WHICH IS RECORDED IN VOL. A PAGES 41-43, NUECES COUNTY TEXAS MAP RECORDS			
DRAWN BY: <u>GF</u>		SCALE: 1"=100'	JOB NO: 3100.03
CHKD. BY: _____		DATE: 2-28-79	SHEET: 1 OF 1

Sketch File No. 58
County: Nueces
(4 of 5)

FILED
APR 11 1979
BY: Geo. Fyle
SURVEYED: 2-28-79
COUNTY ROLLED SKETCH NO. 29



NOTE: COORDINATES HEREON DO NOT
MATCH STATE COORDINATES.

DATE PLOTTED: 12-16-88
SCALE: 1"=200'
COMPUTER NO. F880402
JOB NO. 88040

By GARY MAURO, County Surveyor
Dec 17 1988
File No. Sketch File 58
County Nueces

Sketch File No. 58
County Nueces
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