

February 15, 2000

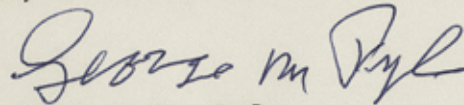
George M. Pyle, R.P.L.S., L.S.L.S.
13745 Eaglesnest Bay
Corpus Christi, TX 78418

David Dewhurst, Commissioner
General Land Office
1700 North Congress Ave., Room 812
Austin, Texas 78701

Attention: Ben Thomson, Director of Surveying.

Dear Ben:

I am herewith submitting a shoreline survey and report for two tracts of land lying immediately East of Lots No. 25, 26, 27, 28, 29, 30, 31 and 32, Block No. 15, Port Aransas Cliffs Addition, a map of which is recorded in Volume A, Page 27 of the Map Records of Nueces County, Texas. The tracts adjoin Corpus Christi Bay State Submerged Tract 74. The owner is selling the property and wants General Land Office approval of the Shoreline Boundary pursuant to Section 33.001-e, Natural Resources, V.T.C.A.



George M. Pyle
R.P.L.S. No. 1258 - L.S.L.S.

See Nueces Co. Rld. 5k. 130
File No. *Sketch File 81-A*
Nueces C County
Date Filed: *Feb. 29, 2000*
By *David Dewhurst, Commissioner*
Douglas Howard



counter 33155

February 15, 2000

Shoreline Boundary Survey Report

The two tracts surveyed are described in two deeds; Tract 1 is recorded in Volume 455, Page 351 of the Deed Records of Nueces County, Texas, and Tract 2 is recorded in Volume 275, Page 624, of the Deed Records of Nueces County, Texas. I am enclosing a copy of both Deeds.

This property is adjacent to the southeast boundary of a survey previously submitted to the General Land Office and filed as "Nueces County Sketch File No. 59" and as "Nueces County Rolled Sketch No. 109".

M.H.H.W. was established by reading a staff gauge at the site for three days and comparing to Conrad Blucher Institute ID No. 001: Naval Air Station and Conrad Blucher Institute ID No. 008: Texas State Aquarium, both in Corpus Christi Bay. The results checked within 0.04' and I used the average of the two.

I ran elevations from an old NGVD 29 Benchmark on Ocean Drive established by the City of Corpus Christi, and tied to SN-110 in Ropes Park. Elevations of the M.H.H.W. in relation to both Bench Marks are shown on the plat. The elevation for SN-110 on NAVD 88 is approximate as per data sheet, being 7.2 meters or 23.62 feet. The elevation of SN-110 in relation to the NGVD 29 Benchmark is 24.21 feet. The superseded NGVD 29 on the SN-110 data sheet is 7.4 meters or 24.28 feet.

The shoreline is the same as it was when I surveyed the adjacent property in 1989. It is a natural shoreline which has been stabilized with concrete rubble. I am enclosing a Lanmon Aerial Photo, 6598-C11, dated 10 April, 1998 on a scale of 1" = 400"±.

Signed: George M. Pyle
George M. Pyle
R.P.L.S. 1258 & L.S.L.S.

See
Nueces Co
RID SK.
130

File No. Sketch File 81-B
Nueces
County

Date Filed: Feb. 29, 2000

By David Dewhurst, Commissioner
Douglas Howard



counter 33156

Sketch File No. 81-C
Nueces County
Date Filed: Feb. 29, 2000

Unrecorded
Int G
Alta Vista Cliffs

see
Nueces Co
Rolled
Sketch
130

David Dewhurst, Commissioner
By: Douglas Howard.

293808 ✓
G. F. #44,797.

WARRANTY DEED

Frank Kopecky and Wife, Helen
Mae Kopecky,

-To-

Paul J. Martine.

Filed For Record

At 2:00'clock P.M.

JAN 24 1950

VOL 455 PAGE 351

MRS. HENRY E. GOUGER
Clerk County Court Nueces County, Texas

KILBERG, MOBLEY, LOCKETT, & WEIL
Attorneys at Law
CORPUS CHRISTI, TEXAS

RECORDED the 30 day of Jan. A. D. 1950 at 10:10 o'clock A. M.
MRS. HENRY E. GOUGER, County Clerk, By Helen P. Ratliff Deputy.

VOL 455 PAGE 351

THE STATE OF TEXAS }
COUNTY OF NUECES }

Know All Men By These Presents:

That I, George E. Gibbons, Jr., not joined herein by my wife for the reason that none of the hereby conveyed property constitutes any part of my homestead,

of the County of ---Nueces---, State of ---Texas---, for and in consideration of the sum of -----TEN AND NO/100 (\$10.00)----- DOLLARS

paid and secured to be paid by cash, and other good and valuable considerations to me in hand paid by Faye Taylor, wife of George Taylor, the receipt of which is hereby acknowledged;

HAVE GRANTED, SOLD AND CONVEYED and by these presents do Grant, Sell and Convey unto the said -----Faye Taylor,-----

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:

Lots Nos. Twenty-nine (29), Thirty (30), Thirty-one (31), Thirty-two (32), Thirty-three (33), Thirty-four (34), Thirty-five (35) and Thirty-six (36) in Block No. Fifteen (15) of PORT ARANSAS CLIFFS ADDITION to the City of Corpus Christi, Texas, as shown by the map or plat thereof, recorded in Volume "A", page 27, Map Records of Nueces County, Texas, to which reference is here made for all pertinent purposes; TOGETHER

with a tract of land lying immediately East of said Lots Nos. 29, 30, 31 and 32, as hereinabove described, which is bounded as follows, to-wit:

On the East by the waters of Corpus Christi Bay, on the West by the East boundary line of Ocean Drive, as presently located, on the North by Easterly extension of the center line of Scott Street, and on the South by the Easterly extension of the South boundary line of said Lot No. 29, above mentioned, and being the same property conveyed by Harold D. Putman and wife, Elizabeth H. Putman, to George E. Gibbons, Jr., by deed dated January 31, 1936, recorded in Volume 218, page 308, of the Deed Records of Nueces County, Texas.

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

-----Faye Taylor, her -----
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

----- Faye Taylor, her -----
heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof; except as to taxes for the year 1950, which are assumed by Grantee herein, and except as to that portion of the land East of Ocean Drive which lies North of the extended North line of said Lot Thirty-two (32).

This conveyance of the hereinabove described property is made and accepted expressly subject to all the restrictions, conditions and limitations set forth in the Deed from Harold D. Putman and wife, Elizabeth H. Putman, conveying such property to George E. Gibbons, Jr., dated January 31, 1936, and recorded in Volume 218, page 308, Deed Records of Nueces County, Texas.

WITNESS my hand this 13 day of January, A. D. 19 50.

George E. Gibbons, Jr.



THE STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, the undersigned authority, on this day

personally appeared -----George E. Gibbons, Jr.-----
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 13th day of January, A. D. 1950.

L. T. ATKESON *L. T. Atkeson*
Notary Public Nueces County, Texas



THE STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, on this day

personally appeared _____, wife of _____,
known to me to be the person whose name is sub-
scribed to the foregoing instrument, and having been examined by me privily and apart from her husband,
and having the same fully explained to her, she, the said
acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same
for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the _____ day of _____ A. D. 19____

Notary Public _____ County, Texas

293811

G. F. #44, 831.

WARRANTY DEED

George E. Gibbons

-To-

Faye Taylor.

Filed For Record

At 10:24 O'clock, P.M.

JAN 24 1950

MRS. HENRY E. GOUGER

Clerk, County Court, Nueces County, Texas

By *[Signature]* Deputy

ELMER MOSELY JOCKEY, & WILL

ATTORNEYS AT LAW
CORPUS CHRISTI, TEXAS

RECORDED the 30 day of Jan A. D. 1950 at 10:15 o'clock A. M.
MRS. HENRY E. GOUGER, County Clerk, By *Selen P. Ratliff* Deputy.

Vol 275
Pg 624

see Nueces Rolled Sk. 130 Date Filed: Feb. 29, 2000

David Dewhurst, Commissioner
By Douglas Howard

ENDORSED: SPECIAL WARRANTY DEED M. C. Gann et al To George Taylor FILED FOR RECORD At 4:00 o'clock P.M. FEB 4, 1942, MRS. HENRY E. GOUGER, Clerk, County Court, Nueces County, Texas, By L. P. Fritz, Deputy.

RECORDED: This 13 day of February, 1942, 11:30 o'clock A.M. in Vol. 275, Pages 622-624, Mrs. Henry E. Gouger, County Clerk, By La Rue Haley Deputy.
.....000.....

No. 172381

THE STATE OF TEXAS :
COUNTY OF NUECES : KNOW ALL MEN BY THESE PRESENTS: That we, J. Roy Murray and wife, Marie Murray, 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 George Taylor, the receipt of which is hereby acknowledged; HAVE GRANTED, SOLD AND CONVEYED and by these presents do Grant, Sell and Convey unto the said George Taylor, 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: Lots Nos. Twenty-Five (25), Twenty-Six (26), Twenty-Seven (27), Twenty-Eight (28), Thirty-Seven (37), Thirty-Eight (38), Thirty-Nine (39) and Forty (40), Block No. Fifteen (15) in Fort Aransas Cliffs, Corpus Christi, Texas, as shown by the map or plat thereof, of record in the Map Records of Nueces County, Texas, to which reference is here made; also all our right, title and interest in and to all that tract or parcel of land lying East of the above described property, and between the East line of Ocean Drive and the waters of Corpus Christi Bay, having for its Northern boundary the North line of the above mentioned Lot No. 28 extended to Corpus Christi Bay, and for its Southern boundary the South line of the above mentioned Lot No. 25 extended to Corpus Christi Bay. 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 George Taylor, his heirs and assigns, forever; and we hereby bind ourselves, our heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said George Taylor, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. WITNESS our hands, this 28th day of January, A. D. 1942.

(I.R.S. \$22.00 JRM MM 2-28-42)
J. Roy Murray
Marie Murray

THE STATE OF TEXAS :
COUNTY OF NUECES : BEFORE ME, the undersigned authority, on this day personally appeared J. Roy Murray, 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 29 day of January, A. D. 1942.

(Nueces Co., Tex. L.S.)
Pauline Z. MacIntyre, Notary Public, Nueces County, Texas.
(PAULINE Z. MACINTYRE)

THE STATE OF TEXAS :
COUNTY OF NUECES : BEFORE ME, the undersigned authority, on this day personally appeared Marie Murray, wife of J. Roy Murray, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Marie Murray, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it. Given under my hand and seal of office, this the 29 day of January, A. D. 1942.

(Nueces Co., Tex. L.S.)
Pauline Z. MacIntyre, Notary Public, Nueces County, Texas (PAULINE Z. MACINTYRE)

ENDORSED: WARRANTY DEED J Roy Murray et ux. to George Taylor FILED FOR RECORD At 4:01 o'clock P.M. FEB 4, 1942, MRS. HENRY E. GOUGER, Clerk, County Court, Nueces County, Texas By L. P. Fritz, Deputy.

RECORDED: This 13 day of February, 1942, at 1:15 o'clock P.M. in Vol. 275, Pages 624-625, Mrs. Henry E. Gouger, County Clerk, By *La Rue Haley* Deputy.

.....000.....

No. 172383

THE STATE OF TEXAS :

COUNTY OF NUECES :

KNOW ALL MEN BY THESE PRESENTS: That I, P. R. Magee, not joined by my wife for the reason that the herein conveyed property constitutes no part of our homestead, 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 me in hand paid by Lawrence Miller and wife, Loretta Miller, the receipt and sufficiency of which are hereby acknowledged; And the further consideration of the execution and delivery by the said Lawrence Miller and wife, Loretta Miller, of one certain promissory note of even date herewith, in the principal sum of Three Thousand Five Hundred and No/100 (\$3,500.00) Dollars, payable to the order of First Federal Savings and Loan Association of Corpus Christi, it having advanced funds to the amount of such note for the purchase of the herein conveyed property, payable and bearing interest as in said note stipulated, and containing accelerated maturity and attorney's fees clauses; being further and additionally secured by deed of trust of even date herewith from the said Lawrence Miller and wife, Loretta Miller, to Meredith Queen, Trustee, covering the hereinbelow described property; HAVE GRANTED, SOLD AND CONVEYED and by these presents do Grant, Sell and Convey unto the said Lawrence Miller and wife, Loretta Miller, 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: Lot No. Eighteen (18), of the H. E. Dare Addition to the Town of Robstown, Nueces County, Texas, as is shown by map or plat thereof of record in Volume 7, page 18, of the Nueces County Map Records, to which reference is here made. 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 Lawrence Miller and wife, Loretta Miller, their 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 Lawrence Miller and wife, Loretta Miller, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to taxes for the current year, 1942, which are assumed by grantee. BUT it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon is fully paid, according to its face and tenor, effect and reading, when this deed shall become absolute, which said note, together with vendor's superior title to said property, is hereby expressly assigned, transferred and conveyed to the First Federal Savings and Loan Association of Corpus Christi, its successors and assigns, to have and to hold the same unto the said First Federal Savings and Loan Association of Corpus Christi, its successors and assigns, forever. WITNESS my hand, this 30th day of January A. D. 1942.

(I.R.S. \$4.95 P.R.M. 1-30-42)

P. R. Magee

(State Stamps \$3.50 1-30-42)

THE STATE OF TEXAS :

COUNTY OF NUECES :

BEFORE ME, the undersigned authority, on this day personally appeared P. R. Magee, 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 3rd day of February A. D.

SEE NUECES COUNTY
SKETCH FILE NO. 59
AND NUECES COUNTY
ROLLED SKETCH NO. 109

SITE

File No. Sketch File 81-E
Nueces County

Date Filed: Feb. 29, 2000

By David Dewhurst, Commissioner
Douglas Howard
See Nueces Co. Rld. Sk. 130

county 33162

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LANMON AERIAL
PHOTOGRAPHY, INC.
318 International Dr.
Corpus Christi, TX 78406
(361) 289-1120

Date: 10 APRIL 1998

Scale: 1" = 400' ±

6598-C 11

counter 33163

Texas General
Land Office



David Dewhurst
Commissioner

February 29, 2000

Mr. George M. Pyle, LSL
13745 Eaglesnest Bay
Corpus Christi, TX 78418

George
Dear Mr. Pyle:

Your survey plat showing two tracts of land lying between Ocean Drive and State Submerged Tract No. 74 in Corpus Christi Bay and adjacent to and north of Ropes Park in the City of Corpus Christi, has been accepted for filing in the Surveying Division archives of the Texas General Land Office. The plat has been filed as Nueces County Rolled Sketch No. 130, and the accompanying support papers have been filed as Nueces County Sketch File No. 81A-E.

Acceptance of this plat acts in no way to fix the littoral boundary shown thereon. The littoral boundary depicted on the plat continues to be subject to erosion, accretion, and reliction, as is any littoral boundary.

If this office can be of further assistance to you in this or other matters, please let me know.

Sincerely,

C. B. Thomson

C. B. Thomson
Director of Surveying

Stephen F. Austin Building

1700 North
Congress Avenue

Austin, Texas
78701-1495

512-463-5001

File No. Sketch File 81-F
Nueces County

Date Filed: February 29, 2000

By David Dewhurst, Commissioner
Douglas Howard

counter 33167