

ARANSAS CO. ROLLED SK. # 10

(FLAT FOLDER)

Ocean View Lands. Live Oak Peninsula.

Surveyed By Fred M. Percival L.S.L.S. Dec. 1936

counter 42208

COPANO BAY
Formerly called
ARANSAS BAY

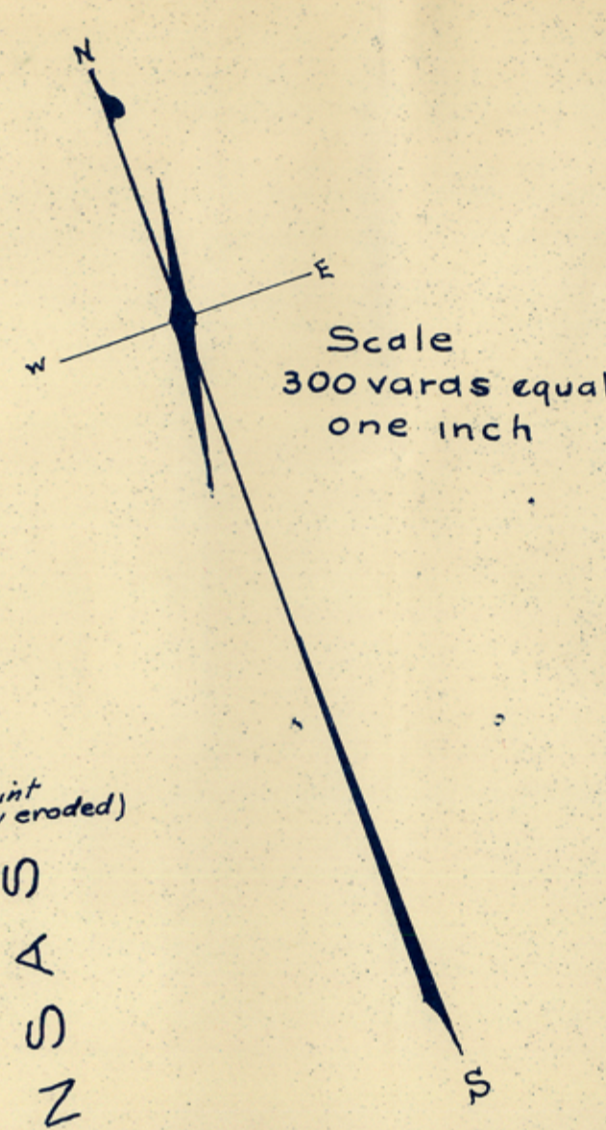
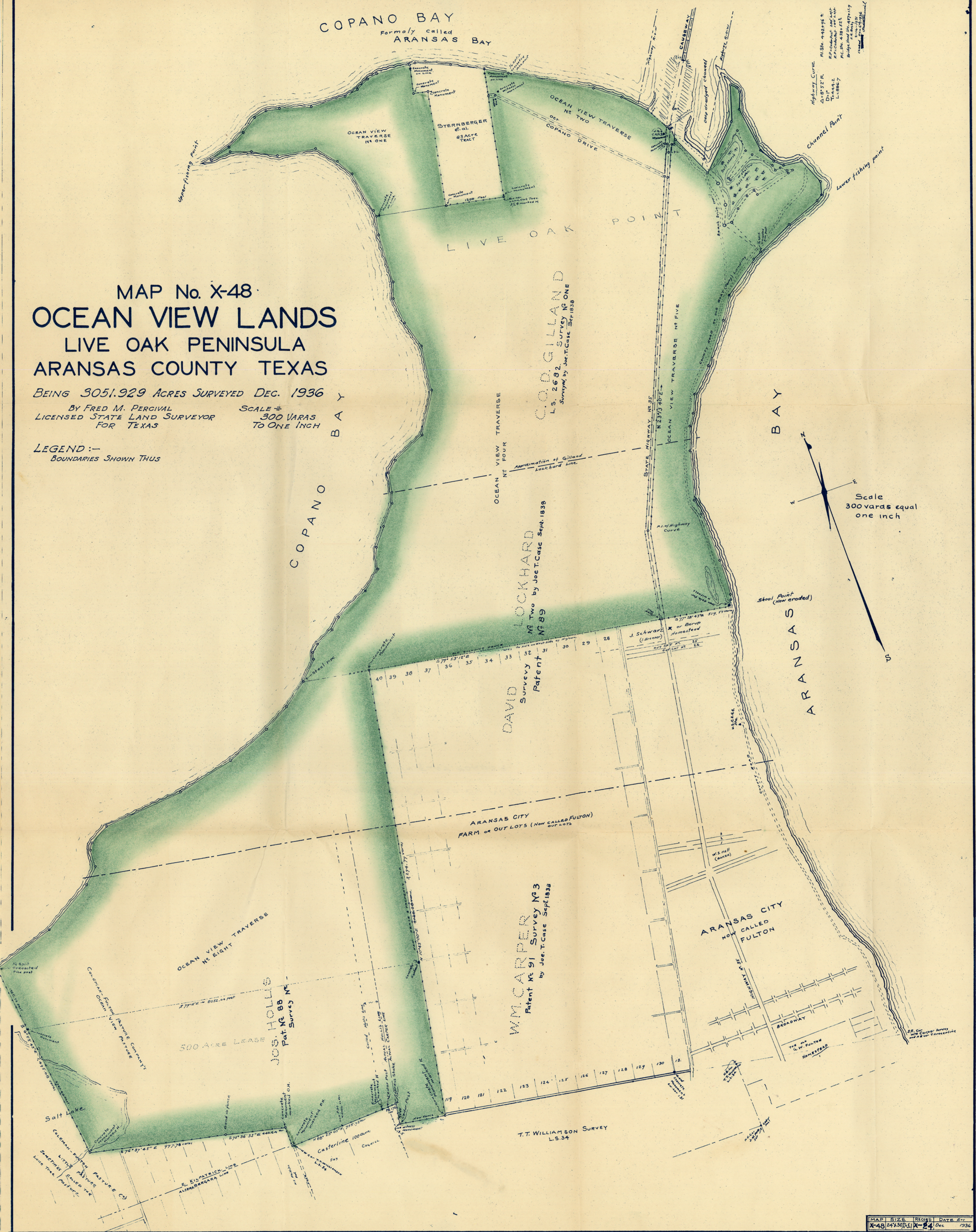
MAP No. X-48
OCEAN VIEW LANDS
LIVE OAK PENINSULA
ARANSAS COUNTY TEXAS

BEING 3051.929 ACRES SURVEYED DEC. 1936
BY FRED M. PERCIVAL
LICENSED STATE LAND SURVEYOR
FOR TEXAS

SCALE =
300 VARAS
TO ONE INCH

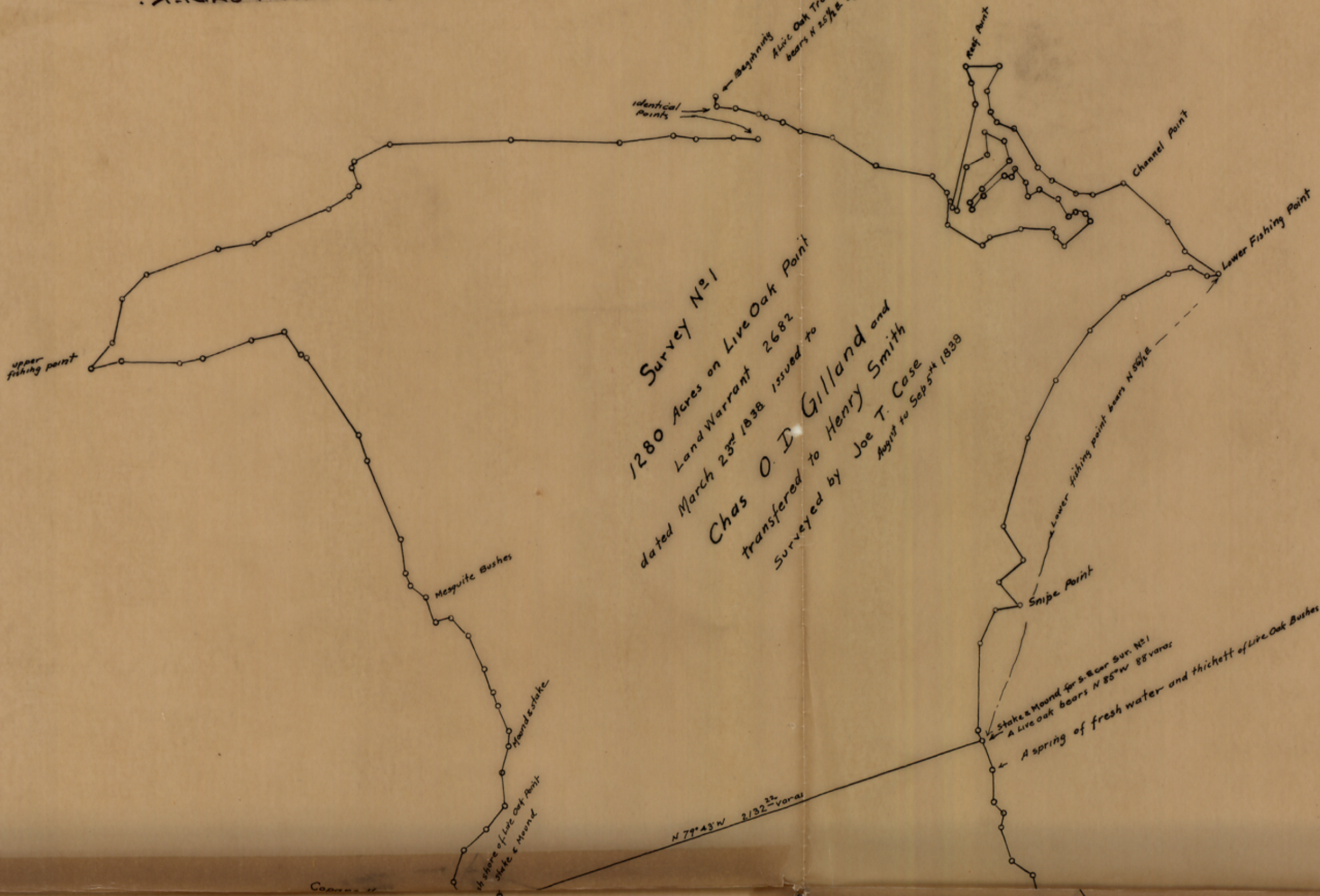
LEGEND:—
BOUNDARIES SHOWN THUS

Highway Curve
A1 Str. 42246 E
L.S. 2682
D.P.
T.A.A. 42
L. 18867
P.C. 28+22.5
B.P. 28+22.5
B.P. 28+22.5
B.P. 28+22.5
B.P. 28+22.5

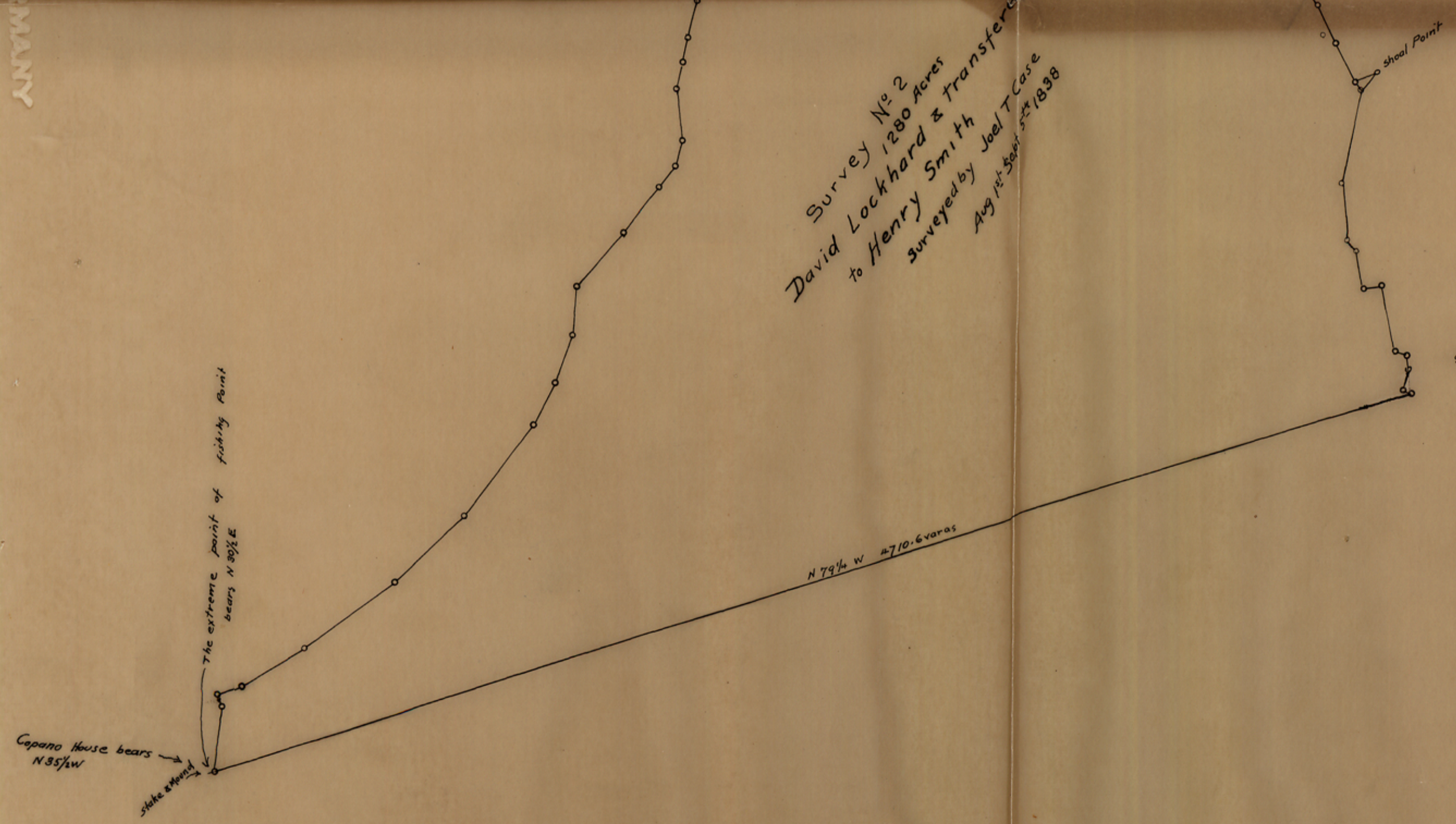


10 ARKANSAS CO. ROAD 24
IN FLAT FOLDER.

Original from



Survey No. 2
1280 Acres
David Lockhard & transferred
to Henry Smith
surveyed by Joel T. Case
Aug 1st to Sep 5th 1838



1" = 100 varas = 1 inch
making drawing
tiles of
al.

SE cor of this survey a Stake & Mound
A Live Oak bears S 45° E 10.7 var 14" diam. Marked S

Map No. 696-A

counter 42210

original of 3800 in. to the land

MEM. AM. SOC. ENG.
" AM. ASSN. ENG.
MEM. TEXAS HIGHWAY ASSN.
LICENSED STATE SUR. TEX.
RESIDENT ENGINEER
STATE HIGHWAY DEPT.

FRED M. PERCIVAL
CIVIL ENGINEER

SUCCESSOR TO
PERCIVAL & SON
ENGINEERS & SURVEYORS
ESTABLISHED - 1889
BRANCH OFFICE
COURT HOUSE SINTON

1464

IN YOUR REPLY PLEASE REFER TO FILE NO. 88-Kent

Rockport, Texas
P.O. Box 448
December 21st
1936

SUBJECT Bay shore surveys
Live Oak Peninsula
Aransas County Texas

Mr J.H. Walker
Commissioner
General Land Office
Austin, Texas.

Esteemed Sir

As has been my practise for many years past back as far as 1901 (When My Father was County Surveyor before me of Aransas County) Whenever he or I made a survey of sufficient area and concerning or pertaining to Head Right Surveys, we sent a duplicate to your office for your files with our compliments, thinking they might at some future time be of use to you.

Now we have just concluded a traverse survey of the Ocean View properties on the northern end of Live Oak Peninsula And as that is bounded by the Bays for most of its area we are sending herewith our map and field notes. This survey has been made with rather unusual accuracy, for meander lines, in that angles were read to 20seconds and repeated and chainage distances changed twice, ie using two sets of chaincarriers.

We also enclose herewith a print of the old Headright surveys the C.O.D Gilland and the David Lockhard, made to the same scale but only protractor platted and not fully checked, these we made up in the hope we could relocate some of the old witness trees etc, but found none of them Probably due to the changed shore lines which have eroded to a very considerable extent in many places.

The Declination used was not obtained from an observation but from the State Highway which was also located by me to and did follow certain old existing and well marked property lines,

This ppocedure insures that property lines and bounds run were and are those of the original surveys as run upon the ground and defined by existing monuments etc irrespective of any error the previous or original surveyors may have made in the Declination they used.

With the seasons greetings and good wished wishes,

Yours respectfully

Fred M. Percival

Fred M. Percival
Formerly County Surveyor
Aransas County.

RECEIVED

DEC 23 1936

REFERRED TO MAP

12-29-36

counter 42211

10
ARANSAS CO. 2000 21

THE OCEAN-VIEW LANDS
 Aransas County, Texas

Job X-35

State of Texas
 County of Aransas
 Survey Private

Complete Survey upon
 the ground of the en-
 tire tract made during
Nov. and Dec. 1936.

Being property known as the Ocean View Lands or Ocean View Hotel Property, composed of certain surveys and parts of - surveys situated on Live Oak Peninsula in Aransas (formerly Refugio) County Texas, as described in Abstract thereof - made by the Guaranty Title Co., of Corpus Christi, Texas, - and various deeds and conveyances of record in said County and the recognized monuments thereof upon the ground:-

Field Notes:-

-(Traverse No. 8)-

Beginning:- At a quarter split, creosoted pine post sunk in the ground on the waters of Copano Bay. The southwestern - corner of this survey and being the Northern extremity of the old established boundary fence separating the Coleman-Fulton Pasture Company's Little Pasture from their Ocean View Pas - ture, and from which the S.W. corner of the Joseph Hollis - Survey bears S 69° 42' 06" W 7,033.8 Feet (2532.17 Varas) And the Court House at Rockport the County seat is distant about 4½ Miles S 30° E.

Thence:- With the meanders of the bay;- N 74° 08' 20" E 1310 Ft. N 60° 36' 20" E 1190 Feet, N 47° 38' 20" E 400 Feet, N 3° 18' 20" E - 330 Feet, N 32° 24' 20" E 157 Feet, N 60° 18' 20" E 440 Feet, N 86° 18' 20" E 1665 Feet, N 78° 24' 20" E 1200 Feet, N 68° 58' 20" E 975- Feet, N 63° 41' 50" E 600 Feet, N 51° 55' 15" E 645 Feet, to a - steel pipe 2" in diameter, for a monument and corner of Sur- veyor's Traverse No. 4.

Thence:- Continuing with the meanders of the bay N 45° 34' 38" E

- 515.8 Feet, N 15° 07' 50" E 130 Feet, N 49° 17' 50" E 183 Feet,
 N 65° 57' 50" E 400 Feet, N 48° 37' 50" E 281 Feet, N 66° 35' 50" E
 750 Feet, N 51° 35' 50" E 525 Feet, N 15° 55' 50" E 455 Feet, N
 40° 15' 50" E 460 Feet, N 41° 55' 50" E 500 Feet, N 21° 55' 50" E -
 225 Feet, N 8° 50' 50" E 400 Feet, N 50° 25' 50" E 300 Feet, -
 N 64° 55' 50" E 750 Feet, N 31° 40' 50" E 940 Feet, N 6° 50' 50" E
 920 Feet, N 17° 19' 10" W 570 Feet, N 5° 24' 10" W 540 Feet, -
 N 19° 10' 50" E 335 Feet, N 2° 23' 50" E 1,000 Feet, N 7° 23' 50" E
 371.2 Feet to a stake the S.W. corner of Surveyor's Traverse
 No. One and whence a concrete monument on the high ground
 bears S 79° 15' E 36.1 feet for a witness.

Thence:- from said stake and traverse corner continuing with
 the meanders of the bay N 7° 23' 30" E 128.8 Feet, N 10° 21' 10" W
 870 Feet, N 32° 57' 10" W 400 Feet, N 37° 27' 10" W 503.6 Feet,
 N 79° 47' 10" W 785 Feet, N 61° 32' 10" W 512 Feet, N 72° 52' 10" W
 460 Feet, S 88° 11' 50" W 400 Feet, to upper fishing point
 thence with the Bay, N 73° 31' 50" E 410 Feet, N 64° 41' 50" E
 400 Feet, N 56° 26' 50" E 400 Feet, N 77° 06' 50" E 265 Feet,
 S 81° 13' 10" E 275 Feet, S 74° 28' 10" E 660 Feet, S 87° 03' 10" E
 700 Feet, N 84° 16' 50" E 300 Feet, N 62° 16' 50" E 300 Feet,
 N 79° 54' 50" E 225 Feet, S 84° 51' 10" E 677.6 Feet to the west-
 ern boundary of a tract of land in the name of Sternberger et al.

Thence:- with said Sternberger line S 10° 45' 00" W at 31.6 Ft.
 a concrete monument on line for a witness and at 605.4 Feet
 a concrete monument for a corner of this and the said tract.

Thence:- S 79° 15' 00" E 280 Feet to a concrete monument another
 common corner.

Thence:- S 10° 45' 00" W 2350 Feet to another concrete monument
 the S.W. corner of said Sternberger Tract and on Surveyor's
 Traverse No. 4.

Thence:- S 79 15' 00" E 1200 Feet to the common S.E. corner of

-said Sternberger Tract and the Old Smith Homestead 200 Acre Tract, designated by the Old Live Oak Tree called for as $3\frac{1}{2}$ Feet in diameter and marked M, Now still standing.

Thence:- N $10^{\circ} 45' 00''$ E at 6 Feet a concrete monument on line for a witness at 2050.5 Feet cross the center line of Ocean Drive and Surveyor's Traverse No. two at 2555.8 Feet, a concrete monument on line for a witness and at 2619.3 Feet, a stake on the Bay Shore; Thence with the Meanders of the Bay S $60^{\circ} 43' 10''$ E at 505.3 Feet, a $\frac{1}{2}$ split creosoted pine post sunk in the ground near a lone Huisache Tree for a witness at 2,265.7 Feet a meander stake, and continuing with the Bay - S $51^{\circ} 38' 24''$ E 611.2 Feet, S $44^{\circ} 10' 10''$ E 583 Feet to a highway monument and fence corner.

Thence:- with said fence S $29^{\circ} 51' 10''$ E 627.2 Feet to stake No. 2 in State Highway No. 35, and from which stake the ^UX.S.C. & G. Survey Triangulation station Monument (Causeway) bears S $62^{\circ} 03' 50''$ W 186.6 Feet for a witness and Highway Engineers' center line Station Number 433/32.4 bears S $23^{\circ} 13' 50''$ W 962.0 Feet, for another witness: Thence from said stake No. 2 in the Highway and Surveyor's Traverse No. 5, S $0^{\circ} 11' 05''$ W 209.6 Feet, a stake in said highway right-of-way.

Thence:- S $24^{\circ} 07' 25''$ E with the meander of the Bay at about 40 feet leave said right-of-way and at 985 feet a meander stake near the junction of two traveled and improved auto trails.

Thence:- with the meanders of the Bay N $45^{\circ} 04' 35''$ E 1117 Feet, N $18^{\circ} 04' 35''$ E 758 Feet, (Fish House Point), S $45^{\circ} 25' 25''$ E 147 Ft. S $12^{\circ} 25' 25''$ E 100 Feet, S $22^{\circ} 27' 25''$ W 365 Feet, S $7^{\circ} 22' 35''$ E - 923 Feet, S $28^{\circ} 38' 35''$ E 340 Feet, (Pass Adolphus Pier) S $48^{\circ} - 53' 35''$ E 213 Feet, S $83^{\circ} 43' 35''$ E 363 Feet, (Channel Point) S $23^{\circ} 33' 35''$ E 580 Feet, S $18^{\circ} 16' 25''$ W 275 Feet (Lower Fishing Point) S $53^{\circ} 16' 25''$ W 163 Feet, S $70^{\circ} 16' 25''$ W 750 Feet, S $65^{\circ} 36' 25''$ W 800 Feet to a $\frac{1}{2}$ split creosoted pine post sunk in the ground for a witness, and continuing with the meanders of the

-bay S 61 44'25"W 215.7 Feet, S 55 03'25"W 900 Feet, S 33 43'25"W 500 Feet, S 39° 03'25"W 1,000 Feet, S 44° 16'25"W 533 Feet, S 23° 56'25"W 400 Feet, S 31° 36'25"W 285 Feet, S 19° 31' 25"W 500 Feet, S 15 01'25"W 1,000 Feet, S 7 54'35"E 330 Feet to a $\frac{1}{2}$ split creosoted pine post sunk in the ground for a witness, S 1 18'35"E 1007.5 Feet, another like sunken post for a witness, S 1 52'55"W 714.5 Feet, S 14 32'55"W 100 Feet, N 42 14'55"W 127.4 Feet to a stake set in the range of the old boundary fence; and from which stake No. 2, traverse 5, an automobile iron axle on the west side of the present traveled road bears N 78 07'35"W 59.51 Feet for a witness, and from which axle the ^U S.C. & G. Triangulation Station (Oak) bears S 30 16'40"W.

Thence:- from said stake (No. 2, Traverse No. 5) with the range of said old boundary fence, leaving the Bay N 80 03' 05"W 1065.7 Feet to a bend in the fence, thence with said fence N 81 16'15"W 232.8 Feet to the State Highway right of way.

Thence:- crossing said Highway N 79 44'50"W at 50 Feet intersect highway's center line at Highway Engineer's Station No. 343/50.5 and at 100 Feet an automobile iron axle set in the fence corner on the west side of said Highway for a witness.

Thence:- from said axle in the fence corner and with the range of said old fence N 79 53'12"W 6037.0 Feet to a concrete monument marked B.H. in a fence corner for the corner of this survey.

Thence:- with the western boundary of The Arkansas City (or Fulton) Outlots, and boundary of this survey, surveyor's Traverse No. 8, S 10 45'00"W 9152.2 Feet to a concrete monument marked R for a corner of this survey.

Thence:- N 79 52'00"W 936.2 Feet to a cedar post for corner.
 Thence:- N 11 06'00"W 416.6 Feet to a Cypress stake for corner.
 Thence:- S 88 23'05"W at 161.6 Feet a cedar post the N.E. Corner of the Casterline 100 acre Tract, and at 2261 Feet a concrete monument marked P.H. set on the west side of a lane for a corner, Thence:- N 1 13'05"E 388.1 Feet to a concrete monument marked O.H. in the old property boundary fence for a corner.
 Thence:- With said old property line fence N 75 36'35"W 1224 Feet to a bend in said fence. Thence, still with said fence, N 76 37'45"W 2771.6 Feet to a concrete monument marked L.H. at the old fence corner; Thence, continuing with said old boundary fence property line, and crossing Salt Lake N 6 53'45"W 4153 Feet to the place of beginning; and containing 3,051.929 Acres of land, more or less, and tabulated as follows:

	<u>Acres</u>	<u>Acres</u>
Total area within these field note bounds..		3,051.929
Less area in State Highway Right-Of-Way....	23.505	
Less area in Copano Drive.....	7.423	
Estimated in Beach Roads but no complete record available.....	<u>14.500</u>	
	Sum..... 45.428	45.428
		<u>3,006.501</u>

Survey Completed December A.D. 1936.

M. D. Luft, Transitman; Jack Shepard and Henry McIntyre,
Chaincarriers;

I, Fred M. Percival, Licensed State Land Surveyor for
Texas, do hereby certify that the foregoing survey was made
by me upon the ground, with the assistants aforesaid, and
that these field notes and descriptions of monuments are
true and correct to the best of my knowledge and ability
witness my hand and seal of office this 2nd day of _____

December A. D. 1936

Signed:

Fred M. Percival

Fred M. Percival,

Land Office
ORIGINAL COPY

FRED M. PERCIVAL
CIVIL ENGINEER
ROCKPORT, TEXAS

ARANSAS CO. ROLLED SKETCH No 10
IN FLAT FOLDER.

TITLE

Ocean View Lands

Aransas County Texas

MADE FOR Mr Wm Kent Jr

of San Francisco, Cal.

DATE Dec 21st 1936

PRIVATE FILE
NO. X-24

counter 72218