

Nueces COUNTY ROLLED SKETCH NO. 68A  
Plot 1, Block 4, Seaside Subdivision

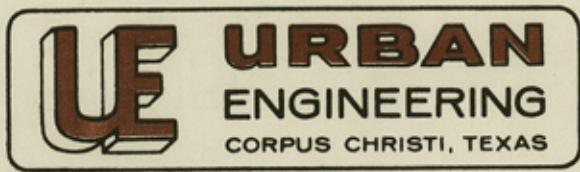
SURVEYED Jan. 24, 1980 BY Geo Pyle

FILED 1-31-80

See letter within for contents -

counter 47878





Job No. 16125.01

854-3101 P. O. BOX 6355 78411 2725 SWANTNER

January 23, 1980

Mr. Bob Armstrong, Commissioner  
General Land Office  
Austin, Texas 78701

Attn: Mr. Herman Forbes, Director  
Surveying Division

Report on survey of the shoreline boundary of Lot 1, Block 4, Seaside  
Subdivision, Nueces County, Texas.

This report and the accompanying survey plat and exhibits are being  
submitted for the purpose of obtaining Land Office approval of the  
shoreline boundary for replatting the property on Corpus Christi Bay,  
according to regulations of the Coastal Public Lands Management Act  
of 1973, Article 5415 e-1, V.A.C.S.

Exhibits:

- Exhibit A: Plat of Lot 1, Block 4, Seaside Subdivision, recorded in  
September, 1960, Nueces County Map Records.
- Exhibit B: Copy of deed in Volume 882, Page 33, of Deed Records of  
Nueces County, Texas.
- Exhibit 1: Print of aerial photograph dated 2-15-34.
- Exhibit 2: Copy of portion of Bureau of Reclamation map of Corpus  
Christi Bay made in 1938. (Original is on file in Bureau  
office at Austin.)
- Exhibit 3: Print of Oso Creek NE quadrangle dated 1951.
- Exhibit 4: Copy of aerial photograph dated 12-3-58.
- Exhibit 5: Print of aerial photograph dated December, 1974.
- Exhibit 6: Building permit dated 1-8-45 for addition to existing  
building.
- Exhibit 7: Building permit dated 5-22-52 for two story tourist  
apartment house.
- Exhibit 8: Plat of Lot 3, Block 2 and Lot 6, Block 3, Seaside Sub-  
division, recorded in 1965 in Nueces County Map Records.



Mr. Bob Armstrong, Commissioner

Page 3

January 23, 1980

It is my judgement, based on the above evidence, that the seawall was built on private land or very close thereto and that the front of the seawall should be recognized as the boundary between the State School lands and the upland owner.

URBAN ENGINEERING

Signed: George M. Pyle  
George M. Pyle, P.E.  
L.S.L.S.

GMP:ak



counter 17900

A2



Mr. Bob Armstrong, Commissioner  
Page 2  
January 23, 1980

This tract of land was originally platted in June of 1960 as shown on Exhibit A. There was no ground survey made at that time. The lot was platted according to fieldnotes in deed recorded in Volume 882, Pages 33-35 (See Exhibit B). In this deed, the land is described as Tract I and Tract II. Tract I shows no distances from Ocean Drive to C.C. Bay while Tract II is completely described from a previous survey on the ground and calls for the shoreline of the Bay to be at the foot of a "low bank". The platter of the property showed this low bank as the shoreline on Tract II, but instead of extending this line northward across Tract I, he mistakenly used a "3/4" iron pipe on rounded crest of bluff (See Exhibit B) for the shoreline across Tract I, and consequently left out a portion of the land which the private owner was entitled to and this survey and replat is now being made to claim that portion. The platted lot is drawn on the survey with a dashed line to show this portion.

The seawall now existing was existing in 1963 and is shown on plat of Lot 6, Block 3, Seaside Subdivision (Exhibit No. 8). The motel buildings along the NW and SE sides of this tract were built sometime before 1945, as indicated by a building permit to remodel one of the buildings issued by the City of Corpus Christi (Exhibit No. 6). The center building on the bay front was added in 1952, according to another building permit issued by the City of Corpus Christi (See Exhibit No. 7). This building was built in place of an existing building on the same location which shows on the Oso NE quadrangle sheet dated 1951 (See Exhibit No. 3). I could find no record from the Corps of Engineers of when the Seawall was built. Exhibit No. 8 shows it existing in 1963 and it probably is much older than that.

Exhibits 1, 2, 3, 4 and 5 show the shoreline in 1934, 1938, 1951, 1958 and 1974. Inspection of these exhibits shows that the shoreline along this tract has not changed since 1934 unless it was washed out and refilled between 1938 and 1951. There was considerable avulsion or erosion on the tract immediately Northwest of this tract sometime between 1938 and 1951 which did not occur on this tract because of the seawall and also the concrete wall on the Northwest boundary.

The difference in length of about 10 feet on the Southeast boundary between the platted lot and my survey is because the "foot of a low bank" used in the deed referred to a point somewhat above 0.9 feet N.G.V.D. which is the mean high tide for Corpus Christi Bay. I found one low bank about 2 miles north of this tract and found elevation at foot to be 2.5 feet above N.G.V.D. The distance from the foot of the low bank to elevation 0.9 feet was 15.0 feet.



Mr. Bob Armstrong, Commissioner  
Page 2  
January 23, 1980

This tract of land was originally platted in June of 1960 as shown on Exhibit A. There was no ground survey made at that time. The lot was platted according to fieldnotes in deed recorded in Volume 882, Pages 33-35 (See Exhibit B). In this deed, the land is described as Tract I and Tract II. Tract I shows no distances from Ocean Drive to C.C. Bay while Tract II is completely described from a previous survey on the ground and calls for the shoreline of the Bay to be at the foot of a "low bank". The platter of the property showed this low bank as the shoreline on Tract II, but instead of extending this line northward across Tract I, he mistakenly used a "3/4" iron pipe on rounded crest of bluff (See Exhibit B) for the shoreline across Tract I, and consequently left out a portion of the land which the private owner was entitled to and this survey and replat is now being made to claim that portion. The replat is drawn on the survey with a dashed line to show this portion.

RECEIVED

JAN 30 1980

General Land Office

The seawall now existing was existing in 1963 and is shown on plat of lot 6, Block 3, Seaside Subdivision (Exhibit C) which shows buildings along the NW and SW sides of this tract were built some time before 1945, as indicated by a building permit to remodel one of the buildings issued by the City of Corpus Christi (Exhibit No. 7). The center building on the bay front was added in 1952, according to another building permit issued by the City of Corpus Christi (See Exhibit No. 7). This building was built in place of an existing building on the same location which shows on the Geo NW quadrangle sheet dated 1951 (See Exhibit No. 8). I could find no record from the Corps of Engineers of when the seawall was built. Exhibit No. 8 shows it existing in 1963 and it probably is much older than that.

Exhibits 1, 2, 3, 4 and 5 show the shoreline in 1934, 1938, 1951, 1958 and 1974. Inspection of these exhibits shows that the shoreline along this tract has not changed since 1934 unless it was washed out and refilled between 1938 and 1951. There was considerable erosion or erosion on the tract immediately Northwest of this tract some time between 1938 and 1951 which did not occur on this tract because of the seawall and also the concrete wall on the Northwest boundary.

The difference in length of about 10 feet on the Southeast boundary between the platted lot and my survey is because the "foot of a low bank" used in the deed notes to a point somewhat above 0.9 feet W.G.V.D. which is the mean high tide for Corpus Christi Bay. I found one low bank about 2 miles north of this tract and found elevation at foot to be 2.5 feet above W.G.V.D. The distance from the foot of the low bank to elevation 0.9 feet was 15.0 feet.



EXHIBIT "A"

PLAT OF  
**LOT 1, BLOCK 4, SEASIDE SUB'D.**  
 CORPUS CHRISTI, NUECES COUNTY, TEX.  
 DATE JUNE 27, 1960

SCALE: 1" = 50'



THE STATE OF TEXAS  
 COUNTY OF NUECES

THAT I EMIL L. KING DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT DRAWING AND PLAT OF A PARCEL OF LAND IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, PREPARED FROM THE DESCRIPTION OF THE LAND CONTAINED IN A DEED AS RECORDED IN VOLUME 882 PAGES 33-35 OF THE DEED RECORDS OF THE COUNTY CLERK'S OFFICE OF NUECES COUNTY, TEXAS, WITH THE EXCEPTION OF SUCH PUBLIC DEDICATIONS NOT DESCRIBED IN SAID DEED BUT MADE ON THE FACE OF THIS PLAT BY THE OWNER.

THIS THE 29<sup>th</sup> DAY OF JUNE 1960

Emil L. King

THE STATE OF TEXAS  
 COUNTY OF NUECES :

THIS PLAT OF LOT 1, BLOCK 4 SEASIDE SUB'D APPROVED JUNE 6<sup>th</sup> 1960 BY THE CITY ZONING AND PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS 28<sup>th</sup> DAY OF JULY 1960

Dorothy Ann

THE STATE OF TEXAS  
 COUNTY OF NUECES

I, MRS. HENRY E. GOUBER, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING plat of Lot 1, Blk. 4, Seaside Sub'd. DATED THE 13 DAY OF JULY, 1960 WAS FILED FOR RECORD IN MY OFFICE THE 6 DAY OF SEPT. 1960 A. D. AT 3:00 O'CLOCK P.M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME 23 PAGE 47 RECORDED SEPT. 1960 AT 00 O'CLOCK A.M.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY AT OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN ABOVE.

MRS. HENRY E. GOUBER  
 COUNTY CLERK IN AND FOR NUECES COUNTY, TEXAS

BY \_\_\_\_\_ DEPUTY

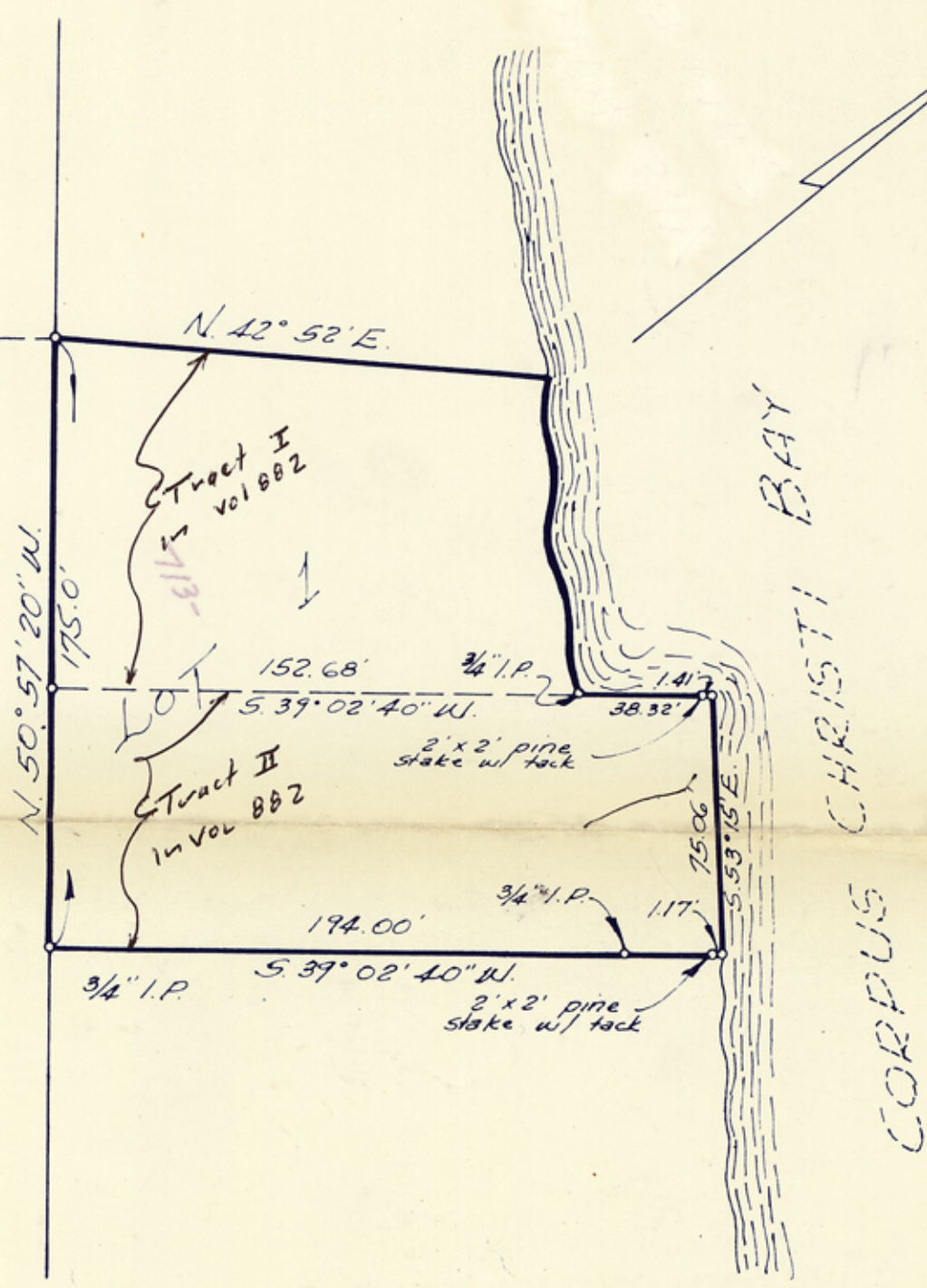
No. 560809  
 FILED FOR RECORD AT 3:00 O'CLOCK P.M. SEPT. 6 1960 A. D.  
 MRS. HENRY E. GOUBER, CLERK COUNTY COURT NUECES COUNTY, TEXAS.

BY S. L. Davis DEPUTY

SEASIDE CAMP MEETING GROUNDS

LOT 1, SEC. 1, F.B.E.F. & G.T.

OCEAN DRIVE



THE STATE OF TEXAS  
 COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NELLE F. JONES, A WIDOW, 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 THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 13<sup>th</sup> DAY OF July 1960.

Albin J. Kucera  
 NOTARY PUBLIC IN AND FOR NUECES COUNTY, TEXAS



ALBIN J. KUCERA  
 Notary Public, In and for Nueces County, Texas

THE STATE OF TEXAS  
 COUNTY OF NUECES

KNOW ALL MEN BY THESE PRESENTS THAT I, NELLE F. JONES, A WIDOW, IS THE OWNER OF ALL OF THE LAND SHOWN WITHIN THE BOUNDARIES IDENTIFIED AND SET FORTH ON THIS PLAT AND WHICH I HEREBY ADOPT AS THE PLAT OF MY PROPERTY FOR ALL PURPOSES AND DO SPECIFICALLY DEDICATE TO THE PUBLIC ALL STREET RIGHT-OF-WAY, ALLEYS AND EASEMENTS AS LOCATED AND IDENTIFIED ON THIS PLAT.

THIS INSTRUMENT IS MADE FOR THE SPECIFIC PURPOSE OF DESCRIBING MY PROPERTY AND IDENTIFYING ALL PUBLIC DEDICATIONS RELATIVE TO OR ENCOMPASSED WITHIN THE BOUNDARIES OF MY PROPERTY ON THIS THE 13<sup>th</sup> DAY OF July 1960

Nelle F. Jones

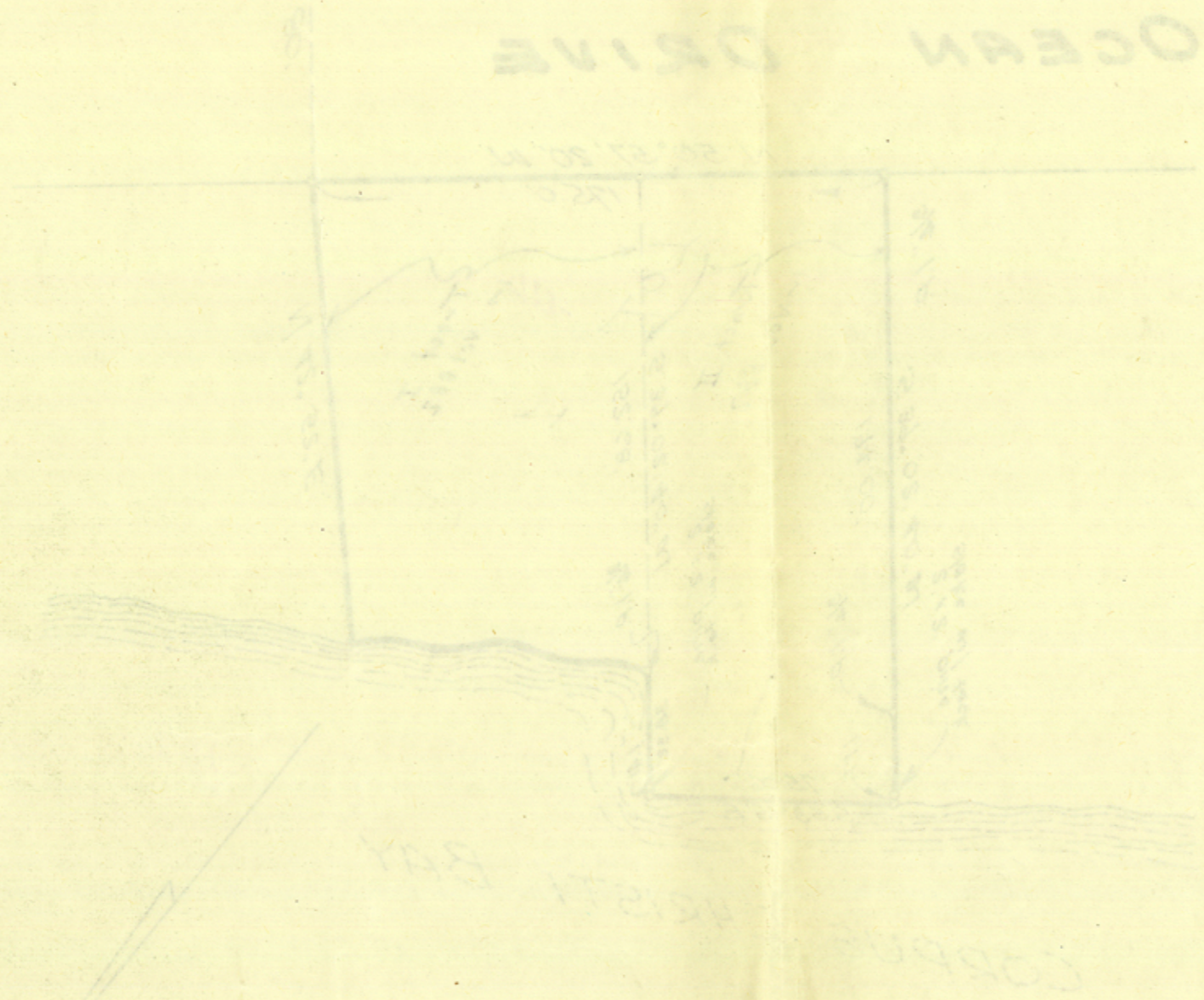


Nueces Co. Rld. Sk. 68A

DATE: *None* BY: *None*  
CORPORATION: *Charlton*, NUECES COUNTY TEX.  
LOT 1, BLOCK 4, SEASIDE SUBD.  
DIPLOM OF



SEASIDE COAST  
NUECES COUNTY



STATE OF TEXAS  
COUNTY OF NUECES

CLERK OF COURTS

*[Handwritten signature]*

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counter 47909



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TOBIN SURVEYS, INC.

REG. NO. **7400F**.....

In consideration of the price at which this map is sold to the purchaser designated below, said purchaser, by accepting delivery of same, agrees: that he will not cause or permit this map to be reproduced in any manner by any method, for any purpose, except by express consent and authority of TOBIN; that he will in addition exercise every reasonable care to prevent violation of the copyright on said map owned by TOBIN, that he will not grant to outside parties the use of this map or of any information obtained therefrom, except that said outside party has made, or agrees with purchaser to make, compensation to TOBIN in an amount equal to full price paid by said purchaser for this map.

**URBAN ENGINEERING**

THE SCALE OF THIS MAP AS  
NEARLY AS CAN BE DETERMINED  
IS

**1" = 2000'**

FLIGHT DATE **-2 - 15 - 34**

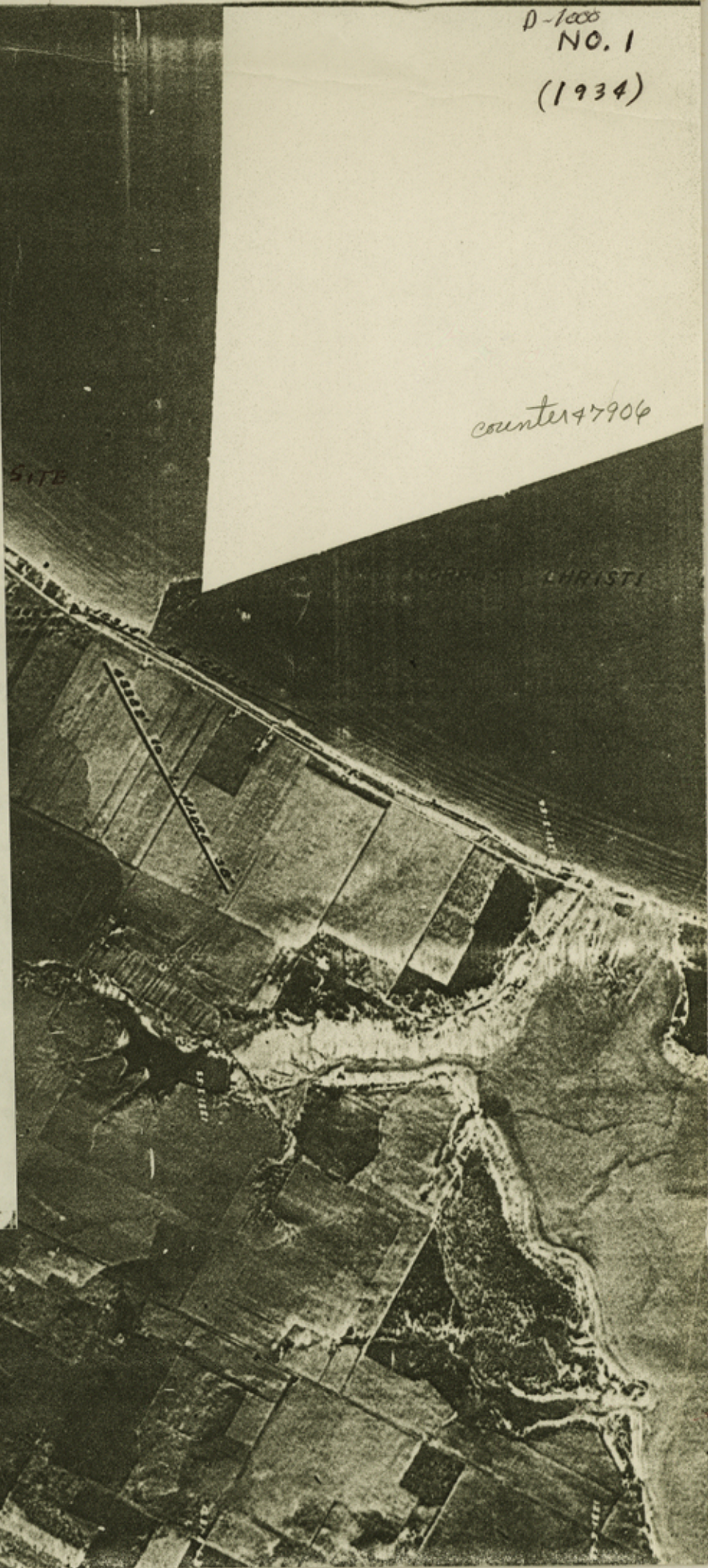
**19S-22E**

*counter 17905*

*D-1000*  
**NO. 1**

**(1934)**

*counter 47906*





D-1000  
NO. 1  
(1934)

counter 47906





1.01  
(DEPT)

Nueces Co. Rld. SK. 68A

0000000000

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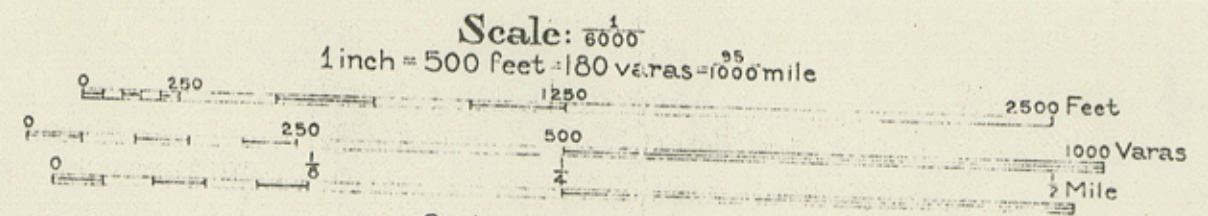
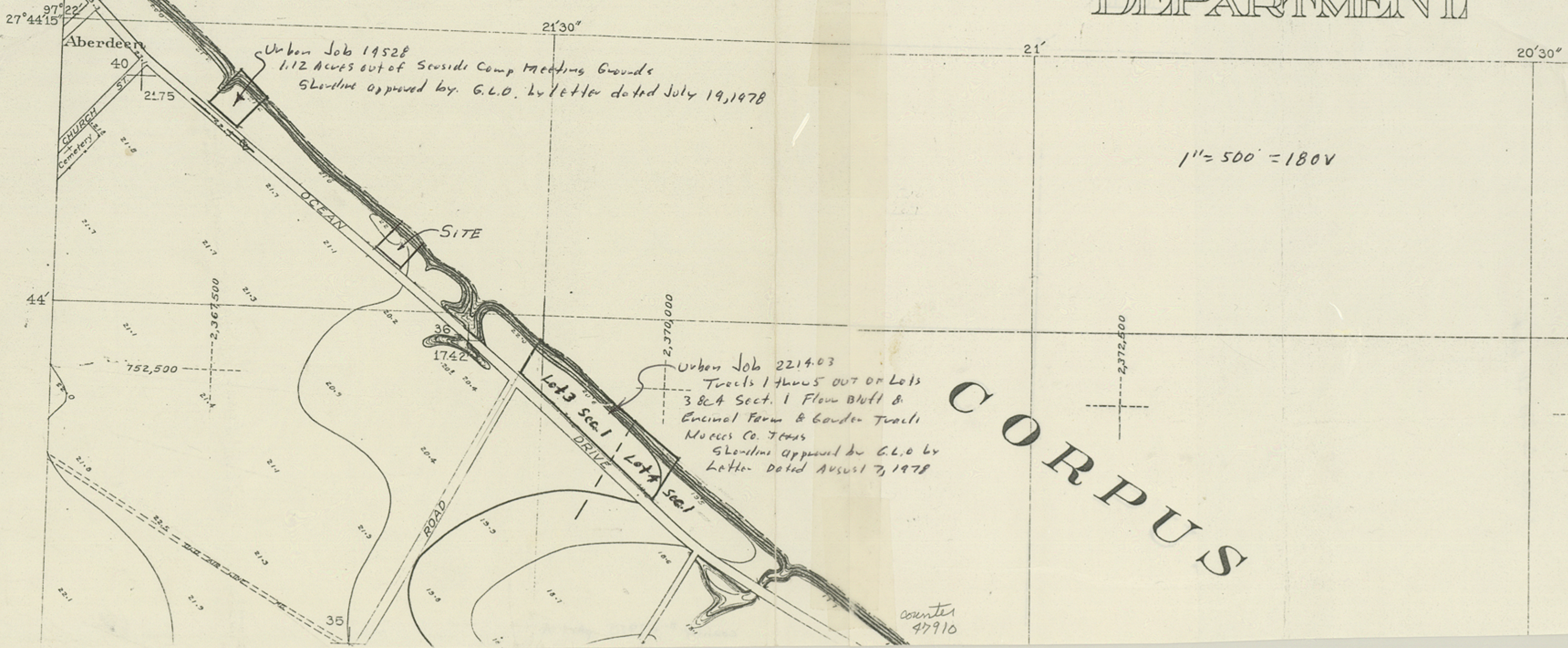
counter 47907



RALPH J. McMAHON  
STATE RECLAMATION ENGINEER

RECLAMATION  
DEPARTMENT

NO. 2  
(1938)



NO. 2  
Contour interval 1 foot.  
Datum is mean sea level.  
STATE PLANE COORDINATES  
BASED ON LAMBERT GRID.



NO. 2  
CORPUS CHRISTI SHEET NO. 6  
NUECES COUNTY

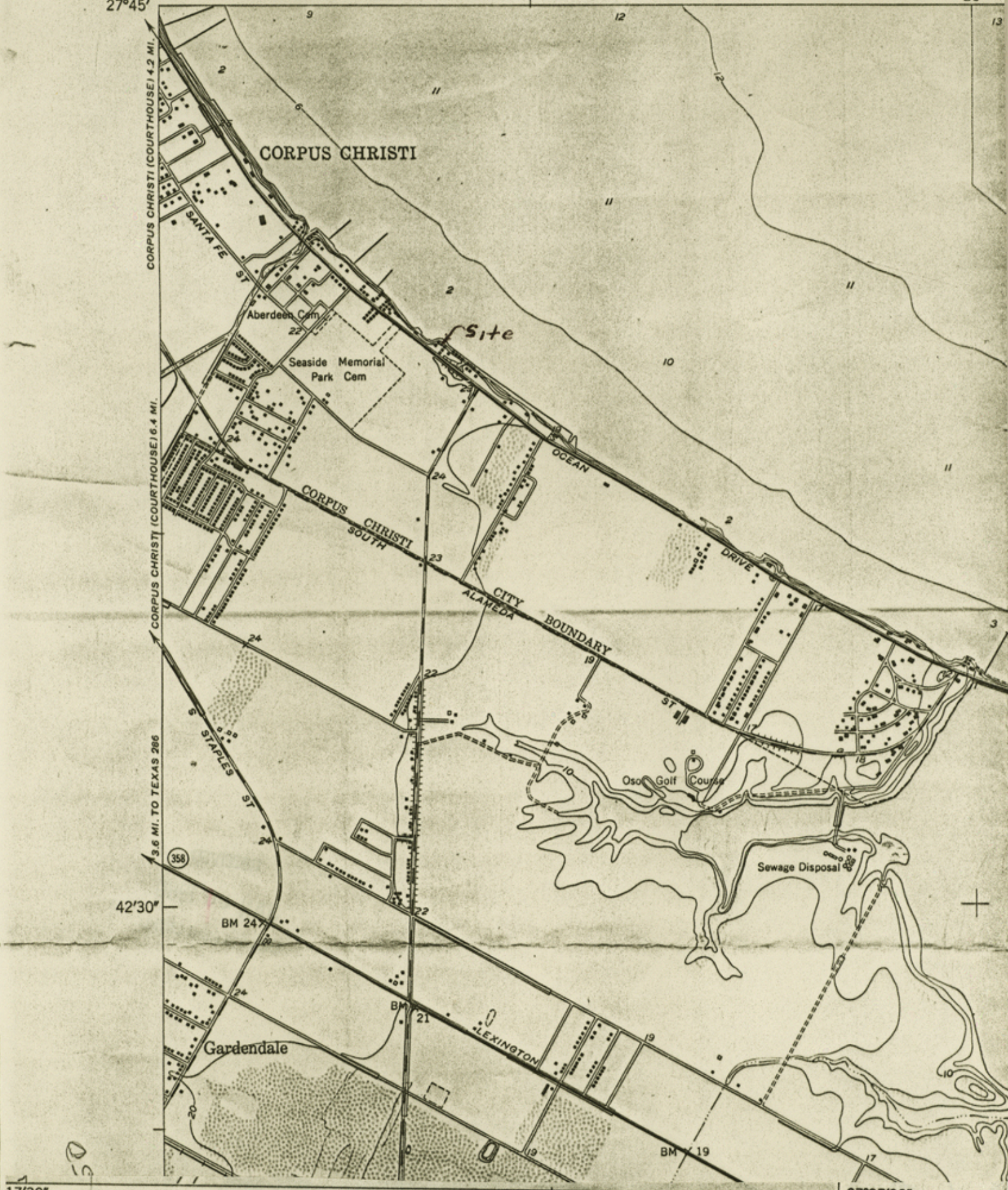


D-1000  
No. 3  
(1951)

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

counter 47912 20'

(CORPUS CHRISTI)  
97°22'30"  
27°45'



17'30" 27°37'30" 97°15'

No. 3

ROAD CLASSIFICATION

Heavy-duty 4 LANE 6 LANE Light-duty

Medium-duty 4 LANE 6 LANE Unimproved dirt

U. S. Route State Route

OSO CREEK NE, TEX.  
NE/4 OSO CREEK 15' QUADRANGLE  
N2737.5-W9715/7.5

1951

counter 47911

Sol 16125-01



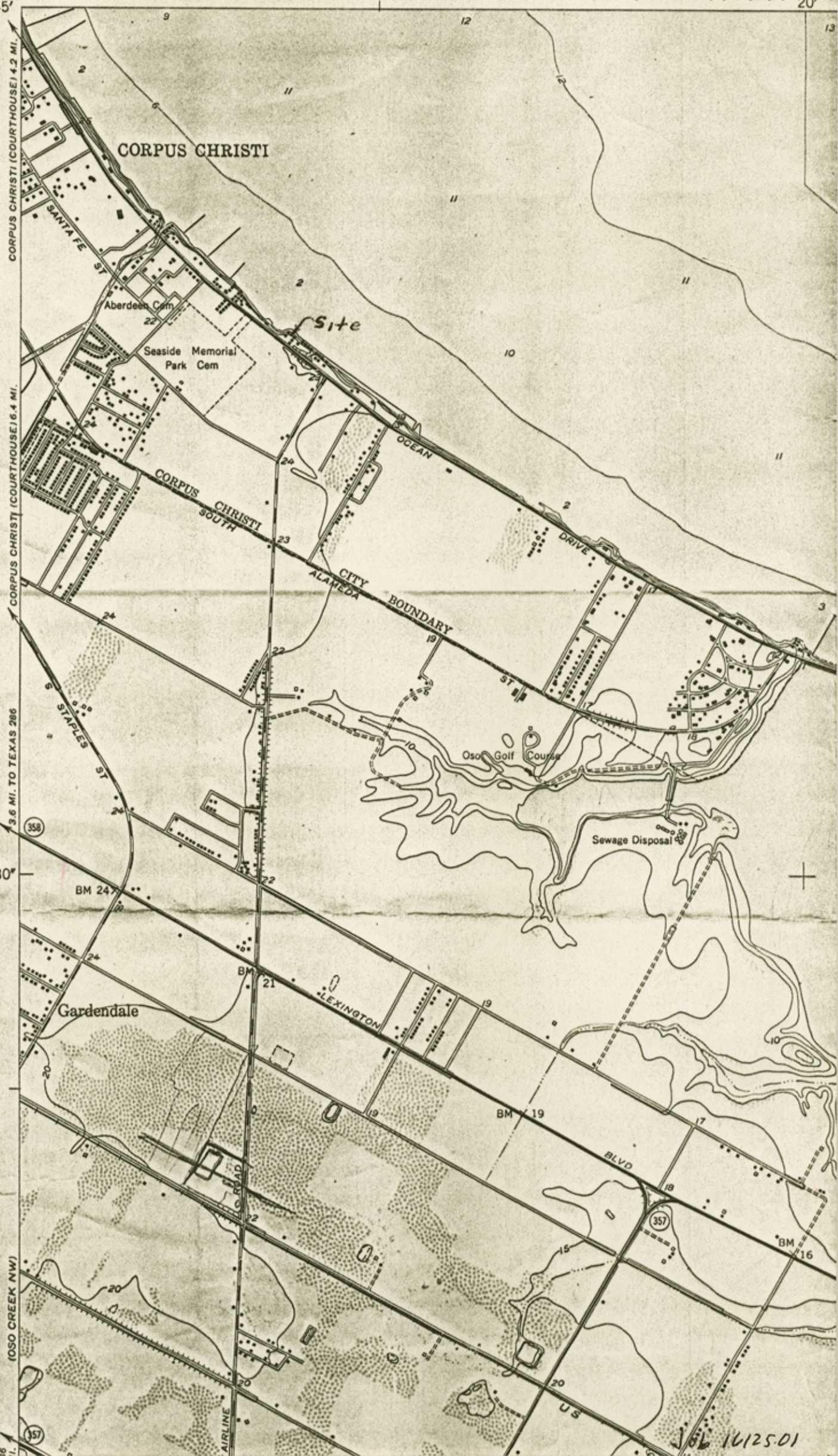
D-1000  
No. 3  
(1951)

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

counter 77912 20'

(CORPUS CHRISTI)

97°22'30"  
27°45'



CORPUS CHRISTI (COURTHOUSE) 4.2 MI.

CORPUS CHRISTI (COURTHOUSE) 6.4 MI.

3.6 MI. TO TEXAS 286

(OSO CREEK NW)

1951

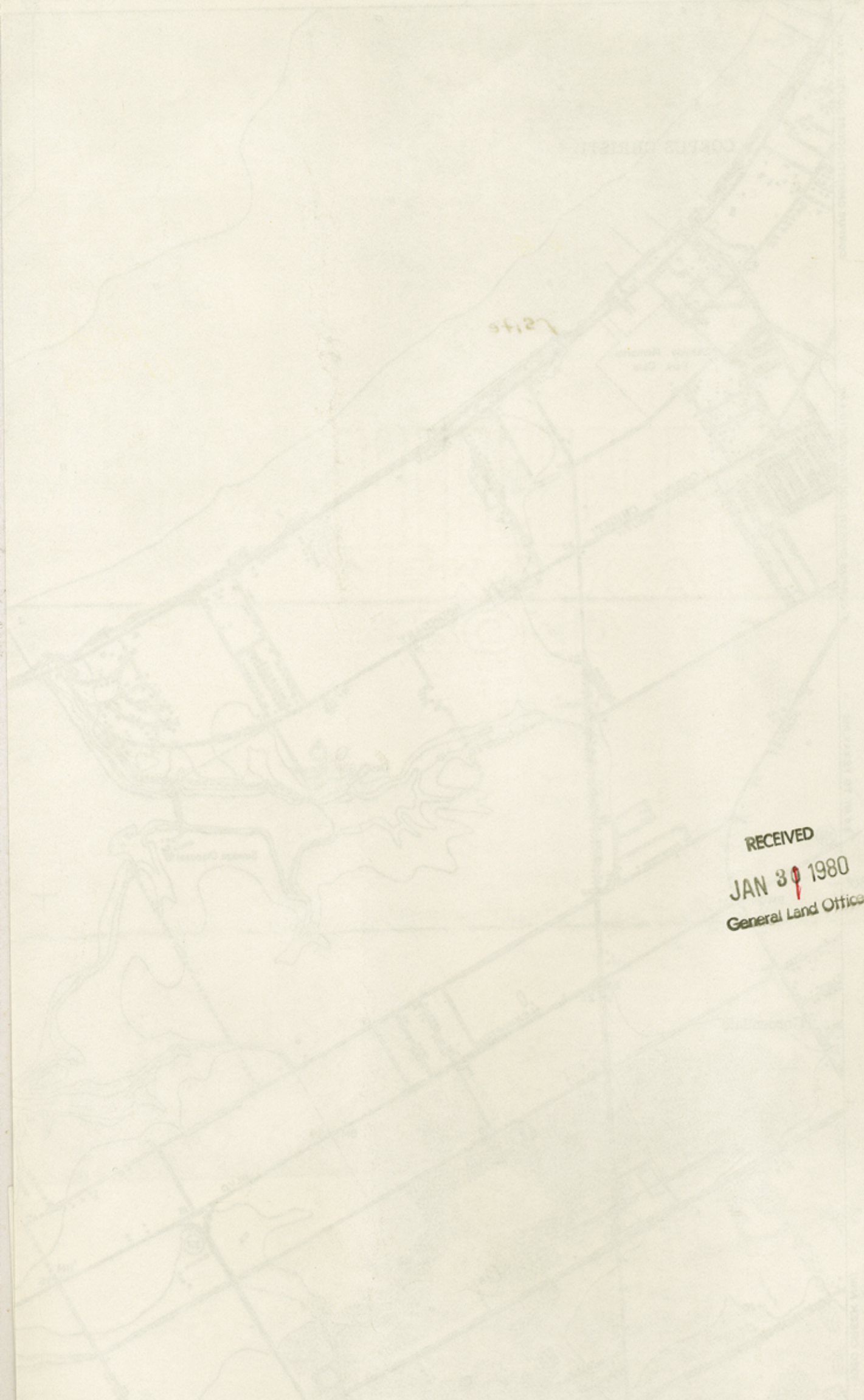
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0-1000  
No. 3  
(1221)

Nueces Co. Rld. 5K. 68A

DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY



2127

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Top 1012201

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No. 4

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REG. NO. 7401F

In consideration of the price at which this map is sold to the purchaser designated below, said purchaser, by accepting delivery of same, agrees: that he will not cause or permit this map to be reproduced in any manner by any method, for any purpose, except by express consent and authority of TOBIN; that he will in addition exercise every reasonable care to prevent violation of the copyright on said map owned by TOBIN, that he will not grant to outside parties the use of this map or of any information obtained therefrom- except that said outside party has made, or agrees with purchaser to make, compensation to TOBIN in an amount equal to full price paid by said purchaser for this map.

URBAN ENGINEERING

THE SCALE OF THIS MAP AS  
NEARLY AS CAN BE DETERMINED  
IS

1" = 2000'

FLIGHT DATE - 12 - 3 - 58

19S-22E

counter 17914



No. 4

Fig. 9

TOBIN SURVEYS, INC.

REG. NO. 7901F

In consideration of the fact that the map is  
sent to the purchaser of the map, the purchaser  
assumes the responsibility for the accuracy of the  
information contained therein. The purchaser  
will not be held liable for any errors or  
omissions in any manner by any person for any  
purpose, except by express contract and only if  
it can be shown that he will be held liable for  
errors or omissions in the map. The purchaser  
will not be held liable for any errors or  
omissions in the map. The purchaser will not  
be held liable for any errors or omissions in  
the map. The purchaser will not be held  
liable for any errors or omissions in the  
map. The purchaser will not be held liable  
for any errors or omissions in the map.

URBAN ENGINEERING

THE SCALE OF THIS MAP IS  
APPROXIMATELY 1" = 2000'

1" = 2000'

TRUST DATE - 12 - 3 - 88

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counter 77915



CORPUS CHRISTI

12-3-58

CORPUS

NO. 4  
(1958)

CHRISTI

SITE

U.S. G.S. ABER, 1933  
LAT. 27° 43' 47.740"  
LONG. 97° 21' 18.370"

1219 TOSTA CALLO





32-8-51

A. OH  
(8201)

Nueces Co. Rld. SK. 68A

3712

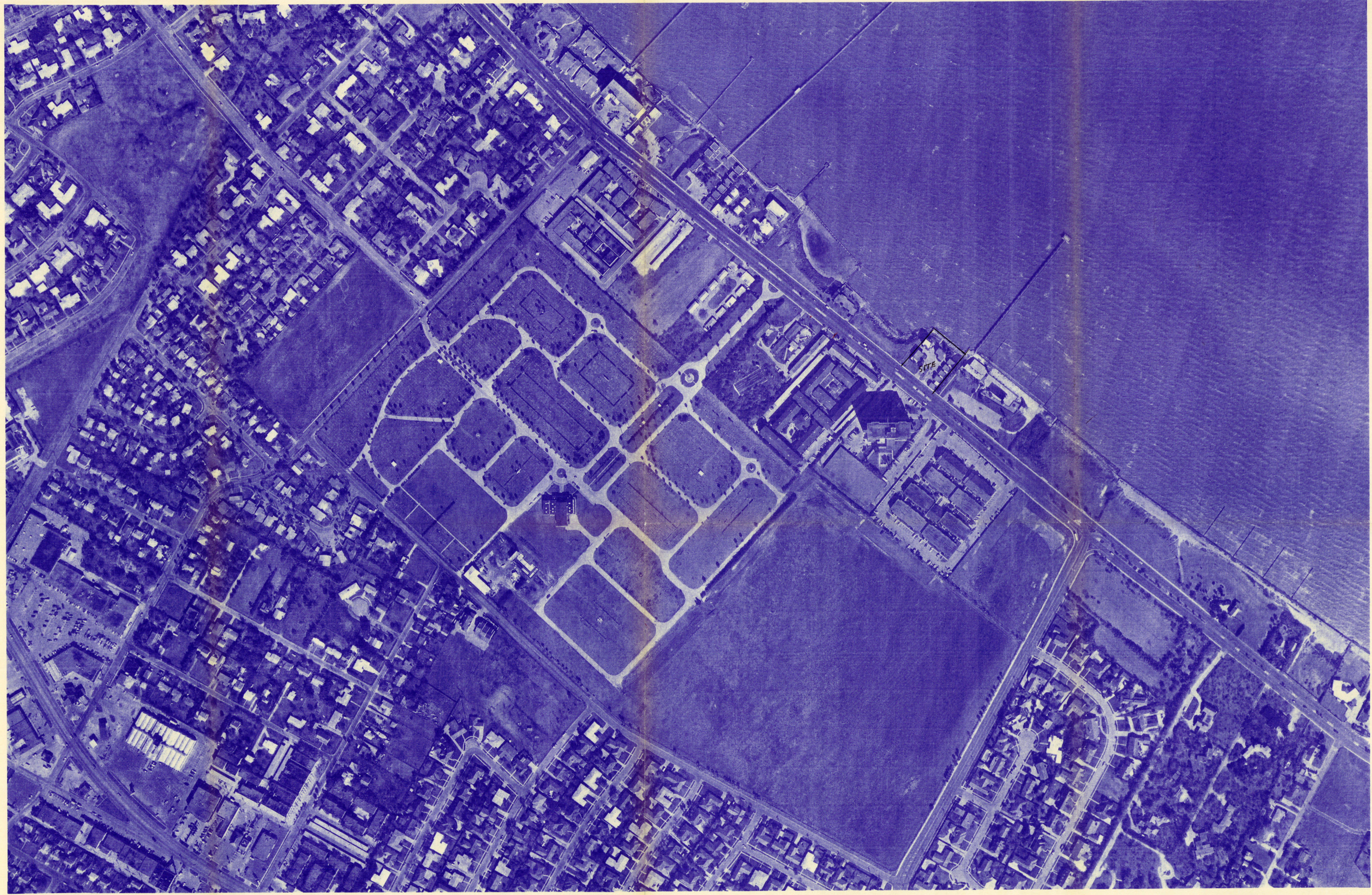
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counter 47917



NO. 5  
[REDACTED]  
(1974)

Nueces Co. Rld. 5th 684



OFFICE  
CORPUS CHRISTI  
AERIAL MAPPING COMPANY

 **International**  
AERIAL MAPPING COMPANY

AERIAL PHOTOGRAPHY DEC. 1974

SCALE IN FEET  
200 100 0 200 400 600



**CITY OF CORPUS CHRISTI**  
**TEXAS**  
PUBLIC WORKS ENGINEERING

SHEET NO. M 18-4

PHOTO ATLAS SHEET *canter 1978*



Use Dist. Res.  
Area Dist. 1  
Fire Zone No. 3  
Bldg. Type I  
Bldg. Group I

BUILDING INSPECTION DIVISION  
City of Corpus Christi, Texas  
APPLICATION FOR PERMIT  
AND CERTIFICATE OF OCCUPANCY  
For the Erection of Buildings, Accessories, Repairs,  
Wrecking, Moving, Signs, Awnings, Canopies, etc.

No. 7846 A

Plans Sub. Yes  
Addition Fl. Bl. & Enc. 7. 16. Tract.  
Lot No. Sec. 1  
Block No. Portion E. of 1st 112  
on E. Side of Ocean Dr.

Location 4502 Ocean Dr.

Use or Occupancy \_\_\_\_\_  
Application for Permit for 2 story frame + stucco extension  
to a 1 family dwelling.

Lot Size \_\_\_\_\_ Square Feet \_\_\_\_\_

Distance from Property Line—Front \_\_\_\_\_ Side \_\_\_\_\_ Rear \_\_\_\_\_

Bldg. Height: No. Stories, etc. 2 story - 20'

Foundation Constr. of Conc.

Exterior Walls: Constr. of Frame + Stucco

Floors: Constr. of Sub + Oak

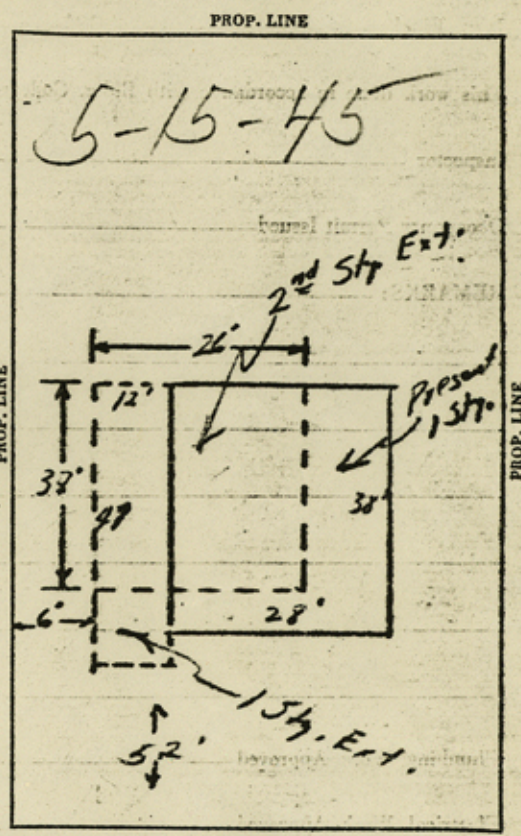
Roof: Constr. of Built-up

Trusses \_\_\_\_\_

Plbg.: Cost \$ 300<sup>00</sup> Elec.: Cost \$ 50<sup>00</sup> Old Lbr. and Material: Cost \$ 500<sup>00</sup>

New Lbr. and Material: Cost \$ 150<sup>00</sup> Misc.: Cost \$ 700<sup>00</sup>

REMARKS: \_\_\_\_\_



Total Cost of Improvements \$ 1700<sup>00</sup>

Owner of Lot Mrs. R. L. King Addr. \_\_\_\_\_ Tel. \_\_\_\_\_

Owner of Building " " " Addr. \_\_\_\_\_ Tel. \_\_\_\_\_

Contractor Day Labor Addr. \_\_\_\_\_ Tel. \_\_\_\_\_

Architect J. A. Mason Addr. \_\_\_\_\_ Tel. \_\_\_\_\_

Engineer \_\_\_\_\_ Addr. \_\_\_\_\_ Tel. \_\_\_\_\_

Time of Completion \_\_\_\_\_ Cost \_\_\_\_\_

The foregoing is a true and correct description of the improvement contemplated by the undersigned applicant, and the applicant states that he will have full authority over the construction of same, and hereby agrees to comply with all ordinances of the City applicable to building and zoning and assumes all responsibility for such compliance. It is understood that the improvement shall not be used until Certificate of Occupancy and Compliance has been issued by the Building Inspector.

Certificate of Occupancy Issued  
5-16 day of 5

T. L. King  
Owner or Authorized Agent  
By J. A. Mason

PERMIT AND RECEIPT  
5<sup>00</sup>

In consideration of the above application and the payment of \$ 5<sup>00</sup> permit fee (the receipt of which is hereby acknowledged) a permit is hereby granted for the above described improvement conditioned upon the terms and specifications set forth above, and the faithful observance of all the provisions of the City building code, zoning ordinance and all ordinances applicable to same. All permits issued are subject to all property restrictions.

Date Issued 5-8-1945

S. Clarkson  
Signature Building Inspector  
Permit Clerk

This permit shall expire by limitation and become null and void, if the building or work authorized by this permit is not commenced within sixty days from the date of this permit, or if the building or work authorized by this permit is suspended or abandoned at any time after the work is commenced for a period of sixty days.

OCCUPANCY PERMITS ARE REQUIRED FOR OCCUPANCY OF ALL BUILDINGS OR CHANGE IN USE THEREOF



BUILDING INSPECTION DIVISION

City of Corpus Christi, Texas

APPLICATION FOR PERMIT

Nueces Co. Bld. 5K. 68A

For the Extension of Building Accounts, Reports, Working Drawing Signs, Ammend. License, etc.

RECEIVED

JAN 30 1980

General Land Office



Total Cost of Improvement: \$1700.00  
 Owner of Lot: Mrs. R. L. King  
 Owner of Building: " "  
 Contractor: ~~W. B. Mason~~ W. B. Mason  
 Architect: " "  
 Engineer: " "  
 Title of Completion: " "

The foregoing is a true and correct description of the improvement contemplated by the undersigned applicant, and the applicant states that he will have full authority over the construction of same and hereby agrees to comply with all provisions of the City Ordinance to build and repair and assumes responsibility for such compliance. It is understood that the improvement shall not be used until Certificate of Occupancy and Completion has been issued by the Building Inspector.

Owner of Improved Area: *[Signature]*  
 Owner of Occupancy Permit: *[Signature]*

PERMIT AND RECEIPT

In consideration of the above application and the payment of \$1700.00 permit for the receipt of which is hereby advised, a permit is hereby granted for the above described improvement, subject to the terms and conditions set forth above, and the faithful observance of all the provisions of the City Ordinance and all ordinances applicable to same. All permits issued are subject to all property restrictions.

Building Inspector: *[Signature]*  
 Date Issued: *[Date]*

This permit shall expire by limitation and become null and void if the building or work authorized by the permit is not commenced within sixty days from the date of this permit or if the work authorized by the permit is not completed or abandoned or if any law or ordinance is violated for a period of sixty days.

OCCUPANCY PERMITS ARE REQUIRED FOR OCCUPANCY OF ALL BUILDINGS OR STRUCTURES IN USE THEREIN.

counter 47920



The State of Texas,  
County of Hidalgo,

} Know All Men by These Presents:

That I, Leo A. McAllister, a widower, Individually and as Independent Executor of the Estate of Clara Agnes McAllister, Deceased,

of the County of Nueces, State of Texas, for and in consideration of

the sum of Ten and No/100 (\$10.00) -----

-----DOLLARS,

and other good and valuable consideration, the receipt of which is hereby acknowledged, to me in hand paid by Nelle F. Jones, a widow,

and the additional consideration ----- as follows:

Subject to the payment when due of the unpaid principal balance of \$39,200.00, of one certain Vendor's lien promissory note for the original principal amount of \$42,000.00, dated December 1, 1958, secured by the property conveyed herein, payable to Sam Falk and wife, Frieda Falk, at Corpus Christi, in Nueces County, Texas, bearing interest from its date at the rate of five per cent per annum, in 60 quarterly installments of \$700.00 each, plus accrued interest,

and the additional consideration of : Subject to payment of accumulated back taxes of approximately \$3,300.00, covering the said property conveyed herein,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said

Nelle F. Jones,

of the County of Hidalgo, State of Texas, all that certain lot, or parcel of land situated in Nueces County, Texas, described as follows, to-wit:

Two (2) tracts of land out of Lot One (1), Section One (1), FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS SUBDIVISION, Tract "I" being 100 feet in width and Tract "II" being 75 feet in width, both Tracts lying Northeast of Ocean Drive, a public road; said Tracts being more particularly described by metes and bounds in a Deed of Trust of even date the above described vendor's lien note, to Wm. H. Shireman, Trustee, said metes and bounds description being as follows, to-wit:

GARDEN TRACTS SUBDIVISION, as shown by map or plat thereof, recorded in Vol. "A", page 41-43, Map Records of Nueces County, Texas; being more particularly described by metes and bounds in two (2) tracts described as follows, to-wit:

TRACT I: Beginning at the intersection of the Northeast boundary line of the right-of-way of Ocean Drive, a public road, with the Northwest boundary line of the Flour Bluff and Encinal Farm and Garden Tracts Subdivision and Southeast boundary line of the Seaside Camp Meeting Grounds Subdivision, otherwise known as Aberdeen, for the West corner of this tract;

THENCE, N. 42° 52' 00" E. along the Northwest boundary line of the Flour Bluff and Encinal Farm and Garden Tracts Subdivision and Southeast boundary line of the Seaside Camp Meeting Grounds Subdivision, otherwise known as Aberdeen, to the shoreline of Corpus Christi Bay, for the North corner of this survey;

THENCE, in an Easterly direction along the shoreline of Corpus Christi Bay to the North corner of a tract conveyed by Edith Blanche Eidson to C. C. Shell by Correction Deed dated December 5, 1940, recorded in Vol. 263, page 365, Deed Records of Nueces County, Texas, for the East corner of this tract;



THENCE, S. 39° 02' 40" E. along the Northwest boundary line of the tract conveyed by Edith Blanche Eidson, to C. C. Shell as aforesaid, to the Northeast boundary line of Ocean Drive, the West corner of the C. C. Shell tract as aforesaid the South corner of this tract; THENCE, N. 50° 57' 20" W. with the Northeast boundary line of Ocean Drive, 100 feet to the place of BEGINNING.

TRACT II: Being a strip 75 feet in width lying Northeast of Ocean Drive, a public road, and extending back from the Northeastly boundary line of the right-of-way of said Ocean Drive Northeastly to the shoreline of Corpus Christi Bay and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING AT a 3/4 inch iron pipe set in the Northwest boundary line of the right-of-way of Ocean Drive, an 80 foot public road, for the West corner of this survey, whence a 3/4 inch iron pipe at the intersection of said Northeast boundary line of the right-of-way of Ocean Drive with the Northwest boundary line of the Flour Bluff and Encinal Farm and Garden Tracts subdivision and Southeast boundary line of the Seaside Camp Meeting Grounds Sub-division, otherwise known as Aberdeen, bears N. 50° 57' 20" W. 100.00 feet;

THENCE, N. 39° 02' 40" E., at 152.68 feet, at 3/4 inch iron pipe on rounded crest of bluff; at 189.59 feet, a 2 inch by 2 inch pine stake with tack, on low bank 191.00 feet to a point on the shoreline of Corpus Christi Bay at foot of said low bank, for the North corner of this survey;

THENCE along said shoreline of Corpus Christi Bay S. 53° 15' E. 75.06 feet to a point at foot of low bank for the East corner of this survey;

THENCE, S. 39° 02' 40" W., parallel with the Northwest boundary line of this survey, at 1.17 feet a 2 inch by 2 inch pine stake with tack, on low bank; at 27.31 feet a 3/4 inch iron pipe on rounded crest of bluff, 194.00 feet to a 3/4 inch iron pipe in said Northeast boundary line of the right-of-way of Ocean Drive for the South corner of this survey;

THENCE, N. 50° 57' 20" W., with said Northeast boundary line of Ocean Drive, 75.00 feet to the place of BEGINNING;

The two (2) tracts above described being the same property described in a Deed dated June 14, 1946 from W. L. King and wife, Dolly King, to Sam Falk and wife, Frieda Falk, recorded in Volume 337, page 129 of the Deed Records of Nueces County, Texas.

Subject to any and all restrictive covenants affecting the above described property.

And particularly conveyed herein are all of the furniture, fixtures and equipment located in and upon said above described real estate.

*imp in 1947*

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 **Helle F. Jones, and unto her**

heirs and assigns forever; and **I** do hereby bind **myself, my** heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said **Helle F. Jones, and unto her**

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

Witness my hand at Pharr, Texas, February, A. D. 19 60.

this 22nd day of

*Leo A. McAllister*  
Leo A. McAllister, Individually and as Independent Executor of the Estate of Clara Agnes McAllister, Decceased.

*counter 47922*



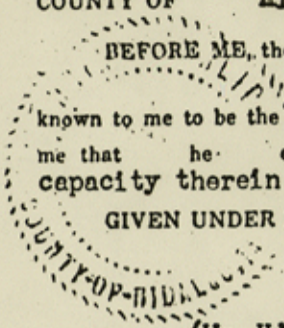
SINGLE ACKNOWLEDGMENT

VOL 882 PAGE 35

THE STATE OF TEXAS, }  
COUNTY OF Hidalgo,

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared  
**Leo A. McAllister, a widower,**  
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, and in the  
capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 22 day of February, A. D. 19 60.



(L. S.)  
(Wm. H. McDonald.)

*Wm. H. McDonald*  
Notary Public in and for Hidalgo, County, Texas

Book 7 549423

125  
6.F. 4468-2  
Warranty Deed

FROM  
Leo A. McAllister,  
TO  
Melle F. Jones,

FILED FOR RECORD  
This day of \_\_\_\_\_, A. D. 19\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

FILED FOR RECORD  
KUECES COUNTY CLERK.  
KUECES COUNTY, TEXAS

By \_\_\_\_\_ Deputy.  
1960 MAR RECORDED 42  
4 PM 4.47 A. D. 19

MRS. HENRY E. GOUGER County Record  
of \_\_\_\_\_  
Page \_\_\_\_\_

County Clerk.  
By \_\_\_\_\_ Deputy.  
Recording Fee \$1.50

This Instrument should be filed immediately with the  
County Clerk for Record.

WHEN RECORDED RETURN TO  
Lawyers Title Agency of Corpus Christi, Inc.  
415 N. White  
Corpus Christi, Texas  
Sappington Printing Co., P. O. Box 45, Fort Worth 1, Texas

RECORDED the 8 day of Mar. A. D. 1960 at 9:35 o'clock A. M.  
MRS. HENRY E. GOUGER, County Clerk, By *Lanton Ward* Deputy.

counter 47923



Nueces Co. Rld. SK. 68A

882

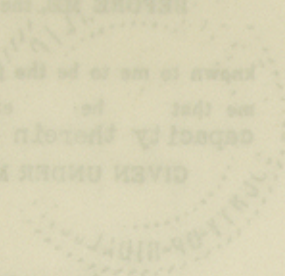
STATE OF TEXAS

THE STATE OF TEXAS  
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared  
Law A. Heister, a widow,  
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, and in the  
capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22 day of February, A. D. 1960.

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

(L. B.)  
(Mr. McDonald)



SEARCHED INDEXED  
SERIALIZED FILED  
JAN 30 1980  
FBI - MEMPHIS

RECORDED the 8 day of Jan. A. D. 1960 at 9:25 o'clock A. M.  
MRS. HENRY E. GUGGER, County Clerk, By *[Signature]* Deputy.

RECEIVED  
JAN 30 1980  
General Land Office

counter 47929



Use Dist A BUILDING INSPECTION DIVISION  
 Area Dist \_\_\_\_\_ CITY OF CORPUS CHRISTI, TEXAS  
 Fire Zone No. 3 APPLICATION FOR PERMIT  
 Bldg. Type \_\_\_\_\_ AND CERTIFICATE OF OCCUPANCY  
 Bldg. Group H For the Erection of Buildings, Structures, Accessories,  
 Repairs, Wrecking, Moving, Signs, Awnings,  
 Canopies, etc. Plans Sub. \_\_\_\_\_  
 Addition F.B. EF 46  
 Lot No. Sam Falk  
 Block No. Portion

Location 4502 Ocean Dr.

Use or Occupancy \_\_\_\_\_

Application for Permit for Errecting a 2 Str. 6 unit Tourist  
Apt. House

Lot Size \_\_\_\_\_ Square Feet \_\_\_\_\_

Distance from Property Line—Front \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_ Rear \_\_\_\_\_ PROPERTY LINE

Bldg. Height: No. Stories, etc. 2 Str.

Foundation Const. of 11" MC Beam

Floors: Const. of 1" MC. on 1st. Subst. Dependab

Exterior Walls: Constr. of Siding

Interior Walls: Sheetrock

Ceilings: V V

Roof: Constr. of Built up

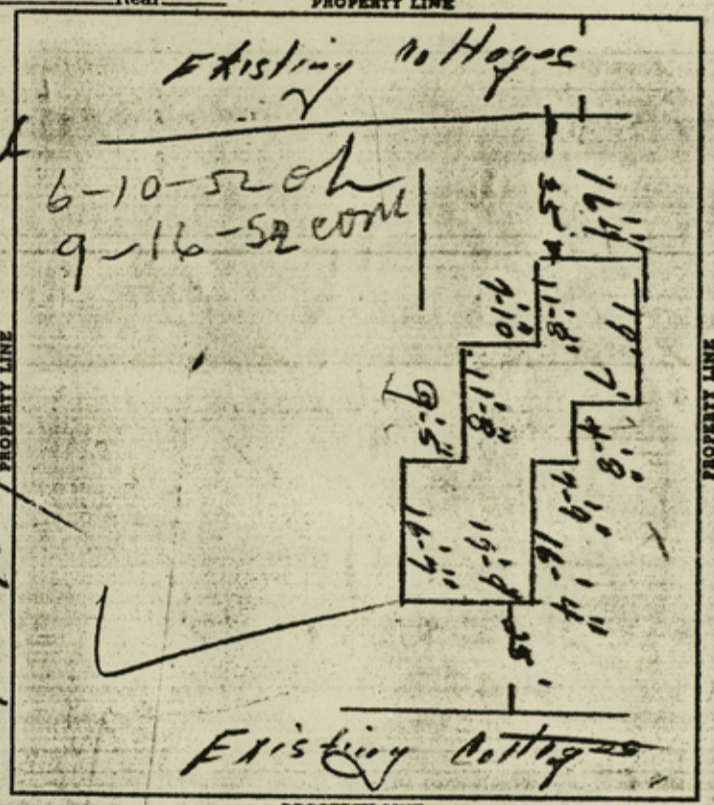
Trusses \_\_\_\_\_

Plbg.: Cost 1900 00 Elec.: Cost \$ 595

Air Conditioning: \$ \_\_\_\_\_

Lbr. and Material: Cost \$ \_\_\_\_\_ Misc.: Cost \$ \_\_\_\_\_

REMARKS: Approved by  
Bill Anderson



CORPUS CHRISTI BAY

Total Cost of Improvements: 10,000 00

Owner Sam Falk

Lessee \_\_\_\_\_

Contractor Benedict & Clark

Architect Private Plans

Engineer \_\_\_\_\_

Time of Completion \_\_\_\_\_

The foregoing is a true and correct description of the improvement contemplated by the undersigned applicant, and the applicant states that he will have full authority over the construction of same, and hereby agrees to comply with all ordinances of the City applicable to building and zoning and assumes all responsibility for such compliance. It is understood that the improvement shall not be used until Certificate of Occupancy and Compliance has been issued by the Building Inspector.

Certificate of Occupancy Issued \_\_\_\_\_  
 Owner or Authorized Agent

7-22-52 day of \_\_\_\_\_  
Re Solme By Benedict & Clark

PERMIT AND RECEIPT

In consideration of the above application and the payment of \$ 25.00 permit fee (the receipt of which is hereby acknowledged) a permit is hereby granted for the above described improvement conditioned upon the terms and specifications set forth above, and the faithful observance of all the provisions of the City building code, zoning ordinance and all other ordinances applicable to same. All permits issued are subject to all property restrictions.

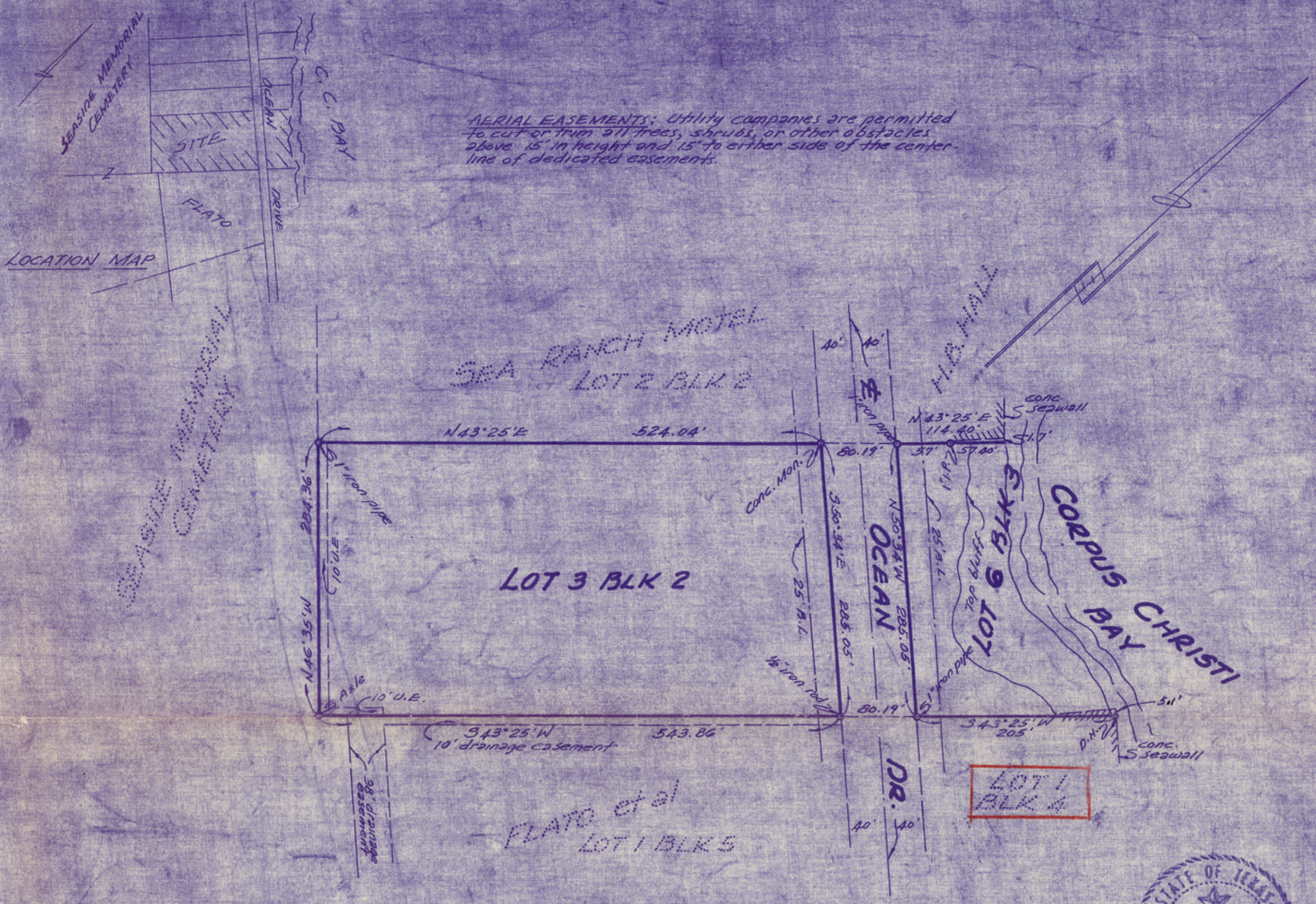
Date Issued 5-22 195 2

Signature Building Inspector \_\_\_\_\_  
 Permit Clerk

This permit shall expire by limitation and become null and void if the building or work authorized by this permit is not commenced within sixty days from the date of this permit, or if the building or work authorized by this permit is suspended or abandoned at any time after the work is commenced for a period of sixty days.

OCCUPANCY PERMITS ARE REQUIRED FOR OCCUPANCY OF ALL BUILDINGS OR CHANGE IN USE THEREOF.





**PLAT OF: LOT 3 BLK 2 & LOT 6 BLK 3 SEASIDE SUBDIVISION**

A TRACT OF LAND BEING A PORTION OF BLOCKS 11 & 12, PORTIONS OF AVENUE "D", FIRST STREET, SECOND STREET, & OCEAN DRIVE IN FORMER "SEASIDE CAMP MEETING GROUNDS," AND THE LAND N.E. OF OCEAN DRIVE TO CORPUS CHRISTI BAY IN CORPUS CHRISTI, NUECES CO., TEXAS.

JOHN F. EULICH & TRAMMELL CROW - OWNERS



McCLENDON & ASSOCIATES  
CONSULTING ENGINEERS  
CORPUS CHRISTI, TEXAS.

Nov. 5, 1963.  
SCALE 1" = 100'  
Jobs # 2036-2

**STATE OF TEXAS  
COUNTY OF DALLAS**

We, JOHN F. EULICH & TRAMMELL CROW, do hereby certify that we are the owners subject to a lien in favor of the First National Bank in Dallas of the herein described property; that we have had said land surveyed and subdivided as here shown; that all utility easements here shown are dedicated to the public for the installation, operation, and use of the public utilities; that streets shown have been heretofore dedicated; that the foregoing plat is made for the purpose of description and dedication.

This 6 day of December, 1963.

John F. Eulich  
JOHN F. EULICH  
Trammell Crow  
TRAMMELL CROW

**STATE OF TEXAS  
COUNTY OF DALLAS**

Before me, the undersigned authority, on this day personally appeared JOHN F. EULICH and TRAMMELL CROW, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes therein expressed and in the capacity stated.

Given under my hand and seal of office this 16 day of December, 1963.

Barbara Johnson  
NOTARY PUBLIC in and for Dallas Co., Texas.

**STATE OF TEXAS  
COUNTY OF DALLAS**

I, <sup>VICE</sup> President of the First National Bank in Dallas, a ~~Trustee~~ <sup>NATIONAL BANKING ASSOCIATION</sup> hereby certify that the First National Bank in Dallas is the holder of the lien against the said described property of which JOHN F. EULICH and TRAMMELL CROW are owners; that I approve the subdivision and dedication for the purposes expressed therein.

This 9 day of JANUARY, 1964.

ATTEST: E. Cowden Henry Jr. ASSISTANT CASHIER William W. Moore VICE-PRESIDENT FIRST NATIONAL BANK IN DALLAS

**STATE OF TEXAS  
COUNTY OF DALLAS**

Before me, the undersigned authority, on this day personally appeared HERMAN VAN MAANEN, <sup>VICE</sup> President of the First National Bank in Dallas, 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 considerations therein expressed and in the capacity stated.

Given under my hand and seal of office this 9 day of JANUARY 1964.

Joyce Foad Moore  
NOTARY PUBLIC in and for Dallas County, Texas.

**STATE OF TEXAS  
COUNTY OF NUECES**

I, WILLIAM W. McCLENDON, Reg. Prof. Engr. of McCLENDON & ASSOCIATES, Consulting Engineers, hereby certify that McCLENDON & ASSOCIATES have prepared the foregoing plat from surveys made on the ground under my direction and is true and correct; that McCLENDON & ASSOCIATES have been engaged under contract to set all lot corners as shown on the foregoing plat and to complete such operation without delay.

This the 9 day of JAN 1964.

William W. McClendon  
WILLIAM W. McCLENDON - TEX. LIC. #899

**STATE OF TEXAS  
COUNTY OF NUECES**

This final plat of the herein described property approved by the Director of Public Works of the City of Corpus Christi, Texas this the 17 day of January 1964.

Jack M. Graham  
JACK M. GRAHAM - Director Public Works

**STATE OF TEXAS  
COUNTY OF NUECES**

This final plat of the herein described property was approved by the Zoning & Planning Commission of the City of Corpus Christi, Texas, provided, however, this approval shall be invalid and null unless this plat be filed with the County Clerk within six (6) months hereafter. This the 5 day of January 1965.

Earl C. Hodges  
SECRETARY

T. W. Mansel  
CHAIRMAN

**STATE OF TEXAS  
COUNTY OF NUECES**

I, MRS. HENRY E. GOUGER, Clerk of the County Court in and for said county, do hereby certify that the foregoing instrument dated the 16 day of DEC. 1963 with its certificate of authentication, was filed for record in my office the 7 day of JAN. 1965 at 3:00 o'clock P.M., and duly recorded the 12 day of JAN 1965 at 8:20 o'clock A.M. in the map records of said county in vol. 29 page 40.

Witness my hand and seal of the County Court of said county at office in Corpus Christi, Texas the day and year last written.

By Blatya Buckner DEPUTY

MRS. HENRY E. GOUGER  
MRS. HENRY E. GOUGER - County Clerk  
Nueces County, Tex.

No. 668987  
FILED FOR RECORD  
AT 3:00 O'CLOCK P.M. JAN 7, 1965  
MRS. HENRY E. GOUGER  
CLERK COUNTY COURT NUECES CO., TEX.  
BY Mary E. Craig  
DEPUTY

BIZA



Nueces Co. Rld. 5K. 68A

RECEIVED  
JAN 30 1980  
General Land Office

count 177927