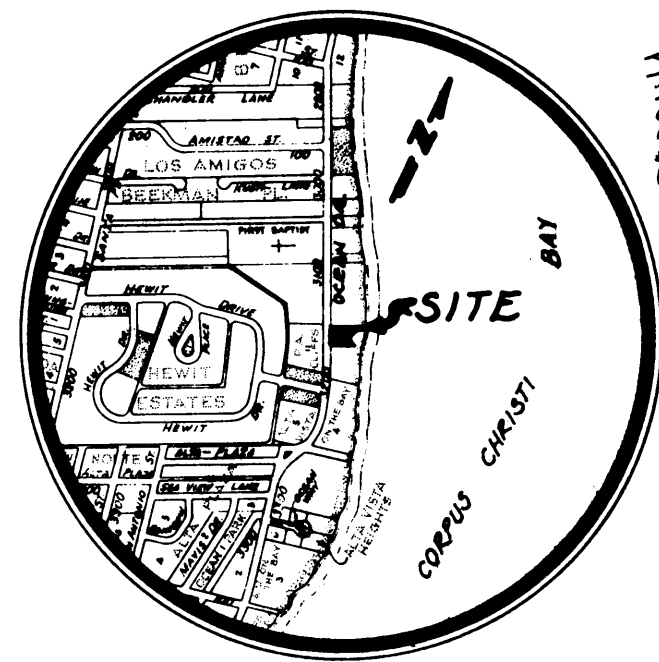


102

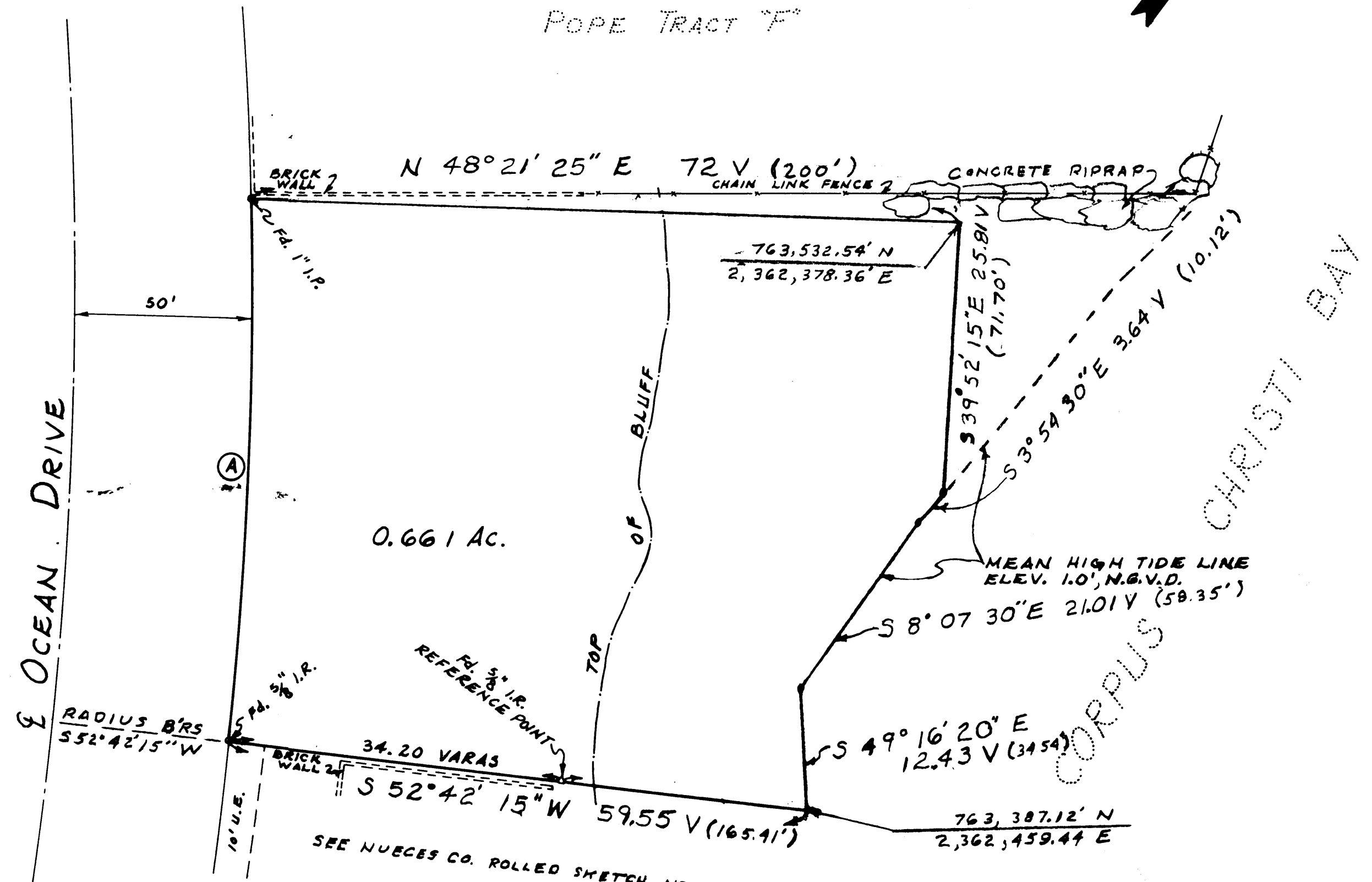
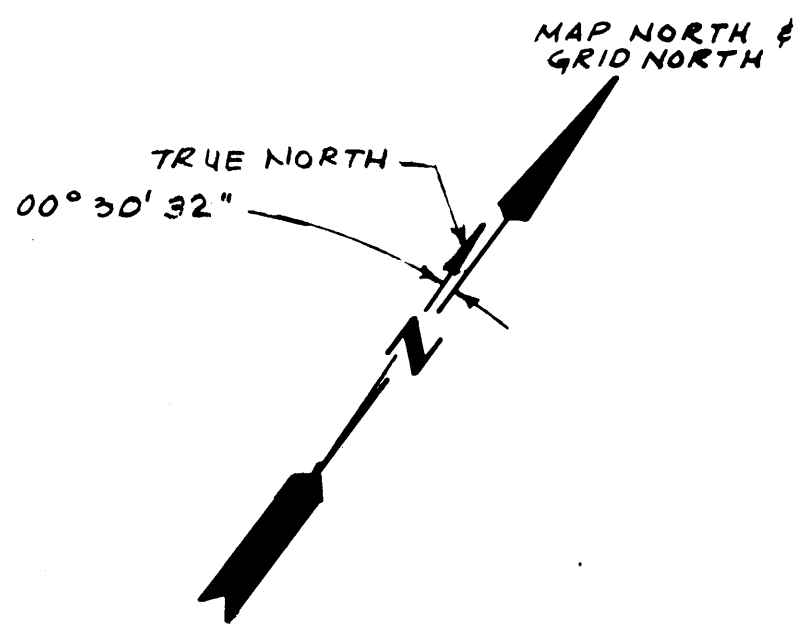
APPROVED: May 1, 1988
George M. Pyle
Nueces County, Texas
102



LOCATION MAP

CURVE DATA

(A) $\Delta = 06^{\circ}44'10''$
 $R = 459.33 \text{ VARAS } (1275.92')$
 $T = 27.03 \text{ VARAS } (75.09')$
 $L = 54.00 \text{ VARAS } (150.00')$



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

Rid. Sk. 105
Nueces County
0.661 ac., Subd. A, W.E. Pope Resubd., Port Aransas Cliffs
May 2, 1988
Domingo Howard

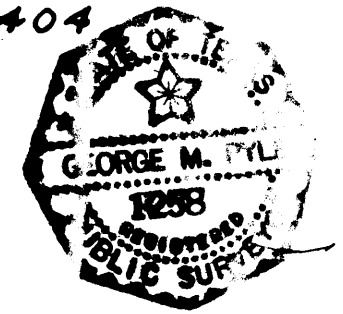
SEE NUECES CO. ROLLED SKETCH NO. 57
LOT 10 BLOCK 4
ALTA VISTA ON THE BAY

OWNER

JOHN T. DUGAN, II
1533 S. BROWNLEE
CORPUS CHRISTI, TEXAS 78404

STATE OF TEXAS
COUNTY OF NUECES

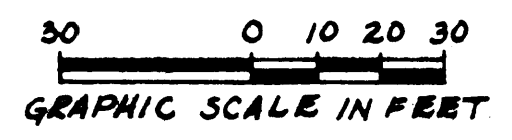
I, GEORGE M. PYLE, LICENSED STATE LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND THAT THE LIMITS, BOUNDARIES AND CORNERS, NATURAL AND ARTIFICIAL ARE AS DESCRIBED HEREON. THE SHORELINE WAS ESTABLISHED 1.0 FEET ABOVE N.G.V.D. TO THE BEST OF MY KNOWLEDGE. THERE IS NO ARTIFICIAL FILL OR ACRETION LOCATED WITHIN THE BOUNDARY SURVEYED.



BY: George M. Pyle 5-1-88
GEORGE M. PYLE R.P.S., L.S.L.S.

SURVEY OF

0.661 ACRES OF LAND OUT OF SUBDIVISION "A" OF THE W.E. POPE RESUBDIVISION OF PORT ARANSAS CLIFFS AS SHOWN IN MAP BOOK 4, PAGE 57, MAP RECORDS NUECES COUNTY, TEXAS



102
290344
May 1, 1988
George M. Pyle
Nueces County, Texas
102

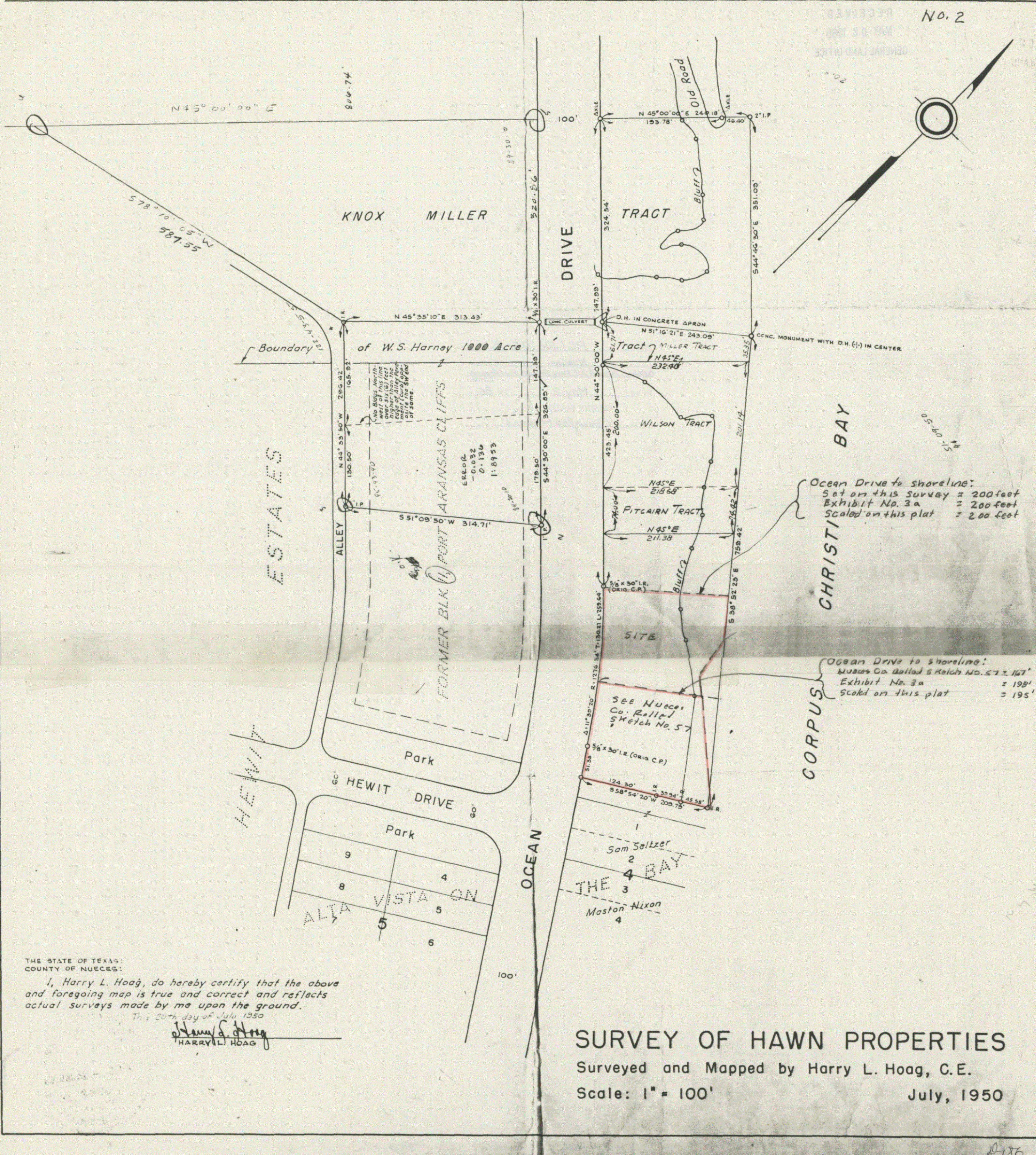
D. 156

NO. 1

SITE

908-5-308





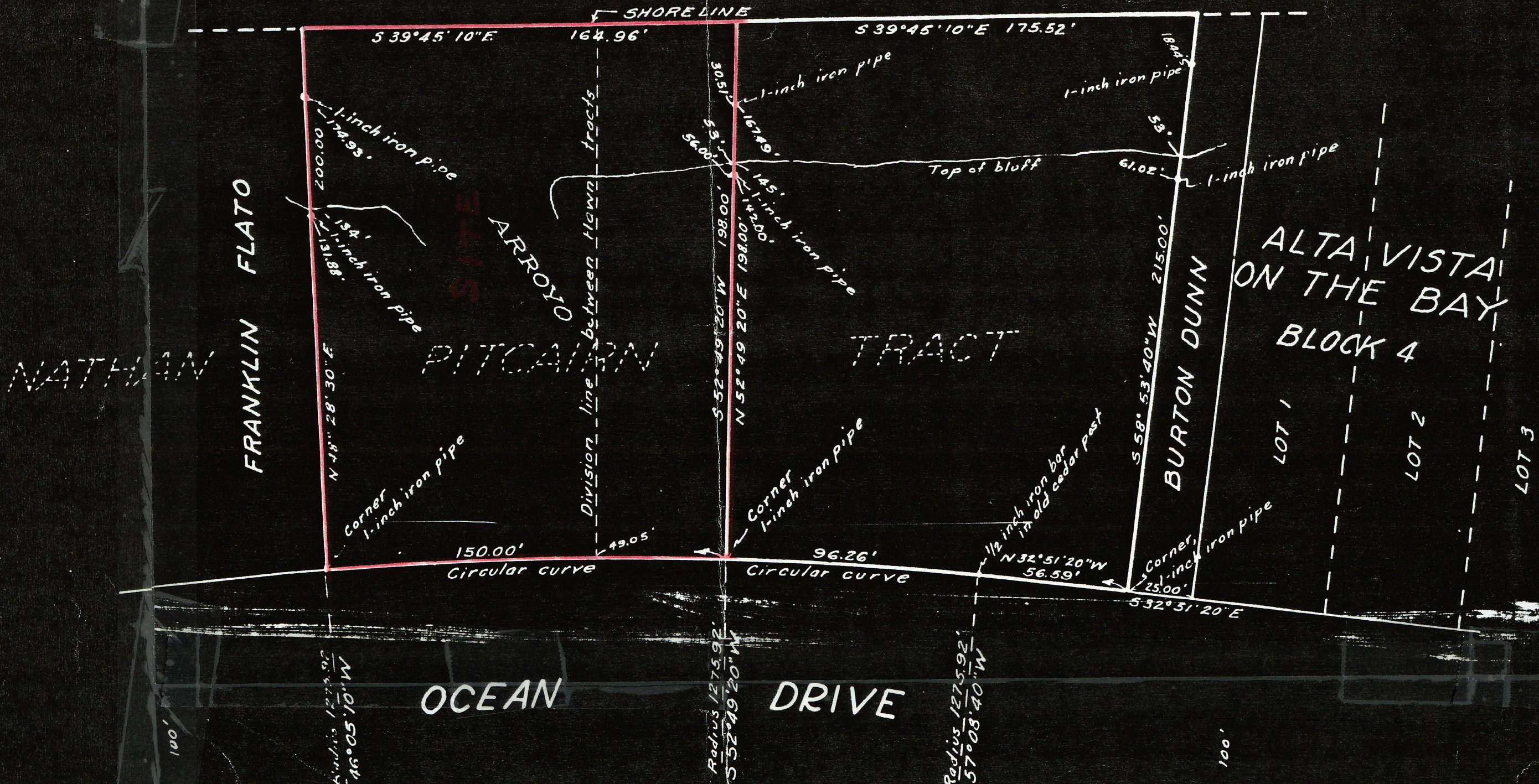
THE STATE OF TEXAS:
COUNTY OF NUECES:
I, Harry L. Hoag, do hereby certify that the above and foregoing map is true and correct and reflects actual surveys made by me upon the ground.
This 20th day of July, 1950
Harry L. Hoag
HARRY L. HOAG

SURVEY OF HAWN PROPERTIES
Surveyed and Mapped by Harry L. Hoag, C.E.
Scale: 1" = 100'
July, 1950

10-1878

SCALE 1 INCH = 40 FEET

CORPUS CHRISTI BAY



page 176, for the west corner of this tract, whence a point, the west corner of said Pitcairn tract, is reached by running northwesterly along said circular curve of 1275.92 feet radius, 13.02 feet, and thence along a straight course, tangent to said circular curve, N. 44° 30' 00" W. 162.00 feet; and whence the centerpoint for said circular curve bears S. 46° 05' 10" W. 1275.92 feet, -

Thence N. 48° 28' 30" E., across said Pitcairn tract with the southeast boundary line of said Flato purchase, - at 131.88 feet, a 1-inch iron pipe set flush with ground; at 134 feet, top of the bluff along Corpus Christi Bay; at 174.93 feet a 1-inch iron pipe set flush with the ground, - in all, 200.00 feet to a point on the southwest shoreline of Corpus Christi Bay, for the north corner of this tract, being a shoreline corner, subject to change in position as a result of shoreline changes, -

Thence, with said southwest shoreline of Corpus Christi Bay (this boundary being subject to change in position as a result of shoreline changes), S. 39° 45' 10" E. 164.96 feet to a point for the east corner of this tract (being a shoreline corner, subject to change in position as a result of shoreline changes), whence the present east shoreline corner of said Pitcairn tract and of said Hawn purchase bears S. 39° 45' 10" E. 175.52 feet, -

Thence S. 52° 49' 20" W., along a line radial to said curve of the west boundary line of Ocean Drive, - at 30.51 feet, a 1-inch iron pipe set flush with ground; at 53 feet, top of said bluff along the southwest margin of Corpus Christi Bay; at 56.00 feet, a 1-inch iron pipe set flush with the ground, - in all, 198.00 feet to the place of beginning;

together with all the littoral, riparian and shore rights thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the conditions, restrictions, covenants and reservations herein contained and referred to, unto the said Conrad M. Blucher, his heirs and assigns, forever, provided, however, that said Grantee hereby assumes and agrees to pay all ad valorem taxes against said tract of land conveyed hereby for the year 1953. And for the same considerations, I, the said John D. Hawn, do hereby bind myself, my heirs, executors and administrators to WARRANT and FOREVER DEFEND all and singular the said premises, subject to the conditions, restrictions, covenants and reservations herein contained and referred to, unto the said Conrad M. Blucher, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof; except that I do not warrant against any ad valorem taxes assessed against the tract of land conveyed hereby, for the year 1953, said 1953 ad valorem taxes against said tract of land having been hereinabove assumed by the Grantee herein.

Dated July 7, 1953

VOL 661 PAGE 256

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF NUECES

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN D. HAWN, of Nueces County, Texas, not joined by my wife for the reason that none of the property herein conveyed constitutes any part of our homestead, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to me in hand paid by the Grantee hereinafter named, the receipt and sufficiency of which are hereby acknowledged, have GRANTED, SOLD and CONVEYED, and do by these presents GRANT, SELL and CONVEY unto Conrad M. Blucher of Nueces County, Texas, subject to the conditions, restrictions, covenants and reservations hereinafter contained and referred to, that certain tract of land situated in Nueces County, Texas, described as follows, to-wit:

A tract of land situated in Nueces County, Texas, and in the City of Corpus Christi, about 3 miles S. 20° E. from the County Courthouse, on the waters of Corpus Christi Bay, being a part of the south portion of a tract of land conveyed to Nathan Pitcairn by W. E. Pope and wife, Lucile S. Pope, by deed dated October 28, 1937, and recorded in the Deed Records of said Nueces County in Volume 235 at page 197, out of Subdivision "A" of the W. E. Pope Resubdivision of Portions of Port Aransas Cliffs, a real estate subdivision shown by map of record in the office of the County Clerk of said Nueces County, in Map Book 4 at page 57. Said tract, surveyed and herein described, embraces the northwest portion of a tract of land conveyed to John D. Hawn by Nathan Pitcairn by deed dated April 12, 1949, and recorded in the Deed Records of said Nueces County in Volume 427 at page 571, and the southeast portion of a tract of land conveyed to John D. Hawn by Nathan Pitcairn by deed dated April 12, 1949, and recorded in the Deed Records of said Nueces County in Volume 427 at page 575, and has a total frontage of 150.00 feet along the northeast margin of Ocean Drive, being described by metes and bounds, as surveyed, as follows:

Beginning at a 1-inch iron pipe set flush with the ground in the curved northeast boundary line of a 100-foot street known as Ocean Drive and southwest boundary line of said Hawn land acquired from Nathan Pitcairn, for the south corner of this tract, whence a point, the south corner of said Pitcairn tract and of said Hawn purchase, is reached by running southeasterly, along a circular curve of 1275.92 feet radius, 96.26 feet, and thence along a straight course, tangent to said circular curve, S. 32° 51' 20" E. 56.59 feet; and whence the centerpoint for said circular curve bears S. 52° 49' 20" W. 1275.92 feet, -

Thence northwesterly, with the northeast boundary line of said Ocean Drive and southwest boundary line of said Pitcairn tract and of said Hawn land, curve left along a circular curve of 1275.92 feet radius, - at 49.05 feet, the west corner of one and south corner of the other of said two Hawn tracts acquired on April 12, 1949, from Nathan Pitcairn, - in all, 150.00 feet to a 1-inch iron pipe set flush with the ground, the south corner of a tract of land conveyed to Franklin Flato by John D. Hawn by deed dated May 25, 1951, and recorded in the Deed Records of said Nueces County in Volume 519 at

10187

NO 30

41-05-20
 182-11-00
 273-17-00
 364-22-40
 91-05-40

77-07-40
 194-16-00
 241-19-20
 387-32-00
 91-08-00

26-58-20
 175-57-00
 265-58-40
 347-54-20
 81-58-35

13-38-00
 27-16-00
 40-54-20
 54-32-00
 13-38-00

28-08-00
 56-16-00
 28-08-00

148
 113

87-17-30
 88-52
 113

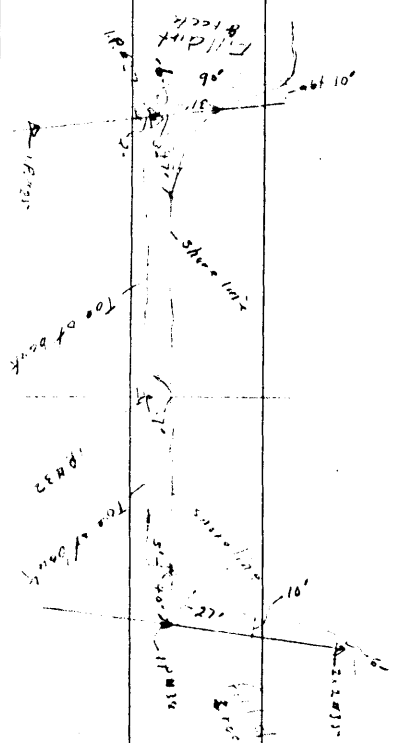
37.98

141.06
 278
 48.54

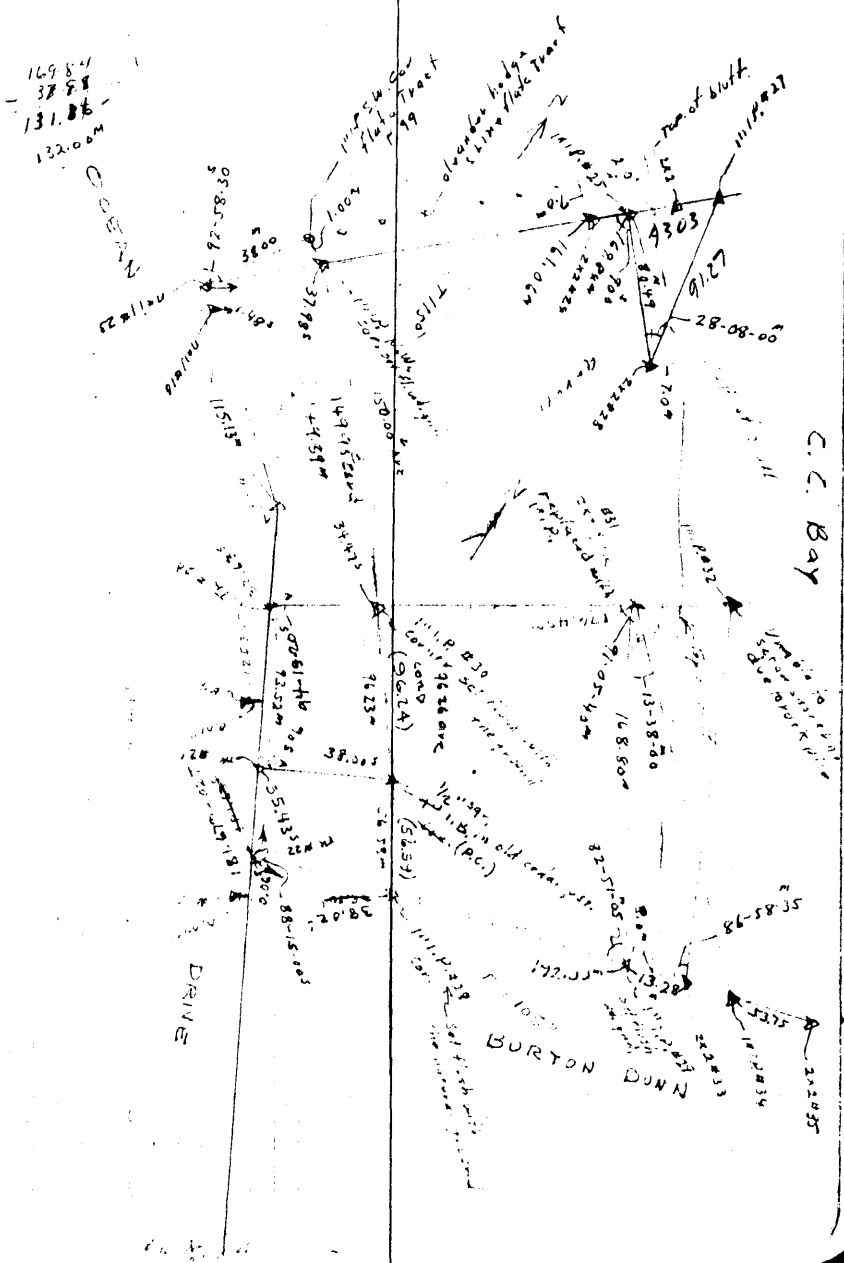
82-50-00
 165-40-20
 248-31-70
 331-22-00

82-50-20
 167-4-20
 248-33-00
 331-24-10

145-42-00
 248-33-20
 331-24-10
 82-50-20



6/23/53
 2144, 161
 211153
 2144, 161
 619163
 2144, 161



2186

NO. 4

SITE

Tobin 5842-39 12-3-58
1" = 500' ±

2-28-84

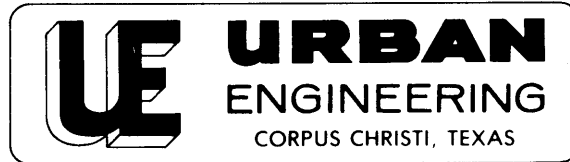
8199-48-099

D. J. W.

NO. 45

SITE

An aerial photograph of a coastal town. The town is built on a peninsula or along a coastline, with a large body of water to the right. The town features a mix of residential and commercial buildings, streets, and parking lots. A prominent road or highway runs along the coast. A label 'SITE' with a line pointing to a specific area on the waterfront is visible. The image is a black and white photograph with some handwritten text and a date in the top left corner.



Job No. 15145.05

P. O. BOX 6355, 2725 SWANTNER
CORPUS CHRISTI, TEXAS 78411 PHONE 854-3101

April 28, 1986

Gary Mauro, Commissioner
General Land Office
1700 North Congress Ave., Room 812
Austin, Texas 78701

Attention: Herman Forbes, Director Survey Division

Dear Herman:

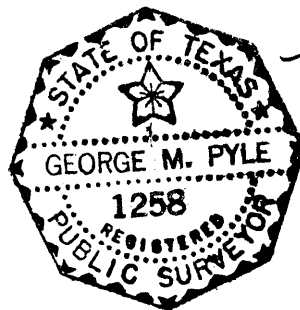
I am herewith submitting a survey and report with exhibits of a tract of land adjoining Corpus Christi Bay State Tract 73. The owner desires General Land Office approval of the shoreline boundary in order to plat the property.

Sincerely,

URBAN ENGINEERING

A handwritten signature in cursive script that reads 'George M. Pyle'.

George M. Pyle, R.P.S. - L.S.L.S.



GMP/ds
Enclosures

Job No. 15145.05
April 28, 1986

Shoreline Survey Report

The property survey is 0.661 acres of land out of Subdivision "A" of the W.E. Pope Resubdivision of Portions of Port Aransas Cliffs a map of which is recorded in Volume 4, Page 57 of the Map Recors of Nueces County, Texas.

The property adjoins State Tract No. 73 in Corpus Christi, Bay.
I am enclosing the following exhibits along with the survey plat:

1. Tobin aerial photo 908-5-96, dated 11-18-31
2. Hary L. Hoag plat, dated July, 1950
3. a) Blucher Engineering Co. survey plat dated June, 1953
b) Fieldnotes of property as conveyed July 17, 1953
c) Field work sketch for Blucher survey
4. Tobin aerial photo 5842-39, dated 12-3-58
5. Tobin aerial photo 8199-48-099, dated 2-28-84

The South boundary of this survey is the North boundary of a tract on which you approved the shoreline by letter dated July 11, 1979 and filed as Nueces County Rolled Sketch No. 57.

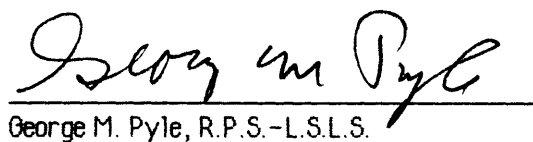
A small portion of the South and of this shoreline is the natural shoreline but most of it has been influenced by the lot adjoining this tract on the Northwest side. This adjoining lot was either filled in or preserved in 1953 or before. The field work sketch (see Exhibit 3C) has a notation of "Fill Dirt and Rock" on this adjoining lot and also the same notation on the adjoining lot on the Southeast of the tract filed as Nueces County Rolled Sketch No. 57.

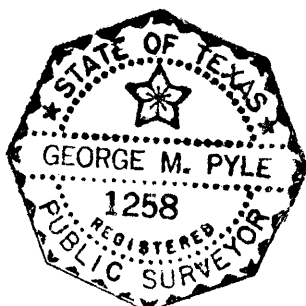
In 1931 (Exhibit No. 1) there was by scale approximately 300 feet of land between Ocean Drive and the shoreline and all the land which now exists on the lot to the Northwest of the tract being surveyed was, in 1931, natural and belonged to the littoral owner. I was unable to find out if the lot to the Northwest had been filed or preserved. The Blucher notes (Exhibit No. 30) do not state whether the fill was in upland or submerged land. It was upland in 1931 and could have been preserved as such but I have found no proof whether it was or not.

I have based my shoreline on the premise that it was filled in submerged land. I used the natural shoreline until it intersected the 1953 shoreline (Exhibit 3A) and then followed the 1953 shoreline. This solution assumes that the triangle of land between the 1953 shoreline and the shoreline on the Northwest side of my tract was caused by unnatural accretion due to the filled in lot on the Northwest side of my tract and is not included in my survey.

The natural portion of the shoreline was established at an elevation of 1.0 foot, N.G.V.D., which is according to information (preliminary datum dated 3-20-85) I received from N.O.A.A. on 1-15-86.

Signed:


George M. Pyle, R.P.S.-L.S.L.S.



Garry Mauro
Commissioner
General Land Office



May 7, 1986

Urban Engineering
P. O. Box 6355
Corpus Christi, TX 78411

Attention: George M. Pyle

Re: Shoreline Survey of Lot out of Subdivision
"A" of the W. E. Pope Resubdivision of
Portions of Port Aransas Cliffs (See map
in Vol. 4, page 57 of the Map Records of
Nueces County, Texas.

Dear Mr. Pyle:

Your report, plat and exhibits were delivered to this office on May 2, 1986.

This office accepts the shoreline locations as shown on your Job No. 15145.05 as the correct line between submerged lands belonging to the Permanent School Fund and uplands privately owned based upon the elevation of 1.0 foot (NGVD) for Mean High Water.

The above items have been filed as Nueces County Rolled Sketch No. 105.

Sincerely,

A handwritten signature in cursive script that reads "Herman Forbes".

Herman Forbes
Director, Surveying Division

HF:sjr