

OTHER MATTERS AFFECTING SUBJECT PROPERTY
 Vol. 795, Pg. 323, D.R.N.C.T. - 30' pipeline Right Of Way (no course stated) situated in Lots 8, 9, 10, Section 32, Flour Bluff & Encinal Farm & Garden Tracts. - non locatable

- NOTES:**
- Bearings are based on the Texas Coordinate System of 1983 (South Zone) and referenced to the monumented northwest boundary line of this tract.
 - Distances shown hereon are surface. All measured distances are in varas with feet in parentheses. Record distances, shown in brackets, are in feet.
 - Coordinates shown hereon are grid, based on the Texas Coordinate System of 1983, (South Zone) and referenced to National Geodetic Survey (NGS) Monument "SP 071".
 - To calculate grid distances, divide surface distance by a scale factor of 0.99996196.

$$\left(\text{Grid Distance} = \frac{\text{Surface Distance}}{0.99996196} \right)$$

- Boundaries, easements and other matters as shown hereon determined with the aid of Abstractors Report File No. 16734-AR, provided by First American Title Insurance Company of Texas, and dated September 26, 2002. Easements and other matters have not been researched prior to 1955.
- Public record of easements or right-of-ways for existing overhead power transmission lines (shown hereon) and various oil industry related facilities (not shown hereon), not located as of date of survey.
- All references to record data [Record = ***] indicate information as cited in Volume 712, Page. 423, Deed Records of Nueces County, Texas.
- This survey was performed in accordance with Section 33.136, Natural Resources Code, for the purpose of evidencing the location of the shoreline in the area depicted in this survey as that shoreline existed before commencement of erosion response activity, as required by Chapter 33, Natural Resources Code. The line depicted on this survey fixes the shoreline boundary, subject to movement landward as provided by Section 33.136, Natural Resources Code.
- The shoreline, located at mean higher highwater, was determined from observations of a temporary staff installed at the project site and compared to concurrent readings observed by the Conrad Blucher Institute for Surveying and Science at Tide Gauge "001: Naval Air Station", datum information for tide gauge available at www.cbi.tamucc.edu
- Lines L1 & L2 of the shoreline portion of this survey are determined from review of dated aerial photography. Reference Texas General Land Office File-Rid. Sk. 71, Item Nos.: Rid. Sk. 71-A (1934) & Rid. Sk. 71-B (1950).
- Area = 627,880.52 square varas (111,222 acres)
- Littoral Owner: Carr Oil Co., et al.
- By graphic plotting only, this property lies within Zone "A13 (E1 10)" (areas of 100-year flood; base flood elevations and flood hazard factors determined,) and Zone "B" (areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile, or areas protected by levees from the base flood.) as defined by the Federal Emergency Management Agency and shown on Flood Insurance Rate Map, Community Panel Number 485464-0315-D, City of Corpus Christi, Texas, bearing a revised date of August 3, 1989.

LINE	BEARING	DISTANCE
L1	S 20°07'45" W	52.41v (145.59')
L2	S 68°13'37" W	76.37v (212.14')
L3	S 39°56'16" W	32.25v (89.58')
L4	S 45°20'39" W	21.44v (59.57')
L5	S 67°01'39" W	20.65v (57.37')
L6	N 52°22'13" W	29.20v (81.12')
L7	S 10°28'21" E	15.36v (42.68')
L8	S 72°15'05" W	38.71v (107.52')
L9	N 45°39'28" W	21.57v (59.92')
L10	S 70°02'46" W	12.76v (35.49')
L11	N 83°48'52" W	12.47v (34.64')
L12	N 46°08'19" W	9.82v (27.29')
L13	N 87°58'20" W	15.91v (44.20')
L14	S 22°30'56" W	11.19v (31.09')
L15	S 43°10'04" W	46.66v (129.61')
L16	S 70°17'49" W	37.14v (103.16')
L17	S 78°49'32" W	25.67v (71.31')
L18	N 61°54'29" W	16.63v (46.20')
L19	N 65°50'51" W	8.75v (24.29')
L20	S 89°48'18" W	12.06v (33.51')
L21	N 77°08'39" W	18.14v (50.39')
L22	N 76°06'38" W	20.83v (57.86')
L23	S 74°31'57" W	18.33v (50.92')
L24	S 57°13'06" W	16.71v (46.42')
L25	S 58°59'09" W	21.55v (59.86')
L26	S 68°12'32" W	30.46v (84.60')
L27	S 52°22'33" W	34.25v (95.13')
L28	S 52°13'50" W	68.91v (191.41')
L29	S 62°02'16" W	32.88v (91.33')
L30	S 66°29'06" W	96.60v (268.33')
L31	S 77°32'50" W	36.09v (100.26')
L32	N 67°10'08" W	41.46v (115.16')
L33	N 79°09'08" W	32.49v (90.25')
L34	N 84°40'34" W	42.57v (118.24')
L35	N 75°28'13" W	30.72v (85.34')
L36	S 87°12'05" W	19.65v (54.58')
L37	N 76°39'15" W	49.48v (137.45')
L38	N 74°38'11" W	51.44v (142.90')
L39	N 68°44'00" W	21.70v (60.29')
L40	N 63°27'57" W	60.14v (167.05')
L41	N 77°07'00" W	30.67v (85.19')

TEXAS GENERAL LAND OFFICE
 Art. 33.136, Natural Resources Code
 Co. NUECES - Sketch No. 10
 File Date L-6-2006 by D.J.H.
 See Small Format for add'l info.

SURVEY OF

Two tracts of land situated in and out of the Flour Bluff & Encinal Farm & Garden Tracts, Nueces County, Texas being:

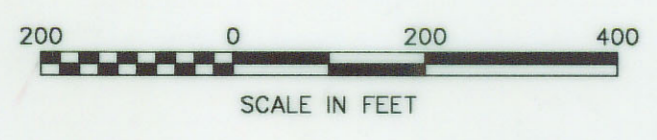
TRACT 1
 77.707 acres out of portions of Lots 5, 6, 7, 8, 9 & 10, Section 32, Flour Bluff & Encinal Farm & Garden Tracts, a map of which is recorded in Volume A, Pages 41 thru 43, of the Map Records of Nueces County, Texas, inclusive of that certain forty (40) foot wide railroad right-of-way (now abandoned), described in Volume 292, Page 221, of the Deed Records of Nueces County, Texas.

TRACT 2
 33.515 acres out of portions of Lots 8, 9, 10, 19 and 20, Section 32, Flour Bluff & Encinal Farm & Garden Tracts, a map of which is recorded in Volume A, Pages 41 thru 43, of the Map Records of Nueces County, Texas.

I, David A. Pyle, LICENSED STATE LAND SURVEYOR, do hereby certify that the foregoing shoreline and boundary survey was made by me on the ground and that the limits, boundaries and corners, natural and artificial are as described hereon.

Pyle & Associates, Inc.
 David A. Pyle, L.S.L.S.
 Date: June 14, 2004

PYLE & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
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 CORPUS CHRISTI, TEXAS 78411
 PHONE # (361) 983-1191
 FAX # (361) 985-0987



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P.O. Box 81343
Corpus Christi, TX 78468
Voice: (361) 993-4191
Fax: (361) 985-0967

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Pyle & Associates, Inc.

December 9, 2004

Mr. Ben Thomson, R.P.L.S., L.S.L.S.
Texas General Land Office
1700 North Congress Ave, Room 840
Austin, TX 78701

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. NUECES, ^{small format} Sketch No. 107A
File Date 1-6-2006 by D.J.H.

Re: Survey on Cayo Del Oso in Nueces County, Texas.

Mr. Thomson:

I am submitting herewith, a survey of 111.222 acres, shown as two tracts of land and situated along the Cayo Del Oso, in Nueces County. The eastern boundary of this property is the shoreline along the adjacent submerged lands, designated as Cayo Del Oso, Tract B. The shoreline, as shown on the attached map, was established along the line of mean high water.

The subject property is being purchased by the City of Corpus Christi for future preservation and recreational purposes. Other agencies participating in the transaction are the Coastal Bend Bays and Estuaries Program and the Coastal Bend Land Trust. It is our understanding that this purchase is partially funded by the Texas General Land Office (GLO).

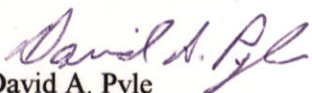
I am filing the attached survey on behalf of the City of Corpus Christi. An earlier version of this survey was submitted for review by your office, through the Asset Management Division. The previous map was submitted as a single tract which since has been subdivided into two tracts, as shown on the attached drawing.

In addition to the map, we are providing printouts of our independent closures in both varas and feet, along with a copy of an aerial photograph of the site dated 2003. Additional photos reviewed for this project are filed in the GLO files as Nueces County, Rolled Sketches 71-A (dated 1934) and 71-B (dated 1950).

If you require additional information or assistance please feel free to contact us.

Respectfully:

Pyle & Associates, Inc.


David A. Pyle
Licensed State Land Surveyor



City of Corpus Christi
2003

NUECES Co. NRC Art. 33.136 SKETCH 10-B

Counter 83528

Select figure: Figure Name: 2224-VARAS

Arc Length: 175.33 Radius: 575.00 Delta: 17-28-16

Course: S 23-39-34 E Distance: 531.31

Arc Length: 316.09 Radius: 542.94 Delta: -33-21-23

Course: S 20-07-45 W Distance: 52.41

Course: S 68-13-37 W Distance: 76.37

Course: S 39-56-16 W Distance: 32.25

Course: S 45-20-39 W Distance: 21.44

Course: S 67-01-39 W Distance: 20.65

Course: N 52-22-13 W Distance: 29.20

Course: S 10-28-21 E Distance: 15.36

Course: S 72-15-05 W Distance: 38.71

Course: N 45-39-28 W Distance: 21.57

Course: S 70-02-46 W Distance: 12.78

Course: N 83-46-52 W Distance: 12.47

Course: N 46-08-19 W Distance: 9.82

Course: N 87-58-20 W Distance: 15.91

Course: S 22-30-56 W Distance: 11.19

Course: S 43-10-04 W Distance: 46.66

Course: S 70-17-49 W Distance: 37.14

Course: S 78-49-32 W Distance: 25.67

Course: N 81-54-29 W Distance: 16.63

Course: N 65-50-51 W Distance: 8.75

Course: S 89-48-18 W Distance: 12.06

Course: N 77-08-39 W Distance: 18.14

Course: N 76-06-38 W Distance: 20.83

Course: S 74-31-57 W Distance: 18.33

Course: S 57-13-06 W Distance: 16.71

Course: S 58-59-09 W Distance: 21.55

Course: S 68-12-32 W Distance: 30.46

Course: S 52-22-33 W Distance: 34.25

Course: S 52-13-50 W Distance: 68.91

Course: S 62-02-16 W Distance: 32.88

Course: S 66-29-06 W Distance: 96.60

Course: S 77-32-50 W Distance: 36.09

Course: N 87-10-08 W Distance: 41.46

Course: N 79-09-08 W Distance: 32.49

Course: N 84-40-34 W Distance: 42.57

Course: N 75-28-13 W Distance: 30.72

Course: S 87-12-05 W Distance: 19.65

Course: N 76-39-15 W Distance: 49.48

Course: N 74-38-11 W Distance: 51.44

Course: N 68-44-00 W Distance: 21.70

Course: N 63-27-57 W Distance: 60.14

Course: N 77-07-00 W Distance: 30.67

Course: N 28-38-26 E Distance: 1264.04

NUCES Co. NRC ART. 33.136 SK. 10-~~1~~

Perimeter: 3578.88

Area: 627879.27

14.41 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.002

Course: N 86-43-33 W

Precision 1: 2221719.45

Select figure: Figure Name: 2224-FEET

Arc Length: 487.03 Radius: 1597.21 Delta: 17-28-16

Course: S 23-39-34 E Distance: 1475.85

Arc Length: 878.02 Radius: 1508.16 Delta: -33-21-23

Course: S 20-07-45 W Distance: 145.59

Course: S 68-13-37 W Distance: 212.14

Course: S 39-56-16 W Distance: 89.58

Course: S 45-20-39 W Distance: 59.57

Course: S 67-01-39 W Distance: 57.37

Course: N 52-22-13 W Distance: 81.12

Course: S 10-28-21 E Distance: 42.68

Course: S 72-15-05 W Distance: 107.52

Course: N 45-39-28 W Distance: 59.92

Course: S 70-02-46 W Distance: 35.49

Course: N 83-46-52 W Distance: 34.64

Course: N 46-08-19 W Distance: 27.29

Course: N 87-58-20 W Distance: 44.20

Course: S 22-30-56 W Distance: 31.09

Course: S 43-10-04 W Distance: 129.61

Course: S 70-17-49 W Distance: 103.16

Course: S 78-49-32 W Distance: 71.31

Course: N 81-54-29 W Distance: 46.20

Course: N 65-50-51 W Distance: 24.29

Course: S 89-48-18 W Distance: 33.51

Course: N 77-08-39 W Distance: 50.39

Course: N 76-06-38 W Distance: 57.86

Course: S 74-31-57 W Distance: 50.92

Course: S 57-13-06 W Distance: 46.42

Course: S 58-59-09 W Distance: 59.86

Course: S 68-12-32 W Distance: 84.60

Course: S 52-22-33 W Distance: 95.13

Course: S 52-13-50 W Distance: 191.41

Course: S 62-02-16 W Distance: 91.33

Course: S 66-29-06 W Distance: 268.33

Course: S 77-32-50 W Distance: 100.26

Course: N 87-10-08 W Distance: 115.16

NUECES Co. NRC ART. 33.136 SK. 10-~~2~~7

Course: N 79-09-08 W	Distance: 90.25
Course: N 84-40-34 W	Distance: 118.24
Course: N 75-28-13 W	Distance: 85.34
Course: S 87-12-05 W	Distance: 54.58
Course: N 76-39-15 W	Distance: 137.45
Course: N 74-38-11 W	Distance: 142.90
Course: N 68-44-00 W	Distance: 60.29
Course: N 63-27-57 W	Distance: 167.05
Course: N 77-07-00 W	Distance: 85.19
Course: N 28-38-26 E	Distance: 3511.24

Perimeter: 9941.38

Area: 4844822.71 111.22 acres
 Mapcheck Closure - (Uses listed courses & COGO Units)
 Error of Closure: 0.034 Course: S 22-58-51 E
 Precision 1: 290828.71

Select figure: Figure Name: 2224-TRACT-1-VARAS

Arc Length: 175.33 Radius: 575.00 Delta: 17-28-16

Course: S 23-39-34 E Distance: 531.31

Arc Length: 316.09 Radius: 542.94 Delta: -33-21-23

Course: S 20-07-45 W	Distance: 52.41
Course: S 68-13-37 W	Distance: 76.37
Course: S 39-56-16 W	Distance: 32.25
Course: S 45-20-39 W	Distance: 21.44
Course: S 67-01-39 W	Distance: 20.65
Course: N 52-22-13 W	Distance: 29.20
Course: S 10-28-21 E	Distance: 15.36
Course: S 72-15-05 W	Distance: 38.71
Course: N 45-39-28 W	Distance: 21.57
Course: S 70-02-46 W	Distance: 12.78
Course: N 83-46-52 W	Distance: 12.47
Course: N 46-08-19 W	Distance: 9.82
Course: N 87-58-20 W	Distance: 15.91
Course: S 22-30-56 W	Distance: 11.19
Course: S 43-10-04 W	Distance: 46.66
Course: S 70-17-49 W	Distance: 37.14
Course: S 78-49-32 W	Distance: 25.67
Course: N 81-54-29 W	Distance: 16.63
Course: N 65-50-51 W	Distance: 8.75
Course: S 89-48-18 W	Distance: 12.06
Course: N 77-08-39 W	Distance: 18.14
Course: N 42-50-41 W	Distance: 169.32

NUECES Co. NRC ART. 33.136 Sk. 10-~~8~~-~~3~~

Course: N 61-21-34 W Distance: 419.80
Course: N 28-38-26 E Distance: 812.75

Perimeter: 2959.78

Area: 438674.61 10.07 acres

Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.009 Course: S 39-23-11 W
Precision 1: 323084.62

Select figure: Figure Name: 2224-TRACT-1-FEET

Arc Length: 487.03	Radius: 1597.21	Delta: 17-28-16
Course: S 23-39-34 E	Distance: 1475.85	
Arc Length: 878.02	Radius: 1508.16	Delta: -33-21-23
Course: S 20-07-45 W	Distance: 145.59	
Course: S 68-13-37 W	Distance: 212.14	
Course: S 39-56-16 W	Distance: 89.58	
Course: S 45-20-39 W	Distance: 59.57	
Course: S 67-01-39 W	Distance: 57.37	
Course: N 52-22-13 W	Distance: 81.12	
Course: S 10-28-21 E	Distance: 42.68	
Course: S 72-15-05 W	Distance: 107.52	
Course: N 45-39-28 W	Distance: 59.92	
Course: S 70-02-46 W	Distance: 35.49	
Course: N 83-46-52 W	Distance: 34.64	
Course: N 46-08-19 W	Distance: 27.29	
Course: N 87-58-20 W	Distance: 44.20	
Course: S 22-30-56 W	Distance: 31.09	
Course: S 43-10-04 W	Distance: 129.61	
Course: S 70-17-49 W	Distance: 103.16	
Course: S 78-49-32 W	Distance: 71.31	
Course: N 81-54-29 W	Distance: 46.20	
Course: N 65-50-51 W	Distance: 24.29	
Course: S 89-48-18 W	Distance: 33.51	
Course: N 77-08-39 W	Distance: 50.39	
Course: N 42-50-41 W	Distance: 470.32	
Course: N 61-21-34 W	Distance: 1166.11	
Course: N 28-38-26 E	Distance: 2257.64	

Perimeter: 8221.64

Area: 3384904.66 77.71 acres

Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.013 Course: S 48-18-05 E

NUECES Co. NRC ART. 33.136 SK. 10-~~C-4~~

Precision 1: 627934.25

Select figure: Figure Name: 2224-TRACT-2-VARAS

Course: S 61-21-34 E	Distance: 419.80
Course: S 42-50-41 E	Distance: 169.32
Course: N 76-06-38 W	Distance: 20.83
Course: S 74-31-57 W	Distance: 18.33
Course: S 57-13-06 W	Distance: 16.71
Course: S 58-59-09 W	Distance: 21.55
Course: S 68-12-32 W	Distance: 30.46
Course: S 52-22-33 W	Distance: 34.25
Course: S 52-13-50 W	Distance: 68.91
Course: S 62-02-16 W	Distance: 32.88
Course: S 66-29-06 W	Distance: 96.60
Course: S 77-32-50 W	Distance: 36.09
Course: N 87-10-08 W	Distance: 41.46
Course: N 79-09-08 W	Distance: 32.49
Course: N 84-40-34 W	Distance: 42.57
Course: N 75-28-13 W	Distance: 30.72
Course: S 87-12-05 W	Distance: 19.65
Course: N 76-39-15 W	Distance: 49.48
Course: N 74-38-11 W	Distance: 51.44
Course: N 68-44-00 W	Distance: 21.70
Course: N 63-27-57 W	Distance: 60.14
Course: N 77-07-00 W	Distance: 30.67
Course: N 28-38-26 E	Distance: 451.29

Perimeter: 1797.34

Area: 189204.45 4.34 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.008 Course: N 30-22-52 E

Precision 1: 216179.98

Select figure: Figure Name: 2224-TRACT-2-FEET

Course: S 61-21-34 E	Distance: 1166.11
Course: S 42-50-41 E	Distance: 470.32
Course: N 76-06-38 W	Distance: 57.86
Course: S 74-31-57 W	Distance: 50.92
Course: S 57-13-06 W	Distance: 46.42
Course: S 58-59-09 W	Distance: 59.86
Course: S 68-12-32 W	Distance: 84.60

NUECES Co. NRC ART. 33.136 SK. 10-C-5

Course: S 52-22-33 W	Distance: 95.13
Course: S 52-13-50 W	Distance: 191.41
Course: S 62-02-16 W	Distance: 91.33
Course: S 66-29-06 W	Distance: 268.33
Course: S 77-32-50 W	Distance: 100.26
Course: N 87-10-08 W	Distance: 115.16
Course: N 79-09-08 W	Distance: 90.25
Course: N 84-40-34 W	Distance: 118.24
Course: N 75-28-13 W	Distance: 85.34
Course: S 87-12-05 W	Distance: 54.58
Course: N 76-39-15 W	Distance: 137.45
Course: N 74-38-11 W	Distance: 142.90
Course: N 68-44-00 W	Distance: 60.29
Course: N 63-27-57 W	Distance: 167.05
Course: N 77-07-00 W	Distance: 85.19
Course: N 28-38-26 E	Distance: 1253.60

Perimeter: 4992.60

Area: 1459886.34 33.51 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.023 Course: S 08-54-49 E

Precision 1: 216706.33

NUECES Co. NRC ART. 33.136 SK. 10-~~0-6~~