

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EASEMENT

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF NUECES §

THAT **ISLAND HOUSE COUNCIL OF CO-OWNERS, INC.** whose address is 15340 Leeward Drive, Corpus Christi, Texas 78418 (Grantor) in consideration of the Grantee maintaining the Michael J. Ellis Seawall ("Seawall"), does hereby grant to the **CITY OF CORPUS CHRISTI**, 1201 Leopard Street, Corpus Christi, Nueces County, Texas 78401 (Grantee), a Texas Home Rule municipal corporation, its successors and legal representatives, the free and uninterrupted use, liberty, privilege, and easement of going in, on, over, under and along certain tracts of land situated in Nueces County, Texas and being described as follows:

See the metes and bounds property description for EASEMENT attached and incorporated as "Exhibit A" and a map showing the location of the EASEMENT and MAINTENANCE EASEMENTS is attached and incorporated as "Exhibit B" ("Premises").

Together with the free ingress, egress, and regress to and for the Grantee, all for the purpose of erecting, constructing, installing, laying, replacing, servicing, repairing, using, maintaining, inspecting, reconstructing, modifying, removing, operating and keeping a retaining wall for erosion control and pedestrian use in, on, over, under, and along the Premises, and including any deadman, cable or other subsurface structure supporting the Seawall that extends west or east of the Premises.

Grantor further assigns all rights to the Seawall improvements to Grantee and restricts Grantee's use of the easement as follows:

- No fences, walls, permanent structures, utilities, or lighting, other than the Seawall, will be constructed within the Easement without prior approval of the adjacent property owner.
- No utility cables, lines or wires will be erected above ground.
- Stair hand railings on the Seawall will be maintained by the Grantee to afford pedestrian access to the beach adjoining the Seawall.
- Practicable and continuous means of beach access will be maintained during construction.
- The maintenance easements behind the Seawall will be used to build, maintain, repair, or rebuild the Seawall with no permanent structures located thereon.
- The maintenance easements will be returned to their original condition following any use of the easements.
- No person or business will be issued a permit or franchise by Grantee to conduct business on the Seawall.
- Grantee will provide two weeks of notice prior to the start of construction activities.

TO HAVE AND TO HOLD, all and singular, the rights and privileges aforesaid to Grantee its successors, legal representatives, franchisees and the public, for the proper use as a public easement.

GRANTOR

The persons signing this easement conveyance as Grantor, or signing on behalf of the Grantor, represents, warrants, and guarantees that they are the Grantor or have the authority to act on behalf of the Grantor for the purpose and consideration stated.

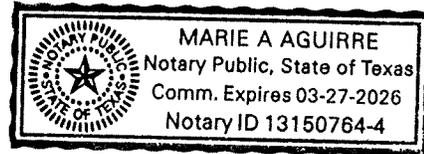
By: Gerald C. Carruth

Printed name: Gerald C. Carruth

Title: President, Island House Council of Co-Owners, Inc.

THE STATE OF TEXAS §

COUNTY OF NUECES §



This instrument was acknowledged before me on November 18, 2024, by Gerald C. Carruth as President of the Island House Council of Co-Owners, Inc. in said capacity and on behalf of said Texas Nonprofit Corporation.

Marie A Aguirre

Notary Public in and for the State of Texas

ACCEPTED for the City of Corpus Christi, Texas, a municipal corporation and body politic under the laws of the State of Texas, on November 18, 2024.

GRANTEE

CITY OF CORPUS CHRISTI, TEXAS
Department of Engineering Services
P. O. Box 9277
Corpus Christi, Texas 78469-9277

Jeff H. Edmonds. P.E.
Director of Engineering Services

APPROVED AS TO LEGAL FORM, THIS _____ DAY OF _____, 2024.

For THE CITY ATTORNEY

By: Janet Whitehead, Assistant City Attorney
CITY LEGAL DEPARTMENT

DECLARATION OF CONDOMINIUM
OF
ISLAND HOUSE
OF
PADRE ISLAND, TEXAS



For the purpose of establishing a condominium regime subject to the provisions of Vernen's Annotated Civil Statutes of the State of Texas, Art. 1301a, Seashore Investments, Inc., a Texas corporation, herein called "Developer", for itself, its successors, grantees and assigns, hereby makes this Declaration of Condominium, and for such purpose, Developer does hereby make the declarations hereinafter set forth, and Developer hereby submits (and expresses its desire to submit) the following described land together with all buildings and improvements thereon erected, or to be erected and completed, to the condominium form of ownership in accordance with the provisions of the Condominium Act of the State of Texas and the provisions of this declaration hereinafter set forth. The description of such land so submitted and dedicated is as follows:

Tract B, Block 42, Padre Island-Corpus Christi, Section A, a subdivision in Nueces County, Texas, which subdivision is shown by map recorded in Volume 33, at pages 97, 98 and 99 of the Map Records of Nueces County, Texas.

Definitions and Description of Project

1.1 Name: The property shall have the name "Island House".

1.2 Definitions:

Bylaws - All references to bylaws herein shall be deemed to include bylaws or other governing rules adopted by the Council as an unincorporated association, and the articles of incorporation and bylaws of the Council as a nonprofit corporation.

Buildings shall initially mean the three buildings erected or to be erected upon the property and shall also include any additional buildings erected thereon.

Building means one of the apartment buildings being erected or to be erected on the above described property.

Common Expenses means the expenses of the project and operation thereof to be borne and shared in common by all of the apartment owners proportionately as set forth herein.



ISLAND HOUSE OF
PADRE ISLAND CONDOMINIUMS
VOL. 4, PG 37
C.R.N.C.T.
TRACT B, BLOCK 42
PADRE ISLAND SECTION A
VOL. 33, PG 99
M.R.N.C.T.

LEGEND

- SUBJECT TRACT
- 10' & 20' MAINTENANCE EASEMENT
- CONCRETE SEAWALL
- P.O.B. POINT OF BEGINNING
- C.R.N.C.T. CONDOMINIUMS RECORDS
NUECES COUNTY, TX
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS
NUECES COUNTY, TX
- M.R.N.C.T. MAP RECORDS OF
NUECES COUNTY, TX
- MONUMENT (AS-NOTED)
- EASEMENT CORNER

NOTES:

ALL BEARINGS AND DISTANCES CONTAINED HEREIN ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), US SURVEY FEET, NORTH AMERICAN DATUM OF 1983 (2011)

A LEGAL DESCRIPTION OF EVEN DATE WITH SEAL AND SIGNATURE ACCOMPANIES THIS PLAT.

THIS PLAT IS INTENDED TO BE USED FOR THE PURPOSE OF OBTAINING AN EASEMENT.

FIELD SURVEY WAS PERFORMED DECEMBER 1ST - 11TH, 2023 AND FEBRUARY 26, 2024.

I CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION.



Registered Professional Land Surveyor
Allen W. Kerley, R.P.L.S. No. 5427

DRAWN BY: CDW APPROVED BY: AWK

DATE: 02/27/2024 JOB NO: 2023.1823

DRAWING NAME: 1-ISLAND CONDOMINIUMS

SHEET NO: 1 OF 3

PROJECTION: TEXAS STATE PLANE SOUTH ZONE
GEO. DATUM: NAD83 | VERT. DATUM: NAVD88
GRID UNITS: US SURVEY FEET

TBPLS #10194575

EASEMENT PLAT

CITY OF CORPUS CHRISTI
NORTH PADRE ISLAND SEA WALL
AN EASEMENT PLAT FOR THE
ISLAND HOUSE OF PADRE ISLAND CONDOMINIUMS
LOCATED IN
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

VICINITY MAP
NOT TO SCALE

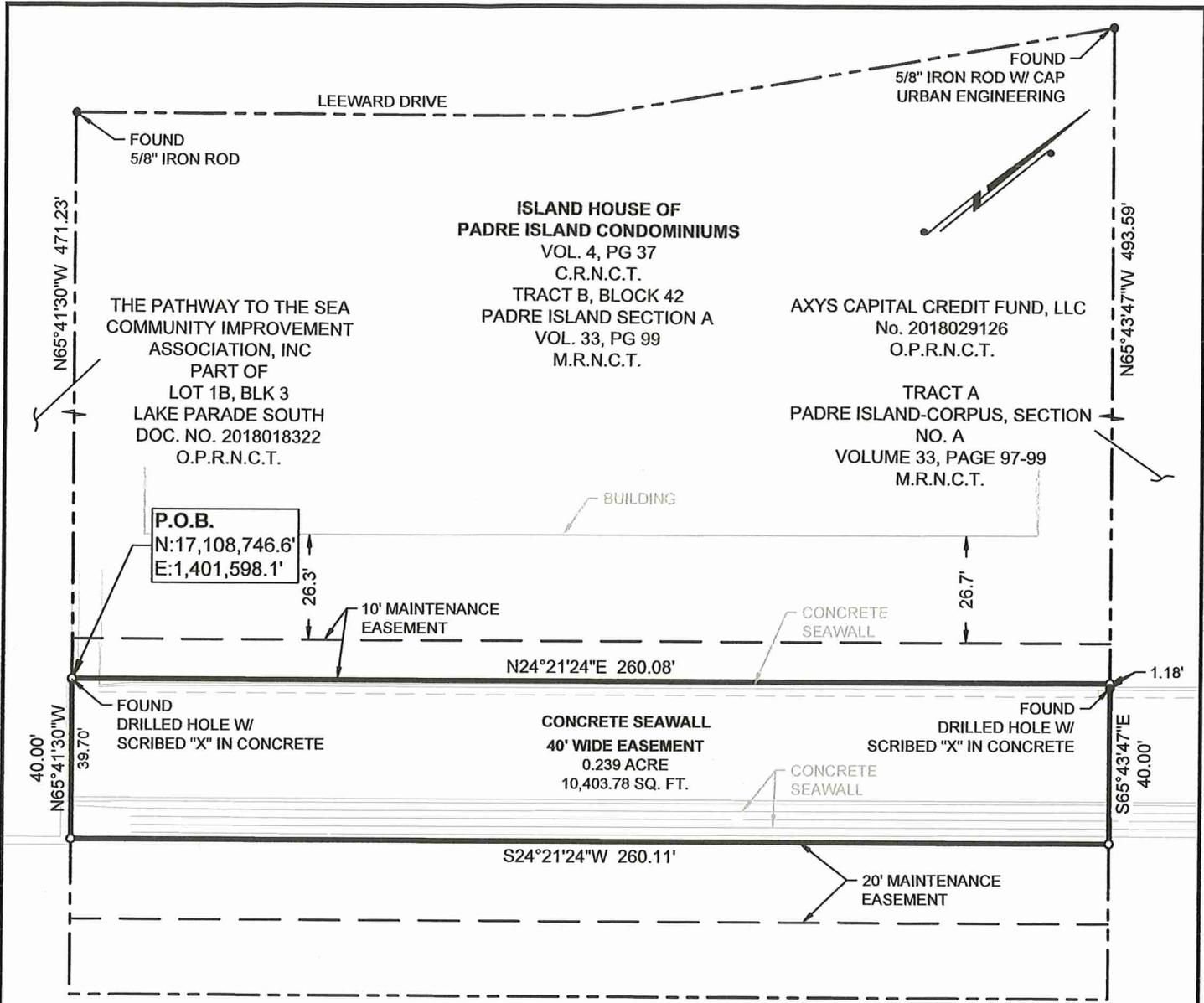


REV. NO: 02 REV. DATE: 04/29/2024 REV. BY: CDW

REVISION DESCRIPTION:
UPDATING MAINTENANCE EASEMENT ON EAST SIDE

P:\Y-2023\2023.1823\DWG\3-4-23-2024\1-EASEMENT DESCRIPTION\1-ISLAND CONDOMINIUMS.DWG

P:\Y-2023\2023-1823\DWG-4-29-2024\1-EASEMENT DESCRIPTION\1-ISLAND CONDOMINIUMS.DWG



NOTES:
 ALL BEARINGS AND DISTANCES CONTAINED HEREIN ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), US SURVEY FEET, NORTH AMERICAN DATUM OF 1983 (2011)

A LEGAL DESCRIPTION OF EVEN DATE WITH SEAL AND SIGNATURE ACCOMPANIES THIS PLAT.

THIS PLAT IS INTENDED TO BE USED FOR THE PURPOSE OF OBTAINING AN EASEMENT.

FIELD SURVEY WAS PERFORMED DECEMBER 1ST - 11TH, 2023 AND FEBRUARY 26, 2024.

- LEGEND**
- SUBJECT TRACT
 - - - 10' & 20' MAINTENANCE EASEMENT
 - CONCRETE SEAWALL
 - P.O.B. POINT OF BEGINNING
 - C.R.N.C.T. CONDOMINIUMS RECORDS NUECES COUNTY, TX
 - O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY, TX
 - M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TX
 - MONUMENT (AS-NOTED)
 - EASEMENT CORNER

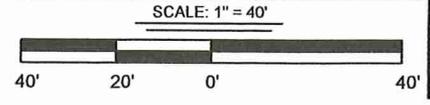
I CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION.



Registered Professional Land Surveyor
 Allen W. Kerley, R.P.L.S. No. 5427

DRAWN BY: CDW	APPROVED BY: AWK
DATE: 02/27/2024	JOB NO: 2023.1823
DRAWING NAME: 1-ISLAND CONDOMINIUMS	
SHEET NO: 2 OF 3	
PROJECTION: TEXAS STATE PLANE SOUTH ZONE GEO. DATUM: NAD83 VERT. DATUM: NAVD88 GRID UNITS: US SURVEY FEET	

EASEMENT PLAT
CITY OF CORPUS CHRISTI
 NORTH PADRE ISLAND SEAWALL
 AN EASEMENT PLAT FOR THE
ISLAND HOUSE OF PADRE ISLAND CONDOMINIUMS
 LOCATED IN
 CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS



TBPLS #10194575

T. BAKER SMITH
 A CENTURY OF SOLUTIONS
 3854 FM 1089
 Aransas Pass, TX 78336
 (361)334-5719 - tbsmith.com

REV. NO: 02	REV. DATE: 04/29/2024	REV. BY: CDW
REVISION DESCRIPTION: UPDATING MAINTENANCE EASEMENT ON EAST SIDE		

**FIELD NOTES FOR A
0.239 ACRE
10,403.78 SQUARE FEET
FORTY (40) FOOT WIDE EASEMENT**

Being a description of a 0.239 (10,403.78 sq. ft.) of an acre, **FORTY (40)** foot wide **EASEMENT** located in the City of Corpus Christi, Nueces County Texas, said easement being upon, over, through and across Island House of Padre Island Condominiums, recorded in Volume 4, Page 37, Condominiums Records of Nueces County Texas (C.R.N.C.T.), said tract being Tract B, Block 42, Padre Island Section A, recorded in Volume 33, Page 97-99, Map Records of Nueces County, Texas (M.R.N.C.T.), said **EASEMENT** being more particularly described as follows:

Beginning at a corner at the common line of said Island House of Padre Island Condominiums tract and a tract conveyed to the Pathway to the Sea Community Improvement Association, Inc., recorded in Document No. 2018018322, Official Public Records of Nueces County Texas (O.P.R.N.C.T.), said tract being part of Lot 1B, Block 3, Lake Padre South, recorded in Document No. 2018018322, O.P.R.N.C.T. from which a 5/8" iron rod found at the common corner of said Island House of Padre Island Condominiums tract and said The Pathway to the Sea Community Improvement Association, Inc. tract, in the southeasterly right-of-way line of Leeward Drive bears N 65°41'30" W, a distance of 471.23 feet, the southwest corner of the herein described easement;

THENCE N 24°21'24" E, across said Island House of Padre Island Condominiums tract, a distance of 260.08 feet to a corner on the common line of said Island House of Padre Island Condominiums tract and tract conveyed to Axys Capital Credit Fund, LLC, recorded in Document No. 2018029126, O.P.R.N.C.T., from which a 5/8" iron rod with cap "Urban Engineering" found at the common corner of said Island House of Padre Island Condominiums tract and said Axys Capital Credit Fund, LLC tract, in the southeasterly right-of-way line of said Leeward Drive bears N 65°43'47" W, a distance of 493.59 feet, the northwest corner of the herein described easement;

THENCE S 65°43'47" E, with the common line of said Island House of Padre Island Condominiums tract and said Axys Capital Credit Fund, LLC tract, passing at a distance of 1.18 feet, a drilled hole with scribed "X" in concrete found, continuing for a total distance of 40.00 feet to a corner on said common line, the northeast corner of the herein described easement;

THENCE S 24°21'24" W, across said Island House of Padre Island Condominiums tract, a distance of 260.11 feet to a corner on the common line of said Island House of Padre Island Condominiums tract and said The Pathway to the Sea Community Improvement Association, Inc. tract, the southeast corner of the herein described tract;

THENCE N 65°41'30" W, with the common line of said tracts, passing at a distance of 39.70 feet, a drilled hole with scribed "X" in concrete found, continuing for a total distance of 40.00 feet to the **POINT OF BEGINNING**;

Said **EASEMENT** containing 0.239 (10,403.78 sq. ft.) acres of land, more or less. Together with a 10-foot wide maintenance easement of the west side and a 20-foot wide maintenance easement of the east side of the herein described easement.

An easement plat of even date accompanies this legal description.

Basis of Bearings: Grid, State Plane Coordinate System, Texas South Zone, NAD 83 (2011) Datum.

Prepared April 29, 2024



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EASEMENT

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF NUECES §

THAT Mark Shinder, whose address is 1900 St. James Place, Houston, TX 77056 (Grantor) in consideration of the Grantee maintaining the Michael J. Ellis Seawall ("Seawall"), does hereby grant to the **CITY OF CORPUS CHRISTI**, 1201 Leopard Street, Corpus Christi, Nueces County, Texas 78401 (Grantee), a Texas Home Rule municipal corporation, its successors and legal representatives, the free and uninterrupted use, liberty, privilege, and easement of going in, on, over, under and along certain tracts of land situated in Nueces County, Texas and being described as follows:

See the metes and bounds property description for EASEMENT attached and incorporated as "Exhibit A" and a map showing the location of the EASEMENT and MAINTENANCE EASEMENTS is attached and incorporated as "Exhibit B" ("Premises").

Together with the free ingress, egress, and regress to and for the Grantee, all for the purpose of erecting, constructing, installing, laying, replacing, servicing, repairing, using, maintaining, inspecting, reconstructing, modifying, removing, operating and keeping a retaining wall for erosion control and pedestrian use in, on, over, under, and along the Premises, and including any deadman, cable or other subsurface structure supporting the Seawall that extends west or east of the Premises.

Grantor further assigns all rights to the Seawall improvements to Grantee and restricts Grantee's use of the easement as follows:

1. No fences, walls, permanent structures, utilities, or lighting, other than the Seawall, will be constructed within the Easement without prior approval of the adjacent property owner.
2. No utility cables, lines or wires will be erected above ground.
3. Stair hand railings on the Seawall will be maintained by the Grantee to afford pedestrian access to the beach adjoining the Seawall.
4. Practicable and continuous means of beach access will be maintained during construction.
5. The maintenance easements behind the Seawall will be used to build, maintain, repair, or rebuild the Seawall with no permanent structures located thereon.
6. The maintenance easements will be returned to their original condition following any use of the easements.
7. No person or business will be issued a permit or franchise by Grantee to conduct business on the Seawall.
8. Grantee will provide two weeks of notice prior to the start of construction activities.

Notwithstanding any other provision, Grantor shall have the right of ingress, egress, and regress for the purpose of erecting, constructing, installing, laying, replacing, servicing, repairing, using, maintaining, inspecting, reconstructing, modifying, removing, operating and keeping a means of access to the beach, provided that such means of access is not permanent and does not substantially impair the ability of Grantee to build, maintain, repair, or rebuild the seawall. If Grantee must remove a means of access constructed under this paragraph by Grantor, Grantor shall be responsible for the costs incurred for removal and shall be further responsible for all costs of reconstruction.

TO HAVE AND TO HOLD, all and singular, the rights and privileges aforesaid to Grantee its successors, legal representatives, franchisees and the public, for the proper use as a public easement.

GRANTOR

The persons signing this easement conveyance as Grantor, or signing on behalf of the Grantor, represents, warrants, and guarantees that they are the Grantor or have the authority to act on behalf of the Grantor for the purpose and consideration stated.

By: Mark Shinder

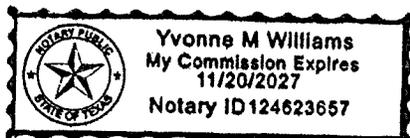
Printed name: Mark Shinder

Title: Manager, Axys Capital Credit Fund ,LLC

THE STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on November 5, 2024,
by Mark Shinder, as Manager of in said
capacity and on behalf of said Texas Nonprofit Corporation.



Yvonne M. Williams
Notary Public in and for the State of Texas

ACCEPTED for the City of Corpus Christi, Texas, a municipal corporation and body politic under the laws of the State of Texas, on _____, 2024.

GRANTEE

CITY OF CORPUS CHRISTI, TEXAS

Department of Engineering Services

P. O. Box 9277

Corpus Christi, Texas 78469-9277

Jeff H. Edmonds, P.E.
Director of Engineering Services

APPROVED AS TO LEGAL FORM, THIS _____ DAY OF _____, 2024.

For THE CITY ATTORNEY

By: _____
Janet Whitehead, Assistant City Attorney
CITY LEGAL DEPARTMENT

--- P:\Y-2023\2023.1823\DWG\13-4-29-2024\1-EASEMENT DESCRIPTION\2-AXYS CAPITAL CREDIT FUND, LLC.DWG



AXYS CAPITAL CREDIT FUND, LLC
 DOCUMENT NO. 2018029126
 O.P.R.N.C.T.

TRACT A
 PADRE ISLAND-CORPUS, SECTION NO. A
 VOLUME 33, PAGE 97-99
 M.R.N.C.T.

- LEGEND**
- SUBJECT TRACT
 - 10' & 20' MAINTENANCE EASEMENT
 - CONCRETE SEAWALL
 - P.O.B. POINT OF BEGINNING
 - C.R.N.C.T. CONDOMINIUMS RECORDS NUECES COUNTY, TX
 - O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY, TX
 - M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TX
 - MONUMENT (AS-NOTED)
 - EASEMENT CORNER

NOTES:

ALL BEARINGS AND DISTANCES CONTAINED HEREIN ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), US SURVEY FEET, NORTH AMERICAN DATUM OF 1983 (2011)

A LEGAL DESCRIPTION OF EVEN DATE WITH SEAL AND SIGNATURE ACCOMPANIES THIS PLAT.

THIS PLAT IS INTENDED TO BE USED FOR THE PURPOSE OF OBTAINING AN EASEMENT.

FIELD SURVEY WAS PERFORMED DECEMBER 1ST - 11TH, 2023.

I CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION.



Registered Professional Land Surveyor
 Allen W. Kerley, R.P.L.S. No. 5427

DRAWN BY: CDW	APPROVED BY: AWK
DATE: 02/01/2024	JOB NO: 2023.1823
DRAWING NAME: 2-AXYS CAPITAL CREDIT FUND, LLC	
SHEET NO: 1 OF 3	
PROJECTION: TEXAS STATE PLANE SOUTH ZONE GEO. DATUM: NAD83 VERT. DATUM: NAVD88 GRID UNITS: US SURVEY FEET	

EASEMENT PLAT
CITY OF CORPUS CHRISTI
NORTH PADRE ISLAND SEAWALL
AN EASEMENT PLAT FOR THE
AXYS CAPITAL CREDIT FUND, LLC
 LOCATED IN
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

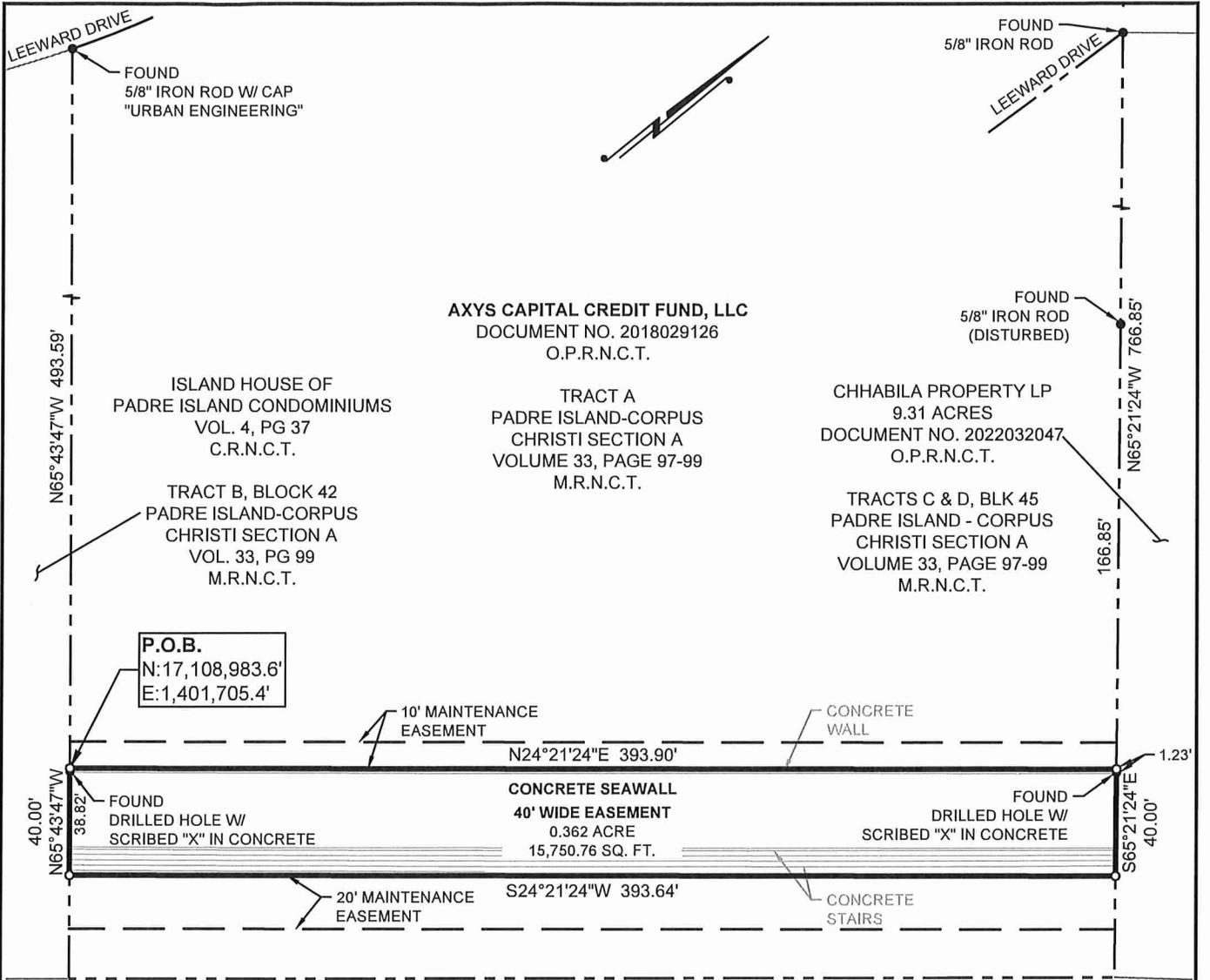
TBPLS #10194575

VICINITY MAP
NOT TO SCALE

T. BAKER SMITH
 A CENTURY OF SOLUTIONS
 3854 FM 1069
 Aransas Pass, TX 78336
 (361)334-5719 - tbsmith.com

REV. NO: 02	REV. DATE: 04/29/2024	REV. BY: CDW
REVISION DESCRIPTION: UPDATING MAINTENANCE EASEMENT ON EAST SIDE		

P:\Y-2023\2023.1823\DWG\3-4-29-2024\1-EASEMENT DESCRIPTION\2-AXYS CAPITAL CREDIT FUND, LLC.DWG



P.O.B.
N:17,108,983.6'
E:1,401,705.4'

- LEGEND**
- SUBJECT TRACT
 - 10' & 20' MAINTENANCE EASEMENT
 - CONCRETE SEAWALL
 - P.O.B.** POINT OF BEGINNING
 - C.R.N.C.T.** CONDOMINIUMS RECORDS NUECES COUNTY, TX
 - O.P.R.N.C.T.** OFFICIAL PUBLIC RECORDS NUECES COUNTY, TX
 - M.R.N.C.T.** MAP RECORDS OF NUECES COUNTY, TX
 - MONUMENT (AS-NOTED)
 - EASEMENT CORNER

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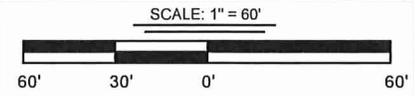


Registered Professional Land Surveyor
Allen W. Kerley, R.P.L.S. No. 5427

DRAWN BY:	CDW	APPROVED BY:	AWK
DATE:	02/01/2024	JOB NO:	2023.1823
DRAWING NAME:	2-AXYS CAPITAL CREDIT FUND, LLC		
SHEET NO:	2	OF	3
PROJECTION:	TEXAS STATE PLANE SOUTH ZONE		
GEO. DATUM:	NAD83 VERT. DATUM: NAVD88		
GRID UNITS:	US SURVEY FEET		

TBPLS #10194575

EASEMENT PLAT
CITY OF CORPUS CHRISTI
NORTH PADRE ISLAND SEAWALL
AN EASEMENT PLAT FOR THE
AXYS CAPITAL CREDIT FUND, LLC
LOCATED IN
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS



T. BAKER SMITH
A CENTURY OF SOLUTIONS
3854 FM 1069
Aransas Pass, TX 78336
(361)334-5719 - tbsmith.com

REV. NO:	02	REV. DATE:	04/29/2024	REV. BY:	CDW
REVISION DESCRIPTION: UPDATING MAINTENANCE EASEMENT ON EAST SIDE					



3854 FM 1069
 Aransas Pass, Texas 78336
 361.334.5719 (P) 1.866.357.1050 (TF)
 www.tbsmith.com
 TBPLS Firm No. 101102-01
 TBPE Firm No. F-6084

**FIELD NOTES FOR A
 0.362 ACRE
 15,750.76 SQUARE FEET
 FORTY (40) FOOT WIDE EASEMENT**

Being a description of a 0.362 (15,750.76 sq. ft.) of an acre, **FORTY (40)** foot wide **EASEMENT** located in the City of Corpus Christi, Nueces County Texas, said easement being upon, over, through and across a tract conveyed to Axys Capital Credit Fund, LLC, recorded in Document No. 2018029126, Official Public Records of Nueces County, Texas, (O.P.R.N.C.T.), said tract being described as Tract A, Padre Island-Corpus Christi Section A, recorded in Volume 33, Pages 97-99, Map Records of Nueces County, Texas (M.R.N.C.T.), said **EASEMENT** being more particularly described as follows:

Beginning at a corner on the common line of said Tract A and a tract conveyed to the Island House of Padre Island Condominiums, recorded in Volume 4, Page 37 of the Condominiums Records of Nueces County Texas (C.R.N.C.T.), said tract being described as Tract B, Block 42, Padre Island-Corpus Christi Section A, recorded in Volume 33, Page 99, M.R.N.C.T., from which a 5/8" iron rod with cap "Urban Engineering" found at the common corner of said Tracts A and Tract B, in the southeasterly right-of-way line of Leeward Drive bears N 65°43'47" W, a distance of 493.59 feet, the southwest corner of the herein described easement;

THENCE N 24°21'24" E, across said Tract A, a distance of 393.90 feet to a corner on the common line of said Tract A and a 9.31 acre tract conveyed to Chhabila Property LP, recorded in Document No. 2022032047, O.P.R.N.C.T., said tract being described as Tract C and D, Block 45, Padre Island-Corpus Christi Section A, recorded in Volume 33, Pages 97-99, M.R.N.C.T., from which a 5/8" iron rod found at the common corner of said Tract A and said 9.31 acre tract, in the southeasterly right-of-way line of Leeward Drive bears N 65°21'24" W, passing at distance of 166.85 feet, a 5/8" iron rod (disturbed), and continuing for a total distance of 766.85 feet, the northwest corner of the herein described easement;

THENCE S 65°21'24" E, with the common line of said Tract A and said 9.31 acre tract, passing at a distance of 1.23 feet, a drilled hole with scribed "X" in concrete found, continuing for a total distance of 40.00 feet to a corner on said common line, the northeast corner of the herein described easement;

THENCE S 24°21'24" W, across said Tract A, a distance of 393.64 feet to a corner on the common line of said Tracts A and Tract B, the southeast corner of the herein described tract;

THENCE N 65°43'47" W, with the common line of said tracts, passing at a distance of 38.82 feet, a drilled hole with scribed "X" in concrete found, continuing for a total distance of 40.00 feet to the **POINT OF BEGINNING**;

Said **EASEMENT** containing 0.362 (15,750.76 sq. ft.) acres of land, more or less. Together with a 10-foot wide maintenance easement of the west side and a 20-foot wide maintenance easement of the east side of the herein described easement.

An easement plat of even date accompanies this legal description.

Basis of Bearings: Grid, State Plane Coordinate System, Texas South Zone, NAD 83 (2011) Datum.

Prepared April 29, 2024



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EASEMENT

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF NUECES §

THAT CHHABILA PROPERTY LP, whose address is 5909 Lago Vista Dr, Corpus Christi, Texas 78414, Corpus Christi, TX 78418 (Grantor) in consideration of the Grantee maintaining the Michael J. Ellis Seawall ("Seawall"), does hereby grant to the **CITY OF CORPUS CHRISTI**, 1201 Leopard Street, Corpus Christi, Nueces County, Texas 78401 (Grantee), a Texas Home Rule municipal corporation, its successors and legal representatives, the free and uninterrupted use, liberty, privilege, and easement of going in, on, over, under and along certain tracts of land situated in Nueces County, Texas and being described as follows:

See the metes and bounds property description for EASEMENT attached and incorporated as "Exhibit A" and a map showing the location of the EASEMENT and MAINTENANCE EASEMENTS is attached and incorporated as "Exhibit B" ("Premises").

Together with the free ingress, egress, and regress to and for the Grantee, all for the purpose of erecting, constructing, installing, laying, replacing, servicing, repairing, using, maintaining, inspecting, reconstructing, modifying, removing, operating and keeping a retaining wall for erosion control and pedestrian use in, on, over, under, and along the Premises, and including any deadman, cable or other subsurface structure supporting the Seawall that extends west or east of the Premises.

Grantor further assigns all rights to the Seawall improvements to Grantee and restricts Grantee's use of the easement as follows:

1. No fences, walls, permanent structures, utilities, or lighting, other than the Seawall, will be constructed within the Easement without prior approval of the Grantor and its successors and assigns.
2. No utility cables, lines or wires will be erected above ground.
3. Stair hand railings on the Seawall will be maintained by the Grantee to afford pedestrian access to the beach adjoining the Seawall.
4. Practicable and continuous means of beach access will be maintained during construction.
5. The maintenance easements behind the Seawall will be used to build, maintain, repair, or rebuild the Seawall with no permanent structures located thereon.
6. The maintenance easements will be returned to their original condition following any use of the easements.
7. No person or business will be issued a permit or franchise by Grantee to conduct business on the Seawall, except Grantor or its successors and assigns.
8. Grantee will provide two weeks of notice prior to the start of construction activities.

TO HAVE AND TO HOLD, all and singular, the rights and privileges aforesaid to Grantee its successors, legal representatives, franchisees and the public, for the proper use as a public easement.

GRANTOR

The persons signing this easement conveyance as Grantor, or signing on behalf of the Grantor, represents, warrants, and guarantees that they are the Grantor or have the authority to act on behalf of the Grantor for the purpose and consideration stated.

CHHABILA PROPERTY LP
By: Krish Management LLC
Its General Partner

By: _____ 

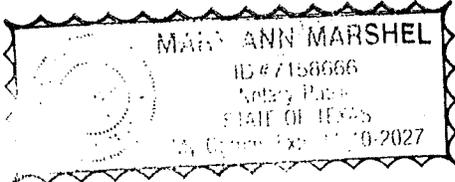
Printed name: Kalpesh Chaudhari

Title: Manager

THE STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on December 2, 2024, by Kalpesh Chaudhari, as Manager of Krish Management LLC, acting as General Partner of CHABILA PROPERTY LP, a Texas limited partnership, on behalf of said partnership.



Mary Ann Marshel
Notary Public and for the State of Texas

ACCEPTED for the City of Corpus Christi, Texas, a municipal corporation and body politic under the laws of the State of Texas, on _____, 2024.

GRANTEE

CITY OF CORPUS CHRISTI, TEXAS
Department of Engineering Services
P. O. Box 9277
Corpus Christi, Texas 78469-9277

Jeff H. Edmonds, P.E.
Director of Engineering Services

APPROVED AS TO LEGAL FORM, THIS _____ DAY OF _____, 2024.

For THE CITY ATTORNEY

By: _____
Janet Whitehead, Assistant City Attorney
CITY LEGAL DEPARTMENT

EXHIBIT A



T. BAKER SMITH, LLC
A CENTURY OF SOLUTIONS

3854 FM 1069
Aransas Pass, Texas 78336
361.334.5719 (P) 1.866.357.1050 (TF)
www.tbsmith.com
TBPLS Firm No. 101102-01
TBPE Firm No. F-6084

**FIELD NOTES FOR A
0.459 ACRE
20,004.69 SQUARE FEET
FORTY (40) FOOT WIDE EASEMENT**

Being a description of a 0.459 (20,004.69 sq. ft.) of an acre, **FORTY (40)** foot wide **EASEMENT** located in the City of Corpus Christi, Nueces County Texas, said easement being upon, over, through and across a 9.31 acre tract of land conveyed to Chhabila Property LP, recorded in Document No. 2022032047, Official Public Records of Nueces County, Texas, (O.P.R.N.C.T.), said tract being described as Tract C and D, Block 45, Padre Island – Corpus Christi Section A, recorded in Volume 33, Pages 97-99, Map Records of Nueces County, Texas (M.R.N.C.T.), said **EASEMENT** being more particularly described as follows:

Beginning at a corner on the common line of said 9.31 acre tract and a tract conveyed to Axyx Capital Credit Fund, LLC, recorded in Document No. 2018029126, O.P.R.N.C.T., said tract being described as Tract A, Padre Island – Corpus Christi Section A, recorded in Volume 33, Pages 97-99, M.R.N.C.T., from which a 5/8” iron rod found at the common corner of said 9.31 acre tract and Tract A, in the southeasterly right-of-way line of Leeward Drive bears N 65°21’24” W, passing at a distance of 166.64 feet, a 5/8” iron rod disturbed found, and continuing a total distance of 766.85 feet, the southwest corner of the herein described easement;

THENCE N 24°21’24” E, across said 9.31 acre tract, a distance of 500.12 feet to a corner on the common line of said 9.31 acre tract and a tract conveyed to Padre Island South, LLC, recorded in Document No. 2020049261, O.P.R.N.C.T., said tract being described as Tract A-2, Block 45, Padre Island – Corpus Christi Section A, recorded in Volume 35, Page 15, M.R.N.C.T., from which a 5/8” iron rod with cap “Urban Engineering” found at the common corner of said 9.31 acre tract and said Tract A-2, in the southeasterly right-of-way line of said Winward Drive bears N 65°20’06” W, passing at distance of 163.96 feet, a 5/8” iron rod with cap “Naismith” found, and continuing for a total distance of 619.16 feet, the northwest corner of the herein described easement;

THENCE S 65°20’06” E, with said common line, passing at a distance of 1.37 feet, pk nail with washer “Urban Engineering” found, continuing for a total distance of 40.00 feet to a corner on said common line, the northeast corner of the herein described easement;

THENCE S 24°21’24” W, across said 9.31 acre tract, a distance of 500.11 feet to a corner on the common line of said 9.31 acre tract and said Tract A, the southeast corner of the herein described tract;

THENCE N 65°21’24” W, with the common line of said tracts, passing at a distance of 38.77 feet, a drilled hole with scribed “X” in concrete found, continuing for a total distance of 40.00 feet to the **POINT OF BEGINNING**;

Said **EASEMENT** containing 0.459 (20,004.69 sq. ft.) acres of land, more or less. Together with a 10-foot wide maintenance easement of the west side and a 20-foot wide maintenance easement of the east side of the herein described easement.

An easement plat of even date accompanies this legal description.

Basis of Bearings: Grid, State Plane Coordinate System, Texas South Zone, NAD 83 (2011) Datum.

Prepared April 29, 2024



EXHIBIT B



CHHABILA PROPERTY LP
 9.31 ACRES
 DOCUMENT NO. 2022032047
 O.P.R.N.C.T.

TRACTS C & D, BLK 45
 PADRE ISLAND - CORPUS CHRISTI
 SECTION A
 VOLUME 33, PAGE 97-99
 M.R.N.C.T.

NOTES:

ALL BEARINGS AND DISTANCES CONTAINED HEREIN ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), US SURVEY FEET, NORTH AMERICAN DATUM OF 1983 (2011)

A LEGAL DESCRIPTION OF EVEN DATE WITH SEAL AND SIGNATURE ACCOMPANIES THIS PLAT.

THIS PLAT IS INTENDED TO BE USED FOR THE PURPOSE OF OBTAINING AN EASEMENT.

FIELD SURVEY WAS PERFORMED DECEMBER 1ST - 11TH, 2023.

LEGEND

- SUBJECT TRACT
- 10' & 20' MAINTENANCE EASEMENT
- CONCRETE SEAWALL
- P.O.B. POINT OF BEGINNING
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY, TX
- M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TX
- MONUMENT (AS-NOTED)
- EASEMENT CORNER

I CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION.



Registered Professional Land Surveyor
 Allen W. Kerley, R.P.L.S. No. 5427

DRAWN BY: CDW	APPROVED BY: AWK
DATE: 02/02/2024	JOB NO: 2023.1823
DRAWING NAME: 3-CHHABILA PROPERTY LP	
SHEET NO: 1 OF 3	
PROJECTION: TEXAS STATE PLANE SOUTH ZONE GEO. DATUM: NAD83 VERT. DATUM: NAVD88 GRID UNITS: US SURVEY FEET	

TBPLS #10194575

EASEMENT PLAT
CITY OF CORPUS CHRISTI
 NORTH PADRE ISLAND SEA WALL
 AN EASEMENT PLAT FOR
 CHHABILA PROPERTY LP
 LOCATED IN
 CORPUS CHRISTI, NUECES COUNTY, TEXAS

VICINITY MAP
 NOT TO SCALE



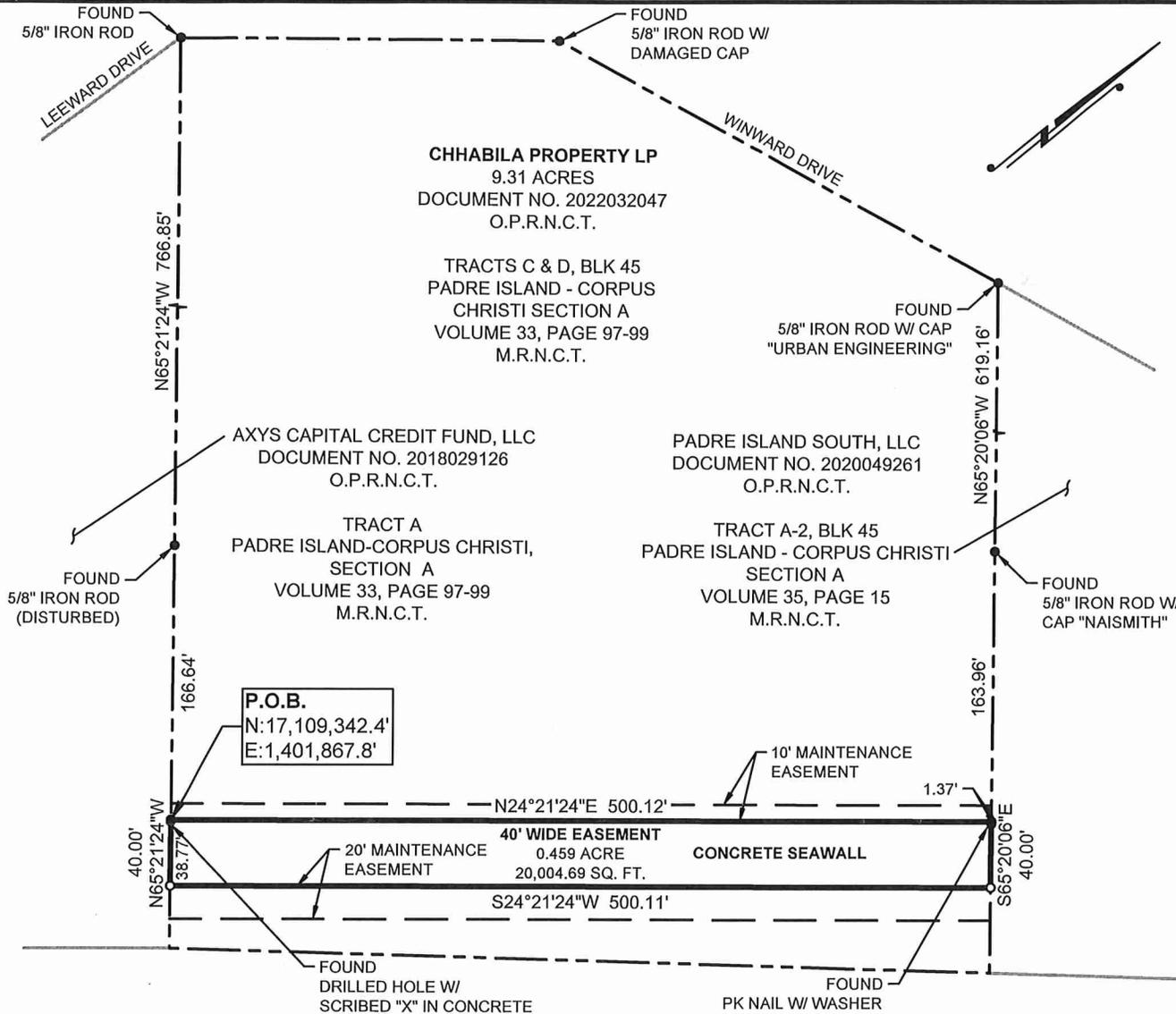
T. BAKER SMITH
 A CENTURY OF SOLUTIONS
 3854 FM 1069
 Aransas Pass, TX 78336
 (361)334-5719 - tbsmith.com

REV. NO: 02 REV. DATE: 04/29/2024 REV. BY: CDW

REVISION DESCRIPTION:
 UPDATING MAINTENANCE EASEMENT ON EAST SIDE

P:\Y-2023\2023.1823\DWG\3-4-29-2024\1-EASEMENT DESCRIPTION\3-CHHABILA PROPERTY LP.DWG

P:\Y-2023\2023.1823\DWG\3-4-29-2024\1-EASEMENT DESCRIPTION\3-CHHABILA PROPERTY LP.DWG



P.O.B.
 N: 17,109,342.4'
 E: 1,401,867.8'

I CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION.



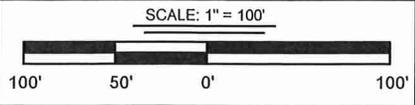
Registered Professional Land Surveyor
 Allen W. Kerley, R.P.L.S. No. 5427

- LEGEND**
- SUBJECT TRACT
 - - - 10' & 20' MAINTENANCE EASEMENT
 - CONCRETE SEAWALL
 - P.O.B. POINT OF BEGINNING
 - O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY, TX
 - M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TX
 - MONUMENT (AS-NOTED)
 - EASEMENT CORNER

NOTES:
 ALL BEARINGS AND DISTANCES CONTAINED HEREIN ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), US SURVEY FEET, NORTH AMERICAN DATUM OF 1983 (2011)
 A LEGAL DESCRIPTION OF EVEN DATE WITH SEAL AND SIGNATURE ACCOMPANIES THIS PLAT.
 THIS PLAT IS INTENDED TO BE USED FOR THE PURPOSE OF OBTAINING AN EASEMENT.
 FIELD SURVEY WAS PERFORMED DECEMBER 1ST - 11TH, 2023.

DRAWN BY: CDW	APPROVED BY: AWK
DATE: 02/02/2024	JOB NO: 2023.1823
DRAWING NAME: 3-CHHABILA PROPERTY LP	
SHEET NO: 2 OF 3	
PROJECTION: TEXAS STATE PLANE SOUTH ZONE GEO. DATUM: NAD83 VERT. DATUM: NAVD88 GRID UNITS: US SURVEY FEET	

EASEMENT PLAT
CITY OF CORPUS CHRISTI
NORTH PADRE ISLAND SEAWALL
AN EASEMENT PLAT FOR
CHHABILA PROPERTY LP
LOCATED IN
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS



T. BAKER SMITH
 A CENTURY OF SOLUTIONS
 3854 FM 1069
 Aransas Pass, TX 78336
 (361)334-5719 - tbsmith.com

REV. NO: 02	REV. DATE: 04/29/2024	REV. BY: CDW
REVISION DESCRIPTION: UPDATING MAINTENANCE EASEMENT ON EAST SIDE		

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EASEMENT

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF NUECES §

THAT PADRE ISLAND SOUTH, LLC, a Texas limited liability company, whose address is 3805 Castle Ridge, Corpus Christi, TX 78410 (Grantor) in consideration of the Grantee maintaining the Michael J. Ellis Seawall ("Seawall"), does hereby grant to the **CITY OF CORPUS CHRISTI**, 1201 Leopard Street, Corpus Christi, Nueces County, Texas 78401 (Grantee), a Texas Home Rule municipal corporation, its successors and legal representatives, the free and uninterrupted use, liberty, privilege, and easement of going in, on, over, under and along certain tracts of land situated in Nueces County, Texas and being described as follows:

See the map and metes and bounds property descriptions for EASEMENT and MAINTENANCE EASEMENTS attached and incorporated as "Exhibit A" ("Premises").

Together with the free ingress, egress, and regress to and for the Grantee, all for the purpose of erecting, constructing, installing, laying, replacing, servicing, repairing, using, maintaining, inspecting, reconstructing, modifying, removing, operating and keeping a retaining wall for erosion control and pedestrian use in, on, over, under, and along the Premises, and including any deadman, cable or other subsurface structure supporting the Seawall that extends west or east of the Premises.

Grantor further assigns all rights to the Seawall improvements to Grantee and restricts Grantee's use of the easement as follows:

1. No fences, walls, permanent structures, utilities, or lighting, other than the Seawall, will be constructed within the Easement without prior approval of Grantor and its successors and assigns as the adjacent property owner.
2. No utility cables, lines or wires will be erected above ground.
3. Stair hand railings on the Seawall will be maintained by the Grantee to afford pedestrian access to the beach adjoining the Seawall.
4. Practicable and continuous means of beach access will be maintained during construction.
5. The maintenance easements behind the Seawall will be used to build, maintain, repair, or rebuild the Seawall with no permanent structures located thereon without prior approval of Grantor and its successors and assigns as the adjacent property owner.
6. The maintenance easements will be returned to their original condition following any use of the easements.
7. No person or business will be issued a permit or franchise by Grantee to conduct business on the Seawall, except Grantor or its successors and assigns as the adjacent property owner.

8. Grantee will provide two weeks of notice prior to the start of construction activities.
9. The walkway located on the Seawall shall be maintained in its present width of approximately twenty-five feet.

Grantor and its successors and assigns as the adjacent property owner specifically reserves the right to install removable surface improvements on the Maintenance Easement areas such as landscaping, fencing, pavers, and wind-break materials, along with cabanas, furniture, umbrellas and similar furnishings and equipment when such Maintenance Easement areas are not in use.

Grantor additionally may construct and maintain stairs on the eastern side of the Seawall for the purpose of pedestrian access to the beach.

TO HAVE AND TO HOLD, all and singular, the rights and privileges aforesaid to Grantee its successors, legal representatives, franchisees and the public, for the proper use as a public easement.

GRANTOR

The persons signing this easement conveyance as Grantor, or signing on behalf of the Grantor, represents, warrants, and guarantees that they are the Grantor or have the authority to act on behalf of the Grantor for the purpose and consideration stated.

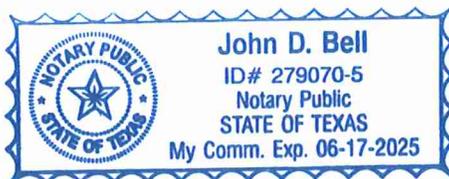
PADRE ISLAND SOUTH, LLC

By: *Raju Bhagat*
Printed name: Raju Bhagat
Title: Manager

THE STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on December 6, 2024, by Raju Bhagat, as Manager of Padre Island South, LLC, a Texas limited liability company, on behalf of said company.



John D. Bell
Notary Public, State of Texas

ACCEPTED for the City of Corpus Christi, Texas, a municipal corporation and body politic under the laws of the State of Texas, on _____, 2024.

GRANTEE

CITY OF CORPUS CHRISTI, TEXAS
Department of Engineering Services
P. O. Box 9277
Corpus Christi, Texas 78469-9277

Jeff H. Edmonds, P.E.
Director of Engineering Services

APPROVED AS TO LEGAL FORM, THIS _____ DAY OF _____, 2024.

For THE CITY ATTORNEY

By: _____
Janet Whitehead, Assistant City Attorney
CITY LEGAL DEPARTMENT

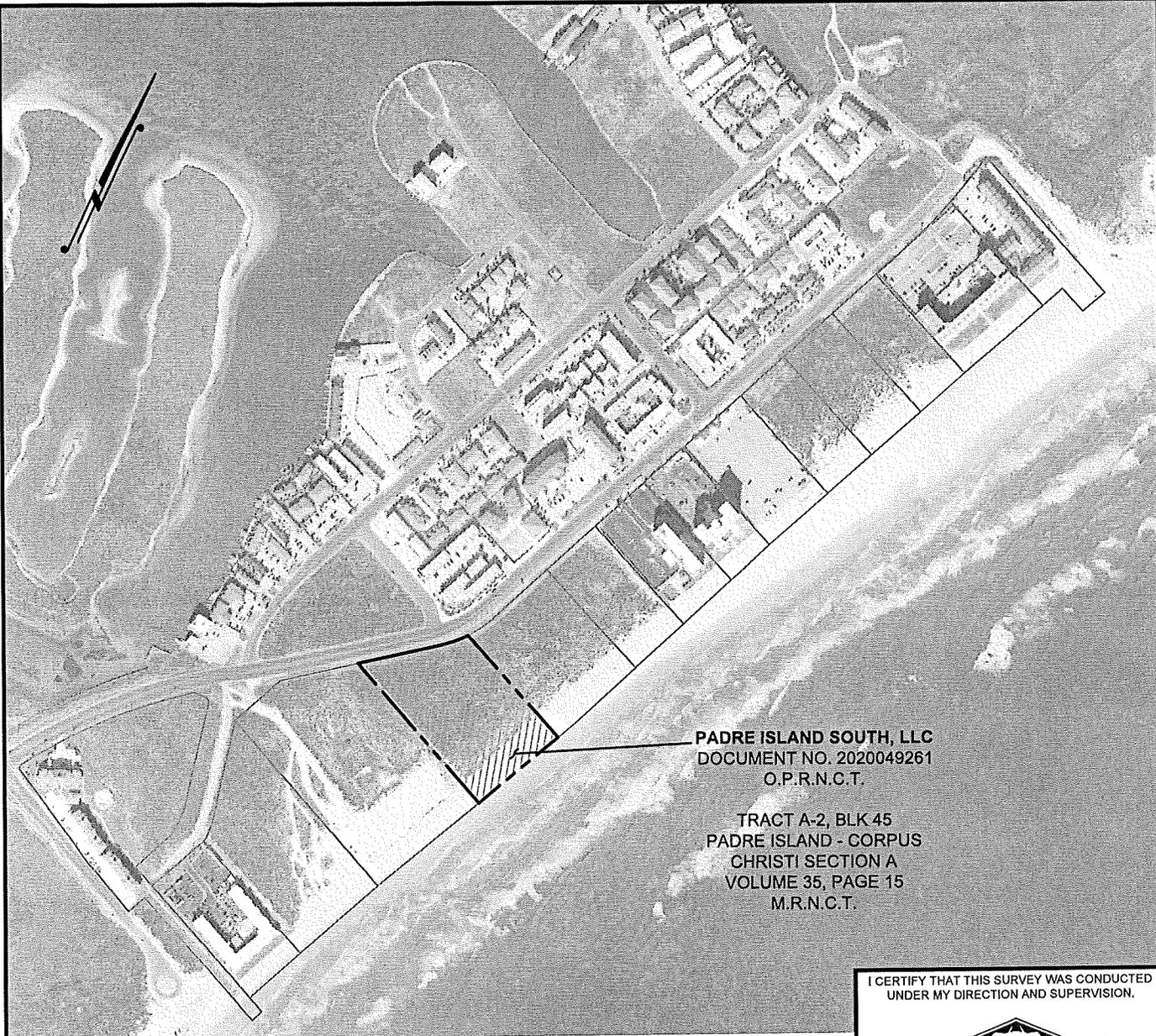
THE STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on _____, 2024,
by Jeff H. Edmonds, P.E., Director of Engineering Services of the City of Corpus Christi, Texas,
a Texas home-rule municipal corporation, on behalf of said corporation.

Notary Public, State of Texas

EXHIBIT A



PADRE ISLAND SOUTH, LLC
DOCUMENT NO. 2020049261
O.P.R.N.C.T.

TRACT A-2, BLK 45
PADRE ISLAND - CORPUS
CHRISTI SECTION A
VOLUME 35, PAGE 15
M.R.N.C.T.

I CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION.



Registered Professional Land Surveyor
Allen W. Kerley, R.P.L.S. No. 5427

LEGEND

- SUBJECT TRACT
- 10' & 20' MAINTENANCE EASEMENT
- CONCRETE SEAWALL
- P.O.B.** POINT OF BEGINNING
- O.P.R.N.C.T.** OFFICIAL PUBLIC RECORDS
NUECES COUNTY, TX
- M.R.N.C.T.** MAP RECORDS OF
NUECES COUNTY, TX
- MONUMENT (AS-NOTED)
- EASEMENT CORNER

NOTES:

ALL BEARINGS AND DISTANCES CONTAINED HEREIN ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), US SURVEY FEET, NORTH AMERICAN DATUM OF 1983 (2011)

A LEGAL DESCRIPTION OF EVEN DATE WITH SEAL AND SIGNATURE ACCOMPANIES THIS PLAT.

THIS PLAT IS INTENDED TO BE USED FOR THE PURPOSE OF OBTAINING AN EASEMENT.

FIELD SURVEY WAS PERFORMED DECEMBER 1ST - 11TH, 2023.

DRAWN BY: CDW	APPROVED BY: AWK
DATE: 02/01/2024	JOB NO: 2023.1823
DRAWING NAME: 4-PADRE ISLAND SOUTH LLC	
SHEET NO: 1	OF 3
PROJECTION: TEXAS STATE PLANE SOUTH ZONE GEO. DATUM: NAD83 VERT. DATUM: NAVD88 GRID UNITS: US SURVEY FEET	

TBPLS #10104575

EASEMENT PLAT

CITY OF CORPUS CHRISTI
NORTH PADRE ISLAND SEAWALL
AN EASEMENT PLAT FOR
PADRE ISLAND SOUTH, LLC
LOCATED IN

CORPUS CHRISTI, NUECES COUNTY, TEXAS

VICINITY MAP
NOT TO SCALE



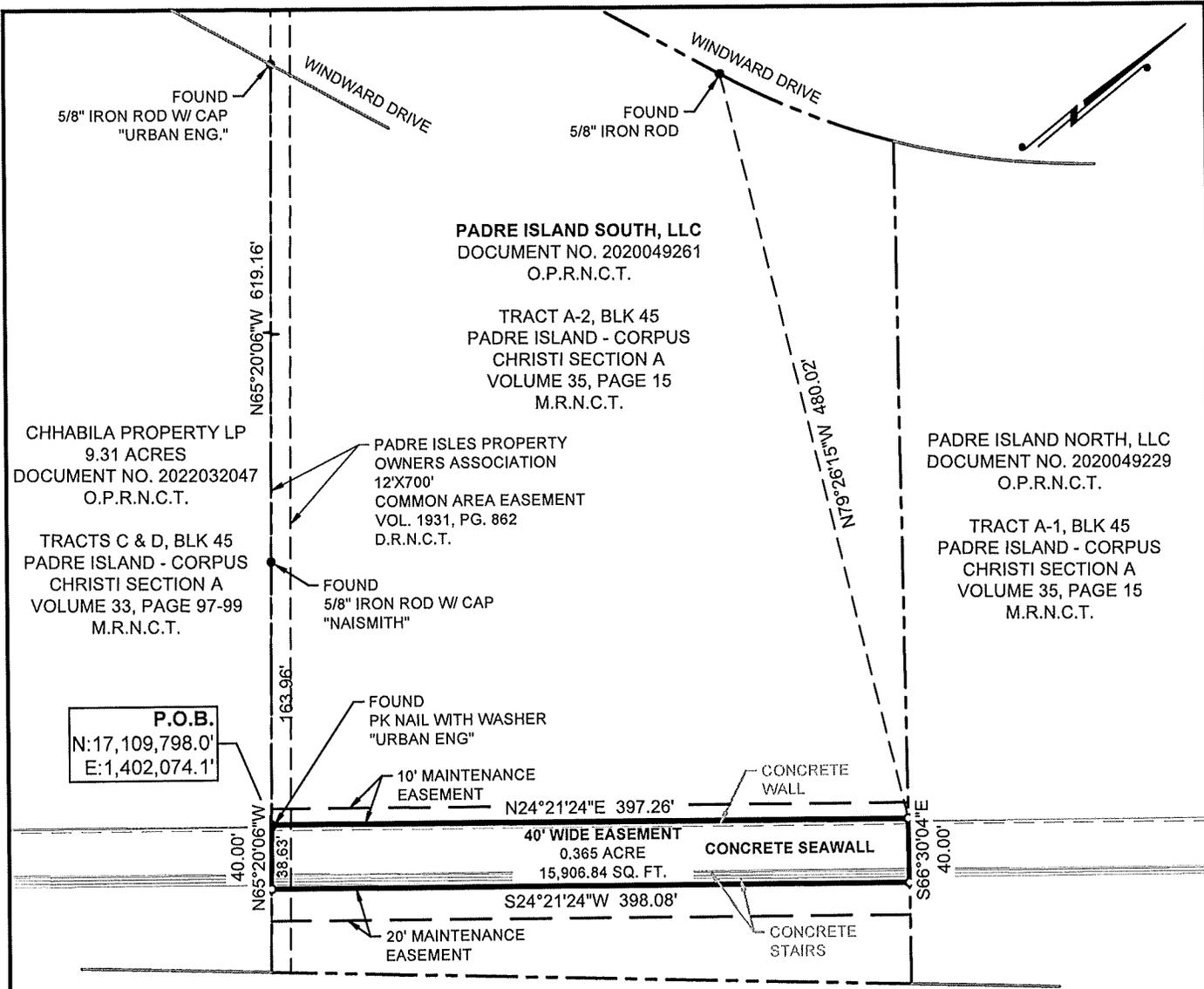
T. BAKER SMITH
A CENTURY OF SOLUTIONS
3354 FM 1069
Aransas Pass, TX 78336
(381)334-5719 - tbsmith.com

REV. NO: 02 REV. DATE: 04/29/2024 REV. BY: CDW

REVISION DESCRIPTION:
UPDATING MAINTENANCE EASEMENT ON EAST SIDE

P:\Y-2023\2023.1823\DWG\3-4-29-2024\1-EASEMENT DESCRIPTION\4-PADRE ISLAND SOUTH LLC.DWG

P:\Y-2023\2023-1823\DWG\3-4-25-2024\1-EASEMENT DESCRIPTION\4-PADRE ISLAND SOUTH LLC.DWG



P.O.B.
N: 17,109,798.0'
E: 1,402,074.1'

NOTES:
ALL BEARINGS AND DISTANCES CONTAINED HEREIN ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), US SURVEY FEET, NORTH AMERICAN DATUM OF 1983 (2011)
A LEGAL DESCRIPTION OF EVEN DATE WITH SEAL AND SIGNATURE ACCOMPANIES THIS PLAT.
THIS PLAT IS INTENDED TO BE USED FOR THE PURPOSE OF OBTAINING AN EASEMENT.
FIELD SURVEY WAS PERFORMED DECEMBER 1ST - 11TH, 2023.

LEGEND
 - - - - - SUBJECT TRACT
 - - - - - 10' & 20' MAINTENANCE EASEMENT
 ——— CONCRETE SEAWALL
 P.O.B. POINT OF BEGINNING
 O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY, TX
 M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TX
 ● MONUMENT (AS-NOTED)
 ○ EASEMENT CORNER

I CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION.



Registered Professional Land Surveyor
Allen W. Kerley, R.P.L.S. No. 5427

DRAWN BY: CDW	APPROVED BY: AWK
DATE: 02/01/2024	JOB NO: 2023.1823
DRAWING NAME: 4-PADRE ISLAND SOUTH LLC	
SHEET NO: 2	OF 3
PROJECTION: TEXAS STATE PLANE SOUTH ZONE GEO. DATUM: NAD83 VERT. DATUM: NAVD88 GRID UNITS: US SURVEY FEET	
SCALE: 1" = 100'	

EASEMENT PLAT
CITY OF CORPUS CHRISTI
 NORTH PADRE ISLAND SEAWALL
 AN EASEMENT PLAT FOR
 PADRE ISLAND SOUTH, LLC
 LOCATED IN
 CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

TBPLS #10194575

T. BAKER SMITH
 A CENTURY OF SOLUTIONS
 3354 FM 1059
 Aransas Pass, TX 78336
 (361)334-5719 - tbsmith.com

REV. NO: 02	REV. DATE: 04/29/2024	REV. BY: CDW
REVISION DESCRIPTION: UPDATING MAINTENANCE EASEMENT ON EAST SIDE		



T. BAKER SMITH, LLC
A CENTURY OF SOLUTIONS

3854 FM 1069
 Aransas Pass, Texas 78336
 361.334.5719 (P) 1.866.357.1050 (TF)
 www.tbsmith.com
 TBPLS Firm No. 101102-01
 TBPE Firm No. F-6084

**FIELD NOTES FOR A
 0.365 ACRE
 15,906.84 SQUARE FEET
 FORTY (40) FOOT WIDE EASEMENT**

Being a description of a 0.365 (15,906.84 sq. ft.) of an acre, **FORTY (40)** foot wide **EASEMENT** located in the City of Corpus Christi, Nueces County Texas, said easement being upon, over, through and across a tract conveyed to Padre Island South, LLC, recorded in Document No. 2020049261, Official Public Records of Nueces County, Texas, (O.P.R.N.C.T.), said tract being described as Tract A-2, Block 45, Padre Island – Corpus Christi Section A, recorded in Volume 35, Pages 15, Map Records of Nueces County, Texas (M.R.N.C.T.), said **EASEMENT** being more particularly described as follows:

Beginning at a corner on the common line of said Tract A-2, Block 45 and a 9.31 acre tract of land conveyed to Chhabila Property LP, recorded in Document No. 2022032047, O.P.R.N.C.T., said tract being described as Tract C and D, Block 45, Padre Island – Corpus Christi Section A, recorded in Volume 33, Pages 97-99, M.R.N.C.T., from which a 5/8" iron rod with cap "Urban Engineering" found at the common corner of said Tract A-2 and said 9.31 acre tract, in the southeasterly right-of-way line of Windward Drive bears N 65°20'06" W, passing at a distance of 163.96 feet, a 5/8" iron rod with cap "Naismith" found, and continuing a total distance of 619.16 feet, the southwest corner of the herein described easement;

THENCE N 24°21'24" E, across said Tract A-2, a distance of 397.26 feet to a corner on the common line of said Tract A-2 and a tract conveyed to Padre Island North, LLC, recorded in Document No. 2020049229, O.P.R.N.C.T., said tract being described as Tract A-1, Block 45, Padre Island – Corpus Christi Section A, recorded in Volume 35, Pages 15, M.R.N.C.T., from which a 5/8" iron rod found on the northwesterly boundary line of said Tract A-2, and the southeasterly right-of-way line of Windward Drive bears N 79°26'15" W, a distance of 480.02 feet, the northwest corner of the herein described easement;

THENCE S 66°30'04" E, with said common line, a distance of 40.00 feet to the northeast corner of the herein described easement;

THENCE S 24°21'24" W, across said Tract A-2, a distance of 398.08 feet to the common line of said Tract A-2 and said 9.31 acre tract, the southeast corner of the herein described easement;

THENCE N 65°20'06" W, with the common line of said tracts, passing at a distance of 38.63 feet, a pk nail with washer "Urban Eng" found, continuing for a total distance of 40.00 feet to the **POINT OF BEGINNING**;

Said **EASEMENT** containing 0.365 (15,906.84 sq. ft.) acres of land, more or less. Together with a 10-foot wide maintenance easement of the west side and a 20-foot wide maintenance easement of the east side of the herein described easement.

An easement plat of even date accompanies this legal description.

Basis of Bearings: Grid, State Plane Coordinate System, Texas South Zone, NAD 83 (2011) Datum.

Prepared April 29, 2024



Registered Professional Land Surveyor
 Allen W. Kerley, R.P.L.S. No. 5427

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EASEMENT

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF NUECES §

THAT PADRE ISLAND NORTH, LLC, a Texas limited liability company, whose address is 3805 Castle Ridge, Corpus Christi, TX 78410 (Grantor) in consideration of the Grantee maintaining the Michael J. Ellis Seawall ("Seawall"), does hereby grant to the **CITY OF CORPUS CHRISTI**, 1201 Leopard Street, Corpus Christi, Nueces County, Texas 78401 (Grantee), a Texas Home Rule municipal corporation, its successors and legal representatives, the free and uninterrupted use, liberty, privilege, and easement of going in, on, over, under and along certain tracts of land situated in Nueces County, Texas and being described as follows:

See the maps and metes and bounds property descriptions for EASEMENT and MAINTENANCE EASEMENTS attached and incorporated as "Exhibit A" and attached and incorporated as "Exhibit B" ("Premises").

Together with the free ingress, egress, and regress to and for the Grantee, all for the purpose of erecting, constructing, installing, laying, replacing, servicing, repairing, using, maintaining, inspecting, reconstructing, modifying, removing, operating and keeping a retaining wall for erosion control and pedestrian use in, on, over, under, and along the Premises, and including any deadman, cable or other subsurface structure supporting the Seawall that extends west or east of the Premises.

Grantor further assigns all rights to the Seawall improvements to Grantee and restricts Grantee's use of the easement as follows:

1. No fences, walls, permanent structures, utilities, or lighting, other than the Seawall, will be constructed within the Easement without prior approval of Grantor and its successors and assigns as the adjacent property owner.
2. No utility cables, lines or wires will be erected above ground.
3. Stair hand railings on the Seawall will be maintained by the Grantee to afford pedestrian access to the beach adjoining the Seawall.
4. Practicable and continuous means of beach access will be maintained during construction.
5. The maintenance easements behind the Seawall will be used to build, maintain, repair, or rebuild the Seawall with no permanent structures located thereon without prior approval of Grantor and its successors and assigns as the adjacent property owner.
6. The maintenance easements will be returned to their original condition following any use of the easements.
7. No person or business will be issued a permit or franchise by Grantee to conduct business

- on the Seawall, except Grantor or its successors and assigns as the adjacent property owner.
8. Grantee will provide two weeks of notice prior to the start of construction activities.
 9. The walkway located on the Seawall shall be maintained in its present width of approximately twenty-five feet.

Grantor and its successors and assigns as the adjacent property owner specifically reserves the right to install removable surface improvements on the Maintenance Easement areas such as landscaping, fencing, pavers, and wind-break materials, along with cabanas, furniture, umbrellas and similar furnishings and equipment when such Maintenance Easement areas are not in use.

Grantor additionally may construct and maintain stairs on the eastern side of the Seawall for the purpose of pedestrian access to the beach.

TO HAVE AND TO HOLD, all and singular, the rights and privileges aforesaid to Grantee its successors, legal representatives, franchisees and the public, for the proper use as a public easement.

GRANTOR

The persons signing this easement conveyance as Grantor, or signing on behalf of the Grantor, represents, warrants, and guarantees that they are the Grantor or have the authority to act on behalf of the Grantor for the purpose and consideration stated.

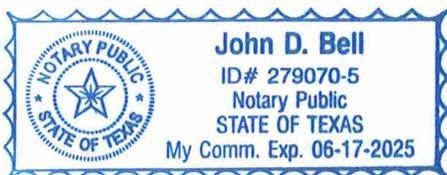
PADRE ISLAND NORTH, LLC

By: *Raju Bhagat*
Printed name: Raju Bhagat
Title: Manager

THE STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on December 6, 2024, by Raju Bhagat, as Manager of Padre Island North, LLC, a Texas limited liability company, on behalf of said company.



John D. Bell
Notary Public, State of Texas

ACCEPTED for the City of Corpus Christi, Texas, a municipal corporation and body politic under the laws of the State of Texas, on _____, 2024.

GRANTEE

CITY OF CORPUS CHRISTI, TEXAS
Department of Engineering Services
P. O. Box 9277
Corpus Christi, Texas 78469-9277

Jeff H. Edmonds, P.E.
Director of Engineering Services

APPROVED AS TO LEGAL FORM, THIS _____ DAY OF _____, 2024.

For THE CITY ATTORNEY

By: _____
Janet Whitehead, Assistant City Attorney
CITY LEGAL DEPARTMENT

THE STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on _____, 2024,
by Jeff H. Edmonds, P.E., Director of Engineering Services of the City of Corpus Christi, Texas,
a Texas home-rule municipal corporation, on behalf of said corporation.

Notary Public, State of Texas

EXHIBIT A



NOTES:

ALL BEARINGS AND DISTANCES CONTAINED HEREIN ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), US SURVEY FEET, NORTH AMERICAN DATUM OF 1983 (2011)

A LEGAL DESCRIPTION OF EVEN DATE WITH SEAL AND SIGNATURE ACCOMPANIES THIS PLAT.

THIS PLAT IS INTENDED TO BE USED FOR THE PURPOSE OF OBTAINING AN EASEMENT.

FIELD SURVEY WAS PERFORMED DECEMBER 1ST - 11TH, 2023.

LEGEND

- SUBJECT TRACT
- - - 10' & 20' MAINTENANCE EASEMENT
- x - x - FENCE
- CONCRETE SEAWALL
- P.O.B. POINT OF BEGINNING
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY, TX
- M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TX
- MONUMENT (AS-NOTED)
- EASEMENT CORNER

I CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION.



Registered Professional Land Surveyor
Allen W. Kerley, R.P.L.S. No. 5427

DRAWN BY: CDW	APPROVED BY: AWK
DATE: 02/03/2024	JOB NO: 2023.1823
DRAWING NAME: 6-PADRE ISLAND NORTH LLC	
SHEET NO: 1 OF 3	
PROJECTION: TEXAS STATE PLANE SOUTH ZONE GEO. DATUM: NAD83 VERT. DATUM: NAVD88 GRID UNITS: US SURVEY FEET	

TBPLS #10194575

EASEMENT PLAT

**CITY OF CORPUS CHRISTI
NORTH PADRE ISLAND SEAWALL
AN EASEMENT PLAT FOR
PADRE ISLAND NORTH, LLC
LOCATED IN**

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

VICINITY MAP
NOT TO SCALE

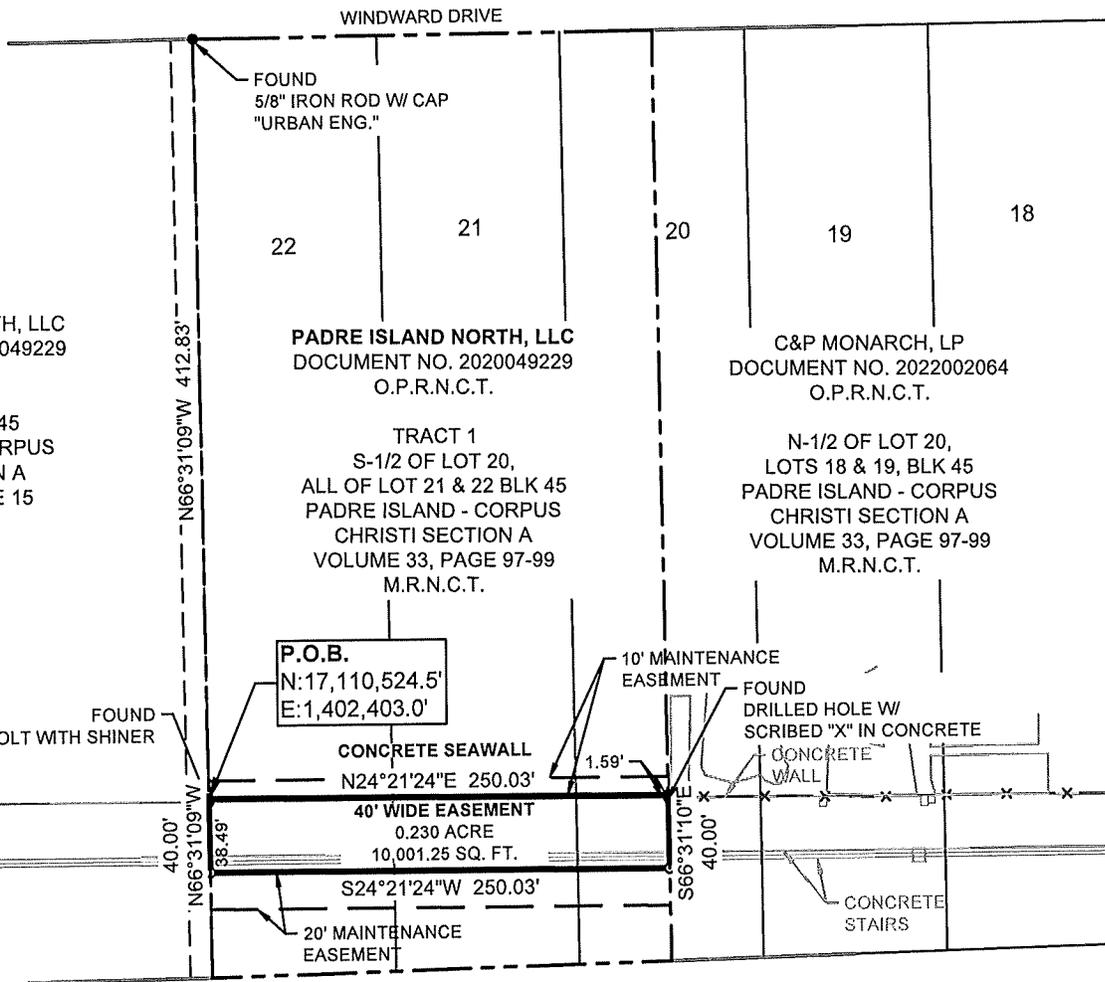
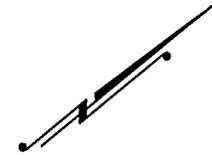


T. BAKER SMITH
A CENTURY OF SOLUTIONS
3854 FM 1060
Arensas Pass, TX 76336
(361)334-5719 - tbsmith.com

REV. NO: 02 REV. DATE: 04/29/2024 REV. BY: CDW

REVISION DESCRIPTION:
UPDATING MAINTENANCE EASEMENT ON EAST SIDE

P:\Y-2023\2023.1823\DWG\3-4-23-2024\1-EASEMENT DESCRIPTIONS-PADRE ISLAND NORTH LLC.DWG



PADRE ISLAND NORTH, LLC
DOCUMENT NO. 2020049229
O.P.R.N.C.T.

TRACT A-1, BLK 45
PADRE ISLAND - CORPUS
CHRISTI SECTION A
VOLUME 35, PAGE 15
M.R.N.C.T.

PADRE ISLAND NORTH, LLC
DOCUMENT NO. 2020049229
O.P.R.N.C.T.

TRACT 1
S-1/2 OF LOT 20,
ALL OF LOT 21 & 22 BLK 45
PADRE ISLAND - CORPUS
CHRISTI SECTION A
VOLUME 33, PAGE 97-99
M.R.N.C.T.

C&P MONARCH, LP
DOCUMENT NO. 2022002064
O.P.R.N.C.T.

N-1/2 OF LOT 20,
LOTS 18 & 19, BLK 45
PADRE ISLAND - CORPUS
CHRISTI SECTION A
VOLUME 33, PAGE 97-99
M.R.N.C.T.

P.O.B.
N: 17,110,524.5'
E: 1,402,403.0'

CONCRETE SEAWALL
N24°21'24"E 250.03'
40' WIDE EASEMENT
0.230 ACRE
10,001.25 SQ. FT.

S24°21'24"W 250.03'

20' MAINTENANCE
EASEMENT

10' MAINTENANCE
EASEMENT

FOUND
DRILLED HOLE W/
SCRIBED "X" IN CONCRETE
CONCRETE
WALL

CONCRETE
STAIRS

LEGEND

- SUBJECT TRACT
- - - 10' & 20' MAINTENANCE EASEMENT
- x - x - FENCE
- CONCRETE SEAWALL
- P.O.B.** POINT OF BEGINNING
- O.P.R.N.C.T.** OFFICIAL PUBLIC RECORDS NUECES COUNTY, TX
- M.R.N.C.T.** MAP RECORDS OF NUECES COUNTY, TX
- MONUMENT (AS-NOTED)
- EASEMENT CORNER

NOTES:

ALL BEARINGS AND DISTANCES CONTAINED HEREIN ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), US SURVEY FEET, NORTH AMERICAN DATUM OF 1983 (2011)

A LEGAL DESCRIPTION OF EVEN DATE WITH SEAL AND SIGNATURE ACCOMPANIES THIS PLAT.

THIS PLAT IS INTENDED TO BE USED FOR THE PURPOSE OF OBTAINING AN EASEMENT.

FIELD SURVEY WAS PERFORMED DECEMBER 1ST - 11TH, 2023.

I CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION.



Registered Professional Land Surveyor
Allen W. Kerley, R.P.L.S. No. 5427

DRAWN BY: CDW	APPROVED BY: AWK
DATE: 02/03/2024	JOB NO: 2023.1823
DRAWING NAME: 6-PADRE ISLAND NORTH LLC	
SHEET NO: 2	OF 3
PROJECTION: TEXAS STATE PLANE SOUTH ZONE GEO. DATUM: NAD83 VERT. DATUM: NAVD88 GRID UNITS: US SURVEY FEET	
SCALE: 1" = 100'	

EASEMENT PLAT

CITY OF CORPUS CHRISTI
NORTH PADRE ISLAND SEAWALL
AN EASEMENT PLAT FOR
PADRE ISLAND NORTH, LLC
LOCATED IN
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

TBPLS #10194575

T. BAKER SMITH A CENTURY OF SOLUTIONS 3554 FM 1059 Aransas Pass, TX 78336 (361)334-5710 - tbsmith.com	REV. NO: 02	REV. DATE: 04/29/2024	REV. BY: CDW
REVISION DESCRIPTION: UPDATING MAINTENANCE EASEMENT ON EAST SIDE			

--- P:\Y-2023\2023-1823\DWG\3-4-23-2024\1-EASEMENT DESCRIPTION-PADRE ISLAND NORTH LLC.DWG



T. BAKER SMITH, LLC
A CENTURY OF SOLUTIONS

3854 FM 1069
 Aransas Pass, Texas 78336
 361.334.5719 (P) 1.866.357.1050 (TF)
 www.tbsmith.com
 TBPLS Firm No. 101102-01
 TBPE Firm No. F-6084

**FIELD NOTES FOR A
 0.230 ACRE
 10,001.25 SQUARE FEET
 FORTY (40) FOOT WIDE EASEMENT**

Being a description of a 0.230 (10,001.25 sq. ft.) of an acre, **FORTY (40)** foot wide **EASEMENT** located in the City of Corpus Christi, Nueces County Texas, said easement being upon, over, through and across a tract conveyed to Padre Island North, LLC, recorded in Document No. 2020049229, Official Public Records of Nueces County, Texas, (O.P.R.N.C.T.), said tract being described as Tract 1, South one-half (S1/2) of Lot 20 and all of Lots 21 and 22, Block 45, Padre Island – Corpus Christi Section A, recorded in Volume 33, Pages 97-99, Map Records of Nueces County, Texas (M.R.N.C.T.), said **EASEMENT** being more particularly described as follows:

Beginning at a corner on the common line of said Tract 1 and a tract conveyed to Padre Island North, LLC, recorded in Document No. 2020049229, O.P.R.N.C.T., said tract being described as Tract A-1, Block 45, Padre Island – Corpus Christi Section A, recorded in Volume 35, Pages 15, M.R.N.C.T., from which a 5/8" iron rod with cap "Urban Engineering" found at the common corner of said Tract 1 and said Tract A-1, in the southeasterly right-of-way line of Windward Drive bears N 66°31'09" W, a distance of 412.83 feet, the southwest corner of the herein described easement;

THENCE N 24°21'24" E, across said Tract 1, a distance of 250.03 feet to a corner on the common line of said Tract 1 and a tract conveyed to C&P Monarch, LP, recorded in Document No. 2022002064, O.P.R.N.C.T., said tract being the North one-half (N1/2) of Lot 20 and all of Lots 18 and 19, Block 45, Padre Island – Corpus Christi Section A, recorded in Volume 33, Pages 97-99, M.R.N.C.T., the northwest corner of the herein described easement;

THENCE S 66°31'10" E, with said common line, passing at a distance of 1.59 feet, a drilled hole with scribed "X" in concrete found, continuing for a total distance of 40.00 feet to the northeast corner of the herein described easement;

THENCE S 24°21'24" W, across said Tract 1, a distance of 250.03 feet to the common line of said Tract 1 and said Tract A-1, the southeast corner of the herein described easement;

THENCE N 66°31'09" W, with the common line of said tracts, passing at 38.49 feet, a bolt with shiner found, continuing for a total distance of 40.00 feet to the **POINT OF BEGINNING**;

Said **EASEMENT** containing 0.230 (10,001.25 sq. ft.) acres of land, more or less. Together with a 10-foot wide maintenance easement of the west side and a 20-foot wide maintenance easement of the east side of the herein described easement.

An easement plat of even date accompanies this legal description.

Basis of Bearings: Grid, State Plane Coordinate System, Texas South Zone, NAD 83 (2011) Datum.

Prepared April 29, 2024



Registered Professional Land Surveyor
 Allen W. Kerley, R.P.L.S. No. 5427

EXHIBIT B



PADRE ISLAND NORTH, LLC
DOCUMENT NO. 2020049229
O.P.R.N.C.T.

TRACT A-1, BLK 45
PADRE ISLAND - CORPUS
CHRISTI SECTION A
VOLUME 35, PAGE 15
M.R.N.C.T.

I CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION.



Registered Professional Land Surveyor
Allen W. Kerley, R.P.L.S. No. 5427

NOTES:

ALL BEARINGS AND DISTANCES CONTAINED HEREIN ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), US SURVEY FEET, NORTH AMERICAN DATUM OF 1983 (2011)

A LEGAL DESCRIPTION OF EVEN DATE WITH SEAL AND SIGNATURE ACCOMPANIES THIS PLAT.

THIS PLAT IS INTENDED TO BE USED FOR THE PURPOSE OF OBTAINING AN EASEMENT.

FIELD SURVEY WAS PERFORMED DECEMBER 1ST - 11TH, 2023.

LEGEND

- SUBJECT TRACT
- 10' & 20' MAINTENANCE EASEMENT
- CONCRETE SEAWALL
- P.O.B.** POINT OF BEGINNING
- O.P.R.N.C.T.** OFFICIAL PUBLIC RECORDS NUECES COUNTY, TX
- M.R.N.C.T.** MAP RECORDS OF NUECES COUNTY, TX
- MONUMENT (AS-NOTED)
- EASEMENT CORNER

DRAWN BY: CDW	APPROVED BY: AWK
DATE: 02/03/2024	JOB NO: 2023.1823
DRAWING NAME: 5-PADRE ISLAND NORTH LLC	
SHEET NO: 1	OF 3
PROJECTION: TEXAS STATE PLANE SOUTH ZONE GEO. DATUM: NAD83 VERT. DATUM: NAVD88 GRID UNITS: US SURVEY FEET	

TBPLS #10194575

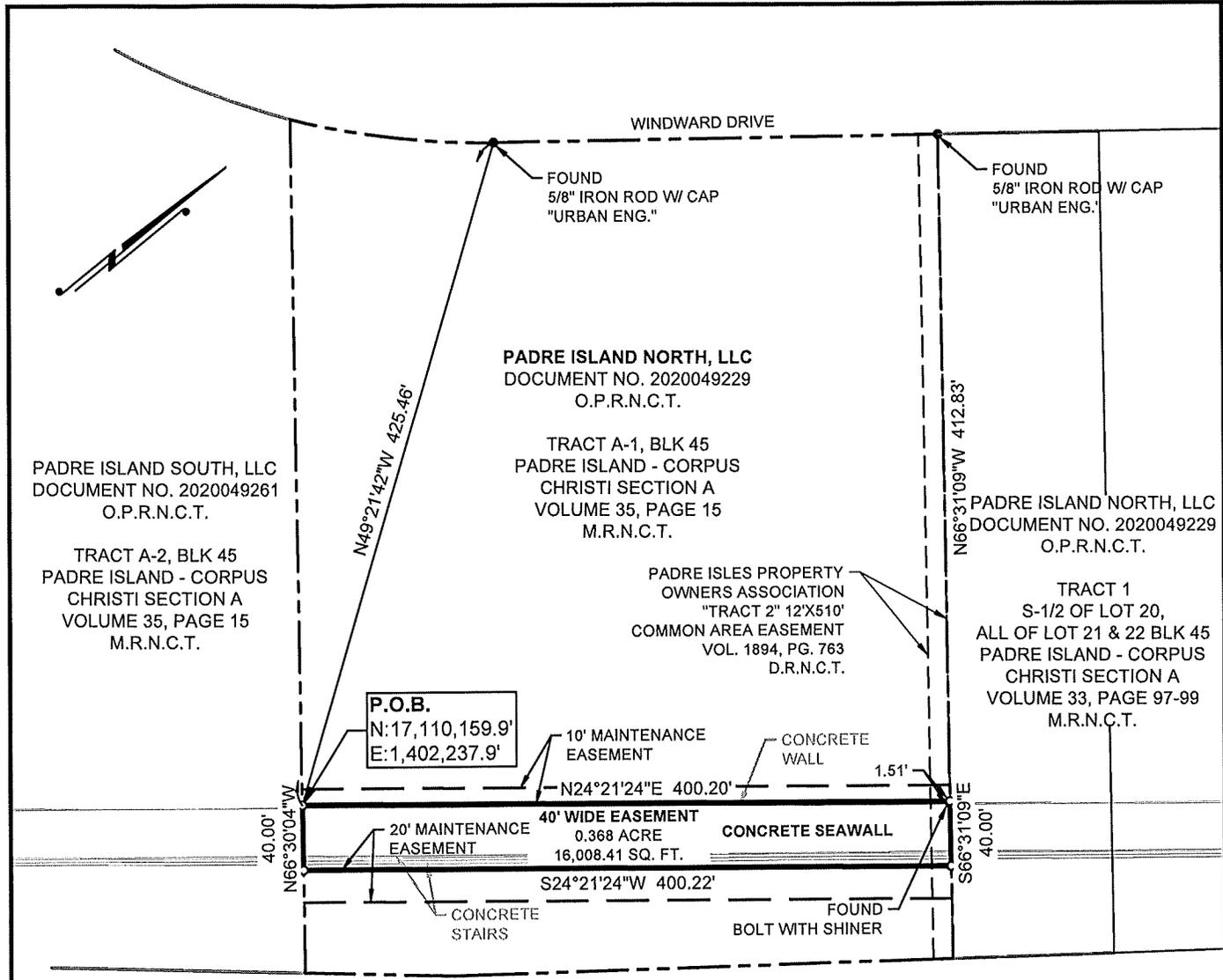
EASEMENT PLAT
CITY OF CORPUS CHRISTI
NORTH PADRE ISLAND SEAWALL
AN EASEMENT PLAT FOR
PADRE ISLAND NORTH, LLC
LOCATED IN
CORPUS CHRISTI, NUECES COUNTY, TEXAS

REV. NO: 02	REV. DATE: 04/29/2024	REV. BY: CDW
REVISION DESCRIPTION: UPDATING MAINTENANCE EASEMENT ON EAST SIDE		

VICINITY MAP
NOT TO SCALE

P:\Y-2023\2023.1823\DWG\3-4-29-2024\1-EASEMENT DESCRIPTION\5-PADRE ISLAND NORTH LLC.DWG

P:\Y-2023\2023-1823\DWG\3-4-29-2024\1-EASEMENT DESCRIPTION\5-PADRE ISLAND NORTH LLC.DWG



NOTES:
 ALL BEARINGS AND DISTANCES CONTAINED HEREIN ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), US SURVEY FEET, NORTH AMERICAN DATUM OF 1983 (2011)
 A LEGAL DESCRIPTION OF EVEN DATE WITH SEAL AND SIGNATURE ACCOMPANIES THIS PLAT.
 THIS PLAT IS INTENDED TO BE USED FOR THE PURPOSE OF OBTAINING AN EASEMENT.
 FIELD SURVEY WAS PERFORMED DECEMBER 1ST - 11TH, 2023.

LEGEND

- SUBJECT TRACT
- 10' & 20' MAINTENANCE EASEMENT
- CONCRETE SEAWALL
- P.O.B. POINT OF BEGINNING
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY, TX
- M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TX
- MONUMENT (AS-NOTED)
- EASEMENT CORNER

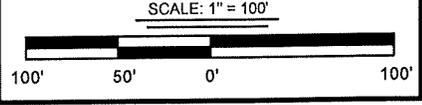
I CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION.

Registered Professional Land Surveyor
 Allen W. Kerley, R.P.L.S. No. 5427

DRAWN BY: CDW	APPROVED BY: AWK
DATE: 02/03/2024	JOB NO: 2023.1823
DRAWING NAME: 5-PADRE ISLAND NORTH LLC	
SHEET NO: 2	OF 3
PROJECTION: TEXAS STATE PLANE SOUTH ZONE GEO. DATUM: NAD83 VERT. DATUM: NAVD88 GRID UNITS: US SURVEY FEET	

EASEMENT PLAT
CITY OF CORPUS CHRISTI
 NORTH PADRE ISLAND SEAWALL
 AN EASEMENT PLAT FOR
 PADRE ISLAND NORTH, LLC
 LOCATED IN
 CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

TBPLS #10194575



T. BAKER SMITH
 A CENTURY OF SOLUTIONS
 3854 FM 1069
 Aransas Pass, TX 78336
 (381)334-5719 - tbsmith.com

REV. NO: 02	REV. DATE: 04/29/2024	REV. BY: CDW
REVISION DESCRIPTION: UPDATING MAINTENANCE EASEMENT ON EAST SIDE		



T. BAKER SMITH, LLC
A CENTURY OF SOLUTIONS

3854 FM 1069
 Aransas Pass, Texas 78336
 361.334.5719 (P) 1.866.357.1050 (TF)
 www.tbsmith.com
 TBPLS Firm No. 101102-01
 TBPE Firm No. F-6084

**FIELD NOTES FOR A
 0.368 ACRE
 16,008.41 SQUARE FEET
 FORTY (40) FOOT WIDE EASEMENT**

Being a description of a 0.368 (16,008.41 sq. ft.) of an acre, **FORTY (40)** foot wide **EASEMENT** located in the City of Corpus Christi, Nueces County Texas, said easement being upon, over, through and across a tract conveyed to Padre Island North, LLC, recorded in Document No. 2020049229, Official Public Records of Nueces County, Texas, (O.P.R.N.C.T.), said tract being described as Tract A-1, Block 45, Padre Island – Corpus Christi Section A, recorded in Volume 35, Page 15, Map Records of Nueces County, Texas (M.R.N.C.T.), said **EASEMENT** being more particularly described as follows:

Beginning at a corner on the common line of said Tract A-1 and a tract conveyed to Padre Island South, LLC, recorded in Document No. 2020049261, O.P.R.N.C.T., said tract being described as Tract A-2, Block 45, Padre Island – Corpus Christi Section A, recorded in Volume 35, Page 15, M.R.N.C.T., from which a 5/8" iron rod with cap "Urban Engineering" found in the northwesterly line of said Tract A-1 and in the southeasterly right-of-way line of Windward Drive bears N 49°21'42" W, a distance of 425.46 feet, the southwest corner of the herein described easement;

THENCE N 24°21'24" E, across said Tract A-1, a distance of 400.20 feet to a corner on the common line of said Tract A-1 and a tract conveyed to Padre Island North, LLC, recorded in Document No. 2020049229, O.P.R.N.C.T., said tract being described as Tract 1, South one-half (S1/2) of Lot 20 and all of Lots 21 and 22, Block 45, Padre Island – Corpus Christi Section A, recorded in Volume 33, Pages 97-99, M.R.N.C.T., from which a 5/8" iron rod with cap "Urban Engineering" found at the common corner of said Tract A-1 and said Tract 1, on the southeasterly right-of-way line of Windward Drive bears N 66°31'09" W, a distance of 412.83 feet, the northwest corner of the herein described easement;

THENCE S 66°31'09" E, with said common line, passing at a distance of 1.51 feet, a bolt with shiner found, continuing for a total distance of 40.00 feet to the northeast corner of the herein described easement;

THENCE S 24°21'24" W, across said Tract A-1, a distance of 400.22 feet to the common line of said Tract A-1 and said Tract A-2, the southeast corner of the herein described tract;

THENCE N 66°30'04" W, with the common line of said tracts, a distance of 40.00 feet to the **POINT OF BEGINNING**;

Said **EASEMENT** containing 0.368 (16,008.41 sq. ft.) acres of land, more or less. Together with a 10-foot wide maintenance easement of the west side and a 20-foot wide maintenance easement of the east side of the herein described easement.

An easement plat of even date accompanies this legal description.

Basis of Bearings: Grid, State Plane Coordinate System, Texas South Zone, NAD 83 (2011) Datum.

Prepared April 29, 2024



Registered Professional Land Surveyor
 Allen W. Kerley, R.P.L.S. No. 5427

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EASEMENT

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF NUECES §

THAT C&P MONARCH, LP, whose address is 5909 Lago Vista Dr, Corpus Christi, Texas 78414, Corpus Christi, TX 78418 (Grantor) in consideration of the Grantee maintaining the Michael J. Ellis Seawall ("Seawall"), does hereby grant to the **CITY OF CORPUS CHRISTI**, 1201 Leopard Street, Corpus Christi, Nueces County, Texas 78401 (Grantee), a Texas Home Rule municipal corporation, its successors and legal representatives, the free and uninterrupted use, liberty, privilege, and easement of going in, on, over, under and along certain tracts of land situated in Nueces County, Texas and being described as follows:

See the metes and bounds property description for EASEMENT attached and incorporated as "Exhibit A" and a map showing the location of the EASEMENT and MAINTENANCE EASEMENTS is attached and incorporated as "Exhibit B" ("Premises").

Together with the free ingress, egress, and regress to and for the Grantee, all for the purpose of erecting, constructing, installing, laying, replacing, servicing, repairing, using, maintaining, inspecting, reconstructing, modifying, removing, operating and keeping a retaining wall for erosion control and pedestrian use in, on, over, under, and along the Premises, and including any deadman, cable or other subsurface structure supporting the Seawall that extends west or east of the Premises.

Grantor further assigns all rights to the Seawall improvements to Grantee and restricts Grantee's use of the easement as follows:

1. No fences, walls, permanent structures, utilities, or lighting, other than the Seawall, will be constructed within the Easement without prior approval of the Grantor and its successors and assigns.
2. No utility cables, lines or wires will be erected above ground.
3. Stair hand railings on the Seawall will be maintained by the Grantee to afford pedestrian access to the beach adjoining the Seawall.
4. Practicable and continuous means of beach access will be maintained during construction.
5. The maintenance easements behind the Seawall will be used to build, maintain, repair, or rebuild the Seawall with no permanent structures located thereon.
6. The maintenance easements will be returned to their original condition following any use of the easements.
7. No person or business will be issued a permit or franchise by Grantee to conduct business on the Seawall, except Grantor or its successors and assigns.
8. Grantee will provide two weeks of notice prior to the start of construction activities.

TO HAVE AND TO HOLD, all and singular, the rights and privileges aforesaid to Grantee its successors, legal representatives, franchisees and the public, for the proper use as a public easement.

GRANTOR

The persons signing this easement conveyance as Grantor, or signing on behalf of the Grantor, represents, warrants, and guarantees that they are the Grantor or have the authority to act on behalf of the Grantor for the purpose and consideration stated.

C&P MONARCH, LP
By: Woody Acres Management, LLC
Its General Partner

By: _____ 

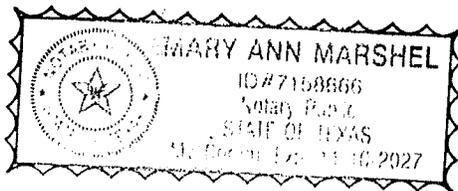
Printed name: Kalpesh Chaudhari

Title: Manager

THE STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on December 2, 2024, by Kalpesh Chaudhari, as Manager of Woody Acres Management LLC, acting as General Partner of C&P MONARCH, LP, a Texas limited partnership, on behalf of said partnership.



Mary Ann Marshe
Notary Public in and for the State of Texas

ACCEPTED for the City of Corpus Christi, Texas, a municipal corporation and body politic under the laws of the State of Texas, on _____, 2024.

GRANTEE

CITY OF CORPUS CHRISTI, TEXAS
Department of Engineering Services
P. O. Box 9277
Corpus Christi, Texas 78469-9277

Jeff H. Edmonds, P.E.
Director of Engineering Services

APPROVED AS TO LEGAL FORM, THIS _____ DAY OF _____, 2024.

For THE CITY ATTORNEY

By: _____
Janet Whitehead, Assistant City Attorney
CITY LEGAL DEPARTMENT

EXHIBIT A



3854 FM 1069
Aransas Pass, Texas 78336
361.334.5719 (P) 1.866.357.1050 (TF)
www.tbsmith.com
TBPLS Firm No. 101102-01
TBPE Firm No. F-6084

**FIELD NOTES FOR A
0.230 ACRE
10,000.73 SQUARE FEET
FORTY (40) FOOT WIDE EASEMENT**

Being a description of a 0.230 (10,000.73 sq. ft.) of an acre, **FORTY (40)** foot wide **EASEMENT** located in the City of Corpus Christi, Nueces County Texas, said easement being upon, over, through and across a tract conveyed to C&P Monarch, LP, recorded in Document No. 2022002064, Official Public Records of Nueces County, Texas, (O.P.R.N.C.T.), said tract being described as the North one-half (N1/2) of Lot 20 and all of Lots 18 and 19, Block 45, Padre Island – Corpus Christi Section A, recorded in Volume 33, Pages 97-99, Map Records of Nueces County, Texas (M.R.N.C.T.), said **EASEMENT** being more particularly described as follows:

Beginning at a corner on the common line of said C&P Monarch, LP tract and a tract conveyed to Padre Island North, LLC, recorded in Document No. 2020049229, O.P.R.N.C.T., said tract being described as Tract 1, the South one-half (S1/2) of Lot 20 and all of Lots 21 and 22, Block 45, Padre Island – Corpus Christi Section A, recorded in Volume 33, Pages 97-99, M.R.N.C.T., the southwest corner of the herein described easement;

THENCE N 24°21'24" E, across said C&P Monarch, LP tract, a distance of 250.02 feet to a corner on the common line of said C&P Monarch, LP tract and a tract conveyed to Portofino Condominiums, recorded in Vol. 7, Pages 97-106, Miscellaneous Map Records of Nueces County, Texas, (M.M.R.N.C.T.), said tract being described as Lots 16 and 17, Block 45, Padre Island – Corpus Christi Section A, recorded in Volume 33, Pages 97-99, M.R.N.C.T., the northeast corner of the herein described easement;

THENCE S 66°31'09" E, with said common line, passing at a distance of 1.81 feet, a drilled hole with scribed "X" in concrete found, continuing for a total distance of 40.00 feet to the northeast corner of the herein described easement;

THENCE S 24°21'24" W, across said Tract 1, a distance of 250.02 feet to the common line of said C&P Monarch, LP tract and said Tract 1, the southeast corner of the herein described easement;

THENCE N 66°31'10" W, with the common line of said tracts, passing at a distance of 38.41 feet, a drilled hole with scribed "X" in concrete found, continuing for a total distance of 40.00 feet to the **POINT OF BEGINNING**;

Said **EASEMENT** containing 0.230 (10,000.73 sq. ft.) acres of land, more or less. Together with a 20-foot wide maintenance easement on the east side of the herein described easement.

An easement plat of even date accompanies this legal description.

Basis of Bearings: Grid, State Plane Coordinate System, Texas South Zone, NAD 83 (2011) Datum.

Prepared April 29, 2024



Registered Professional Land Surveyor
Allen W. Kerley, R.P.L.S. No. 5427

EXHIBIT B



C&P MONARCH, LP
DOCUMENT NO. 2022002064
O.P.R.N.C.T.

N-1/2 OF LOT 20,
LOTS 18 & 19, BLK 45
PADRE ISLAND - CORPUS
CHRISTI SECTION A
VOLUME 33, PAGE 97-99
M.R.N.C.T.

NOTES:

ALL BEARINGS AND DISTANCES CONTAINED HEREIN ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), US SURVEY FEET, NORTH AMERICAN DATUM OF 1983 (2011)

A LEGAL DESCRIPTION OF EVEN DATE WITH SEAL AND SIGNATURE ACCOMPANIES THIS PLAT.

THIS PLAT IS INTENDED TO BE USED FOR THE PURPOSE OF OBTAINING AN EASEMENT.

FIELD SURVEY WAS PERFORMED DECEMBER 1ST - 11TH, 2023 AND FEBRUARY 26, 2024.

LEGEND

- SUBJECT TRACT
- - - 20' MAINTENANCE EASEMENT
- x - x - FENCE
- CONCRETE SEAWALL
- P.O.B. POINT OF BEGINNING
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY, TX
- M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TX
- MONUMENT (AS-NOTED)
- EASEMENT CORNER

I CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION.



Registered Professional Land Surveyor
Allen W. Kerley, R.P.L.S. No. 5427

DRAWN BY:	CDW	APPROVED BY:	AWK
DATE:	02/27/2024	JOB NO:	2023.1823
DRAWING NAME:	7-C&P MONARCH, LP		
SHEET NO:	1	OF	3
PROJECTION: TEXAS STATE PLANE SOUTH ZONE GEO. DATUM: NAD83 VERT. DATUM: NAVD88 GRID UNITS: US SURVEY FEET			

TBPLS #10194575

EASEMENT PLAT
CITY OF CORPUS CHRISTI
NORTH PADRE ISLAND SEAWALL
AN EASEMENT PLAT FOR
C&P MONARCH, LP
LOCATED IN
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

VICINITY MAP
NOT TO SCALE

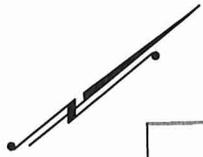


T. BAKER SMITH
A CENTURY OF SOLUTIONS
3854 FM 1069
Aransas Pass, TX 78338
(361)334-5719 - tbsmith.com

REV. NO:	02	REV. DATE:	04/29/2024	REV. BY:	CDW
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REVISION DESCRIPTION:
UPDATING MAINTENANCE EASEMENT ON EAST SIDE

P:\Y-2023\2023.1823\DWG\3-4-29-2024\1-EASEMENT DESCRIPTION\7-C&P MONARCH, LP.DWG



WINDWARD DRIVE

21

20

19

18

17

16

PADRE ISLAND NORTH, LLC
DOCUMENT NO. 2020049229
O.P.R.N.C.T.

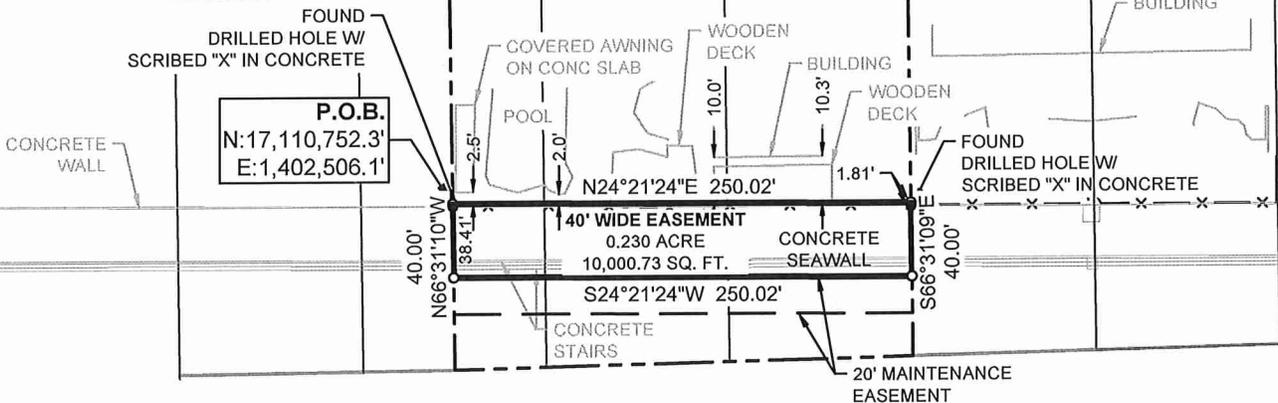
C&P MONARCH, LP
DOCUMENT NO. 2022002064
O.P.R.N.C.T.

PORTOFINO CONDOMINIUMS
VOL. 7, PGS 97-106
M.M.R.N.C.T.

TRACT 1
S-1/2 OF LOT 20,
ALL OF LOT 21 & 22 BLK 45
PADRE ISLAND - CORPUS
CHRISTI SECTION A
VOLUME 33, PAGES 97-99
M.R.N.C.T.

N-1/2 OF LOT 20,
LOTS 18 & 19, BLK 45
PADRE ISLAND - CORPUS
CHRISTI SECTION A
VOLUME 33, PAGES 97-99
M.R.N.C.T.

LOTS 16 & 17, BLOCK 45
PADRE ISLAND - CORPUS
CHRISTI, SECTION A
VOL. 33, PAGES 97-99
M.R.N.C.T.



NOTES:

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A LEGAL DESCRIPTION OF EVEN DATE WITH SEAL AND SIGNATURE ACCOMPANIES THIS PLAT.

THIS PLAT IS INTENDED TO BE USED FOR THE PURPOSE OF OBTAINING AN EASEMENT.

FIELD SURVEY WAS PERFORMED DECEMBER 1ST - 11TH, 2023 AND FEBRUARY 26, 2024.

LEGEND

- SUBJECT TRACT
- 20' MAINTENANCE EASEMENT
- FENCE
- CONCRETE SEAWALL
- P.O.B.** POINT OF BEGINNING
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY, TX
- M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TX
- MONUMENT (AS-NOTED)
- EASEMENT CORNER

I CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION.



Registered Professional Land Surveyor
Allen W. Kerley, R.P.L.S. No. 5427

DRAWN BY:	CDW	APPROVED BY:	AWK
DATE:	02/27/2024	JOB NO:	2023.1823
DRAWING NAME:	7-C&P MONARCH, LP		
SHEET NO:	2	OF	3
PROJECTION:	TEXAS STATE PLANE SOUTH ZONE		
GEO. DATUM:	NAD83 VERT. DATUM: NAVD88		
GRID UNITS:	US SURVEY FEET		

EASEMENT PLAT

CITY OF CORPUS CHRISTI

NORTH PADRE ISLAND SEAWALL

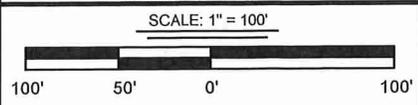
AN EASEMENT PLAT FOR

C&P MONARCH, LP

LOCATED IN

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

TBPLS #10194575



T. BAKER SMITH
A CENTURY OF SOLUTIONS
3854 FM 1089
Aransas Pass, TX 78336
(361)334-5719 - tbsmith.com

REV. NO: 02 REV. DATE: 04/29/2024 REV. BY: CDW

REVISION DESCRIPTION:
UPDATING MAINTENANCE EASEMENT ON EAST SIDE

P:\Y-2023\2023.1823\DWG\3-4-29-2024\1-EASEMENT DESCRIPTION\7-C&P MONARCH, LP.DWG

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EASEMENT

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF NUECES §

THAT PORTOFINO COUNCIL OF CO-OWNERS, whose address is 15002 Windward Dr, Corpus Christi, TX 78418 (Grantor) in consideration of the Grantee maintaining the Michael J. Ellis Seawall ("Seawall"), does hereby grant to the **CITY OF CORPUS CHRISTI**, 1201 Leopard Street, Corpus Christi, Nueces County, Texas 78401 (Grantee), a Texas Home Rule municipal corporation, its successors and legal representatives, the free and uninterrupted use, liberty, privilege, and easement of going in, on, over, under and along certain tracts of land situated in Nueces County, Texas and being described as follows:

See the metes and bounds property description for EASEMENT attached and incorporated as "Exhibit A" and a map showing the location of the EASEMENT and MAINTENANCE EASEMENTS is attached and incorporated as "Exhibit B" ("Premises").

Together with the free ingress, egress, and regress to and for the Grantee, all for the purpose of erecting, constructing, installing, laying, replacing, servicing, repairing, using, maintaining, inspecting, reconstructing, modifying, removing, operating and keeping a retaining wall for erosion control and pedestrian use in, on, over, under, and along the Premises, and including any deadman, cable or other subsurface structure supporting the Seawall that extends west or east of the Premises.

Grantor further assigns all rights to the Seawall improvements to Grantee and restricts Grantee's use of the easement as follows:

1. No fences, walls, permanent structures, utilities, or lighting, other than the Seawall, will be constructed within the Easement without prior approval of the adjacent property owner.
2. No utility cables, lines or wires will be erected above ground.
3. Stair hand railings on the Seawall will be maintained by the Grantee to afford pedestrian access to the beach adjoining the Seawall.
4. Practicable and continuous means of beach access will be maintained during construction.
5. The maintenance easements behind the Seawall will be used to build, maintain, repair, or rebuild the Seawall with no permanent structures located thereon.
6. The maintenance easements will be returned to their original condition following any use of the easements.
7. No person or business will be issued a permit or franchise by Grantee to conduct business on the Seawall.
8. Grantee will provide two weeks of notice prior to the start of construction activities.

TO HAVE AND TO HOLD, all and singular, the rights and privileges aforesaid to Grantee its successors, legal representatives, franchisees and the public, for the proper use as a public easement.

GRANTOR

The persons signing this easement conveyance as Grantor, or signing on behalf of the Grantor, represents, warrants, and guarantees that they are the Grantor or have the authority to act on behalf of the Grantor for the purpose and consideration stated.

By: 

Printed name: William J. Newman Jr

Title: President, Portofino Board of Directors

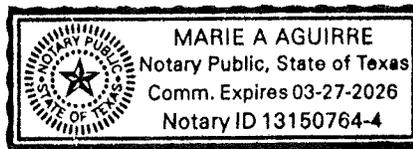
THE STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on October 17, 2024,
by William J. Newman Jr., as President of in said
capacity and on behalf of said Texas Nonprofit Corporation.



Notary Public in and for the State of Texas



ACCEPTED for the City of Corpus Christi, Texas, a municipal corporation and body politic under the laws of the State of Texas, on _____, 2024.

GRANTEE

CITY OF CORPUS CHRISTI, TEXAS
Department of Engineering Services
P. O. Box 9277
Corpus Christi, Texas 78469-9277

Jeff H. Edmonds, P.E.
Director of Engineering Services

APPROVED AS TO LEGAL FORM, THIS _____ DAY OF _____, 2024.

For THE CITY ATTORNEY

By: _____
Janet Whitehead, Assistant City Attorney
CITY LEGAL DEPARTMENT

ACCEPTED for the City of Corpus Christi, Texas, a municipal corporation and body politic under the laws of the State of Texas, on _____, 2024.

GRANTEE

CITY OF CORPUS CHRISTI, TEXAS

Department of Engineering Services

P. O. Box 9277

Corpus Christi, Texas 78469-9277

Jeff H. Edmonds, P.E.
Director of Engineering Services

APPROVED AS TO LEGAL FORM, THIS _____ DAY OF _____, 2024.

For THE CITY ATTORNEY

By: _____
Janet Whitehead, Assistant City Attorney
CITY LEGAL DEPARTMENT

--- P:\Y-2023\2023.1823\DWG\3-4-29-2024\1-EASEMENT DESCRIPTION\8-PORTOFINO CONDOMINIUMS.DWG



PORTOFINO CONDOMINIUMS
VOL. 7, PAGES 97-106
M.M.R.N.C.T.

LOTS 16 & 17, BLOCK 45
PADRE ISLAND - CORPUS
CHRISTI, SECTION A
VOL. 33, PGS. 97-99
M.R.N.C.T.

NOTES:

ALL BEARINGS AND DISTANCES CONTAINED HEREIN ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), US SURVEY FEET, NORTH AMERICAN DATUM OF 1983 (2011)

A LEGAL DESCRIPTION OF EVEN DATE WITH SEAL AND SIGNATURE ACCOMPANIES THIS PLAT.

THIS PLAT IS INTENDED TO BE USED FOR THE PURPOSE OF OBTAINING AN EASEMENT.

FIELD SURVEY WAS PERFORMED DECEMBER 1ST - 11TH, 2023 AND FEBRUARY 26, 2024.

LEGEND

- SUBJECT TRACT
- 10' & 20' MAINTENANCE EASEMENT
- x - x - FENCE
- CONCRETE SEAWALL
- P.O.B.** POINT OF BEGINNING
- M.M.R.N.C.T. MISCELLANEOUS MAP RECORDS NUECES COUNTY, TX
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY, TX
- M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TX
- MONUMENT (AS-NOTED)
- EASEMENT CORNER

I CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION.



Registered Professional Land Surveyor
Allen W. Kerley, R.P.L.S. No. 5427

DRAWN BY: CDW	APPROVED BY: AWK
DATE: 02/27/2024	JOB NO: 2023.1823
DRAWING NAME: 8-PORTOFINO CONDOMINIUMS	
SHEET NO: 1	OF 3
PROJECTION: TEXAS STATE PLANE SOUTH ZONE GEO. DATUM: NAD83 VERT. DATUM: NAVD88 GRID UNITS: US SURVEY FEET	

TBPLS #10194575

EASEMENT PLAT
CITY OF CORPUS CHRISTI
NORTH PADRE ISLAND SEAWALL
AN EASEMENT PLAT FOR
PORTOFINO CONDOMINIUMS
LOCATED IN
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

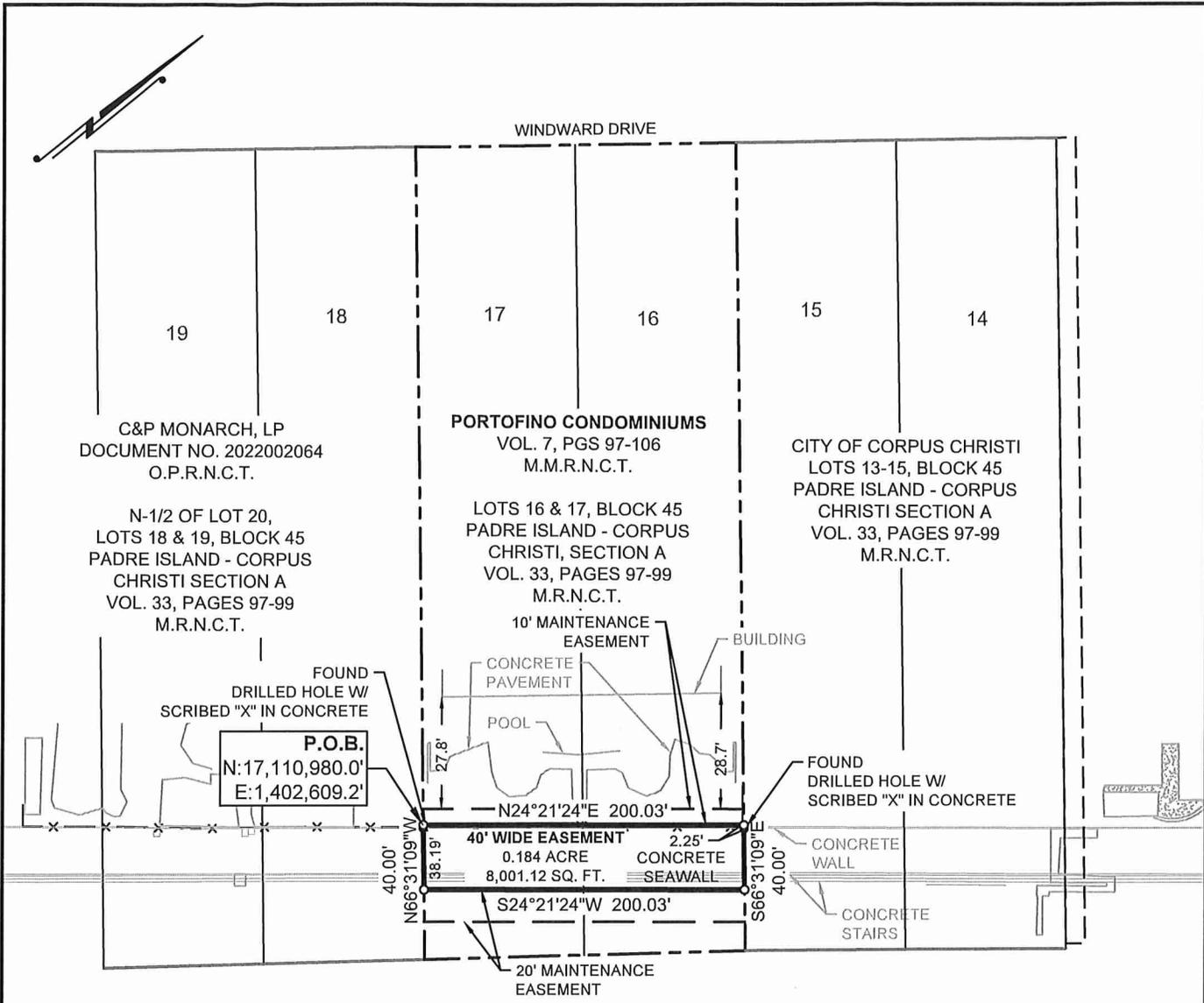
VICINITY MAP
NOT TO SCALE



T. BAKER SMITH
A CENTURY OF SOLUTIONS
3854 FM 1069
Aransas Pass, TX 78336
(361)334-5719 - tbsmith.com

REV. NO: 02	REV. DATE: 04/29/2024	REV. BY: CDW
REVISION DESCRIPTION: UPDATING MAINTENANCE EASEMENT ON EAST SIDE		

--- P:\Y-2023\2023.1823\DWG\3-4-29-2024\1-EASEMENT DESCRIPTION\8-PORTOFINO CONDOMINIUMS.DWG



- LEGEND**
- SUBJECT TRACT
 - 10' & 20' MAINTENANCE EASEMENT
 - x - x - FENCE
 - CONCRETE SEAWALL
 - P.O.B. POINT OF BEGINNING
 - M.M.R.N.C.T. MISCELLANEOUS MAP RECORDS NUECES COUNTY, TX
 - O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY, TX
 - M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TX
 - MONUMENT (AS-NOTED)
 - EASEMENT CORNER

NOTES:

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FIELD SURVEY WAS PERFORMED DECEMBER 1ST - 11TH, 2023 AND FEBRUARY 26, 2024.

I CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION.

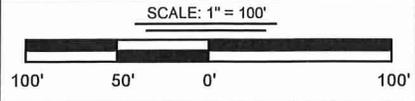
Registered Professional Land Surveyor
Allen W. Kerley, R.P.L.S. No. 5427

DRAWN BY: CDW	APPROVED BY: AWK
DATE: 02/27/2024	JOB NO: 2023.1823
DRAWING NAME: 8-PORTOFINO CONDOMINIUMS	
SHEET NO: 2	OF 3
PROJECTION: TEXAS STATE PLANE SOUTH ZONE GEO. DATUM: NAD83 VERT. DATUM: NAVD88 GRID UNITS: US SURVEY FEET	

EASEMENT PLAT

CITY OF CORPUS CHRISTI
NORTH PADRE ISLAND SEAWALL
AN EASEMENT PLAT FOR
PORTOFINO CONDOMINIUMS
LOCATED IN
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

TBPLS #10194575



T. BAKER SMITH
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3854 FM 1069
Aransas Pass, TX 78336
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REV. NO: 02	REV. DATE: 04/29/2024	REV. BY: CDW
REVISION DESCRIPTION: UPDATING MAINTENANCE EASEMENT ON EAST SIDE		



3854 FM 1069
 Aransas Pass, Texas 78336
 361.334.5719 (P) 1.866.357.1050 (TF)
 www.tbsmith.com
 TBPLS Firm No. 101102-01
 TBPE Firm No. F-6084

**FIELD NOTES FOR A
 0.184 ACRE
 8,001.12 SQUARE FEET
 FORTY (40) FOOT WIDE EASEMENT**

Being a description of a 0.184 (8,001.12 sq. ft.) of an acre, **FORTY (40)** foot wide **EASEMENT** located in the City of Corpus Christi, Nueces County Texas, said easement being upon, over, through and across a tract conveyed to Portofino Condominiums, recorded in Vol. 7, Pages 97-106, Miscellaneous Map Records of Nueces County, Texas, (M.M.R.N.C.T.), said tract being described as Lots 16 and 17, Block 45, Padre Island – Corpus Christi Section A, recorded in Volume 33, Pages 97-99, Map Records of Nueces County, Texas, (M.R.N.C.T.), said **EASEMENT** being more particularly described as follows:

Beginning at a corner on the common line of said Portofino Condominiums tract and a tract conveyed to C&P Monarch, LP, recorded in Document No. 2022002064, O.P.R.N.C.T., said tract being described as the North one-half (N1/2) of Lot 20 and all of Lots 18 and 19, Block 45, Padre Island – Corpus Christi Section A, recorded in Volume 33, Pages 97-99, M.R.N.C.T., the southwest corner of the herein described easement;

THENCE N 24°21'24" E, across said Portofino Condominiums tract, a distance of 200.03 feet to a corner on the common line of said Portofino Condominiums tract and a tract conveyed to the City of Corpus Christi, described as Lots 13 through 15, Block 45, Padre Island – Corpus Christi Section A, recorded in Volume 33, Pages 97-99, M.R.N.C.T., the northwest corner of the herein described easement;

THENCE S 66°31'09" E, with said common line, passing at a distance of 2.25 feet, a drilled hole with scribed "X" in concrete found, continuing for a total distance of 40.00 feet to the northeast corner of the herein described easement;

THENCE S 24°21'24" W, across said Portofino Condominiums tract, a distance of 200.03 feet to the common line of said Portofino Condominiums tract and said C&P Monarch, LP tract, the southeast corner of the herein described easement;

THENCE N 66°31'09" W, with the common line of said tracts, passing at 38.19 feet, a drilled hole with scribed "X" in concrete found, continuing for a total distance of 40.00 feet to the **POINT OF BEGINNING**;

Said **EASEMENT** containing 0.184 (8,001.12 sq. ft.) acres of land, more or less. Together with a 10-foot wide maintenance easement of the west side and a 20-foot wide maintenance easement of the east side of the herein described easement.

An easement plat of even date accompanies this legal description.

Basis of Bearings: Grid, State Plane Coordinate System, Texas South Zone, NAD 83 (2011) Datum.

Prepared April 29, 2024



Registered Professional Land Surveyor
 Allen W. Kerley, R.P.L.S. No. 5427