

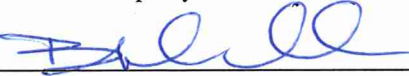
8. Grantee will provide two weeks of notice prior to the start of construction activities.

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.

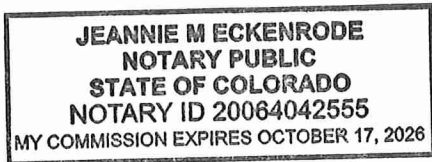
RM Property TX Two LLC


By: 
Bradford C. Nelson, President

STATE OF COLORADO §

COUNTY OF DENVER §

This instrument was acknowledged before me on December 6th, 2024, by Bradford C. Nelson, as President of RM Property TX Two LLC, in said capacity and on behalf of said Wyoming corporation.




Notary Public in and for the State of Colorado

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\10-R.M.PROPERTY TX TWO, LLC.DWG



R.M. PROPERTY TX TWO, LLC
DOCUMENT NO. 2007023522
O.P.R.N.C.T.
S-25' LOT 10 AND
LOTS 11-12, 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:	02/05/2024	JOB NO:	2023.1823
DRAWING NAME:	10-R.M.PROPERTY TX TWO, 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
R.M.PROPERTY TX TWO, LLC
LOCATED IN

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

TBPLS #10194575

VICINITY MAP
NOT TO SCALE

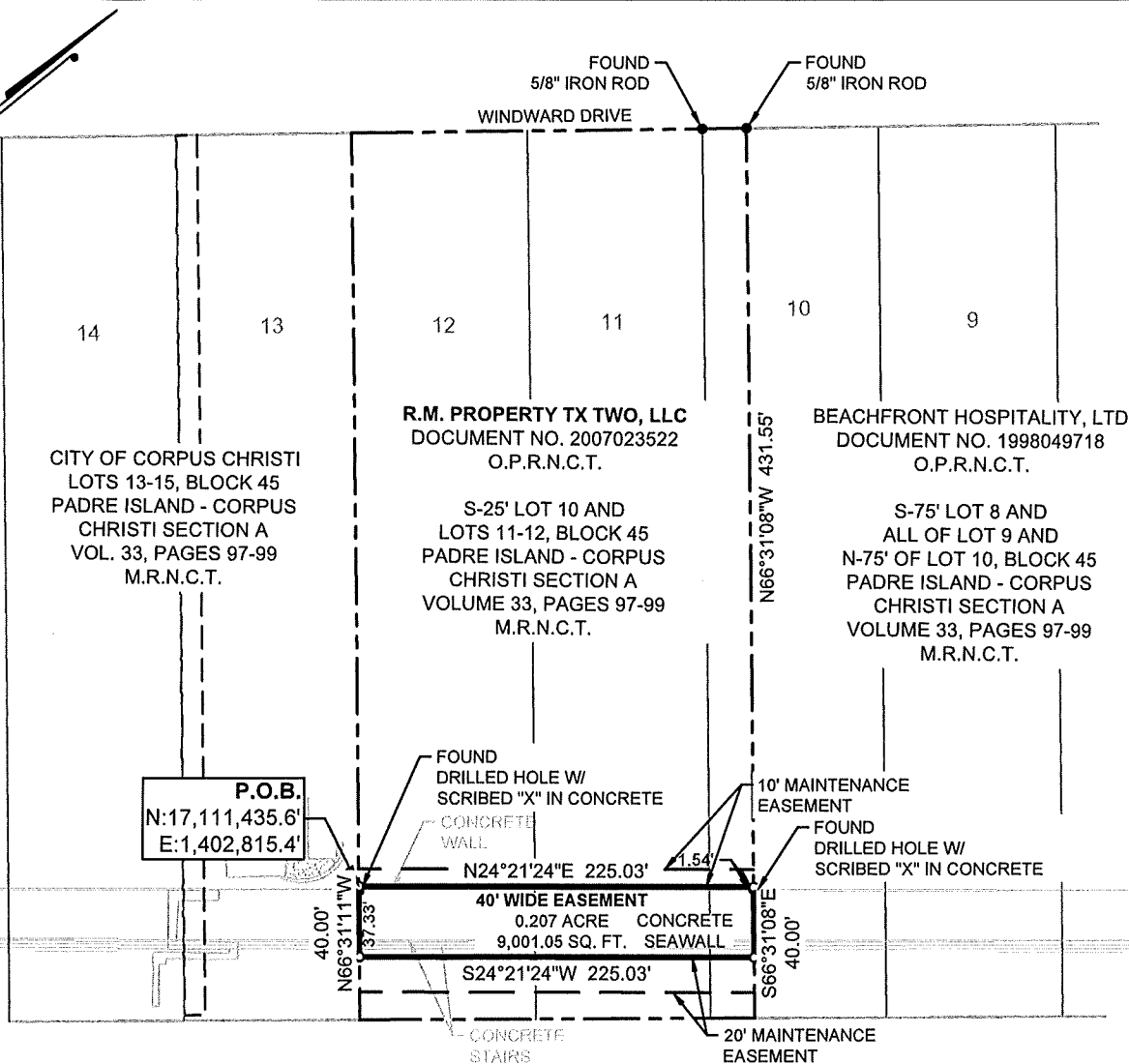


T. BAKER SMITH
A CENTURY OF SOLUTIONS
3854 FM 1009
Aransas Pass, TX 78336
(361)334-5719 - tbsmith.com

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

REVISION DESCRIPTION:
UPDATING MAINTENANCE EASEMENT ON EAST SIDE

P:\11-2023\2023-1823\DWG-4-29-2024\1-EASEMENT DESCRIPTION\10-R.M.PROPERTY TX TWO, LLC.DWG



P.O.B.
N:17,111,435.6'
E:1,402,815.4'

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

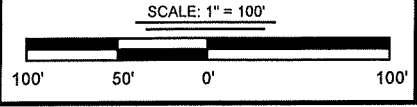
I CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION.



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

DRAWN BY:	CDW	APPROVED BY:	AWK
DATE:	02/05/2024	JOB NO:	2023.1823
DRAWING NAME:	10-R.M.PROPERTY TX TWO, 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
R.M.PROPERTY TX TWO, LLC
LOCATED IN
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS



T. BAKER SMITH
A CENTURY OF SOLUTIONS
3854 FM 1069
Arlingas Pass, TX 78336
(361)334-5718 - 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
 0.207 ACRE
 9,001.05 SQUARE FEET
 FORTY (40) FOOT WIDE EASEMENT**

Being a description of a 0.207 (9,001.05 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 the R.M. Property Tx Two, LLC, recorded in Document No. 2007023522, Official Public Records of Nueces County, Texas, (O.P.R.N.C.T.), said tract being the South 25' (S25') of Lot 10 and all of Lots 11 and 12, 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 R.M. Property Tx Two, LLC tract and a tract conveyed to the City of Corpus Christi, said tract being 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 southwest corner of the herein described easement;

THENCE N 24°21'24" E, across said R.M. Property Tx Two, LLC tract, a distance of 225.03 feet to a corner on the common line of said R.M. Property Tx Two, LLC tract and a tract conveyed to the Beachfront Hospitality, LTD., recorded in Document No. 1998049718, O.P.R.N.C.T., said tract being the South 75' (S75') of Lot 8 and all of Lot 9 and North 75' (N75') of Lot 10, 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 R.M. Property Tx Two, LLC tract and said Beachfront Hospitality, LTD. Tract, in the south right-of-way line of Windward Drive bears N 66°31'08" W, a distance of 431.55 feet, the northwest corner of the herein described easement;

THENCE S 66°31'08" E, with said common line, passing at a distance of 1.54 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, a distance of 225.03 feet to a corner on the common line of said R.M. Property Tx Two, LLC tract and said City of Corpus Christi tract, the southeast corner of the herein described easement;

THENCE N 66°31'11" W, with the common line of said tracts, passing at a distance of 37.33 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 0.207 (9,001.05 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 RAKESH PALE, whose address is 13773 EAGLESNEST BAY 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:

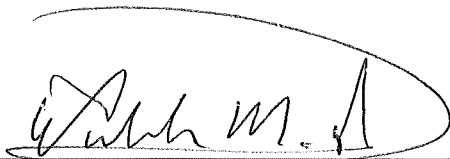
1. No fences, walls, permanent structures, utilities, or lighting, other than the Seawall, will be constructed within the Easement without prior approval of the adjacent property owner.
2. No utility cables, lines or wires will be erected above ground.
3. Stair hand railings on the Seawall will be maintained 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: 

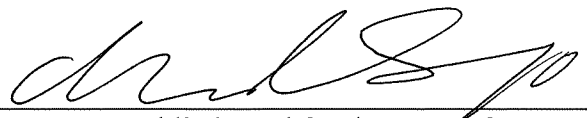
Printed name: RAKESH M. PATEL

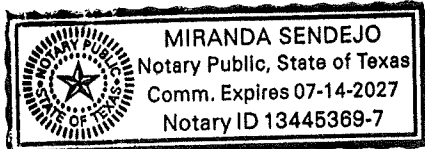
Title: PARTNER

THE STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on October 28th, 2024, by Rakesh Moganilal Patel, as Partner 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

P:\1V-2023\2023.1823\DWG\3-4-29-2024\1-EASEMENT DESCRIPTION\11-BEACHFRONT HOSPITALITY, LTD.DWG



BEACHFRONT HOSPITALITY, LTD
DOCUMENT NO. 1998049718
O.P.R.N.C.T.

S-75' LOT 8 AND
ALL OF LOT 9 AND
N-75' LOT 10, BLK 45
PADRE ISLAND - CORPUS CHRISTI
SECTION 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
- 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: 02/05/2024	JOB NO: 2023.1823
DRAWING NAME: 11-BEACHFRONT HOSPITALITY, LTD	
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
BEACHFRONT HOSPITALITY
LOCATED IN**

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

TBPLS #10194575

VICINITY MAP
NOT TO SCALE

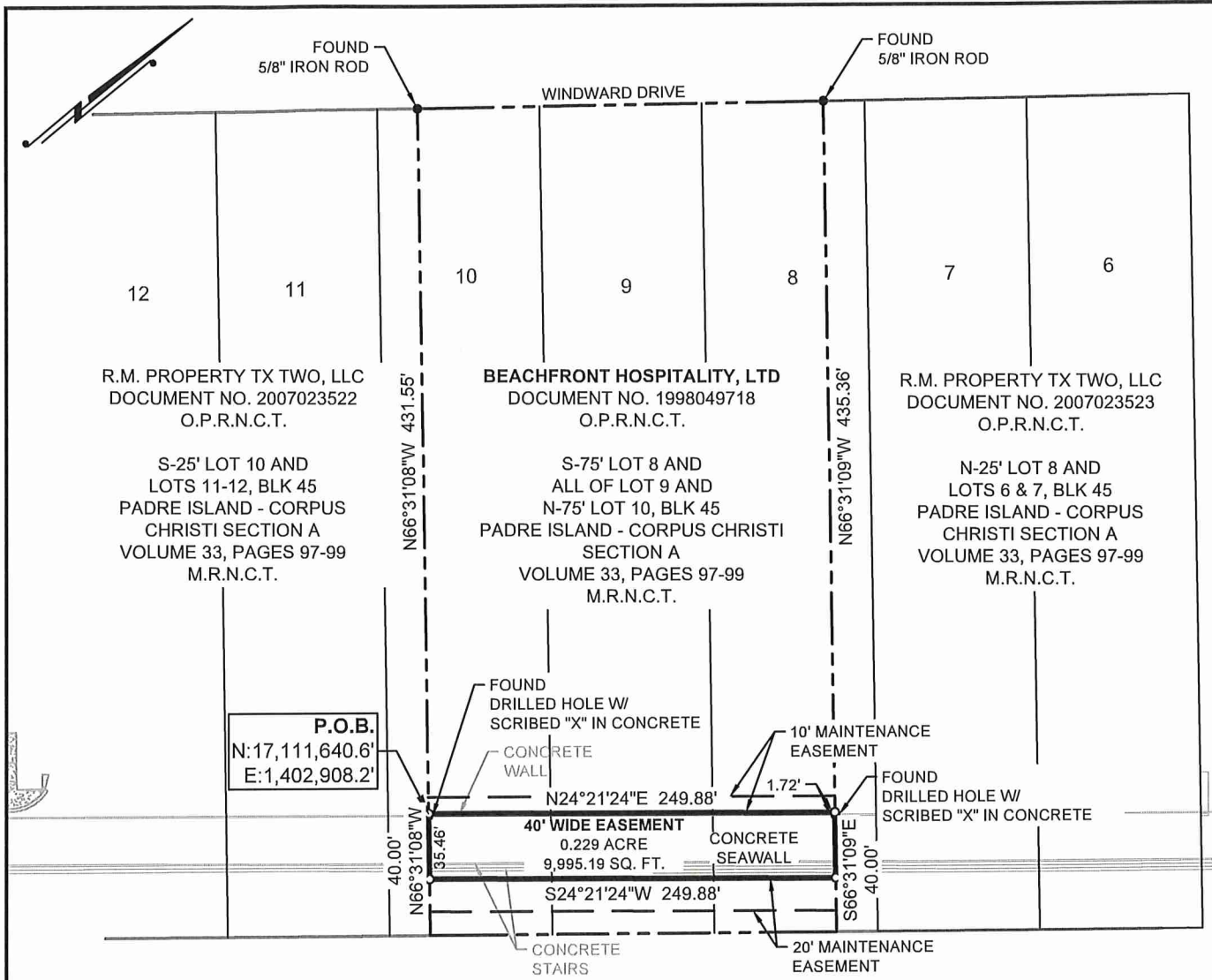


T. BAKER SMITH
A CENTURY OF SOLUTIONS
3854 FM 1069
Aransas Pass, TX 78336
(361)334-5719 - tbsmith.com

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

REVISION DESCRIPTION:
UPDATING MAINTENANCE EASEMENT ON EAST SIDE

--- P:\1-2023\2023.1823\DWG\3-4-23-2024\1-EASEMENT DESCRIPTION\11-BEACHFRONT HOSPITALITY, LTD.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

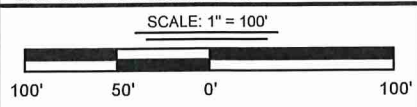
I CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION.



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

DRAWN BY: CDW	APPROVED BY: AWK
DATE: 02/05/2024	JOB NO: 2023.1823
DRAWING NAME: 11-BEACHFRONT HOSPITALITY, LTD	
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
BEACHFRONT HOSPITALITY
 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
 (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
 0.229 ACRE
 9,995.19 SQUARE FEET
 FORTY (40) FOOT WIDE EASEMENT**

Being a description of a 0.229 (9,995.19 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 Beachfront Hospitality, LTD., recorded in Document No. 1998049718, Official Public Records of Nueces County, Texas, (O.P.R.N.C.T.), said tract being the South 75' (S75') of Lot 8 and all of Lot 9 and North 75' (N75') of Lot 10, 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 Beachfront Hospitality, LTD. tract and a tract conveyed to R.M. Property Tx Two, LLC, recorded in Document No. 2007023522, O.P.R.N.C.T., said tract being the South 25' (S25') of Lot 10 and all of Lots 11 and 12, 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 Beachfront Hospitality, LTD. tract, and said R.M. Property Tx Two, LLC tract, in the south right-of-way line of Windward Drive bears N 66°31'08" W, a distance of 431.55 feet, the southwest corner of the herein described easement;

THENCE N 24°21'24" E, across said Beachfront Hospitality, LTD. tract, a distance of 249.88 feet to a corner on the common line of said Beachfront Hospitality, LTD. tract and a tract conveyed to the R.M. Property Tx Two, LLC, recorded in Document No. 2007023523, O.P.R.N.C.T., said tract being the North 25' (N25') of Lot 8 and all of Lots 6 and 7, 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 Beachfront Hospitality, LTD. tract, and said R.M. Property Tx Two, LLC tract, in the south right-of-way line of Windward Drive bears N 66°31'09" W, a distance of 435.36 feet, the northeast corner of the herein described easement;

THENCE S 66°31'09" E, with said common line, passing at a distance of 1.72 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, a distance of 249.88 feet to a corner on the common line of said Beachfront Hospitality, LTD. tract and said R.M. Property Tx Two, LLC tract, the southeast corner of the herein described easement;

THENCE N 66°31'08" W, with the common line of said tracts, passing at a distance of 35.46 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 0.229 (9,995.19 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

STATE OF COLORADO §

KNOW ALL BY THESE PRESENTS:

COUNTY OF DENVER §

THAT RM Property TX LLC, whose address is 109 East 17th St., Suite 4392, Cheyenne, Wyoming 82001 (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.

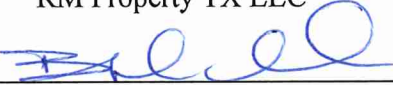
TO HAVE AND TO HOLD, all and singular, the rights and privileges aforesaid to Grantee its successors, legal representatives, franchisees and the public, for the proper use as a public easement.

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.

RM Property TX LLC

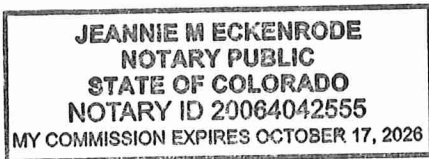
By: _____


Bradford C. Nelson, President

STATE OF COLORADO §

COUNTY OF DENVER §

This instrument was acknowledged before me on December 6th, 2024, by Bradford C. Nelson, as President of RM Property TX LLC, in said capacity and on behalf of said Wyoming corporation.



Jeannie M Eckenrode
Notary Public in and for the State of Colorado

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\3-7-16-2024\1-EASEMENT DESCRIPTION\12-R.M.PROPERTY TX LLC.DWG



R.M. PROPERTY TX LLC
DOCUMENT NO. 2007023523
O.P.R.N.C.T.

N-25' LOT 8, AND
LOTS 6 & 7, BLK 45
PADRE ISLAND - CORPUS
CHRISTI SECTION A
VOLUME 33, PG. 97-99
M.R.N.C.T.

LEGEND	
	SUBJECT TRACT
	10' & 20' MAINTENANCE EASEMENT
	FENCE
	CONCRETE SEAWALL
	POINT OF BEGINNING
	C.R.N.C.T. CONDOMINIUM 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: MMC	APPROVED BY: AWK
DATE: 02/05/2024	JOB NO: 2023.1823
DRAWING NAME: 12-R.M.PROPERTY TX 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
R.M.PROPERTY TX LLC
LOCATED IN
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

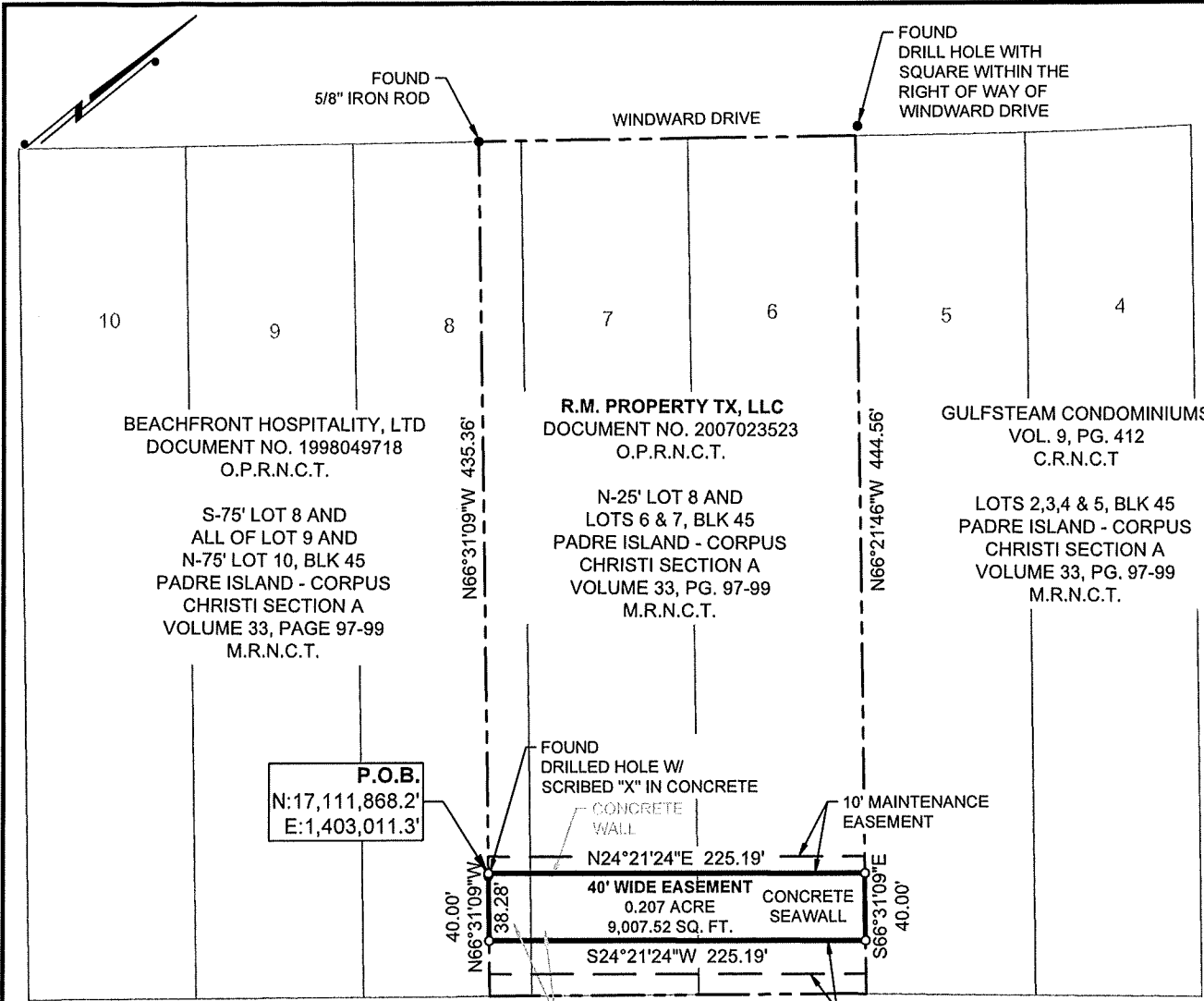
TBPLS #10184575

VICINITY MAP
NOT TO SCALE

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\DWG3-7-16-20241-EASEMENT DESCRIPTION\12-R.M.PROPERTY TX LLC.DWG



- LEGEND**
- SUBJECT TRACT
 - - - 10' & 20' MAINTENANCE EASEMENT
 - x - x - FENCE
 - CONCRETE SEAWALL
 - P.O.B. POINT OF BEGINNING
 - C.R.N.C.T. CONDOMINIUM 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

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: MMC	APPROVED BY: AWK
DATE: 02/05/2024	JOB NO: 2023.1823
DRAWING NAME: 12-R.M.PROPERTY TX 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
R.M.PROPERTY TX, LLC
LOCATED IN
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

TBPLS #10194575

T. BAKER SMITH
 A CENTURY OF SOLUTIONS
 3854 FM 1088
 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
 0.207 ACRE
 9,007.52 SQUARE FEET
 FORTY (40) FOOT WIDE EASEMENT**

Being a description of a 0.207 (9,007.52 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 R.M. Property Tx LLC., recorded in Document No. 2007023523, Official Public Records of Nueces County, Texas, (O.P.R.N.C.T.), said tract being the North 25' (N25') of Lot 8 and all of Lots 6 and 7, 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 R.M. Property Tx LLC tract and a tract conveyed to Beachfront Hospitality, LTD., recorded in Document No. 1998049718, O.P.R.N.C.T., said tract being the South 75' (S75') of Lot 8 and all of Lot 9 and North 75' (N75') of Lot 10, 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 R.M. Property Tx LLC tract, and Beachfront Hospitality, LTD. tract, in the south right-of-way line of Windward Drive bears N 66°31'09" W, a distance of 435.36 feet, the southwest corner of the herein described easement;

THENCE N 24°21'24" E, across said R.M. Property Tx LLC tract, a distance of 225.19 feet to a corner on the common line of said R.M. Property Tx LLC tract, and a tract conveyed to Gulfstream Condominiums, recorded in Vol. 9, Page 412, Condominium Records of Nueces County, Texas (C.R.N.C.T.), said tract being Lots 2 through 5, Block 45, Padre Island – Corpus Christi Section A, recorded in Volume 33, Pages 97-99, M.R.N.C.T, from which a drill hole with square within the right-of-way of Windward Drive bears N 66°21'46" W, a distance of 444.56 feet, the northwest corner of the herein described easement;

THENCE S 66°31'09" 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, a distance of 225.19 feet to a corner on the common line of said R.M. Property Tx LLC tract, and said Beachfront Hospitality, LTD., the southeast corner of the herein described easement;

THENCE N 66°31'09" W, with the common line of said tracts, passing at a distance of 38.28 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 0.207 (9,007.52 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 The Gulfstream, whose address is 14810 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.

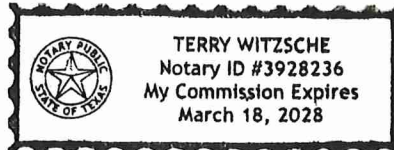
By: *Louis M Lutostanski*
Printed name: LOUIS M LUTOSTANSKI, JR
Title: PRESIDENT - GULFSTREAM HOA

THE STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on October 23, 2024,
by Lou Lutostanski, as President - CS HOA of in said
capacity and on behalf of said Texas Nonprofit Corporation.

Terry Witzsche
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\3-4-29-2024\1-EASEMENT DESCRIPTION\13-GULFSTREAM CONDOMINIUMS.DWG



GULFSTREAM CONDOMINIUMS
 VOL. 9, PG. 412
 CONDOMINIUM RECORDS OF
 NUECES COUNTY

LOTS 2,3,4 & 5, BLK 45
 PADRE ISLAND - CORPUS
 CHRISTI SECTION A
 VOLUME 33, PG. 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
C.R.N.C.T.	CONDOMINIUM 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: 13-GULFSTREAM CONDOMINIUMS			
SHEET NO:	1	OF	3
PROJECTION: TEXAS STATE PLANE SOUTH ZONE GEO. DATUM: NAD83 VERT. DATUM: NAVD88 GRID UNITS: US SURVEY FEET			

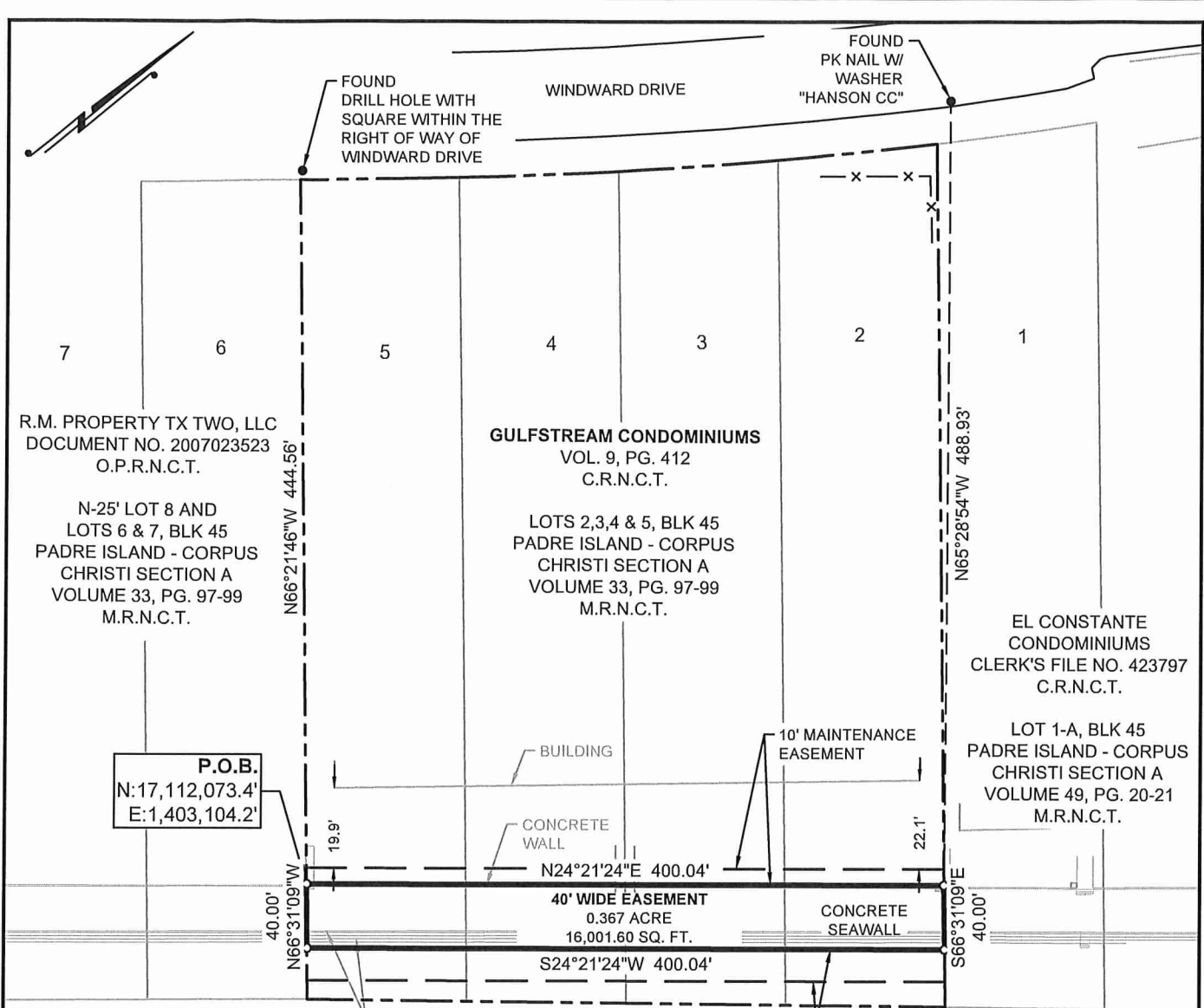
EASEMENT PLAT

CITY OF CORPUS CHRISTI
 NORTH PADRE ISLAND SEAWALL
 AN EASEMENT PLAT FOR
 GULFSTREAM CONDOMINIUMS
 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\13-GULFSTREAM 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
 - x - x - FENCE
 - CONCRETE SEAWALL
- P.O.B.** POINT OF BEGINNING
- C.R.N.C.T.** CONDOMINIUM 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: 13-GULFSTREAM CONDOMINIUMS	
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
GULFSTREAM CONDOMINIUMS
 LOCATED IN
 CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

TBPLS #10194575

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

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



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
 0.367 ACRE
 16,001.60 SQUARE FEET
 FORTY (40) FOOT WIDE EASEMENT**

Being a description of a 0.367 (16,001.60 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 Gulfstream Condominiums, recorded in Vol. 9, Page 412, Condominium Records of Nueces County, Texas, (C.R.N.C.T.), said tract being Lots 2, 3, 4, and 5, 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 Gulfstream Condominiums tract and a tract conveyed to R.M. Property Tx Two, LLC., recorded in Document No. 2007023523, Official Public Records Nueces County, Tx (O.P.R.N.C.T), said tract being the North 25' (N-25') of Lot 8, and Lots 6 & 7, Block 45, Padre Island – Corpus Christi Section A, recorded in Volume 33, Pages 97-99, M.R.N.C.T., from which a drill hole with square, found at the common corner of said Gulfstream Condominiums tract, and R.M. Property Tx Two, LLC. tract, within the right-of-way of Windward Drive, bears N 66°21'46" W, a distance of 444.56 feet, the southwest corner of the herein described easement;

THENCE N 24°21'24" E, across said Gulfstream Condominiums tract, a distance of 400.04 feet to a corner on the common line of said Gulfstream Condominiums tract, and a tract conveyed to El Constante Condominiums, recorded in Clerk's Files No. 423797, C.R.N.C.T, said tract being Lot 1-A, Block 45, Padre Island – Corpus Christi Section A, recorded in Volume 49, Pages 20-21, M.R.N.C.T, from which a PK nail with washer "Hanson CC" bears, N 65°28'54" W, a distance of 488.93 feet, the northwest corner of the herein described easement;

THENCE S 66°31'09" 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, a distance of 400.04 feet to a corner on the common line of said Gulfstream Condominiums tract and said R.M. Property Tx Two, LLC. tract, the southeast corner of the herein described easement;

THENCE N 66°31'09" W, with the common line of said tracts, a distance of 40.00 feet to the **POINT OF BEGINNING**;

Said **EASEMENT** containing 0.367 (16,001.60 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 El Constante Condominium Council of Co-Owners, whose address is 14802 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

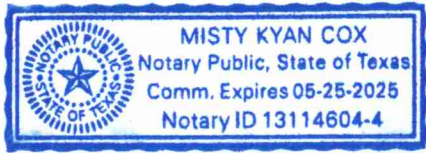
The persons signing this easement conveyance as Grantor, or signing on behalf of the Grantor, represents, warrants, and guarantees that they are the Grantor or have the authority to act on behalf of the Grantor for the purpose and consideration stated.

By: *[Signature]*
Printed name: Daniel R. Brown III
Title: President

THE STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on October 24, 2024,
by Daniel R. Brown III, as President of in said
capacity and on behalf of said Texas Nonprofit Corporation.



Misty Cox
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\4-29-2024\1-EASEMENT DESCRIPTION\14-EL-CONSTANTE CONDOMINIUMS.DWG



EL CONSTANTE CONDOMINIUMS
CLERK'S FILE NO. 423797

LOT 1-A, BLK 45
PADRE ISLAND - CORPUS
CHRISTI SECTION A
VOLUME 49, PG. 20-21
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.

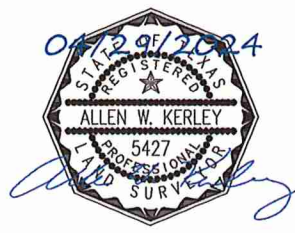
THIS PLAT IS INTENDED TO BE USED FOR THE PURPOSE OF OBTAINING AN EASEMENT.

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

LEGEND

- SUBJECT TRACT
- 10' & 20' MAINTENANCE EASEMENT
- CONCRETE SEAWALL
- P.O.B.** POINT OF BEGINNING
- C.R.N.C.T.** CONDOMINIUM 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: 14-EL-CONSTANTE CONDOMINIUMS			
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
EL CONSTANTE CONDOMINIUMS
LOCATED IN
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

TBPLS #10194575

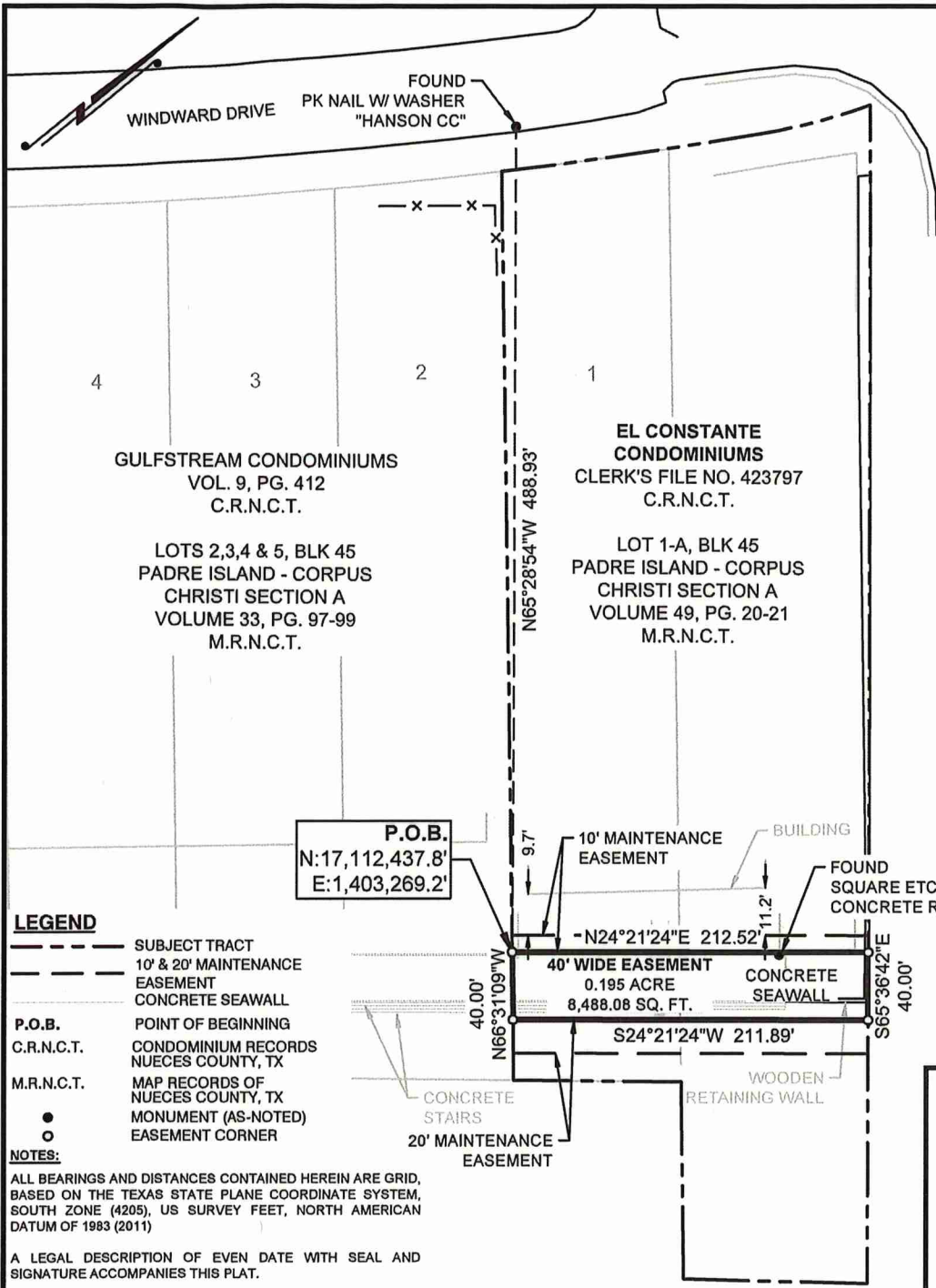
VICINITY MAP
NOT TO SCALE



T. BAKER SMITH
A CENTURY OF SOLUTIONS
3854 FM 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\14-EL CONSTANTE CONDOMINIUMS.DWG



LEGEND

- SUBJECT TRACT
- - - 10' & 20' MAINTENANCE EASEMENT
- CONCRETE SEAWALL
- P.O.B.** POINT OF BEGINNING
- C.R.N.C.T.** CONDOMINIUM 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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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.

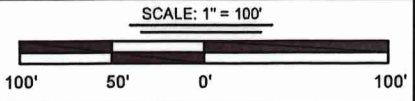
I CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION.



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: 14-EL CONSTANTE 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 SEA WALL
AN EASEMENT PLAT FOR
EL CONSTANTE CONDOMINIUMS
LOCATED IN
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS



TBPLS #10194575

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

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



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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
0.195 ACRE
8,488.08 SQUARE FEET
FORTY (40) FOOT WIDE EASEMENT**

Being a description of a 0.195 (8,488.08 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 El Constante Condominiums., recorded in Clerk's File No. 423797, Condominium Records of Nueces County, Texas, (C.R.N.C.T.), said tract being Lot 1-A, Block 45, Padre Island – Corpus Christi Section A, recorded in Volume 49, Pages 20-21, 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 Lot 1-A and a tract conveyed to Gulfstream Condominiums, recorded in Vol. 9 Page 412, C.R.N.C.T., said tract being Lots 2, 3, 4, and 5, Block 45, Padre Island – Corpus Christi Section A, recorded in Volume 33, Pages 97-99, M.R.N.C.T., from which a pk nail with washer "Hanson CC" found at the southeasterly road edge of Windward Drive bears N 65°28'54" W, a distance of 488.93 feet, the southwest corner of the herein described easement;

THENCE N 24°21'24" E, across said Lot 1-A, a distance of 212.52 feet to a corner on the east boundary line of said Lot 1-A, the northwest corner of the herein described easement;

THENCE S 65°36'42" E, a distance of 40.00 feet to the northeast corner of the herein described easement;

THENCE S 24°21'24" W, across said Lot 1-A, a distance of 211.89 feet to a corner on the common line of said Lot 1-A and said Gulfstream Condominiums tract, the southeast corner of the herein described easement;

THENCE N 66°31'09" W, with the common line of said tracts, a distance of 40.00 feet to the **POINT OF BEGINNING**;

Said **EASEMENT** containing 0.195 (8,488.08 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

**RESOLUTION OF
EL CONSTANTE CONDOMINIUM COUNCIL OF CO-OWNERS, INC.
APPROVING THE NORTH PADRE ISLAND SEAWALL EASEMENT**

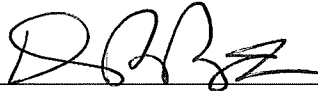
At a meeting of the Board of the El Constante Condominium Council of Co-Owners ("Council"), duly called and held on the date hereinafter stated, the Board of Directors found and resolved and does hereby FIND and RESOLVE as follows:

RESOLUTIONS

BE IT RESOLVED as follows:


- A) El Constante Board of Directors have determined that approving the Easement Agreement and accepting the Easement and Maintenance Easement as legally described in, and subject to the terms and conditions of, the Easement Agreement are necessary, appropriate, and in the best interests of the Council.
- B) Board hereby approves the Easement Agreement in substantially the form attached to this Resolution and accepts the Easement and Maintenance Easement as set forth therein and subject to the terms thereof.

Passed by the Board on the 24 day of October, 2024.



Daniel R. Brown III, President & Board Member

ATTEST:


Mary Miller, Secretary & Board Member

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 **PATHWAY TO THE SEA CIA**, whose address is **14802 WHITECAP BLD**, 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

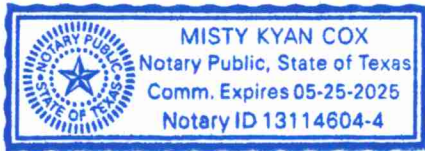
The persons signing this easement conveyance as Grantor, or signing on behalf of the Grantor, represents, warrants, and guarantees that they are the Grantor or have the authority to act on behalf of the Grantor for the purpose and consideration stated.

By: *Justin Shane Warrick*
Printed name: Justin Shane Warrick
Title: VP CIA BOD

THE STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on December 9, 2024,
by Justin Shane Warrick, as VP CIA BOD of in said
capacity and on behalf of said Texas Nonprofit Corporation.



Misty Cox
Notary Public in and for the State of Texas

--- WTBS.LOCALPANZURA\PROJECTS\2023\2023_1823\DWG3-4-29-2024\1-EASEMENT DESCRIPTION\16 -THE PATHWAY.DWG



THE PATHWAY TO THE SEA COMMUNITY
IMPROVEMENT ASSOCIATION, INC
LOT 1B, BLK 3
LAKE PARADE SOUTH
DOC. NO. 2018018322
O.P.R.N.C.T.

NOTES:

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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
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY, TX
- M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TX
- D.R.N.C.T. DEED 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:	MMC	APPROVED BY:	AWK
DATE:	06/07/2024	JOB NO:	2023.1823
DRAWING NAME:	16 -THE PATHWAY		
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
THE PATHWAY TO THE SEA COMMUNITY IMPROVEMENT ASSOC. INC.
LOCATED IN
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

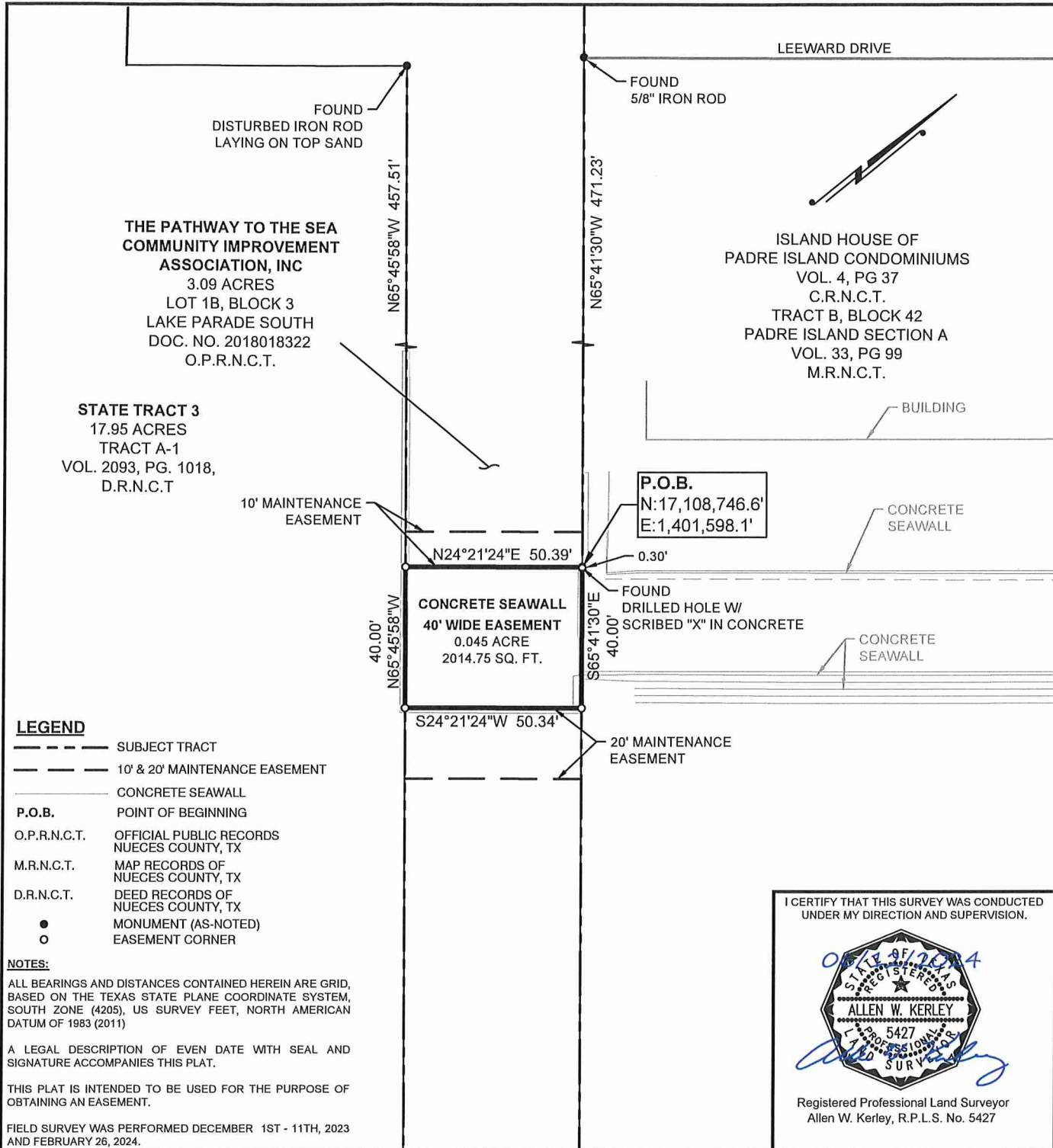
TBPLS #10194575

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: 00	REV. DATE: --/--	REV. BY: --
REVISION DESCRIPTION:		

--- \\TBS.LOCAL\PANZURA\PROJECTS\2023\2023_1823\DWG\3-4-29-2024\1-EASEMENT DESCRIPTION\16 -THE PATHWAY.DWG



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
- D.R.N.C.T. DEED RECORDS OF NUECES COUNTY, TX
- MONUMENT (AS-NOTED)
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NOTES:

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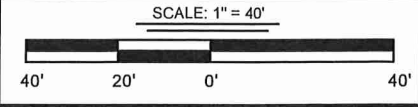
Registered Professional Land Surveyor
Allen W. Kerley, R.P.L.S. No. 5427

DRAWN BY:	MMC	APPROVED BY:	AWK
DATE:	06/07/2024	JOB NO.:	2023.1823
DRAWING NAME:	16 -THE PATHWAY		
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
THE PATHWAY TO THE SEA COMMUNITY IMPROVEMENT ASSOC. INC.
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
(361)334-5719 - tbsmith.com

REV. NO:	00	REV. DATE:	-/-/-
REVISION DESCRIPTION:			



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 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
 0.045 ACRE
 2014.75 SQUARE FEET
 FORTY (40) FOOT WIDE EASEMENT**

Being a description of a 0.045 (2,014.75 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 3.09 acre tract described as Lot 1B, Block 3, Lake Padre South, 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.);

Beginning at a corner on the common line of said 3.09 acre tract and a tract conveyed to Island House of Padre Island Condominiums, recorded in Volume 4, Page 37, Condominium Records of Nueces County Texas (C.R.N.C.T.), said tract being described as 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.), from which a 5/8" iron rod found on the north line of said 3.09 acre tract, the west corner of said Island House of Padre Island Condominiums and the southeasterly right-of-way line of Leeward Drive (100' R.O.W.) bears N 65°41'30" W, a distance of 471.23 feet, the north corner of the herein described easement;

THENCE S 65°41'30" E, with the common line of said 3.09 acre tract and said Island House of Padre Island Condominiums, passing at a distance of 0.30 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 east corner of the herein described easement;

THENCE S 24°21'24" W, across said 3.09 acre tract, a distance of 50.34 feet to a corner on the common line of said 3.09 acre tract and a 17.95 acre tract described as Tract A-1 conveyed to State Tract 3, recorded in Volume 2093, Page 1018 of the Deed Records of Nueces County, Texas, the south corner of the herein described easement;

THENCE N 65°45'58" W, with said common line, a distance of 40.00 feet to a corner on said common line, from which a 5/8" iron rod found disturbed at the common corner of said 3.09 acre tract and said 17.95 acre tract bears N 65°45'58" W, a distance of 457.51 feet, the west corner of the herein described easement;

THENCE N 24°21'24" E, across said 3.09 acre tract, a distance of 50.39 feet to the **POINT OF BEGINNING**;

Said **EASEMENT** containing 0.045 (2,014.75 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 June 11, 2024



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