

DECLARATION OF AUTHENTICITY BY A NOTARY PUBLIC

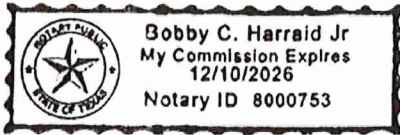
State of Texas

County of Nueces

The attached document dated, April 30, 2025, and containing 4 pages, is a true and correct copy of an electronic record printed by me or under my supervision. At the time of printing, so security features present on the electronic record indicate any changes or errors in an electronic signature or other information in the electronic record after the electronic record's creation or execution.

This declaration is made by me under penalty of perjury, and signed this 30 day of April 2025.

(Personalized Seal)

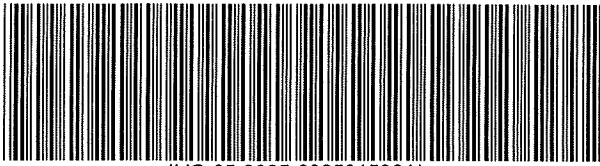




Notary Public's Signature

Bobby C. Harraid, Jr.

Printed Name of Notary Public



VG-65-2025-2025015301

Nueces County
Kara Sands
Nueces County Clerk

Instrument Number: 2025015301

Official Public Records

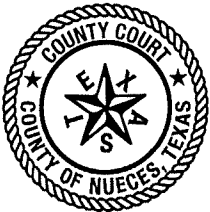
DEED

Recorded On: May 01, 2025 11:30 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$36.00



STATE OF TEXAS
Nueces County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Nueces County, Texas

Kara Sands
Nueces County Clerk
Nueces County, TX

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2025015301
Receipt Number: 20250501000083
Recorded Date/Time: May 01, 2025 11:30 AM
User: Paula G
Station: CLERK01

Record and Return To:

ENGINEERING SERVICES CITY OF CC
1201 LEOPARD STREET

CORPUS CHRISTI TX 78401

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

DEED

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF NUECES §

THAT **Padre Isles Property Owners Association, Inc.**, of 14015 Fortuna Bay Dr, Corpus Christi, Nueces County, Texas 78418, ("GRANTOR") have given and transferred, and by these presents do hereby give and transfer unto the **City of Corpus Christi** ("GRANTEE"), a Texas Home Rule municipal corporation, 1201 Leopard Street, Corpus Christi, Nueces County, Texas 78469-9277 all of its rights, title and interest in and to the following:

The IMPROVEMENTS ONLY comprising the North Padre Island Seawall, aka Michael J. Ellis Seawall, as well as all of Grantor's powers, rights, liens, responsibilities, duties and authority under the First Amendment to Protective Covenants and Landowner's Agreement Padre Island-Corpus Christi, Section A, situated on the following property in Nueces County, Texas, being described as follows:

See the map showing the location of the Seawall property attached and incorporated as "Exhibit A" and "Exhibit B" ("Premises").

This conveyance is made and accepted subject to any and all valid and effective encumbrances of record in the Official Public Records of Nueces County, Texas, other than any mortgage or lien, affecting the herein above described property, including restrictive covenants, easements, rights-of-way, leases, mineral and/or royalty reservations previously reserved to predecessors in title or heretofore transferred or assigned, and/or oil and gas leases; and to zoning and regulatory ordinances outstanding and affecting the herein above described property.

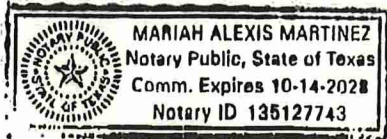
Grantor: Padre Isles Property Owners Association, Inc.

Jeffrey L. Rackley
Printed Name: Jeffrey L. Rackley
Title: President of P.I.P.O.A.

THE STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on April 28, 2025, by Jeffrey Rackley on behalf of the Padre Isles Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Mariah Alexis Martinez
Notary Public in and for the State of Texas

ACCEPTED for the City of Corpus Christi, a municipal corporation and body politic under the laws of the State of Texas on April 28, 2025

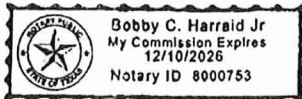
Grantee: City of Corpus Christi

Jeff Edmonds
Jeffrey Edmonds (Apr 30, 2025 11:17 CDT)
Jeff H. Edmonds, P.E., Director
Department of Engineering Services

THE STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me by means of an interactive two-way audio and video communication on April 30, 2025, by Jeff H. Edmonds, P.E., Director of Engineering Services. This notarial act was an online notarization of an electronic signature.



Bobby C. Harraid Jr
Notary Public in and for the State of Texas

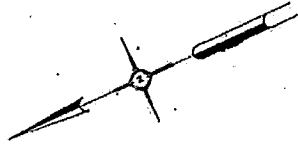
APPROVED AS TO LEGAL FORM April 28, 2025. FOR THE CITY ATTORNEY

Janet Whitehead
Janet Whitehead (Apr 29, 2025 08:30 CDT)
Janet Whitehead, Assistant City Attorney

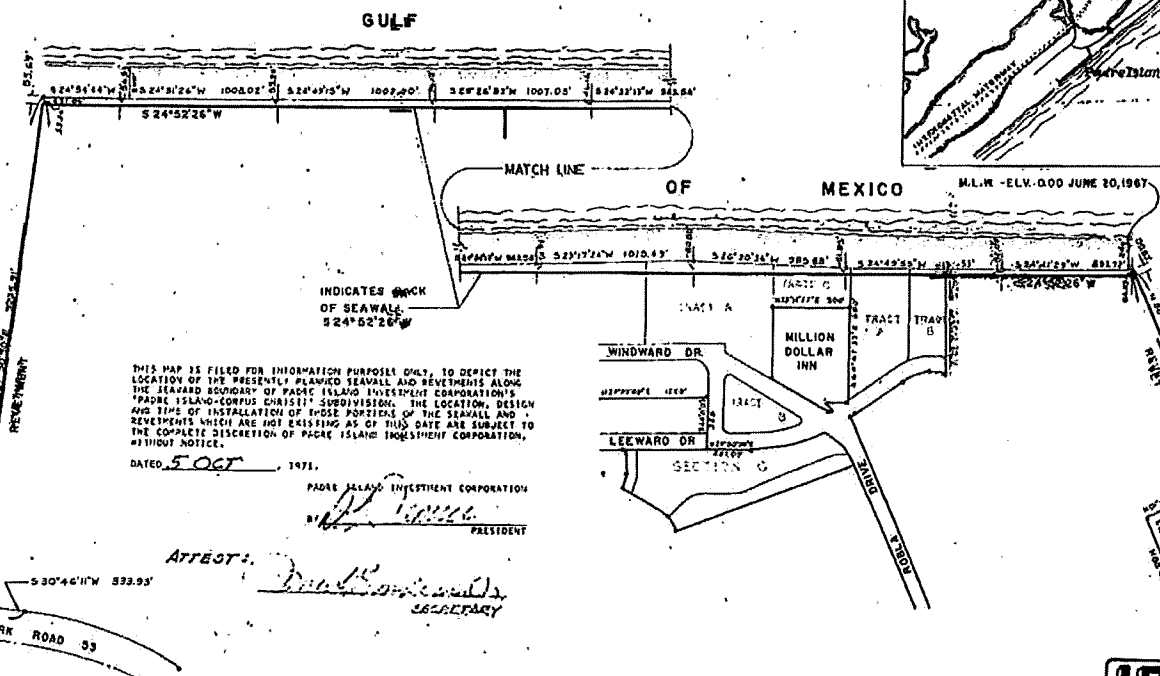
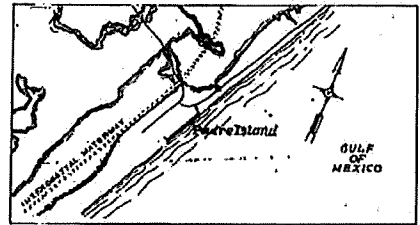
Exhibit A

PADRE ISLAND — CORPUS CHRISTI SEAWALL & RETEWMET LOCATION MAP

#1207 BQ 992



LOCATION MAP



THIS MAP IS FILED FOR INFORMATION PURPOSES ONLY, TO DEPICT THE LOCATION OF THE PRESENTLY PLANNED SEAWALL AND RETEWMETS ALONG THE LEeward BOUNDARY OF PADRE ISLAND INVESTMENT CORPORATION'S "PADRE ISLAND-CORPUS CHRISTI" SUBDIVISION. THE LOCATION, DESIGN AND TIME OF INSTALLATION OF THESE PORTIONS OF THE SEAWALL AND RETEWMETS WHICH ARE NOT EXISTING AS OF THIS DATE ARE SUBJECT TO THE COMPLETE DISCRETION OF PADRE ISLAND INVESTMENT CORPORATION, WITHOUT NOTICE.

DATED 5 OCT 1971.

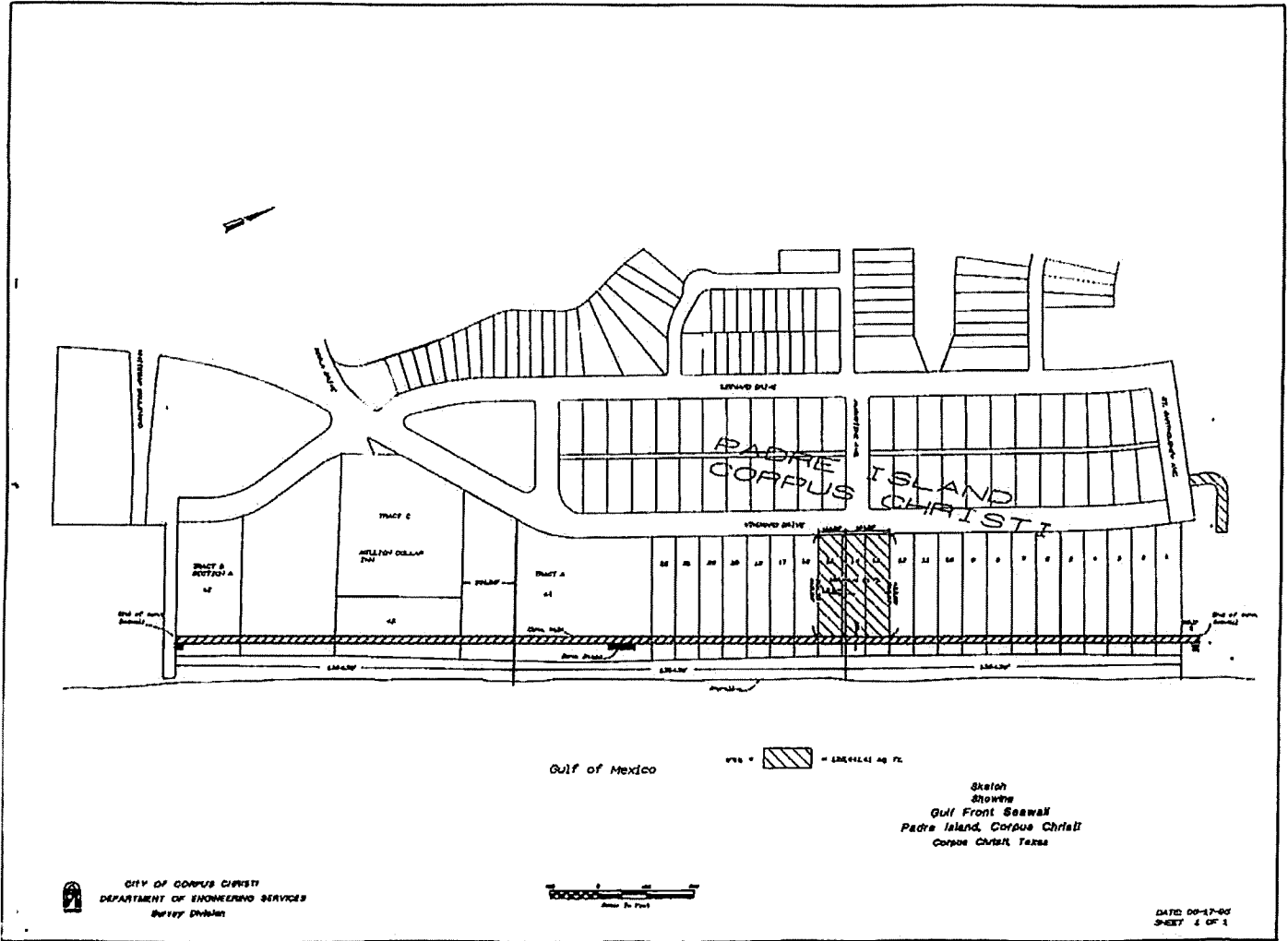
PADRE ISLAND INVESTMENT CORPORATION
[Signature]
 PRESIDENT

ATTEST:
[Signature]
 SECRETARY

Exhibit of Instrument No. 864957
 Recorded in Deed Record Vol. 1433 Pages 37 - 38.




Exhibit B



Gulf of Mexico

 = SEAWALL AS PL.

Sketch
 showing
 Gulf Front Seawall
 Padre Island, Corpus Christi
 Corpus Christi, Texas


 CITY OF CORPUS CHRISTI
 DEPARTMENT OF ENGINEERING SERVICES
 Survey Division


 100 Feet

DATE: 09-17-00
 SHEET 5 OF 5

THIRD AMENDMENT TO PROTECTIVE COVENANTS AND LANDOWNERS' AGREEMENT
PADRE ISLAND-CORPUS CHRISTI, SECTION A

STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS
COUNTY OF NUECES §

WHEREAS, by instrument entitled "Protective Covenants and Landowners' Agreement Padre Island-Corpus Christi, Section A" dated December 20, 1967, amended and modified as set forth in **Exhibit A** ("Covenants");

WHEREAS, the undersigned constitute the owners of the legal title to more than 51% of the surface area of the Subdivision, as shown on the records of Nueces County, Texas; and

WHEREAS, the Padre Isles Property Owners Association, Inc. ("Association"), as Trustee, has conveyed all of its rights, title and interest in and to the seawall and the Seawall Maintenance Fund as well as all of its powers, rights, liens, responsibilities, duties and authority under the terms of the Covenants to the City of Corpus Christi.

NOW THEREFORE, the undersigned hereby amend the Covenants by deleting in its entirety Article VI Seawall Maintenance Agreement.

Executed in multiple counterparts effective April 28, 2021/5

EXHIBIT A

1. Map or plat of Padre Island – Corpus Christi, Section A, dated December 20, 1967, recorded in Volume 33, Pages 97-99, Map Records of Nueces County, Texas.
2. Protective Covenants and Landowners' Agreement, Padre Island – Corpus Christi, Section A, dated December 20, 1967, recorded in Volume 1258, Pages 215-222, Deed Records of Nueces County, Texas.
3. Amendment to Protective Covenants and Landowners' Agreement dated December 18, 1973, recorded at Volume 1482, Page 1008, Deed Records of Nueces County, Texas.
4. Judgment in Suit No. 115340-A, The State of Texas, et al vs. Padre Island Investment Corporation, dated July 29, 1974, a certified copy of which is recorded in Volume 1501, Page 919, Deed Records of Nueces County, Texas.
5. Assignment of Trusteeship from Padre Island Investment Corporation to Padre Isles Property Owners Association, Inc., dated June 15, 1981, effective March 31, 1977, recorded in Volume 1788, Page 729, Deed Records of Nueces County, Texas.
6. Annexation Ordinance of the City of Corpus Christi, dated October 7, 1981, recorded in Volume 1973, Page 398, Deed Records of Nueces County, Texas.
7. First Amendment to Protective Covenants and Landowner's Agreement, Padre Island – Corpus Christi, Section A, dated August 11, 1983, recorded in Volume 1893, Pages 1025-1039, Deed Records of Nueces County, Texas.
8. Second Amendment to Protective Covenants and Landowner's Agreement, Padre Island – Corpus Christi, Section A, dated December 30, 1996, recorded as Document No. 1996049599, Deed Records of Nueces County, Texas.
9. Amendment to Protective Covenant and Landowners' Agreement dated October 23, 1992, recorded as Document No. 828183, Official Public Records of Nueces County, Texas.
10. Certificate of Engineer, dated December 31, 1996, recorded as Document No. 1996049691, Official Public Records of Nueces County, Texas.
11. Certificate of Engineer, dated August 1, 1997, recorded as Document No. 1997028073, Official Public Records of Nueces County, Texas.
12. Section 61.017 Natural Resources Code