

ARANSAS Co.  
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COASTAL INSTRUMENT ROUTING SLIP  
Texas General Land Office

- CE    CL    ME    PC    SL    SP  
 NEW    RENEW    AMEND  
 ASSIGN    ABANDON/REMOVE

Instrument #: CE950225 *Ab # needed. Melina is preparing archive file w/ memo*  
 Control #: El planning details *She updates TOSI*  
 Name: Wagley, Juanita  
 Exp. Date: \_\_\_\_\_  
 Assessor: \_\_\_\_\_

*bulkhead alignment agreement*

DATE REC'D	DIVISION	COMMENTS	INITIALS	DATE PASSED
9/8/95	Revenue Processing -Application received -Pull file (renewal) -Create database record	Date: <u>9-8-95</u> Field Office: <u>AP</u> Date: _____	lme	9-11-95 <i>to Field Rep Suspense</i>
	Surveying -GLO authority (Y/N) -Legal description	<i>Yes, Copano Bay, Tr. 107 Aransas Co. - Survey for bulkhead alignment ok</i>	la	10/13/95
	Revenue Processing -Update LODS, TOSI, Horizon			
	Coastal Leasing -Assign to assessor -Assign number	Assigned to: _____ Due date: _____		
	Energy Resources (ME & SL Projects) -Review project -List mineral leases, names & addresses of current holders			
	Coastal Leasing -Assess -Receive field report -Mail mineral lease notice(s) -Prepare docket item (PC/CE/CL) -Review docket item (Legal) -Mail SLB notice -Approval by SLB	Date: <u>10-10-95 C<sup>2</sup></u> Date: _____ Date: _____ Initial: _____ Date: _____ Date: _____	C <sup>2</sup>	
	Revenue Processing -Draft contracts -Review contracts (Assessor) -Initial contracts (SL only) -Mail contracts	Initial: _____ Legal: _____   Surveying: _____   Energy: _____	ck	10-20-95

FINAL APPROVAL

9/8/95	Revenue Processing -Clear money	Filing fee: <u>25.00</u> Account no.: <u>30116</u> Rental: _____   Account no.: _____	lme	9-8-95
	Coastal Leasing -Review contracts	<i>Passed to Chris</i>	ck	10-27-95
	Revenue Processing -Contracts signed by Commissioner -Seal contracts	11/6/95 11/8/95	JA	
	Revenue Processing -Mail contract to grantee	11/9/95	JA	11/9/95
	Revenue Processing -Make archives file -Update LODS, TOSI, Horizon	Contact & Address: _____ _____ _____		

# The State of Texas



Austin, Texas

## BULKHEAD ALIGNMENT AGREEMENT

THIS AGREEMENT is made and entered into by and between the State of Texas, acting by and through Garry Mauro, Commissioner of the Texas General Land Office and Chairman of the School Land Board (hereinafter referred to as "the State") and Juanita Wagley (hereinafter referred to as "Owner"), owner of Lots 5 and 6, Block 7, Unit 6, Copano Ridge Subdivision, Aransas County, Texas (hereinafter referred to as "Owner's Property").

WHEREAS, the State is the sovereign owner of certain lands underlying Copano Bay, adjacent Owner's property; and

WHEREAS, certain of the submerged lands adjacent to Owner's Property have become filled due to the accumulation of shell, sand, and other suspended materials as a result of construction of groins out into Copano Bay from Owner's Property; and

WHEREAS, the parties assert conflicting claims of title to the filled lands adjacent to Owner's Property, which has created a dispute between the parties and has resulted in the inability of either party to fully utilize its lands; and

WHEREAS, the parties deem it to be in their respective best interests to resolve the dispute and conflict without protracted and costly litigation; and

WHEREAS, the parties agree that an equitable boundary between their lands will be delineated by the mutually agreed alignment of a bulkhead so that each party can have and hold, free of any claim by the other, all interests in its land as divided by said bulkhead;

NOW, THEREFORE, the parties being in agreement that each is receiving a benefit and value equal to that being received by the other, in consideration of the mutual agreements herein contained, the parties mutually agree as follows:

1. The common boundary between the state-owned submerged lands and Owner's Property is hereby mutually agreed to be as depicted by the bulkhead alignment shown on the survey sketch identified as "Exhibit A," attached hereto and incorporated herein by this

reference; **provided, however,** as additional consideration and as a condition precedent to the foregoing, Owner agrees to remove the three wooden groins extending into Copano Bay from the projected lot lines of Lots 5 and 6 described above within 30 days after completion of the subject bulkhead.

2. Owner shall at its sole cost and expense, construct a bulkhead on the landward side of the line described in Exhibit "A" hereto. Upon completion, except as provided herein, the bulkhead shall be a fixed and permanent delineation between the state-owned submerged lands and Owner's Property, which bulkhead shall be maintained and kept in good repair at all times by Owner.

a. In the event the bulkhead is destroyed or severely damaged by a storm or other sudden natural disaster, Owner shall replace or repair it as necessary within 90 days.

b. In the event the bulkhead is determined by the State to be in need of repair or maintenance, Owner shall be given written notice of the necessary repairs or maintenance by a representative of the Texas General Land Office and Owner shall have 60 days to complete the required repairs or maintenance.

c. Failure of Owner to maintain the bulkhead in a safe condition or to complete required repairs or maintenance within the time periods specified above shall constitute a default under this agreement and render it subject to termination at the option of the Commissioner of the General Land Office.

3. It is understood and agreed that the bulkhead referenced above is to be located entirely upon the private littoral property of Owner and that the State shall have no responsibility for repair or maintenance thereof nor shall the State incur any liability as a result of its placement or maintenance in place as described above.

4. This Agreement, with Exhibit "A", upon execution by both of the respective parties shall be filed for record by Owner, at its sole cost and expense, in the Deed Records, Aransas County, Texas, and in the Records of the General Land Office, Austin, Texas.

5. This Agreement is executed on behalf of the State by Garry Mauro, Commissioner of the Texas General Land Office and Chairman of the School Land Board, by virtue of and under the authority of Texas Natural Resources Code Annotated, §§33.060, 51.011, and 51.012.

6. This Agreement shall be binding on and inure to the benefit of the successors, representatives, and assigns of the parties hereto, but is limited to the specific area defined between the beginning and ending points of the bulkhead described in Exhibit "A" attached hereto. Nothing in this agreement shall be deemed nor construed as being an admission or a recognition of, nor constitute a bar to the

assertion of, a different basis for the determination of a boundary between other property of the parties hereto, or either of the parties hereto and any other party, at any other place or location.

IN WITNESS WHEREOF, this agreement is executed under Seal of Office this 7<sup>th</sup> day of November, 1995.

STATE OF TEXAS

Garry Mauro  
Garry Mauro, Commissioner  
Texas General Land Office and  
Chairman, School Land Board

APPROVED:  
Contents; C  
Deputy Comm. [Signature]  
Sr. Deputy [Signature]  
Executive \_\_\_\_\_

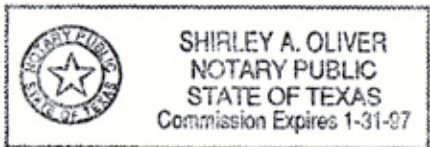
OWNER

Juanita Wagley  
Juanita Wagley

ACKNOWLEDGEMENT

THE STATE OF TEXAS §  
§  
COUNTY OF ARANSAS §

This instrument was acknowledged before me on Oct. 25, 1995, by Juanita Wagley, Owner, Lots 5 and 6, Block 7, Unit 6, Copano Ridge Subdivision, Aransas County, Texas.



Shirley A. Oliver  
Notary Public in and for  
Aransas County, Texas

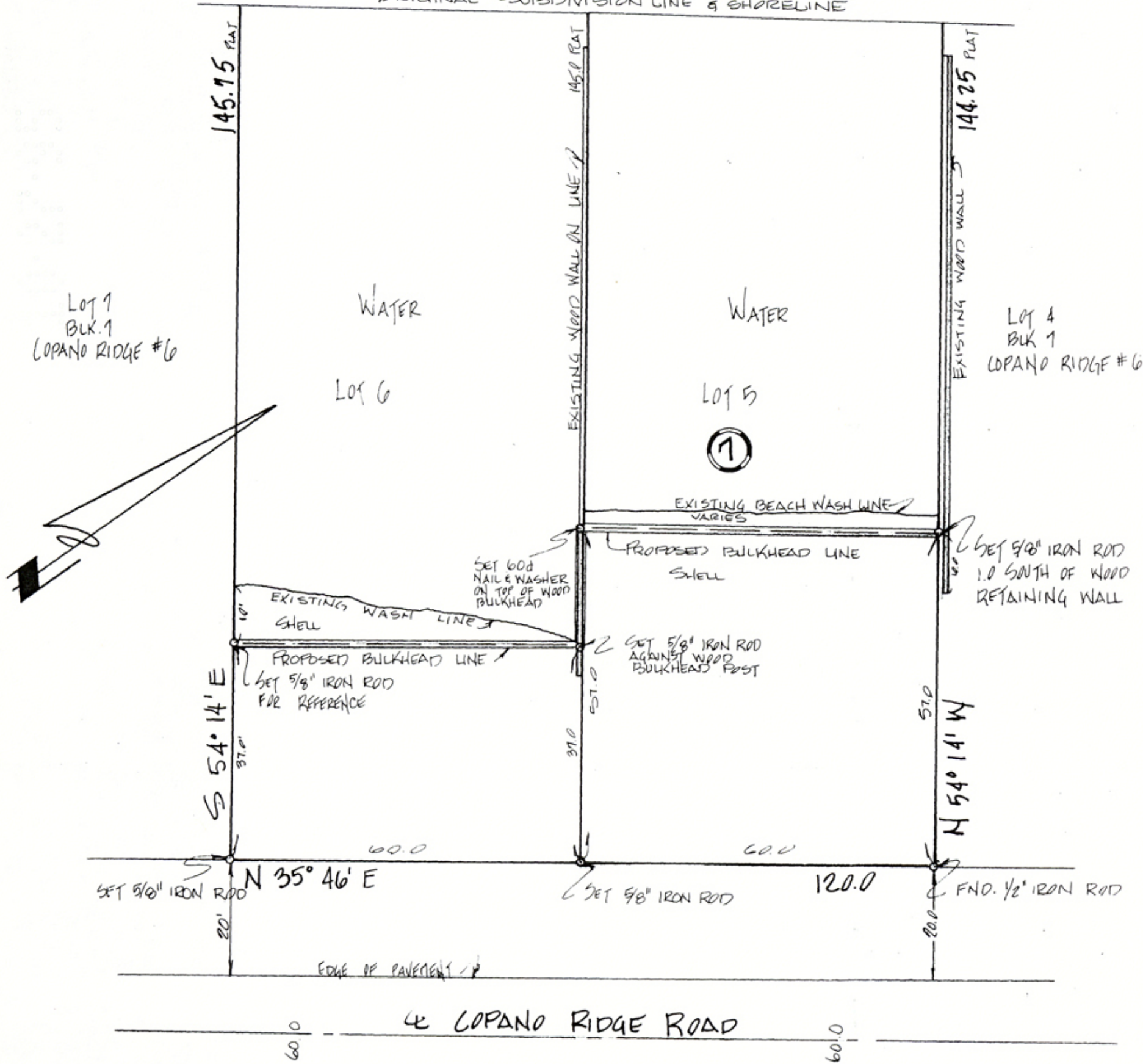
My Commission expires: 1-31-97

File No. Sketch File 37  
Aransas County  
Bulkhead Alignment Agreement  
3 Date Filed: April 26, 2000

By David Dewhurst, Commissioner  
Douglas Howard

# COPANO BAY

ORIGINAL SUBDIVISION LINE & SHORELINE



PLAT SHOWING SURVET OF PROPOSED BULKHEAD ON LOT NOS. FIVE (5) AND SIX (6), BLOCK NO. SEVEN (7), COPANO RIDGE SUBDIVISION UNIT SIX (6), ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 91, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1"=20'

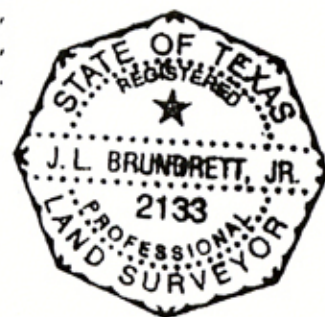
OCTOBER 4, 1995

NOTE: PLAT BEARING USED FOR DIRECTIONAL CONTROL UNLESS OTHERWISE NOTED.

This is to certify that I have consulted the Federal Flood Hazard Map dated 3/4/85, and found that the property described herein is (or) is not located in a special flood hazard area. Zone B. Base Flood Elev. -, Panel No. 0113C, Community No. 405452.



**Griffith & BRUNDRETT**  
 SURVEYING & ENGINEERING  
 P.O. BOX 2322  
 ROCKPORT, TEXAS 78381  
 PH. 512-729-6479 FAX 512-729-7933



I, J. L. BRUNDRETT, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat correctly shows a survey on the ground of the foregoing property and that there are no intrusions or protrusions (except as shown hereon).

*J. L. Brundrett, Jr.*  
 J. L. BRUNDRETT, JR.  
 REG. NO. 2133

10-10-95  
rec'd  
C2

**FIELD REPORT**

**Field Office:** Corpus Christi

**Applicant:** Wagley, Juanita

**Inspector:** D. Rocha

**Date Inspected:** 6-1-95

**Action Status:** Bulkhead Alignment Agreement

**Working File #:**

**GLO #:**

**COE #:** 11828

**Control #:** 02-00532-3

**Waterbody:** Copano Bay

**State Tract:** 107

**County:** Aransas

**Resource Management Codes:** DA, DB, MB, ME, MF, OH, OO, OR, OV, SA

**Project Address:** 622 Copano Ridge Road

**Legal Description:** Adjacent to Lots 5 and 6, Block 7, Unit 6, Copano Ridge Subdivision

**Project Description:** 120 linear feet of bulkhead and 300 square feet of fill on state-owned submerged land as depicted in Exhibits A, B, and C attached hereto.

**Site Description:** The site consist of two undeveloped residential lots. Extending bayward from the property lines of each lot are timber groins that were permitted in 1977 under E-2047. The upland private land is a substrate consisting of coarse shell hash mixed with sand that slopes gently upward from a natural shoreline to approximately 1-2' elevation above MHW. The shoreline is currently in a state of unnatural accretion due to the presence of the groins. The submerged state land is a sand/shell hash bottom that supports no submerged vegetation.

Emergent vegetation	[ ]	[ ]	[ ]	sq.ft.
High Marsh	[ ]	[ ]	[ ]	sq.ft.
Intertidal Shelf	[ ]	[ ]	[ ]	sq.ft.
Oysters	[ ]	[ ]	[ ]	sq.ft.
Sand/Mud Flat	[ ]	[ ]	[ ]	sq.ft.
Seagrass	[ ]	[ ]	[ ]	sq.ft.
Unvegetated Submerged	[ X ]	[ ]	360	sq.ft.
Uplands	[ ]	[ ]	[ ]	sq.ft.
Algal Flat	[ ]	[ ]	[ ]	sq.ft.
Total		[ ]	360	sq.ft.

**Cabin:** Yes [ ]

No [ X ]

COUNTER # 13419

**Comments:** Historically, the shoreline in the above-referenced area underwent extensive erosion during the 1970's. Loss of significant shoreline during that period caused many of the adjacent lots to become unbuildable due to the loss of platted property. This erosion problem was the impetus that led to the construction of the numerous groins that now exist. Since then, shoreline stabilization through the use of bulkheads has increased throughout the area. Also, the shoreline is currently undergoing a state of unnatural accretion due to the presence of the groins. Two continuing problems that the coastal Field Office has dealt with has been the issue of filling behind bulkheads that are placed on state land in an attempt to reclaim land lost to erosion and the use of groins to increase property size unnaturally. The following recommended bulkhead alignment agreement is an attempt to reach an equitable solution to the issue of reclamation of state land in the above-referenced project. I recommend that special conditions be attached to the agreement requiring the removal of the existing groins in order to prevent continual unnatural accretion.

After consultation with field office staff and Asset Management staff to reach an equitable solution to the placement of bulkheads on the two above referenced lots, the applicant, Mrs. Wagley, has chosen an option for bulkhead construction which will encumber 300 square feet of submerged state land on lot 5 and, at the same time, concede an equal 300 square feet of private land on lot 6. As depicted in the attached field report drawing (Exhibit C), the bulkhead for Lot 5 will be located 57' from and parallel to the street property line. The bulkhead for Lot 6 will be 37' from and parallel to the street property line. This design will require a fill on state land of 300 square feet for Lot 5, and will produce an equal 300 square foot concession of private land for Lot 6. The amount of impacted habitat quantified in the above site description represents the 300 square feet of fill plus the 60 square feet of bulkhead that will occur on Lot 5 only. Because the project on Lot 6 involves private land, no quantities are shown for that lot in the site description tabulation.

The bulkhead and fill on Lot 5 does not conflict with any of the state resource management codes nor should they affect any of the state's natural resources. I, therefore, recommend the issuance of a bulkhead alignment agreement for this project with special conditions.

**Mitigation:** Yes [ ] No [X]

**Special Conditions:** Yes [X] No [ ]

a. All existing groins extending from Lot 5 and Lot 6 are to be removed by GRANTEE within sixty (60) days of the executed bulkhead alignment agreement.

b. GRANTEE shall notify GRANTOR in writing within two weeks following completion of the removal effort.

**Recommendations:**

- [ ] Approve
- [X] Approve with special conditions
- [ ] Deny



Inspector: *Devin Roberts*

Date: 10-9-95

Reviewer: *[Signature]* Date: 10-9-95



Maplet added, and published by the Geological Survey  
Scale is 1:50,000 and NAD 83  
Photography by photogrammetric methods from aerial photography  
taken 1953 (Orthorectification from an air photograph taken  
1947). Last checked 1974. No other 1979  
This is a topographic map compiled from NAD 83 data (last checked 1979)  
This information is not intended for navigational purposes.  
Horizontal and vertical datum: Mean continental  
level, south (only one current continental level)  
1985 mean continental (Temporary Mean) grid used  
Zone 14, datum is North American Datum  
Map sheets in this area are available in electronic form  
Appropriate files of a national information system by name  
and date

SCALE 1:50,000

UNITED STATES GEOLOGICAL SURVEY  
NATIONAL CENTER OF GEOGRAPHIC INFORMATION  
4301 RAINBOW BLVD., SUITE 1204  
BETHESDA, MARYLAND 20814  
WWW.GPO.DIGITAL.GOV  
FOR SALE BY U.S. GEOLOGICAL SURVEY STORE (CONTRACT ORDERS ON ALTERNATIVE PAYMENT  
METHODS GO TO WWW.GPO.DIGITAL.GOV)

71B 71A 71  
73B 73A 73  
76 75 74

ROAD CLASSIFICATION  
Primary highway Light duty road  
Feeder highway Unimproved road  
Secondary highway  
Railroad  
Other roads  
ROCKPORT, TEXAS  
1974

SEE NOTES FOR ARANSAS AND COPANO BAYS  
ON SUBMERGED AREA MAP NO. 2897-114

SUBMERGED AREA MAP NO. 2897-111  
SUBDIVISION FOR MINERAL DEVELOPMENT IN  
COPANO AND ARANSAS BAYS  
ARANSAS AND REFUGIO COUNTIES  
GENERAL LAND OFFICE - BOB ARMSTRONG, COMMISSIONER  
Date: MAY 12, 1962

1: 6000

8- 4-93

GENERAL LAND OFFICE

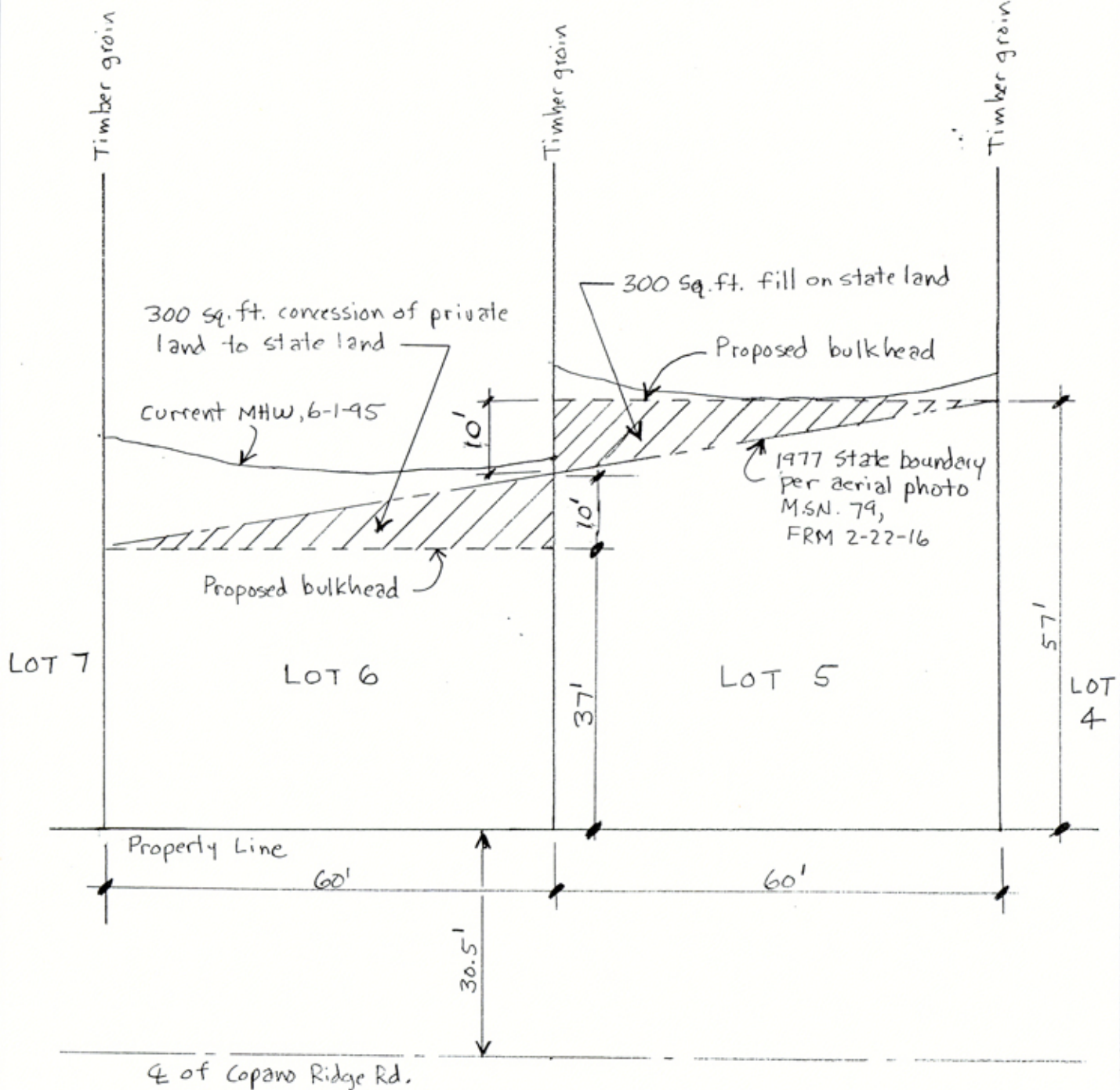
455 235

PROJECT SITE →

UAGB 3110 153.23

COUNTER# 13923

COPANO BAY



WAGLEY, JUANITA CE 950225	
D. ROCHA	9-11-95

Wagley, Juanita  
10-9-95  
Photos By: D. Rocha



View looking south at Lot 5 in foreground. Lot 6 is in background.



View looking south at Lot 6

**Wagley, Juanita**  
**10-9-95**  
**Photos By: D. Rocha**



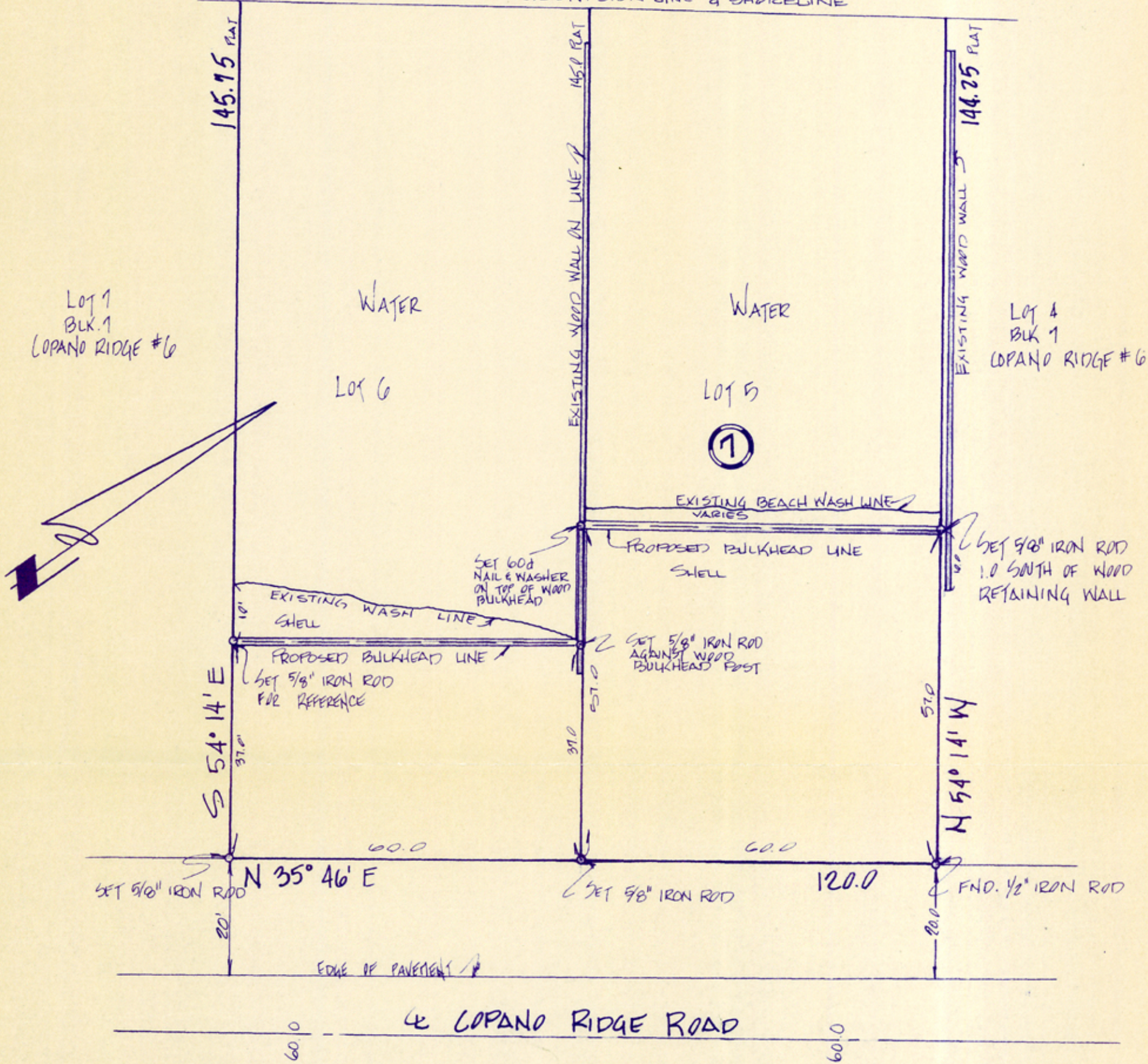
View looking north at Lot 6 in foreground. Lot 5 is in background.



View looking south at Lot 6.

COPANO BAY

ORIGINAL SUBDIVISION LINE & SHORELINE



PLAT SHOWING SURVEY OF PROPOSED BULKHEAD ON LOT NOS. FIVE (5) AND SIX (6), BLOCK NO. SEVEN (7), COPANO RIDGE SUBDIVISION UNIT SIX (6), ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 91, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 20'

OCTOBER 4, 1995

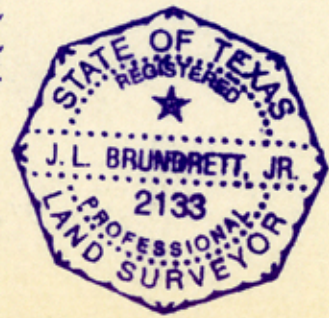
NOTE: PLAT BEARING USED FOR DIRECTIONAL CONTROL UNLESS OTHERWISE NOTED.

This is to certify that I have consulted the Federal Flood Hazard Map dated 3/4/85, and found that the property described herein is (or) is not located in a special flood hazard area. Zone B, Base Flood Elev. -, Panel No. 0113C, Community No. 485452.

I, J. L. BRUNDRETT, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat correctly shows a survey on the ground of the foregoing property and that there are no intrusions or protrusions (except as shown hereon).



**Griffith & Brundrett**  
 SURVEYING & ENGINEERING  
 P.O. BOX 2322  
 ROCKPORT, TEXAS 78381  
 PH. 512-729-6479 FAX 512-729-7933



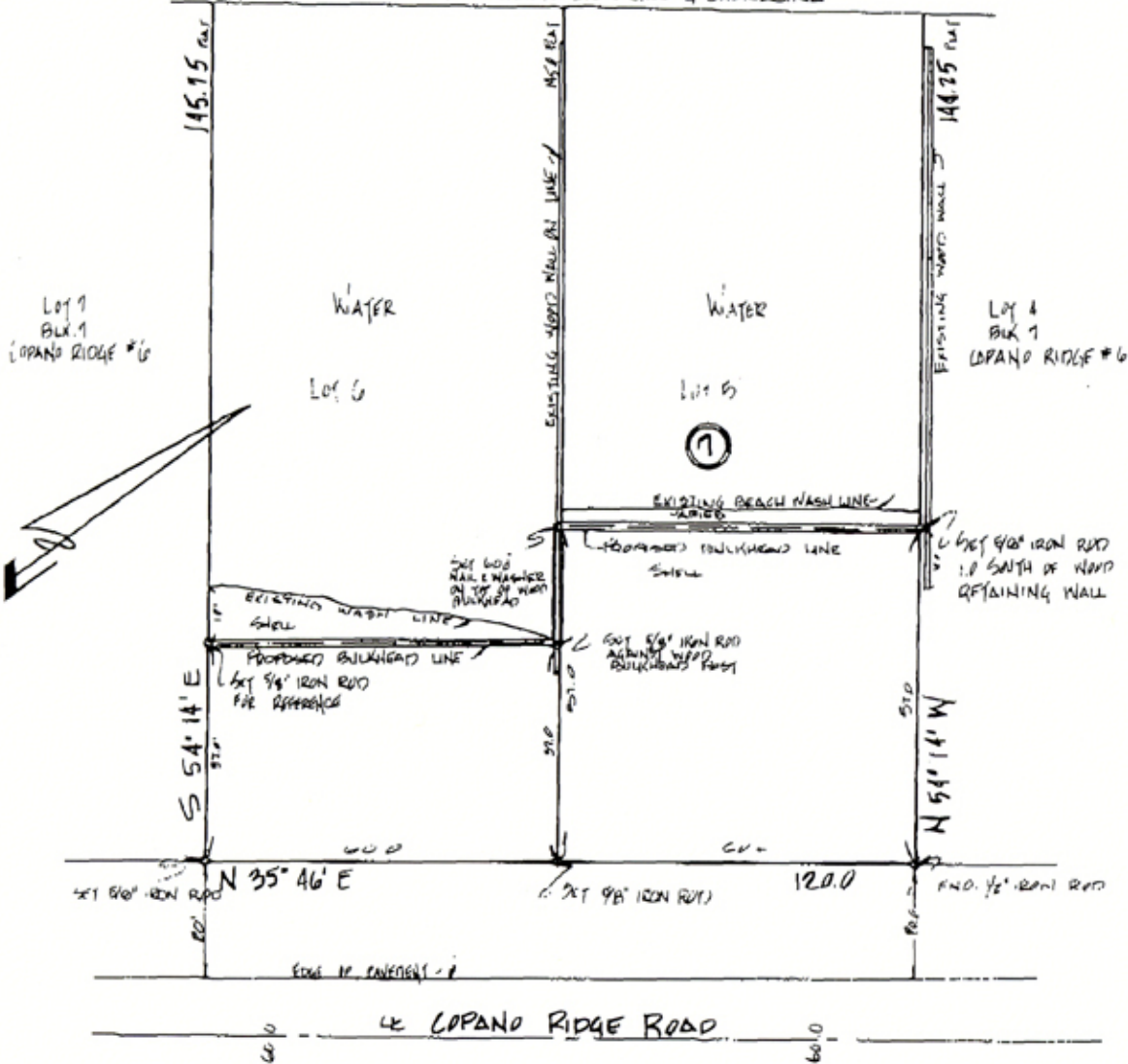
*J. L. Brundrett, Jr.*  
 J. L. BRUNDRETT, JR.  
 REG. NO. 2133

COUNTER# 13427

*opportunity program (food) E*

COPANO BAY

ORIGINAL SUBDIVISION LINE & SHAPESLINE



PLAT SHOWING SURVEY OF PROPOSED BULKHEAD ON LOT NO. FIVE (5) AND SIX (6), BLOCK NO. SEVEN (7), COPANO RIDGE SUBDIVISION UNIT SIX (6), ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 91, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1"=20'

OCTOBER 4, 1995

Date	10-10-95	# of pages	
From	Lloyd	Co.	
Phone #		Phone #	
Fax #	463-5098	Fax #	463-5098

Re: Waqley survey

PLAT BEARING USED FOR DIRECTIONAL SOL. UNLESS OTHERWISE NOTED.

I do hereby certify that I have consulted the Federal Flood Hazard Map dated 11/85, and found the property described herein is (or) is not in a special flood hazard area. Zone B. Flood Elev. Parcel No. 9113C. Community No. 40542



J. L. BRUNDRETT, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat correctly shows a survey on the ground of the foregoing property and that there are no intrusions or protrusions (except as shown hereon).

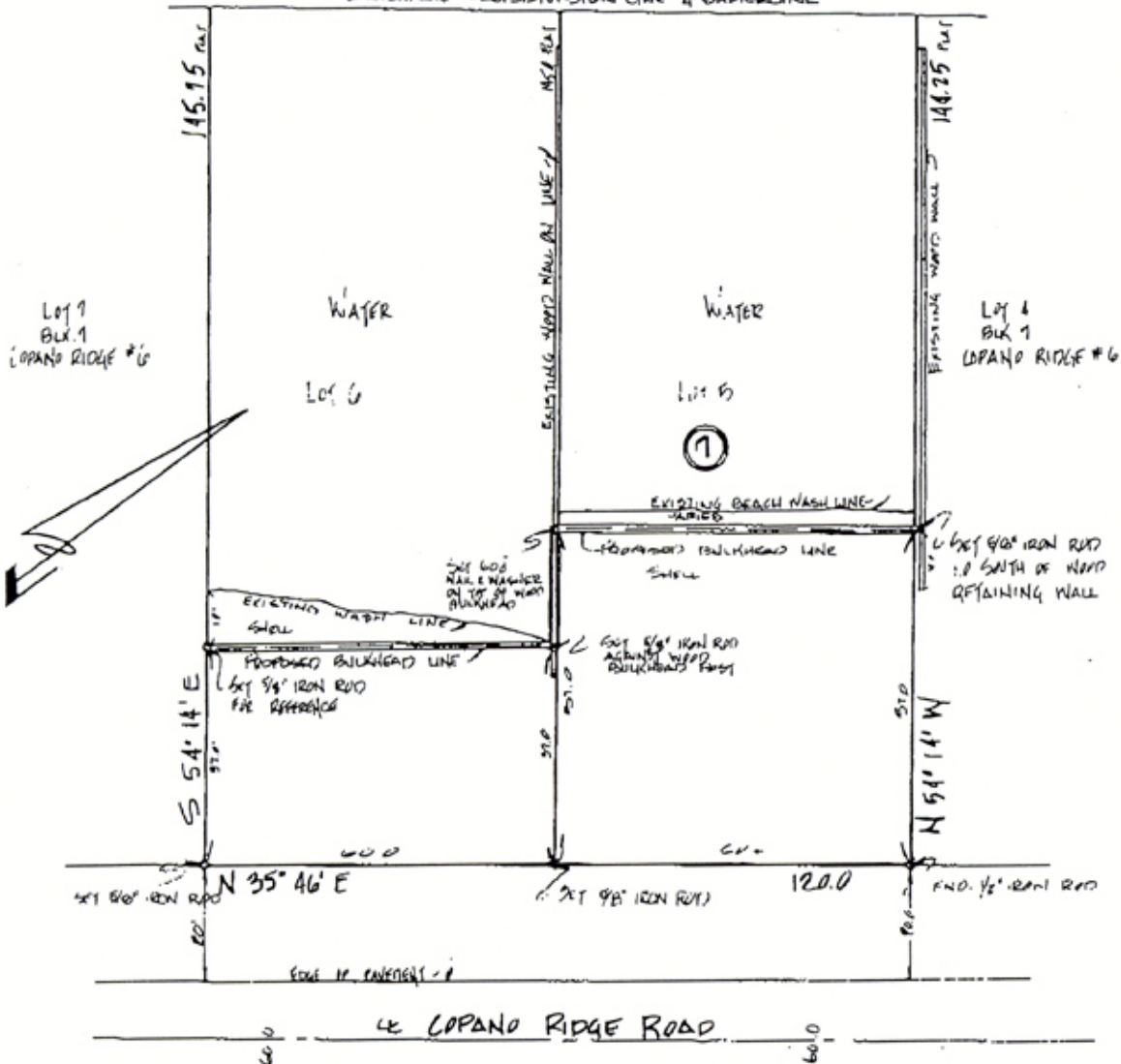
**Griffith & Brundrett**  
 SURVEYING & ENGINEERING  
 P.O. BOX 2322  
 ROCKPORT, TEXAS 78381  
 PH. 512-729-8479 FAX 512-729-7023

J. L. Brundrett, Jr.  
 J. L. BRUNDRETT, JR.  
 REG. NO. 2133



# LOPANO BAY

ORIGINAL SUBDIVISION LINE & SHORELINE



PLAT SHOWING SURVEY OF PROPOSED BULKHEAD ON LOT NO. FIVE (5) AND SIX (6), BLOCK NO. SEVEN (7), COPANO RIDGE SUBDIVISION UNIT SIX (6), ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 91, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1"=20'

OCTOBER 4, 1995

PLAT BEARING USED FOR DIRECTIONAL  
 XXX UNLESS OTHERWISE NOTED.

I certify that I have consulted the Federal  
 Flood Hazard Map dated 11/85, and found  
 the property described herein is (or) is not  
 located in a special flood hazard area. Zone B  
 Flood Elev.            Parcel No. 01126  
 County No. 4852

**Griffith & Brundrett**  
 SURVEYING & ENGINEERING  
 P.O. BOX 2322  
 ROCKPORT, TEXAS 78381  
 PH. 512-720-6479 FAX 512-720-7023

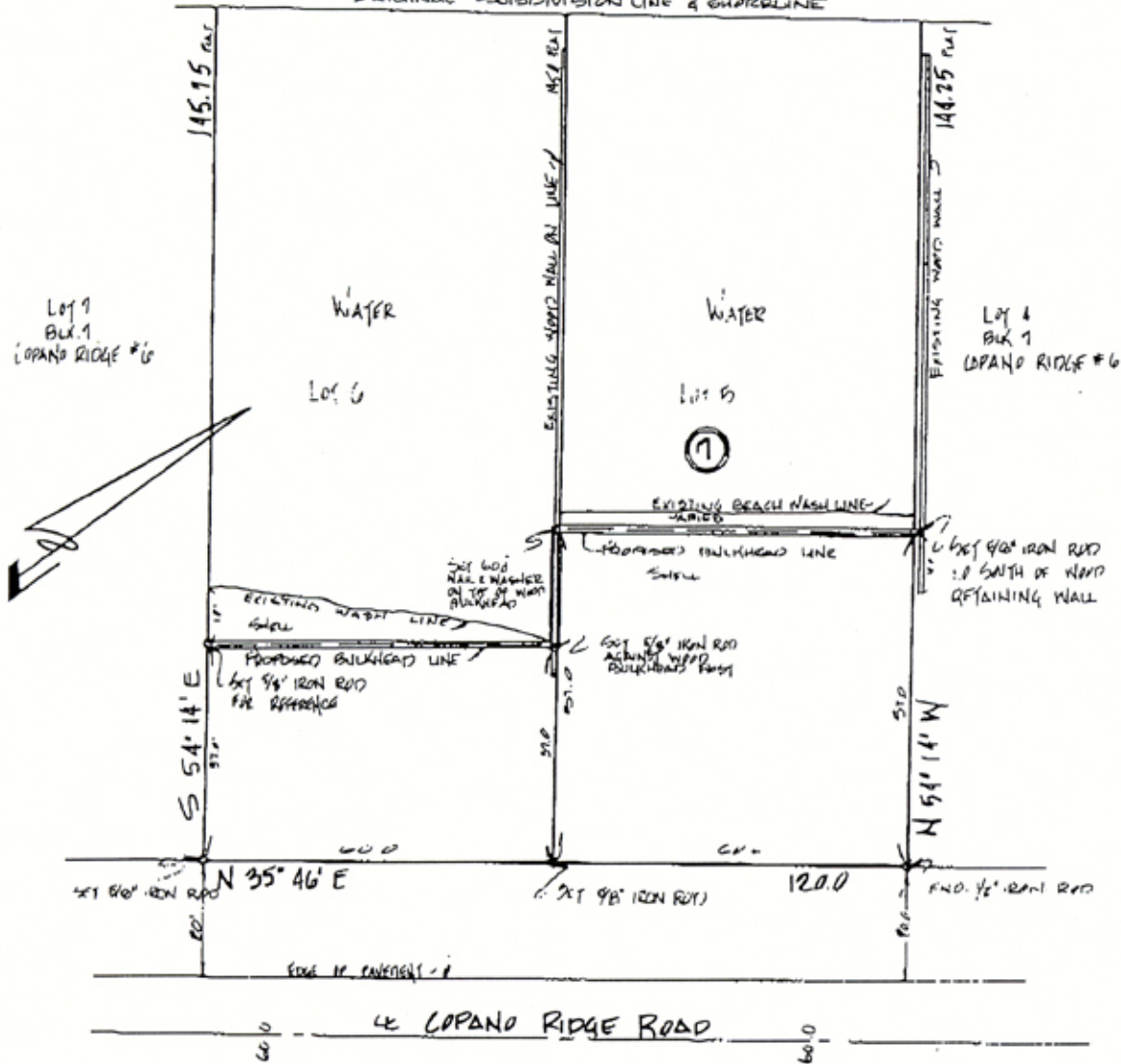


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 the State of Texas, do hereby certify that this plat correctly shows a  
 survey on the ground of the foregoing property and that there are no  
 intrusions or protrusions (except as shown hereon).

*J. L. Brundrett, Jr.*  
 J. L. BRUNDRETT, JR.  
 REG. NO. 2133

# COPANO BAY

ORIGINAL SUBDIVISION LINE & SHORELINE



PLAT SHOWING SURVEY OF PROPOSED BULKHEAD ON LOT NO. FIVE (5) AND SIX (6), BLOCK NO. SEVEN (7), COPANO RIDGE #6 SUBDIVISION UNIT SIX (6), ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 91, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1"=20'

OCTOBER 4, 1995

PLAT BEARINGS USED FOR DIRECTIONAL ONLY UNLESS OTHERWISE NOTED.

is to certify that I have consulted the Federal Hazard Map dated 11/1/85, and found the property described herein is (or) is not in a special flood hazard area. Zone S-1, Flood Elev. - , Parcel No. 01120, County No. 40 E+2

**Griffith & Brundrett**  
SURVEYING & ENGINEERING  
P.O. BOX 2322  
ROCKPORT, TEXAS 78281  
PH. 512-720-6470 FAX 512-720-7823



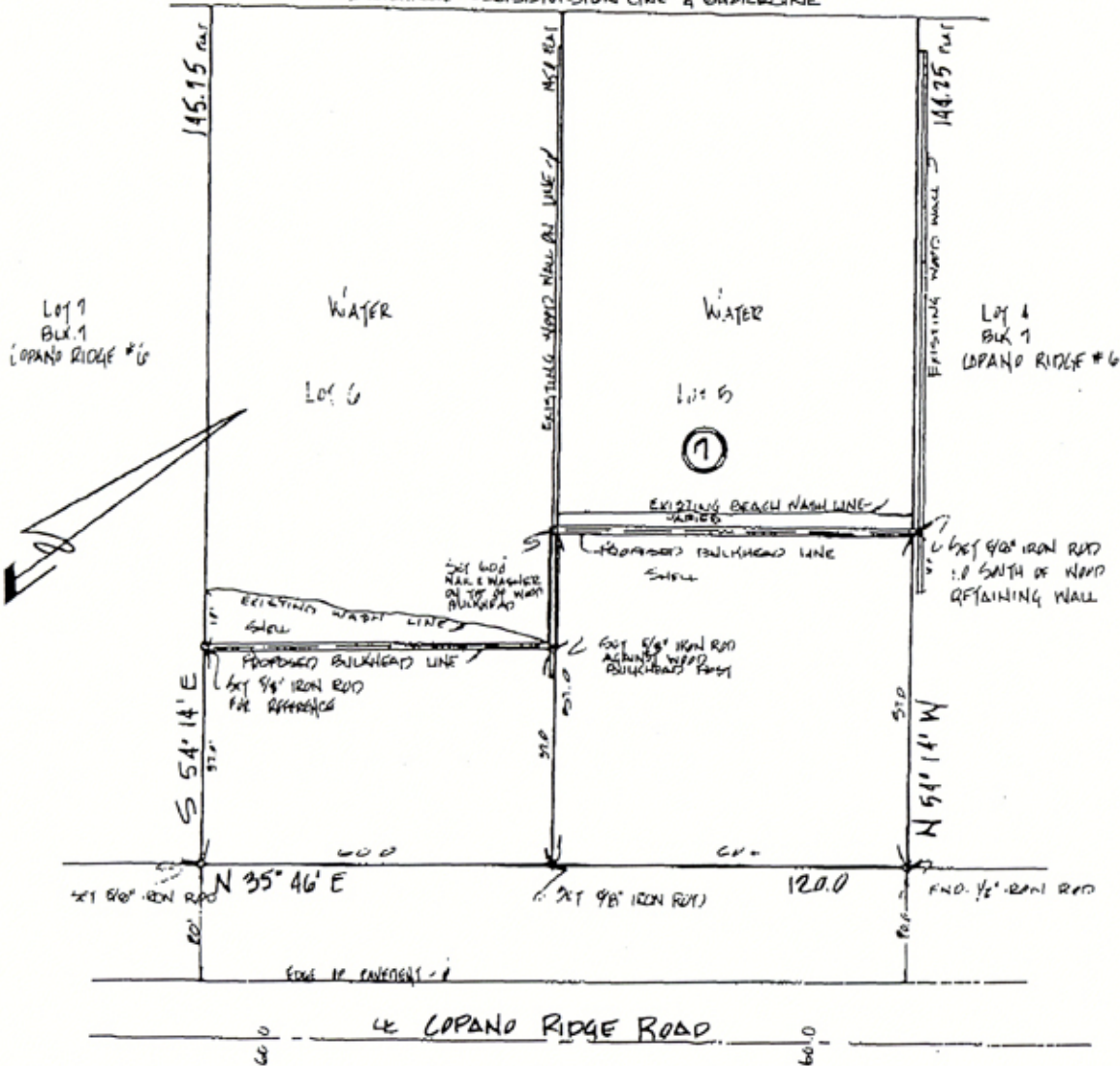
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*J. L. Brundrett, Jr.*  
J. L. BRUNDRETT, JR.  
REG. NO. 2133

COUNTER # 13430

# LOPANO BAY

ORIGINAL SUBDIVISION LINE & SHORELINE



PLAT SHOWING SURVEY OF PROPOSED BULKHEAD ON LOT NOS. FIVE (5) AND SIX (6), BLOCK NO. SEVEN (7), LOPANO RIDGE SUBDIVISION UNIT SIX (6), ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 91, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1"=20'

OCTOBER 4, 1995

PLAT BEARINGS USED FOR DIRECTIONAL UNLESS OTHERWISE NOTED.

is to certify that I have consulted the Federal Hazard Map dated 1/1/85 and found the property described herein is (or) is not in a special flood hazard area. Zone B. Flood Elev. 8.130. Parcel No. 01130. County No. 40542.



**Griffith & Brundrett**  
SURVEYING & ENGINEERING  
P.O. BOX 2322  
ROCKPORT, TEXAS 78281  
PH. 512-729-6479 FAX 512-729-7033



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*J. L. Brundrett, Jr.*  
J. L. BRUNDRETT, JR.  
REG. NO. 2133



Texas General Land Office  
Garry Mauro, Commissioner

Stephen F. Austin Building  
1700 North Congress Avenue  
Austin, Texas 78701-1495  
(512) 463-5001

Spencer L. Reid  
Senior Deputy Commissioner  
(512) 463-5236  
Fax (512) 463-5098

August 23, 1995

Ms. Juanita Wagley  
P. O. Box 1236  
Rockport, Texas 78381-1236

Re: Copano Ridge Subdivision, Lots 6 & 7, adjacent to Copano Bay,  
State Tract 107, Aransas County, Texas

Dear Ms. Wagley:

This letter is in response to your two letters of July 15 and one letter of July 29, 1995 addressed to LaNell Aston in our Surveying Division requesting recommendations as to the placement of proposed bulkheads on the above referenced lots.

As evidenced by 1977 aerial photography, before the placement of the groins, compared to later photography, after the placement of the groins, it appears that the groin placement on this shoreline has caused artificial accretion to occur on all of the lots in Copano Ridge Subdivision. The build-up to private littoral property by means of self-help is not authorized by the Texas General Land Office (GLO).

Although the U. S. Army Corps of Engineers may have issued a permit for the construction of these groins, a permit for any activity affecting submerged lands in the State of Texas must also be obtained from the GLO.

According to measurements made both on the ground by GLO field inspectors and on aerial photographs, the pre-groin 1977 shoreline on the north boundary of Lot 5 measures approximately 57 feet from the street property line. Also, the pre-groin 1977, shoreline on the south boundary of Lot 6 measures approximately 38 feet from the street property line.

August 23, 1995  
Ms. Wagley  
Letter, Page 2

In your letters, you have requested that the GLO allow a bulkhead to be built on Lot 5, 57 feet from and parallel with the street property line. On Lot 6 you have requested to be allowed to build a bulkhead 38 feet from and parallel with the street property line.

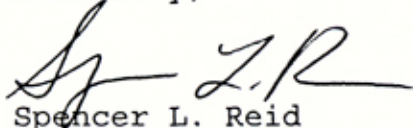
Our preferred option for placement of the bulkhead would be on a diagonal line beginning on the north property line at a point 57 feet from the street property line to a point on the south which lies 38 feet from the street property line. Placement of the bulkhead on or landward of the 1977 shoreline will require no authorization from this office. A plat depicting both possible options is attached.

Should you choose the first option described above, an application for an easement for use of coastal public lands will have to be made, by the property owner, and approved by the School Land Board for placement of the bulkheads as described above. A special condition of this easement will be that the property owner relinquishes all claims to any property bayward of the bulkheads. With these special conditions included, my staff will be prepared to recommend to the Board that the easement be approved.

The placement of an overhanging porch extending bayward of the bulkhead would be acceptable as long as no pilings or supports are placed bayward of the bulkhead.

A Coastal Public Lands Application may be obtained from the Aransas Pass or Corpus Christi GLO field offices.

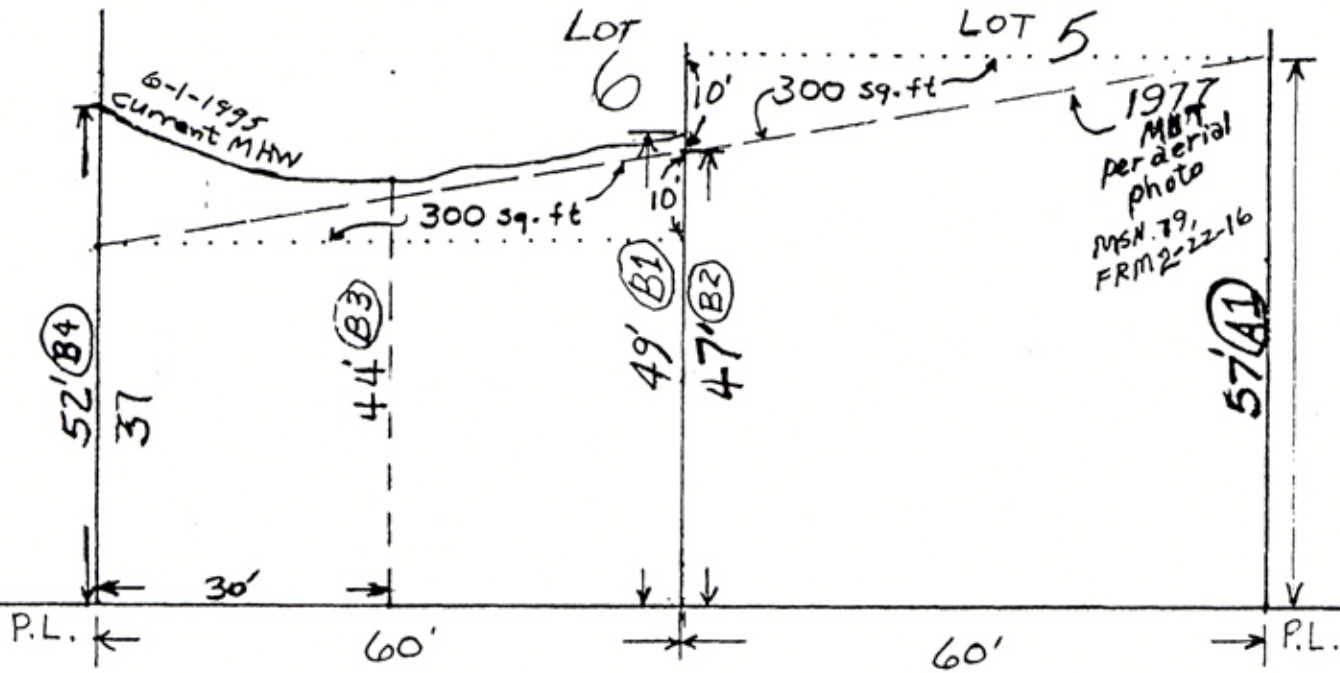
Sincerely,



Spencer L. Reid  
Senior Deputy Commissioner

cc: LaNell Aston, Surveying Division ✓  
Dennis Rocha, Corpus Christi Field Office  
Lynnda Kahn, Aransas Pass Field Office  
Robert Moreland, Legal Services  
Kim McKenna, Resource Management

COUNTER # 13433



COUNTER # 13434

LOTS 5 & 6, Blk 7, Unit 6  
 Copano Ridge Subd, Aransas Co.

8/23/1995 da

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO	0069	
CONNECTION TEL		95127293051
SUBADDRESS		
CONNECTION ID		
ST. TIME	08/24 11:40	
USAGE T	01'29	
PGS.	4	
RESULT	OK	



GARRY MAURO  
COMMISSIONER

TEXAS GENERAL LAND OFFICE  
ASSET MGMT. DIVISION  
STEPHEN F. AUSTIN BUILDING  
1700 NORTH CONGRESS AVENUE  
AUSTIN , TEXAS 78701-1495

DATE: 8/23/95 TIME: 11:30 a.

NUMBER OF PAGES (INCLUDING THIS PAGE) 4

TO: Juanita Wagley FAX# 512-729-3051

ORGANIZATION: \_\_\_\_\_

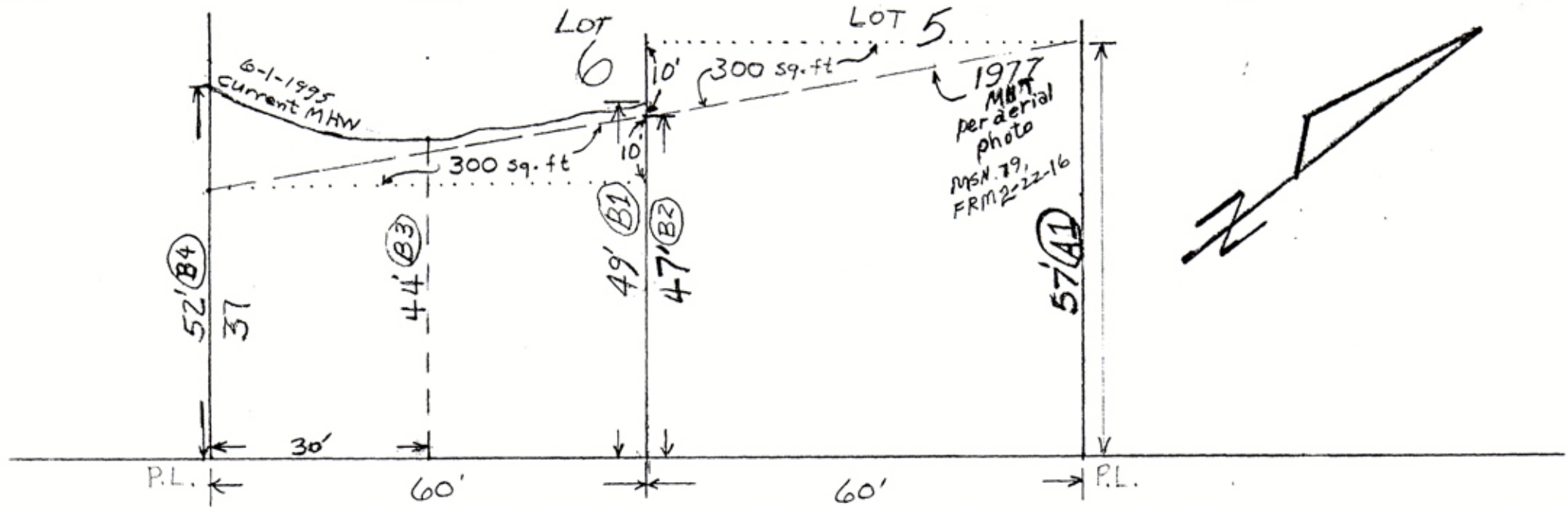
LOCATION: \_\_\_\_\_ PHONE# \_\_\_\_\_

FROM: Lanell Aston -FAX# 512-463-5098

COMMENTS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IF YOU HAVE ANY PROBLEMS READING THIS FAX CALL 512-475-1427



LOTS 5 & 6, Blk 7, Unit 6  
 Copano Ridge Subd, Aransas Co.

8/23/1995 dn

COUNTER # 13436





RECEIVED SEP 01 1995

CE950225

APPLICATION FOR COASTAL EASEMENT OR STRUCTURE REGISTRATION

Name of Applicant Juanita Wagley
Mailing Address P. O. Box 1236 Rockport Texas 78381
City State Zip
Telephone Number: Work (512) 729-2603 Home (512) 729-2681

(A) TYPE(S) OF STRUCTURE(S): Existing or Proposed
Private or Commercial
Pier Jetty Boathouse Boatlift
Dock Groin Other (Describe Bulkhead)

Is dredging or filling required? Yes No
Corps of Engineers permit no. & date Permitted under Nationwide

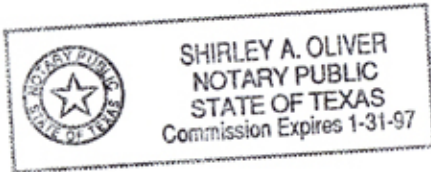
(B) EXACT DIMENSIONS OF STRUCTURE(S):
See attached Exhibit A 60' width on Lot 5 - 20' return
on property line between Lots 5 & 6 - 60' width on Lot 6 - 37' depth

(C) LOCATION(S) OF STRUCTURE(S):
County Aransas Water Body Copano Bay State Tract 107
Subdivision Copano Ridge Unit 6 Lot No. 5 & 6 Block No. 7
Street Address (if applicable) 622 Copano Ridge Rd.
Survey Name (if applicable)
Name(s) & address(es) of adjoining neighbors
North-Lot 4, Blk. 7, Copano Ridge, Unit 6 Phillip Bukowski
South-Lot 7 - Juanita Wagley - 8815 Spanish Moss
P.O. Box 1236--Rockport, Tex. 78381 San Antonio Texas 78239

I certify that the applicant named above owns the property adjoining the coastal public land and structure described above. All information contained in this application is true and correct.

Juanita Wagley
Signature of applicant

Sworn to and subscribed before me on August 29, 1995,
by Juanita Wagley
Print name of applicant



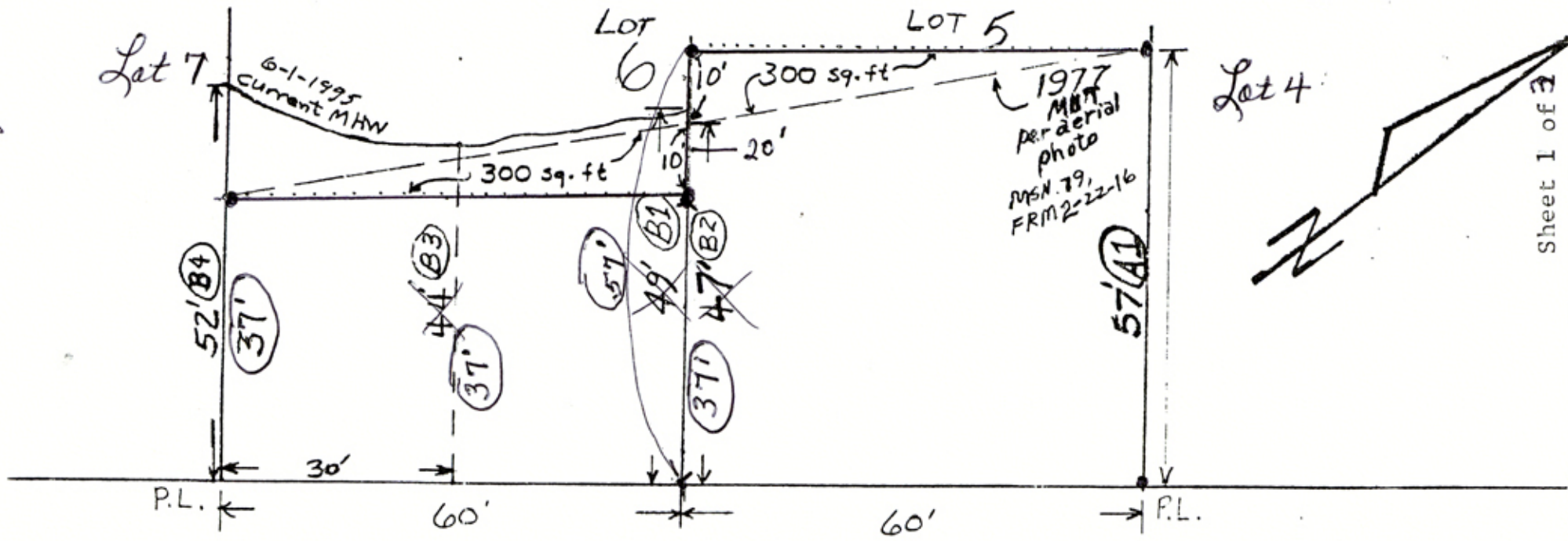
Shirley A. Oliver
Notary Public
Shirley A. Oliver
Print name
My commission expires 1/31/97

INCLUDE DRAWING OF PROJECT SHOWING THE DIMENSIONS, VICINITY MAP SHOWING LOCATION OF STRUCTURE(S) ON STATE-OWNED LAND, AND A NON-REFUNDABLE \$25.00 FILING FEE MADE PAYABLE TO THE TEXAS GENERAL LAND OFFICE.

COUNTER # 13437

Page 1 of 3

Exhibit "A"



Lot 7 - Owner  
 Juanita Wagley  
 P. O. Box 1236  
 Rockport, Texas 78381

Lots 5 & 6 - Owner  
 Juanita Wagley  
 P. O. Box 1236  
 Rockport, Texas 78381

Lot 4 - Owner:  
 Phillip Bukowski  
 8815 Spanish Moss  
 San Antonio, Texas  
 78239

LOTS 5 & 6, Blk 7, Unit 6  
 Copano Ridge Subd, Aransas Co.

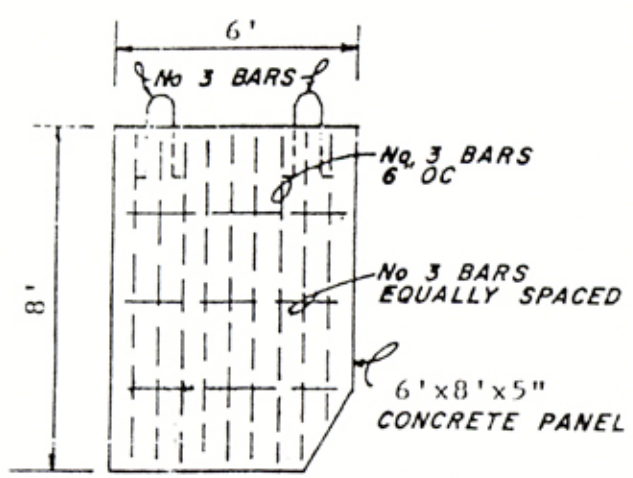
3/29/95

8/23/1995 dr

COUNTER# 13438

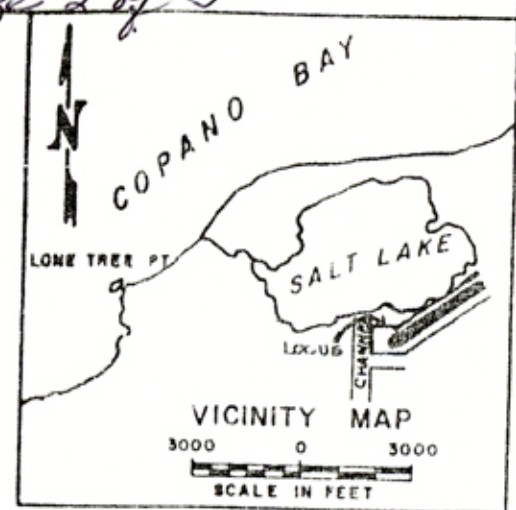
Sheet 1 of 3

Exhibit 'A'

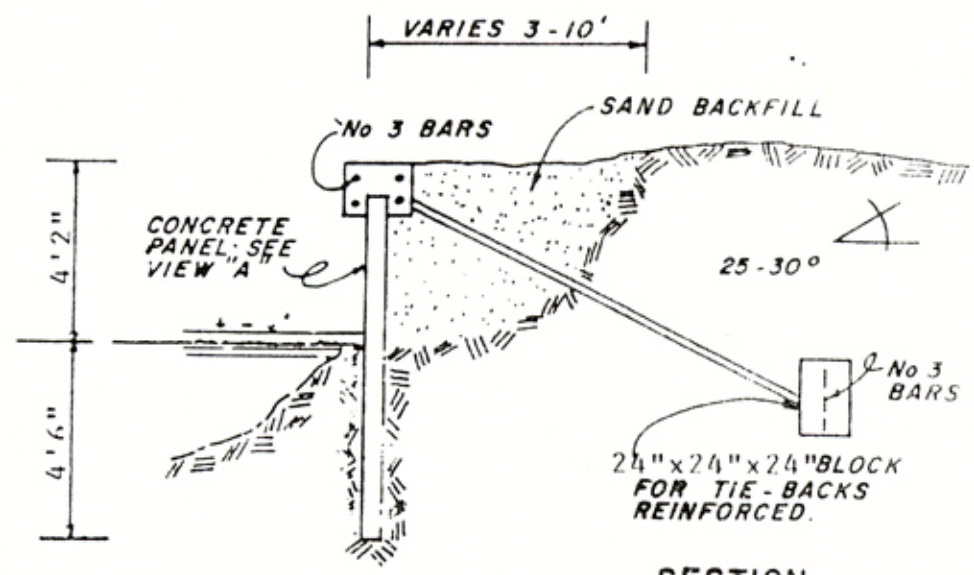


VIEW "A"

SCALE IN FEET



FROM: USGS QUAD. (ROCKPORT, TEX.)  
N 2800 - W 9700 / 15



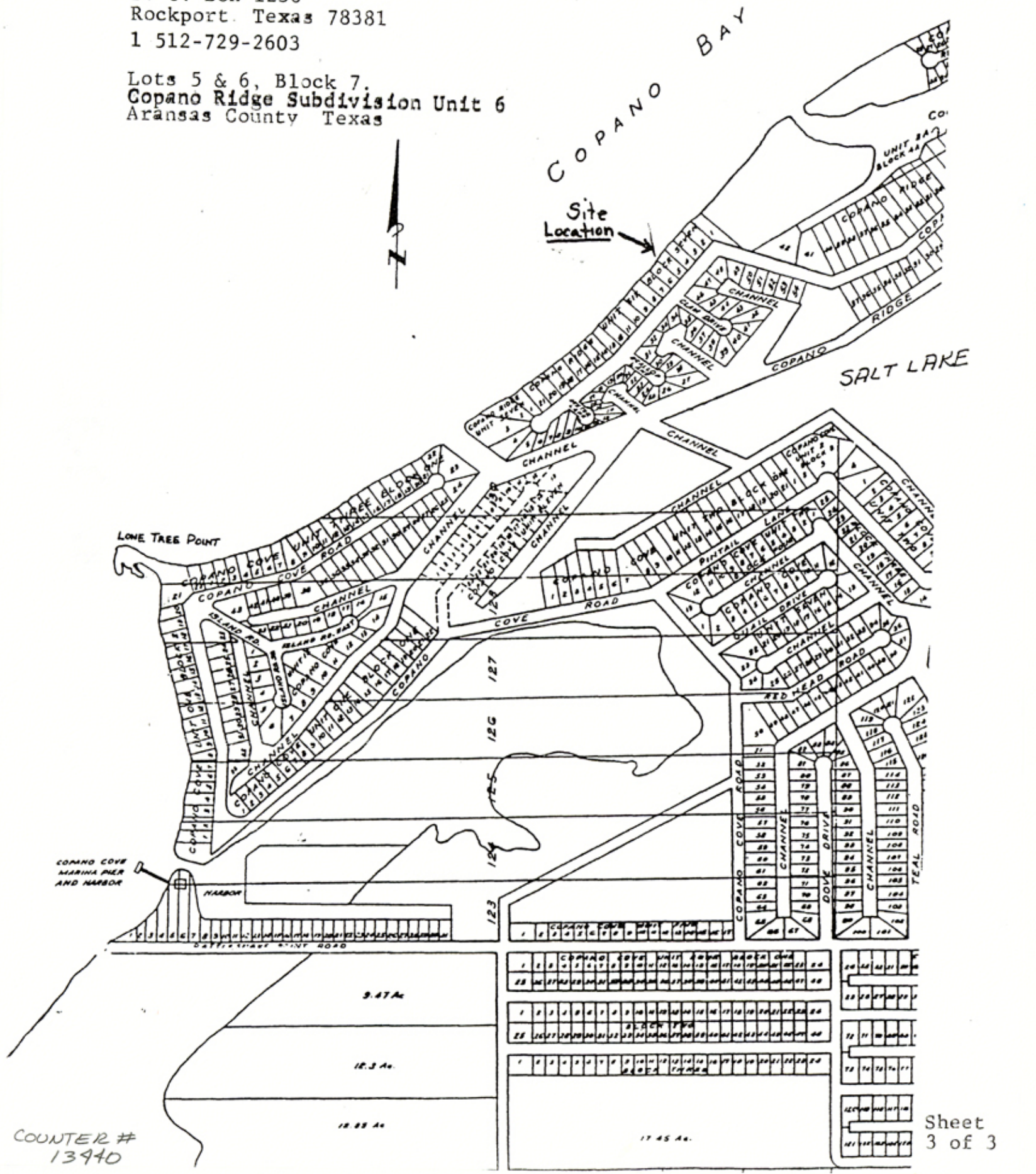
SECTION

SCALE IN FEET

*Juanita Wesley*

Juanita Wagley 8/29/95  
 P. O. Box 1236  
 Rockport, Texas 78381  
 1 512-729-2603

Lots 5 & 6, Block 7.  
 Copano Ridge Subdivision Unit 6  
 Aransas County Texas



# SIPE REAL ESTATE

Juanita Wagley - Owner/Broker

P. O. Box 1236 >>> Rockport, Texas 78381



HIGHWAY 35 AT MARKET STREET

August 31 1995

Mr. Dennis Rocha  
Corpus Christi Field Office  
Texas General Land Office  
6300 Ocean Dr.  
Seabreeze Hall Suite #3  
Corpus Christi, Texas 78411

Re: Copano Ridge Subdivision Lots 6 & 7, adjacent to Copano Bay  
State Tract 107, Aransas County, Texas

Dear Mr. Rocha:

In line with our telephone conversations regarding the above, attached is Application for Coastal Easement, together with site location and a cross-section drawing of the two lots, outlining the proposed configuration of the bulkhead to be installed.

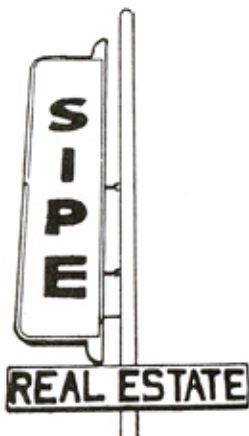
Since the amount of easement for use of "coastal public lands" is the same amount as that presently privately owned but being conceded (300 sq. ft.), approval of the application as presented will be appreciated.

Attached is check in the amount of \$25.00 covering the required application fee.

Thank you for your help in expediting this application to conclusion.

Sincerely,

*Juanita Wagley*  
Juanita Wagley



Area Code (512)  
729-2603



*Area's oldest real estate firm.  
Family owned and operated since 1945.*

Fax  
(512) 729-3051

COUNTER# 13941

**\$ REMITTANCE DISTRIBUTION - DO NOT FILE \$**

NAME	REMITTANCE DESCRIPTION					FISCAL YEAR	REGISTER NUMBER	AMOUNT
	REFER	TYPE	MO	DAY	YR			
WAGLEY JUANITA ASSET MGMT (00) (C)	156	C	09	08	95	96	1640	25.00

FILE NUMBER	CONTROL NO.	AMOUNT	FILE NUMBER	CONTROL NO.	AMOUNT
CE950225	30116	\$25.00	fb		
		CEP			

JUANITA WAGLEY  
ROCKPORT, TX 78382

**DETACH AND RETAIN THIS STATEMENT**  
THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW  
IF NOT CORRECT, PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED

DATE	DESCRIPTION	AMOUNT
#1460-000	Non-refundable filing fee in re application for Coastal Easement for installation of concrete bulkhead adjacent to bayfront of Lots 5 & 6, Block 7 Copano Ridge S/D, Unit 6  96001640  <u>156</u>	<del>25.00</del>

COUNTER # 13443

**JUANITA WAGLEY**  
P. O. BOX 1236 512-729-2603  
ROCKPORT, TX 78382

**VICTORIA BANK & TRUST** 829  
ONE BROADWAY PLAZA/ROCKPORT, TEXAS 78382  
MEMBER: VICTORIA BANKSHARES, INC./FDIC

3842

August 29 19 95

88-257/1131  
829

PAY Twenty-five and no/100- - - - - DOLLARS \$ 25.00

TO  
THE  
ORDER  
OF

The Texas General Land Office  
6300 Ocean Dr.  
Seabreeze Hall Suite #3  
Corpus Christi Texas 78411

*Juanita Wagley*

⑈003842⑈ ⑆113102578⑆ 4501039717⑈

JUANITA WAGLEY  
ROCKPORT, TX 78382

**DETACH AND RETAIN THIS STATEMENT**  
THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW  
IF NOT CORRECT, PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED

DATE	DESCRIPTION	AMOUNT
#1460-000	Non-refundable filing fee in re application for Coastal Easement for installation of concrete bulkhead adjacent to bayfront of Lots 5 & 6, Block 7 Copano Ridge S/D, Unit 6	25.00

COUNTER # 13944



# SIPE REAL ESTATE

Juanita Wagley - Owner/Broker

P. O. Box 1236 >>> Rockport, Texas 78381



HIGHWAY 35 AT MARKET STREET

October 5, 1995

RECEIVED

OCT 05 1995

Lower Coast Field Office

Mr. Lloyd Mullins  
Texas General Land Office  
Aransas Pass Field Office  
111 W. Wilson, 2nd Floor  
Naylor Building  
Aransas Pass, Texas 78336-2625

Re: Lots 5 & 6, Block 7, Unit 6  
Copano Ridge Subdivision  
Aransas County, Texas

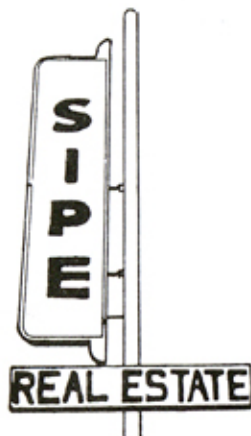
Dear Mr. Mullins:

This will confirm our telephone conversations regarding my desire to bulkhead the above lots in the manner and dimensions shown on attached Applicant Information form, thereby establishing a Bulkhead Alignment Agreement to eliminate the necessity of a Coastal Easement Agreement.

This would involve a trade-off or even exchange of approximately 300 sq. ft. of land - with the GLO conceding approximately 300 sq. ft. of land inside the bulkhead of Lot 5 while Juanita Wagley would concede approximately 300 sq. ft. of land outside the bulkhead on Lot 6.

Along with the Applicant Information form,  
Attached please find two copies of each of the following:

1. Survey Plat of the proposed bulkhead lines for Lots 5 & 6, prepared by the Engineering firm of Griffith & Brundrett
2. Exhibit "A" describing the type of bulkhead to be installed.
3. Exhibit "B" - a drawing initiated by the GLO which shows the proposed dimensions for each of the two lots, which incorporates the even exchange of approximately 300 sq. ft. of land.



Area Code (512)  
729-2603



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Fax  
(512) 729-3051

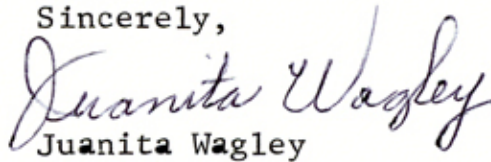
COUNTER # 13445

4. Exhibit "C" - copy of an over-all view of a large portion of Copano Ridge and Copano Cove Subdivisions, showing the general location of Lots 5 & 6, Block 7, Unit 6, Copano Ridge S/D--fronting on Copano Bay.

If anything further is needed in order to process this request, please call me at 1-512-729-2603.

Thank you for your help in expediting this application for bulkhead alignment agreement to hopefully an early approval.

Sincerely,

  
Juanita Wagley

**APPLICANT INFORMATION**

Name(s) of Applicant: Juanita Wagley

Applicant's Mailing Address: P. O. Box 1236  
Rockport, Texas 78381

Applicant's Telephone(s):  
Work (512) 729-2603 Home (512) 729-2681

**LEGAL DESCRIPTION:**

Lots 5 & 6 Block 7, Unit 6  
Copano Ridge Subdivision  
Aransas County, Texas

**PROJECT DESCRIPTION:** Concrete Bulkhead as shown on attached survey plat dated 10/04/95 by Griffith & Brundrett Surveying & Engineering & detail of construction per attached Exhibit A, as follows:

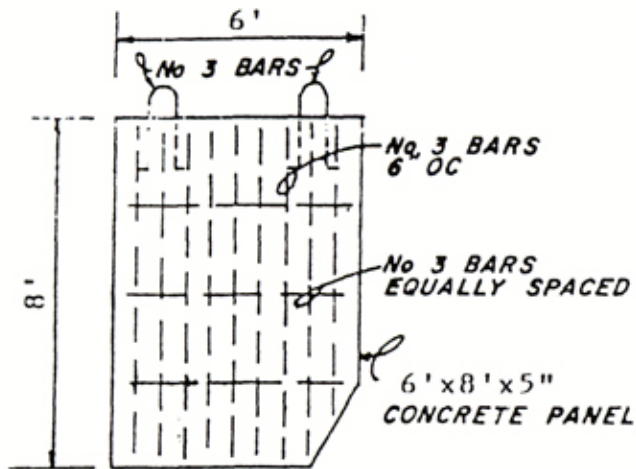
Install bulkhead the 60' width on Lot 5 from depth of 57' from front survey marker on property line between Lots 4 & 5.  
Install bulkhead along a 20' return on property line between Lots 5 & 6.  
Install bulkhead the 60' width on Lot 6 from depth of 37' from front survey marker on property line between Lots 6 & 7. & same on line between <sup>Lots 5&6.</sup>

I hereby apply to the School Land Board of the State of Texas for authorization to maintain the above structure(s) on the state land

Juanita Wagley  
Signature of applicant

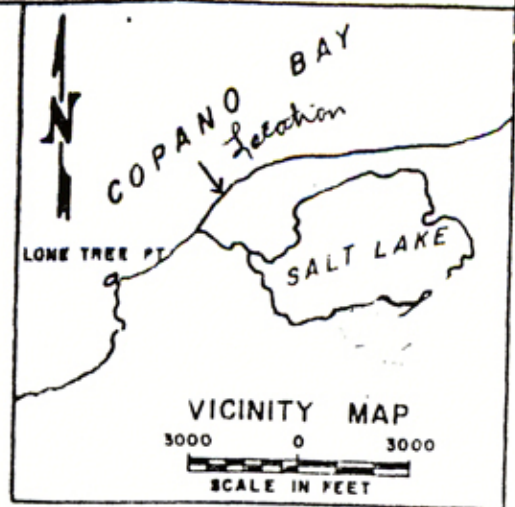
10/05/95  
Date

EXHIBIT "A"

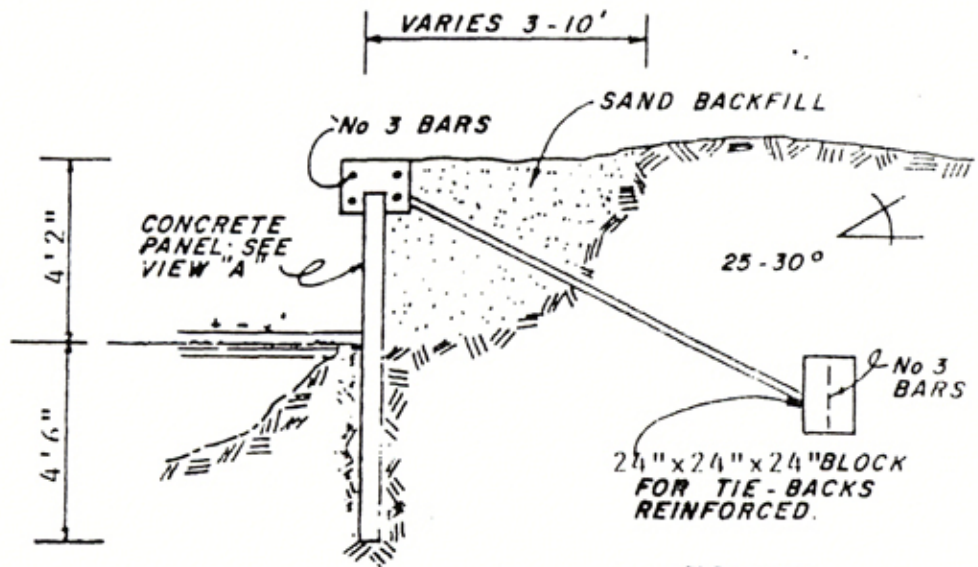


VIEW "A"

SCALE IN FEET



FROM: USGS QUAD. (ROCKPORT, TEX.)  
M 2800 - W 9700 / 15



SECTION

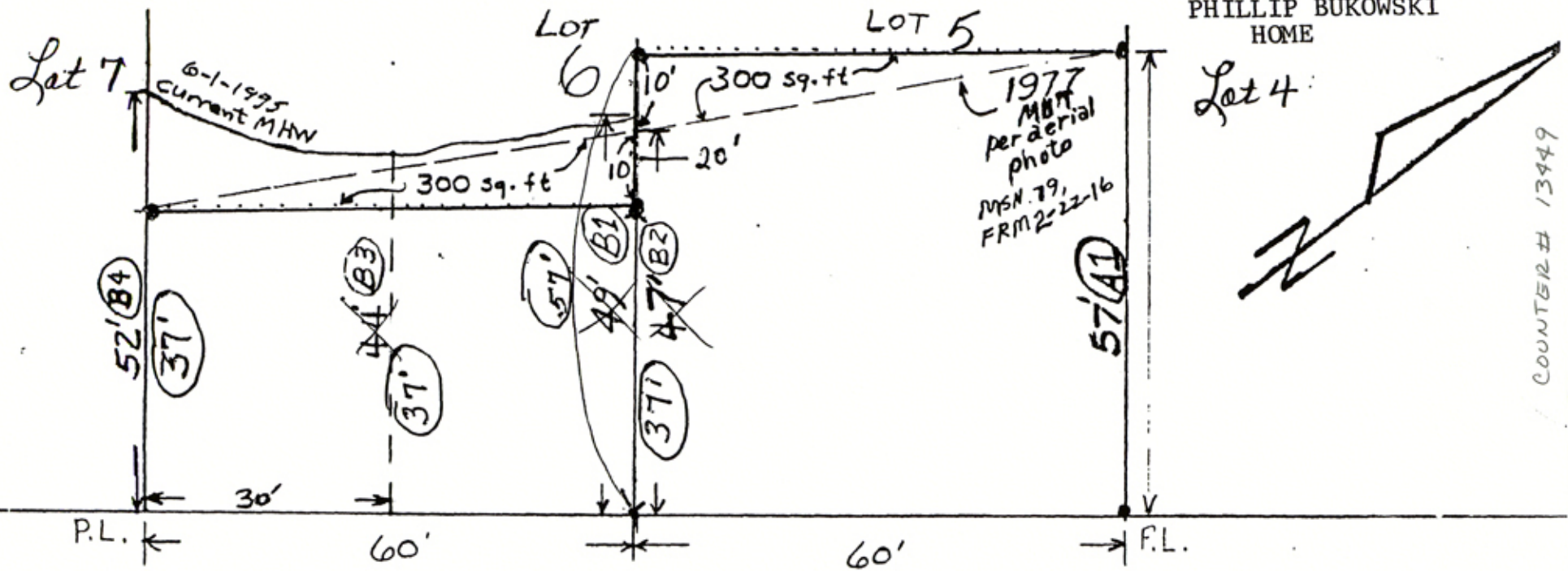
SCALE IN FEET

10/05/95

SHEET 2 OF 2

COUNTER # 13448

EXHIBIT "B"



Lot 7 - Owner  
 Juanita Wagley  
 P. O. Box 1236  
 Rockport, Texas 78381

Lots 5 & 6 - Owner  
 Juanita Wagley  
 P. O. Box 1236  
 Rockport, Texas 78381

Lot 4 - Owner:  
 Phillip Bukowski  
 8815 Spanish Moss  
 San Antonio, Texas  
 78239

LOTS 5 & 6, Blk 7, Unit 6  
 Copano Ridge Subd, Aransas Co.

8/23/1995 dr

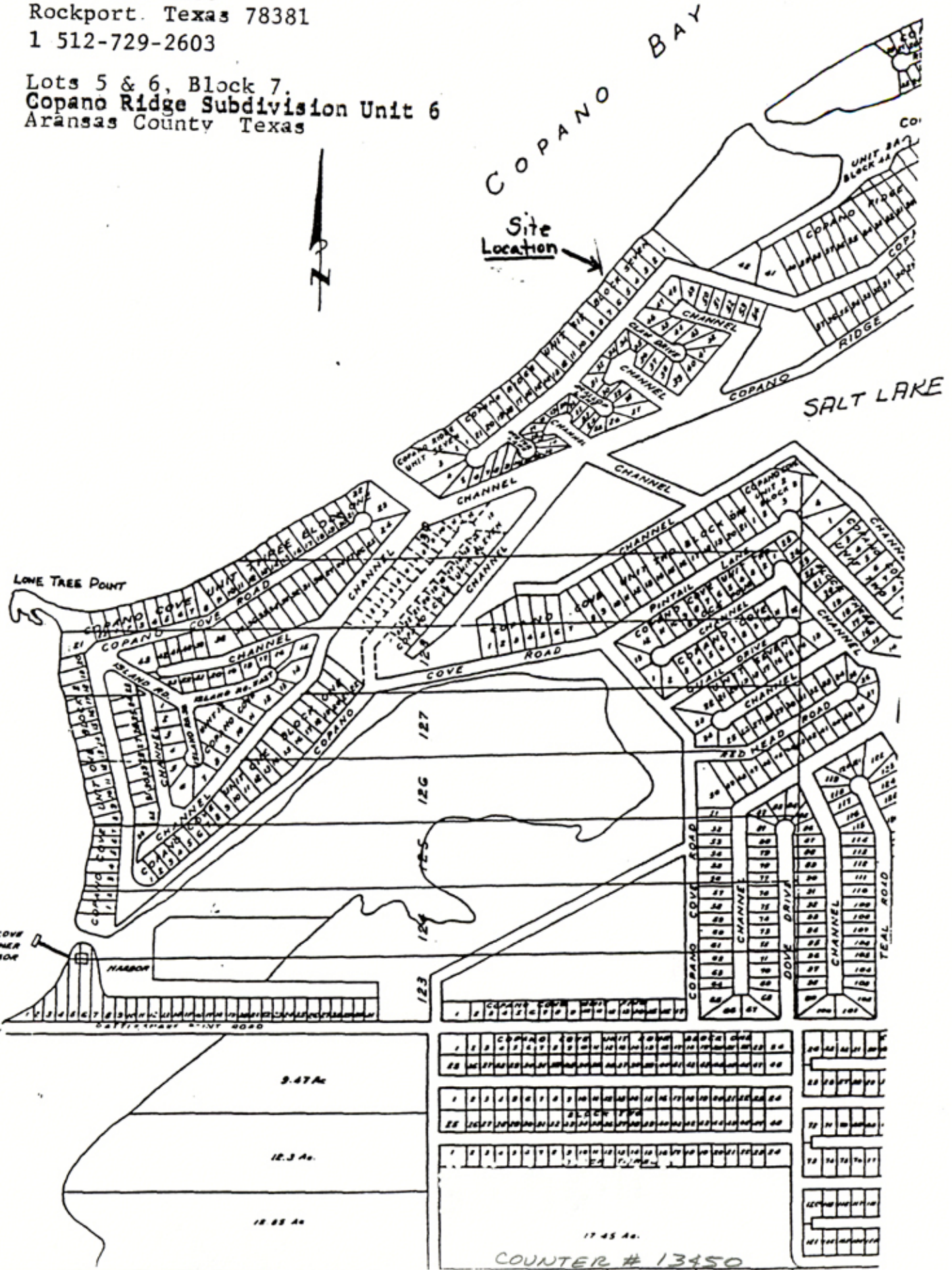
10/05/95

EXHIBIT "C"

Juanita Wagley  
P. O. Box 1236  
Rockport, Texas 78381  
1 512-729-2603

8/29/95

Lots 5 & 6, Block 7,  
Copano Ridge Subdivision Unit 6  
Aransas County Texas





**Texas General Land Office**  
Garry Mauro, Commissioner

Stephen F. Austin Building  
1700 North Congress Avenue  
Austin, Texas 78701-1495  
(512) 463-5001

October 13, 1995

Ms. Juanita Wagley  
Owner/Broker  
SIPE REAL ESTATE  
P. O. Box 1236  
Rockport, Texas 78381-1236

RE: Coastal Public Lands Bulkhead Alignment Agreement  
Copano Bay, State Tract No. 107, Aransas County, Texas

Dear Ms. Wagley:

The proposed bulkhead alignment agreement will be considered by the School Land Board on Tuesday, October 17, 1995. The meeting begins at 10:00 a.m. in Room 831 of the Stephen F. Austin building, located at 1700 North Congress Avenue, Austin, Texas.

The meeting is open to the public and you may appear before the board if you wish. A copy of the docket item is attached for your information. If you have questions, please call me at (512) 463-5051.

Sincerely,

*Claudette E. Carr*

Claudette E. Carr  
Asset Management

Attachments

cc: General Land Office Field Office, Aransas Pass, Texas

*dated 10/13/95  
mailed  
CO*

GENERAL LAND OFFICE

GARRY MAURO  
COMMISSIONER

MEMORANDUM

---

TO: The School Land Board

FROM: Chris Price, Asset Management

SUBJECT: Bulkhead Alignment Agreement  
Copano Bay, State Tract 107, adjacent to Lots 5 and 6,  
Block No. 7, Copano Ridge Subdivision, Unit 6, Aransas  
County, Texas; Juanita Wagley property

The proposed Bulkhead Alignment Agreement with Mrs. Juanita Wagley, a copy of which is attached, would allow Mrs. Wagley to stabilize a highly erosive shoreline and fix a boundary between submerged state-owned land and Mrs. Wagley's property.

The shoreline along this portion of Copano Bay has been eroding for a number of years. In 1977-78 a series of groins were placed, by permit from this office, extending from the lot lines of the subject subdivision.

As evidenced by 1977 aerial photography, before the placement of groins at this property, compared to later photography, after the placement of the groins, it appears that the groin placement on this shoreline has caused artificial accretion to occur on all of the lots in Copano Ridge Subdivision.

According to measurements made both on the ground by GLO field inspectors and on aerial photographs, the pre-groin 1977 shoreline on the north boundary of Lot 5 measures approximately 57 feet from the street property line. Also, the pre-groin 1977, shoreline on the south boundary of Lot 6 measures approximately 37 feet from the street property line.

The agreed line for placement of the bulkheads is based on an on-the-ground survey and conforms to the measurements made from the 1977 shoreline.

The Bulkhead Alignment Agreement is a part of the Coastal Compliance Program and conforms with the recommendations of staff in said Program. Staff recommends approval of the Bulkhead Alignment Agreement.



# DRAFT

## BULKHEAD ALIGNMENT AGREEMENT

THIS AGREEMENT is made and entered into by and between the State of Texas, acting by and through Garry Mauro, Commissioner of the Texas General Land Office and Chairman of the School Land Board (hereinafter referred to as "the State") and Juanita Wagley (hereinafter referred to as "Owner"), owner of Lots 5 and 6, Block 7, Unit 6, Copano Ridge Subdivision, Aransas County, Texas (hereinafter referred to as "Owner's Property").

WHEREAS, the State is the sovereign owner of certain lands underlying Copano Bay, adjacent Owner's property; and

WHEREAS, certain of the submerged lands adjacent to Owner's Property have become filled due to the accumulation of shell, sand, and other suspended materials as a result of construction of groins out into Copano Bay from Owner's Property; and

WHEREAS, the parties assert conflicting claims of title to the filled lands adjacent to Owner's Property, which has created a dispute between the parties and has resulted in the inability of either party to fully utilize its lands; and

WHEREAS, the parties deem it to be in their respective best interests to resolve the dispute and conflict without protracted and costly litigation; and

WHEREAS, the parties agree that an equitable boundary between their lands will be delineated by the mutually agreed alignment of a bulkhead so that each party can have and hold, free of any claim by the other, all interests in its land as divided by said bulkhead;

NOW, THEREFORE, the parties being in agreement that each is receiving a benefit and value equal to that being received by the other, in consideration of the mutual agreements herein contained, the parties mutually agree as follows:

1. The common boundary between the state-owned submerged lands and Owner's Property is hereby mutually agreed to be as depicted by the bulkhead alignment shown on the survey sketch identified as "Exhibit A," attached hereto and incorporated herein by this reference; **provided, however,** as additional consideration and as a

condition precedent to the foregoing, Owner agrees to remove the three wooden groins extending into Copano Bay from the projected lot lines of Lots 5 and 6 described above within 30 days after completion of the subject bulkhead.

2. Owner shall at its sole cost and expense, construct a bulkhead on the landward side of the line described in Exhibit "A" hereto. Upon completion, except as provided herein, the bulkhead shall be a fixed and permanent delineation between the state-owned submerged lands and Owner's Property, which bulkhead shall be maintained and kept in good repair at all times by Owner.

a. In the event the bulkhead is destroyed or severely damaged by a storm or other sudden natural disaster, Owner shall replace or repair it as necessary within 90 days.

b. In the event the bulkhead is determined by the State to be in need of repair or maintenance, Owner shall be given written notice of the necessary repairs or maintenance by a representative of the Texas General Land Office and Owner shall have 60 days to complete the required repairs or maintenance.

c. Failure of Owner to maintain the bulkhead in a safe condition or to complete required repairs or maintenance within the time periods specified above shall constitute a default under this agreement and render it subject to termination at the option of the Commissioner of the General Land Office.

3. It is understood and agreed that the bulkhead referenced above is to be located entirely upon the private littoral property of Owner and that the State shall have no responsibility for repair or maintenance thereof nor shall the State incur any liability as a result of its placement or maintenance in place as described above.

4. This Agreement, with Exhibit "A", upon execution by both of the respective parties shall be filed for record by Owner, at its sole cost and expense, in the Deed Records, Aransas County, Texas, and in the Records of the General Land Office, Austin, Texas.

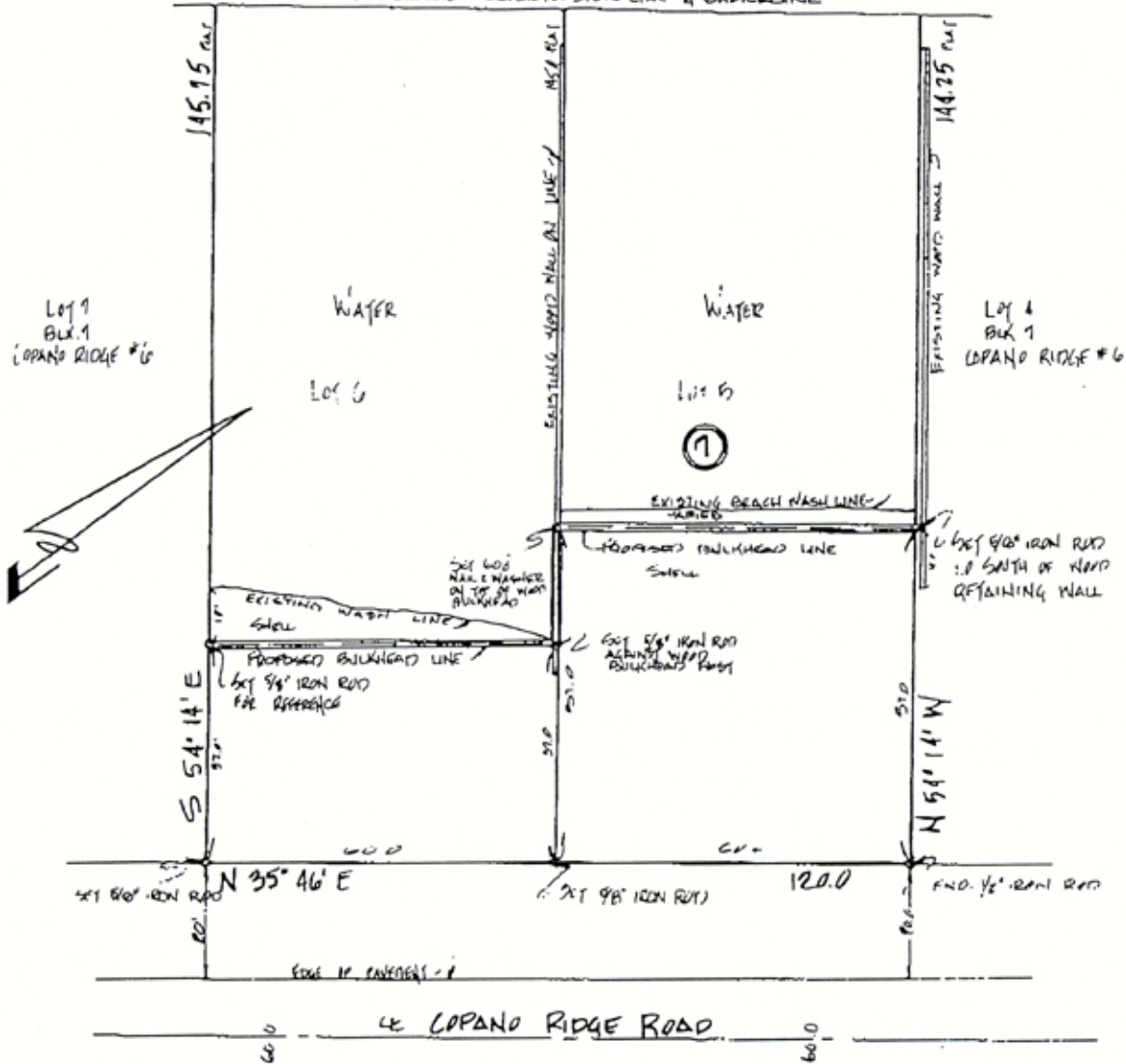
5. This Agreement is executed on behalf of the State by Garry Mauro, Commissioner of the Texas General Land Office and Chairman of the School Land Board, by virtue of and under the authority of Texas Natural Resources Code Annotated, §§33.060, 51.011, and 51.012.

6. This Agreement shall be binding on and inure to the benefit of the successors, representatives, and assigns of the parties hereto, but is limited to the specific area defined between the beginning and ending points of the bulkhead described in Exhibit "A" attached hereto. Nothing in this agreement shall be deemed nor construed as being an admission or a recognition of, nor constitute a bar to the assertion of, a different basis for the determination of a boundary



LIPANO BAY

ORIGINAL SUBDIVISION LINE & SHORELINE



PLAT SHOWING SURVEY OF PROPOSED BULKHEAD ON LOT NOS. FIVE (5) AND SIX (6), BLOCK NO. SEVEN (7), COPANO RIDGE SUBDIVISION UNIT SIX (6), ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 91, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1"=20'

OCTOBER 4, 1995

PLAT BEARING USED FOR DIRECTIONAL VOL UNLESS OTHERWISE NOTED.

I certify that I have consulted the Federal Flood Hazard Map dated 11/85, and found the property described herein is (or) is not in a special flood hazard area. Zone S. Flood Elev. Parcel No. 0113C. County No. 4052.



**Griffith & Brundrett**  
SURVEYING & ENGINEERING  
P.O. BOX 2322  
ROCKPORT, TEXAS 78381  
PH. 512-720-6470 FAX 512-720-7023



J. L. BRUNDRETT, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat correctly shows a survey on the ground of the foregoing property and that there are no intrusions or protrusions (except as shown) hereon.

*J. L. Brundrett, Jr.*  
J. L. BRUNDRETT, JR.  
REG. NO. 2133

GLO Contact Report

Date: 10/16/95 Time: 8:32 GLO Coordination number \_\_\_\_\_

Caller: Claudette Carr Project Name Janita

Telephone  Personal

Person Contacted: Mrs. Janita Wagley

Organization: \_\_\_\_\_ Address: \_\_\_\_\_

Position: \_\_\_\_\_

Telephone: (512) 729-2603

Purpose: To confirm fax # to send School Land Board docket information.

Response: The # is 512 729-3051

Action Taken: \_\_\_\_\_

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 0095  
CONNECTION TEL #9p7293051  
SUBADDRESS  
CONNECTION ID  
ST. TIME 10/16 10:41  
USAGE T 02'34  
PGS. 6  
RESULT OK



Texas General Land Office  
Garry Mauro, Commissioner

Stephen F. Austin Building  
1700 North Congress Avenue  
Austin, Texas 78701-1495  
(512) 463-5001

Post-It® Fax Note	7671	Date	10-16-95	# of pages	6
To	Ms. Juanita Wagley	From	Claudette Carr		
Co./Dept.		Co.	GLO		
Phone	(512) 729-2603	Phone #	512 463-5051		
Fax #	(512) 729-3051	Fax #	512 463-5098		

October 13, 1995

Ms. Juanita Wagley  
Owner/Broker  
SIPE REAL ESTATE  
P. O. Box 1236  
Rockport, Texas 78381-1236

RE: Coastal Public Lands Bulkhead Alignment Agreement  
Copano Bay, State Tract No. 107, Aransas County, Texas

Dear Ms. Wagley:

The proposed bulkhead alignment agreement will be considered by the School Land Board on Tuesday, October 17, 1995. The meeting begins at 10:00 a.m. in Room 831 of the Stephen F. Austin building, located at 1700 North Congress Avenue, Austin, Texas.

The meeting is open to the public and you may appear before the board if you wish. A copy of the docket item is attached for your information. If you have questions, please call me at (512) 463-5051.

Sincerely,

*Claudette E. Carr*  
Claudette E. Carr  
Asset Management

COUNTER # 13458

GENERAL LAND OFFICE

GARRY MAURO  
COMMISSIONER

MEMORANDUM

TO: Asset Management Division  
Revenue Processing Section

DATE: 10-20-95

FROM: (Name) CORINNA KLEMENT  
(Section) Permitting

SUBJECT: Request to initiate refund to lessee/applicant.

I hereby request that a refund of payment be made in accordance with the following information:

FILE#: CE950225 (Previous file no.)

Remitter Name: <u>Juanita Wagley</u>
*Tax ID# or SSN: <u>                    </u>
Address: <u>P.O. Box 1236</u>
City: <u>Rockport</u> State: <u>Tx</u>
Zip: <u>78382 - 1236</u> (Zip must have 4 digit suffix)
<small>*Provide the corporate Tax ID# for businesses or the Social Security Number for individuals if amount is \$250 or greater.</small>

DATE ORIGINAL PAYMENT RECD: 9-8-95 REGISTER#: 96001640

AMOUNT OF ORIGINAL PAYMENT: \$25.00

AMOUNT TO BE REFUNDED: \$25.00 FROM ACCT.# 30116

REASON FOR REFUND: No filing fee needed for  
bulkhead alignment project.

REVENUE PROCESSING USE:
DATE REQUESTED ADD / BACKED OUT OF LMS: <u>                    </u>
DATE RECEIVED IN / RETURNED TO LOCKASST: <u>                    </u>
DATE REFUND COMPLETED: <u>                    </u> BY: <u>                    </u>
CC: <u>                    </u>

GENERAL LAND OFFICE

GARRY MAURO  
COMMISSIONER

MEMORANDUM

TO: Asset Management Division  
Revenue Processing Section

DATE: 10-20-95

FROM: (Name) Corinna Klement  
(Section) Permitting

SUBJECT: Request to initiate refund to lessee/applicant.

I hereby request that a refund of payment be made in accordance with the following information:

FILE#: CE950225 (previous file no.)

Remitter Name: <u>Juanita Wagley</u>
*Tax ID# or SSN: <u>                    </u>
Address: <u>P.O. Box 1236</u>
City: <u>Rockport</u> State: <u>Tx</u>
Zip: <u>78382 - 1236</u> (Zip must have 4 digit suffix)
<small>*Provide the corporate Tax ID# for businesses or the Social Security Number for individuals if amount is \$250 or greater.</small>

DATE ORIGINAL PAYMENT RECD: 9-8-95 REGISTER#: 96001640

AMOUNT OF ORIGINAL PAYMENT: \$25.00

AMOUNT TO BE REFUNDED: \$25.00 FROM ACCT.# 30116

REASON FOR REFUND: No filing fee needed for  
bulkhead alignment project.

REVENUE PROCESSING USE:	
DATE REQUESTED ADD (BACKED OUT OF LMS):	<u>10/24/95</u>
DATE RECEIVED IN (RETURNED TO LOCKASST):	<u>10/24/95</u>
DATE REFUND COMPLETED: <u>11/13/95</u>	BY: <u>ns</u>
cc: <u>Corinna</u>	





October 20, 1995

Ms. Juanita Wagley  
Owner/Broker  
SIPE REAL ESTATE  
P. O. Box 1236  
Rockport, Texas 78381-1236

RE: Coastal Public Lands Bulkhead Alignment Agreement  
Copano Bay, State Tract No. 107, Aransas County, Texas

Dear Ms. Wagley:

Enclosed is the above-referenced agreement, in duplicate, for signature. Please sign both agreements and return them to this office within fifteen (15) days for full execution by the Commissioner of the General Land Office. When the agreements have been executed by the Commissioner, one copy will be returned to you and one retained for our files.

Under separate cover, the \$25.00 filing fee our office received with your application on September 8, 1995, will be refunded.

If you have any questions, please call Claudette Carr at (512) 463-5051.

Sincerely,

Corinna Klement  
Asset Management

Enclosures

cc: Aransas Pass Field Office

# SIPE REAL ESTATE

Juanita Wagley - Owner/Broker



P. O. Box 1236 >>> Rockport, Texas 78381

HIGHWAY 35 AT MARKET STREET

October 25, 1995

Texas General Land Office  
Stephen F. Austin Building  
1700 North Congress Avenue  
Austin, Texas 78701-1495

Attention: Corinna Klement  
Asset Management

Re: Coastal Public Lands Bulkhead Alignment Agreement  
Copano Bay, State Tract No. 107, Aransas County Texas

Dear Ms. Kelment:

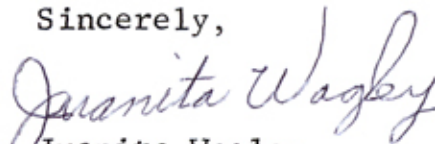
Enclosed is the above-referenced agreement, in duplicate, which I have signed and had my signature notarized.

Upon return of a copy executed by Garry Mauro, Commissioner, Texas General Land Office and Chairman, School Land Board, I will have that document recorded in the records of Aransas County.

I assume the other copy of the agreement which will be retained by your office fulfills the stipulation in paragraph 4 on page #2 that "Owner, at its sole cost and expense, (in the Deed Records, Aransas County, Texas) and in the Records of the General Land Office Austin, Texas."

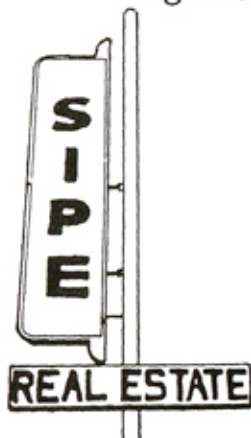
I will look forward to receiving my fully executed copy of this agreement at an early date.

Sincerely,

  
Juanita Wagley



*Area's oldest real estate firm.  
Family owned and operated since 1945.*



Area Code (512)  
729-2603

Fax  
(512) 729-3051

COUNTER # 13461



**Texas General Land Office**  
Garry Mauro, Commissioner

Stephen F. Austin Building  
1700 North Congress Avenue  
Austin, Texas 78701-1495  
(512) 463-5001

November 8, 1995

Ms. Juanita Wagley  
Owner/Broker  
SIPE REAL ESTATE  
P.O. Box 1236  
Rockport, Texas 78381-1236

RE: Bulkhead Alignment Agreement  
Aransas County, Texas  
Copano Bay

Dear Ms. Wagley:

Enclosed is the above-referenced Bulkhead Alignment Agreement contract fully executed by the Commissioner of the Texas General Land Office. A duplicate original has been retained for our files.

Please record this instrument with the county clerk of the appropriate county within 30 days of receipt of this letter, and furnish our office with proof that it was recorded. This action will constitute your full acceptance of the easement contract.

If you should have any questions, please call me at (512) 463-8560.

Sincerely,

Lee Adkins  
Asset Management Division

Enclosure

cc: GLO Field Office

Garry Mauro  
Commissioner  
General Land Office

Stephen F. Austin Building  
1700 North Congress Avenue  
Austin, Texas 78701



Juanita Wagley  
P.O. Box 1236  
Rockport, Tx. 78382-1236

CE950225

DATE RECEIVED	REGISTER NUMBER	AMOUNT TO BE REFUNDED	REASON FOR REFUND	WARRANT NUMBER
9/8/95	96001640	\$25.00	No filing fee needed for bulkhead alignment project for CE950225.	118026585

Divison Asset Management By Norma Sligar (512) 463-7618

Refund Approved \_\_\_\_\_ Accounting \_\_\_\_\_ Warrant(s) Mailed 11/13/95

G.L.O. - G.A. -15- (1-83)

COUNTER# 13463

14

Gen'l Mgr  
Comptroller  
Gen'l Inv. Office



Juanita Wadley  
P.O. Box 1236  
Rockport, Tx. 78382-1236

CE520225

DATE RECEIVED	REGISTER NUMBER	AMOUNT TO BE REFUNDED	REASON FOR REFUND	WARRANT NUMBER
2/8/92	96001640	\$25.00	No filing fee needed for bulkhead alignment project for CE520225.	11802682

Asset Management Division By Norma Sligar (512) 463-7618

11/13/92

Warrant(s) #11123

Refund approved Accounting

COUNTER # 13123

Counter # 78748

4/26/00

Doug,

The thinking in the CLO has changed about the way we do these bulkhead agreements. We will probably not do any more of these. I think the best thing to do is set these up as sketch files and mark the # on the appropriate maps.

Thanks,  
Lanell

Lanell says make  
these sk. files

Key says make them  
Plotted  
Revised Sk.

Counter # 78732

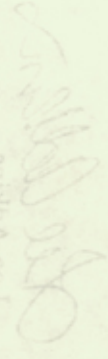
Counter # 78747

COPIES 4 12-75

cc: CGO Field Office

Enclosure

Asset Management Division  
TLC Aqking



Zincetaja

If you should have any questions, please call me at (213) 403-8200.

concerning your full acceptance of the agreement contract  
received by this letter, and to clarify our office with you that it has received. This action will  
please record this instrument with the county clerk of the appropriate county within 30 days of

Wife:

Commissioner of the Texas General Land Office. A publicist affidavit has been retained for our  
Execution of the above referenced instrument. Agreement contract fully executed by the

Dear Mr. Magle:

Corbino Rita  
Attn: County Texas  
RE: Bunkers Agreement Agreement

Box 104, 164th 38381 1330  
P.O. Box 1330  
ZIEBE BEVEE BEA VLE  
Owens Brooks  
Mr. Justice Magle

November 8, 1982

13 (Att. of execution)  
Wagley, Quenita



Texas General Land Office

(213) 403-8200  
Vandal Jones (213) 403-8200  
1,000 Texas Counties  
213-403-8200

Serial # 98746

330-3003

(City) 5405-897A

2000 0000 0000 0000 0000 0000

(City) 130-1321

EX-7

2000 0000 0000 0000 0000 0000

STANLEY



2193

Quantia Wiegler  
Quantia Wiegler

Agreement of the State of Texas

I hereby certify that the following is a true and correct copy of the

Office of the Secretary of State, Texas, and in the presence of the General Land Office, County of Tarrant, Texas, and the Office of the County Clerk of Tarrant County, Texas, on this 12th day of August, 1988. I hereby certify that the following is a true and correct copy of the agreement of the State of Texas, Texas, and in the presence of the General Land Office, County of Tarrant, Texas, and the Office of the County Clerk of Tarrant County, Texas, on this 12th day of August, 1988. I hereby certify that the following is a true and correct copy of the agreement of the State of Texas, Texas, and in the presence of the General Land Office, County of Tarrant, Texas, and the Office of the County Clerk of Tarrant County, Texas, on this 12th day of August, 1988.

County

will be a true and correct copy of the records of the State of Texas, Texas, and in the presence of the General Land Office, County of Tarrant, Texas, and the Office of the County Clerk of Tarrant County, Texas, on this 12th day of August, 1988. I hereby certify that the following is a true and correct copy of the agreement of the State of Texas, Texas, and in the presence of the General Land Office, County of Tarrant, Texas, and the Office of the County Clerk of Tarrant County, Texas, on this 12th day of August, 1988.

I have signed and seal my signature hereto.

Enclosed is the above referenced agreement in duplicate which bears the seal of the State of Texas.

12 (Att.)  
Wiegler, Quantia

County of Tarrant, Texas, and in the presence of the General Land Office, County of Tarrant, Texas, and the Office of the County Clerk of Tarrant County, Texas, on this 12th day of August, 1988. I hereby certify that the following is a true and correct copy of the agreement of the State of Texas, Texas, and in the presence of the General Land Office, County of Tarrant, Texas, and the Office of the County Clerk of Tarrant County, Texas, on this 12th day of August, 1988.

Secretary of State  
State of Texas

Secretary of State  
State of Texas

October 12, 1988

October 12, 1988

Secretary of State

SECRET



Count # 78745

08421 # 13490

cc: Virginia State Field Office

Reference

Virginia Department  
Corporation Division

*Fremont signed*

Sincerely,

If you have any questions, please call Corporate Center at (215) 493-2021.

Thank you for your letter of 10/27/02.

Under section 2078 of the Code of Virginia, the State Corporation Commission is required to issue a license to any person who is engaged in the business of selling or offering for sale any securities in this State. The Commission is required to issue a license to any person who is engaged in the business of selling or offering for sale any securities in this State. The Commission is required to issue a license to any person who is engaged in the business of selling or offering for sale any securities in this State.

When the application has been received by the Commission and return to this office within 120 days for full execution of the application is the approved application in compliance. Please sign your

Dear Mr. Wagley:

Corporation, State Dept. No. 107, Virginia Company, Dept.  
Corporation, State Dept. No. 107, Virginia Company

Rockwell, Dept. 36381-1730  
P. O. Box 1330

215 KEVIN ELLIOTT

Operator

Mr. Virginia Wagley

October 30, 2002

11 (Att. for sign)  
Wagley, Juanita



Corporation, State Dept. No. 107, Virginia Company

Corporation, State Dept. No. 107, Virginia Company

10 (Refund Memo)  
Wagley, Quanita

Counter # 28744

DATE REFUND COMPLETED \_\_\_\_\_  
 DATE RECEIVED IN / REFUND DEDUCTIBLE TO GOVERNMENT \_\_\_\_\_  
 DATE RECORDED VDD / BACKED OUT OF LAR \_\_\_\_\_  
 БЕЛВИНЕ БЕОСЕЗНАЮ ОЗЕ \_\_\_\_\_

КЕВСОИ ЛОБ БЕЛВИД: ВН ТИЛИД ФОР ВЕЗЕР  
 УМОЛИ ЛО БЕ БЕЛВИД: 00.260  
 УМОЛИ ОФ ОРИДИНГ БУЛЖЕНАЛ: 00.260  
 DATE ORIGINAL BUJMENT REC'D: 8-8-82 REGISTRY # 001008P

ИДН: 38388 (SIP) 58688 (SIP) 1953  
 УМРЕ: IX  
 \*DATE ID# or 224: 090193  
 ИДИНГ: ТРОКОВОД  
 ИДИНГ: ТРОКОВОД

ИДИНГ: 001008P (RECORDED)  
 I request refund for a refund of payment of more in accordance with the following information:  
 ЗНАЧЕСУ: КОНУА ЛО МИНУО САНДО ЛО РЕКОМАНДАЦИОН  
 (SECTION) РЕКОМАНДАЦИОН  
 ЕВОН (ИМНЕ) ТРАВИЛА ДИВИДИ  
 БЕЛВИНЕ БЕОСЕЗНАЮ ЗЕСОН  
 УМРЕ ИДИНГ АНТИЦИОН

COMMISSIONER  
 СУБКА МУСО  
 СЕМЕБУ ГЛИД ОФИСЕ  
 DATE: 11-20-82  
 ИДИНГ: 001008P

Case # 78743

Charles E. O'Connell  
Investigative Services

Wm. J. O'Connell

Yonkers

On 11/18/03, I was contacted by [redacted] regarding a possible lead on [redacted]. I was advised that [redacted] was a former [redacted] and was currently residing at [redacted]. I was also advised that [redacted] was a former [redacted] and was currently residing at [redacted]. I will continue to monitor the situation and will report any further developments to you.

Very truly yours,

William J. O'Connell  
Investigative Services

RECEIVED

NOV 18 2003

YONKERS

COMMUNICATIONS SECTION

SEARCHED

SEARCHED	INDEXED
SERIALIZED	FILED
NOV 18 2003	YONKERS
FBI	



COMMUNICATIONS SECTION

COMMUNICATIONS SECTION  
FBI  
1000 2ND ST  
YONKERS NY 10596

SEARCHED  
INDEXED  
SERIALIZED  
FILED  
NOV 18 2003  
YONKERS  
COMMUNICATIONS SECTION

SEARCHED  
INDEXED  
SERIALIZED  
FILED  
NOV 18 2003  
YONKERS  
COMMUNICATIONS SECTION

1 (Contact Rpt.)  
Wagley, Juanita

8 (Decket Notice)  
Wagley, Quanita

COUDLE W. STUDD

Counter # 78742

REC. NO. 5 72

FILED



County of San Diego

DEPARTMENT OF PUBLIC WORKS  
COUNTY OF SAN DIEGO  
COURT AND CLERK'S OFFICE  
COURT HOUSE, SAN DIEGO, CALIF.

NOTICE TO THE CREDITORS OF THE ESTATE OF QUANTA WAGLEY, DECEASED, AND THE ESTATE OF WAGLEY, DECEASED.

RE: WAGLEY, QUANTA

RE: WAGLEY, QUANTA

NOTICE TO THE CREDITORS OF THE ESTATE OF QUANTA WAGLEY, DECEASED, AND THE ESTATE OF WAGLEY, DECEASED.



WAGLEY

WAGLEY

WAGLEY



October 13, 1995

Ms. Juanita Wagley  
C/O...  
SHER REAR ESTATE  
P.O. Box 1230  
Rockport, Texas 78381

Post-It® Fax Note 7671		Date	10-16-95	# of pages	6
To Ms. Juanita Wagley		From Claudette Carr			
Co./Dept.		Co. GLO			
Phone (512) 729-2603		Phone # 512 463-5051			
Fax # (512) 729-3051		Fax # 512 463-5098			

5:43 10/19/95  
 Called Mrs. Wagley -  
 had to wait for original  
 plat to be sent overnight  
 Arrived too late today to  
 mail. Leave instructions  
 In Contact 2 & mailed  
 tomorrow.

Quanta # 98740

OCT 24 1995



7 (Att.)  
Wagley, Quanta

PLANNING COMMISSION  
COUNCIL  
FOR THE CITY OF QUANTA  
BLOCK 2 & 3

Y 215-138-3003  
BLOCK 2 & 3  
B. O. BOX 1539  
QUANTA, KANSAS 67158

8/30/02

EXHIBIT 100

6 (Ltr. & Fee)  
Wagley, Quanita

00.23

THE BOARD OF DIRECTORS OF THE  
UNITED STATES POSTAL SERVICE  
WASHINGTON, D. C. 20540

Quanita Wagley

POSTAL SERVICE

TO: Quanita Wagley  
1104 West 10th Street  
Ogden, Utah 84403

00.23  
00.23  
00.23  
00.23

UNITED STATES  
POSTAL SERVICE

000-0000

OVILE

UNITED STATES  
POSTAL SERVICE  
WASHINGTON, D. C. 20540

Cover # 18739

5 (Application)  
Wagley, Juanita



County # 98738

WAGLEY, JUANITA  
COLUMBIA BLOCK, SUBDIVISION PLAT 5  
Page 2 of 3, Block 1

T 215-150-3907  
Rockwell, James 18381  
P. O. Box 1330  
JANUARY 1916A 8/30/82

04900

Wagley, Juanita  
A. J. Wagley







Texas General Land Office

Garry Mauro  
Commissioner

Date: 10-18-95

To: Claudette Carr  
\_\_\_\_\_  
\_\_\_\_\_

- For your information  
 For your files  
 For appropriate action  
 For your approval  
 Material you requested  
 Please return

Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

From: Norma Contreas  
\_\_\_\_\_

Aransas Pass Field Office  
111 W. Wilson, 2nd Floor  
Naylor Building  
Aransas Pass, Texas 78336  
(512) 758-3777

Counter # 78736

10-19-95  
MCA

Counter # 18735



2 (Field Report)  
Wagley, Ivanita

BRONX BY: D. BOGGS  
1954-55  
# 8571.1.1000118

Count # 98734

Debt District's Commissioner

Date Filed: APR 25 2000

Presented to Board of Commissioners

County

File No. 2000-117-37

My Commission expires:

FP-18-1



COMMISSIONER OF THE STATE OF TEXAS

WILLIAMS COUNTY, TEXAS

WILLIAMS COUNTY, TEXAS

Williams County, Texas

County, Texas

Williams County, Texas

Williams County, Texas

WILLIAMS COUNTY, TEXAS



Executive

St. Deputy

Deputy Comm.

County

APPROVED

(1) Agreement  
Wagley, Quanita