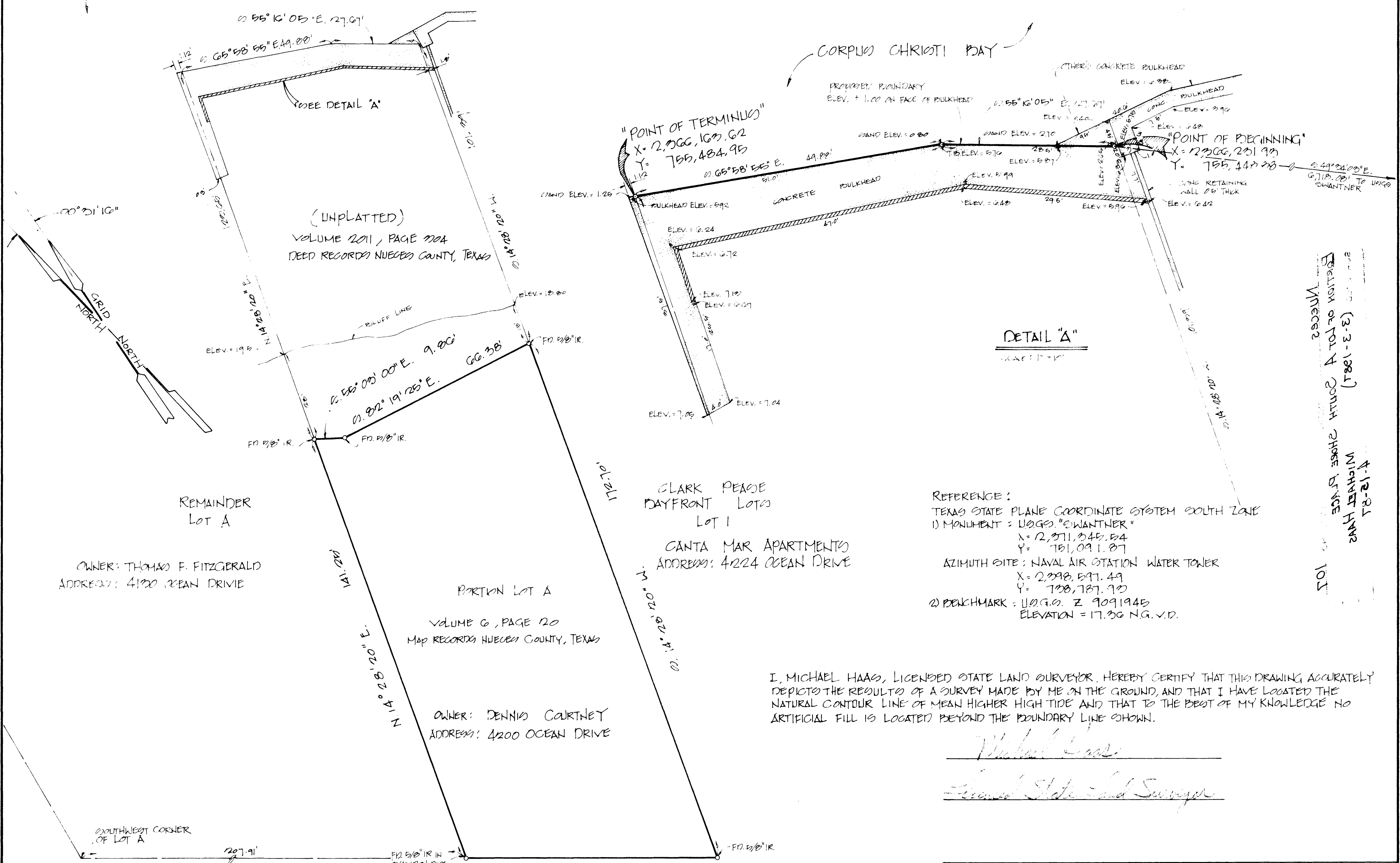


CORPUS CHRISTI BAY

CORPUS CHRISTI BAY



(UNPLATTED)  
VOLUME 2011, PAGE 304  
DEED RECORDS NUECES COUNTY, TEXAS

REMAINDER  
LOT A

OWNER: THOMAS F. FITZGERALD  
ADDRESS: 4130 OCEAN DRIVE

PORTION LOT A  
VOLUME 6, PAGE 120  
MAP RECORDS NUECES COUNTY, TEXAS

OWNER: DENNIS COURTNEY  
ADDRESS: 4200 OCEAN DRIVE

CLARK PEASE  
DAYFRONT LOTS  
LOT 1

GANTA MAR APARTMENTS  
ADDRESS: 4224 OCEAN DRIVE

REFERENCE:  
TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE  
1) MONUMENT: U.S.G.S. "SWANTNER"  
X = 2,371,345.54  
Y = 751,091.87  
AZIMUTH SITE: NAVAL AIR STATION WATER TOWER  
X = 2,398,597.49  
Y = 738,787.90  
2) BENCHMARK: U.S.G.S. Z 9091945  
ELEVATION = 17.30 N.G.V.D.

I, MICHAEL HAAS, LICENSED STATE LAND SURVEYOR, HEREBY CERTIFY THAT THIS DRAWING ACCURATELY DEPICTS THE RESULTS OF A SURVEY MADE BY ME ON THE GROUND, AND THAT I HAVE LOCATED THE NATURAL CONTOUR LINE OF MEAN HIGHER HIGH TIDE AND THAT TO THE BEST OF MY KNOWLEDGE NO ARTIFICIAL FILL IS LOCATED BEYOND THE BOUNDARY LINE SHOWN.

*Michael Haas*  
Licensed State Land Surveyor

4-12-81  
MICHAEL HAAS  
SECTION OF LOT A SOUTH SHORE PLACE  
NUECES COUNTY  
107

4-12-1981  
MICHAEL HAAS  
SECTION OF LOT A SOUTH SHORE PLACE  
NUECES COUNTY  
107

N. 55° 44' 50" W. 79.81'  
OCEAN DRIVE

SCALE: 1" = 20'

EXHIBIT "D"

NO.	DATE	BY	REVISION	CKD	APPD

CORPUS CHRISTI  
HOUSTON SAN ANTONIO

SURVEY OF  
A PORTION OF LOT A  
SOUTH SHORE PLACE

CORPUS CHRISTI, NUECES COUNTY, TEXAS

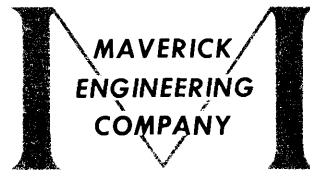
DRAWN BY: AM	CHKD BY: [initials]	APPROVED BY: [initials]
SCALE: NOTED	DATE: 3-2-1981	SHEET 1 OF 1
REV. NO.:	JOB NO. C-2816	1

1231-2-17



10-299

5002 CHANCELLOR ROW  
P. O. BOX 7747  
CORPUS CHRISTI, TEXAS 78415  
PHONE: (512) 854-0281



CORPORATE OFFICES:  
CORPUS CHRISTI, TEXAS  
BRANCHES: HOUSTON, TEXAS  
SAN ANTONIO, TEXAS  
CORPUS CHRISTI, TEXAS

June 16, 1987

Job No. C 28,716

Mr. Herman Forbes  
General Land Office  
Stephen F. Austin Bldg.  
1700 N. Congress Avenue  
Austin, TX 78701

RECEIVED  
JUN 20 1987  
GENERAL LAND OFFICE

Dear Mr. Forbes:

Enclosed please find the Final Surveyor's Report and survey plat of a portion of Lot A, South Shore Place, Corpus Christi, Nueces County, Texas.

As I mentioned earlier, we need you to send a letter, with copy to me, directly to the City of Corpus Christi at the address below. Please refer your response to the proposed replat of Lot 1B, South Shore Place, and address it to:

Planning Department  
City of Corpus Christi  
P. O. Box 9277  
Corpus Christi, TX 78469-9277  
ATTN: Mr. Harry Power

Thank you for your help with this project. I look forward to working with you in the future.

Sincerely,  
  
Michael Haas  
Licensed State Land Surveyor

MH:pem

FORBES.TXT/F

279

279

June 16, 1987

Job No. C 28,716

FINAL  
SURVEYORS REPORT

SUBJECT: Shoreline determination along a portion of Corpus Christi Bay.

LOCATION: The property surveyed is an unplatted parcel of land east of and adjoining a portion of Lot A, South Shore Place, as shown by map recorded in Volume 6, Page 20, Map Records, Nueces County, Texas. It is located at 4200 Ocean Drive in the city of Corpus Christi. This location is on the southwesterly shore of Corpus Christi Bay and may be found at the upper left corner of U.S.G.S. 7½ minute quadrangle map "Oso Creek N.E.", a copy of which is attached as "Exhibit A". It is out of the "Rincon del Oso" Grant, Nueces County, shown on attached "Exhibit B".

PURPOSE: This survey is being performed in order to obtain General Land Office approval of the shoreline boundary to satisfy the platting requirements of Corpus Christi and to allow the property owner to obtain a title insurance policy.

PROCEDURE: A boundary survey was first completed on the portion of Lot A adjoining the unplatted tract. The east and west boundaries were then projected to Corpus Christi Bay. The portion of subject property adjoining the bay is protected by an approximate six foot high concrete bulkhead. The exact date of its construction is unknown. The property adjoining the easterly boundary is also bulkheaded, while the property adjoining the westerly boundary has a more or less natural shoreline where large quantities of broken concrete have been placed for shoreline protection.

By letter dated September 2, 1986, the General Land Office approved an elevation of + 1.00 foot N.G.V.D. for the value of mean higher high tide in the area. A level loop was run and closed from U.S.G.S. Benchmark Z-909, 1945, Elevation + 17.36 feet N.G.V.D., to the site. As expected, the + 1.00 foot elevation falls upon the face of the bulkhead.

Since the area behind the bulkhead (south) has been filled, it became necessary to determine if the bulkhead was constructed beyond the natural shoreline, and whether artificial fill had been placed on state property. Aerial photographs were obtained

from separate sources. One dated 1971, prior to construction of the bulkhead, was compared to another taken in 1985. By overlaying a transparency of the earlier photograph upon the later one (Exhibit "C"), it can be seen that the existing bulkhead is behind or south of the shoreline existing in 1971.

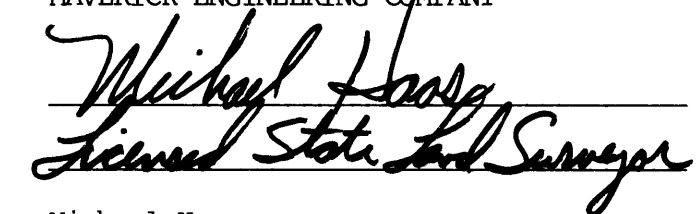
Further research produced an aerial photograph of the area taken in 1934 and copies of topographic maps of the shoreline performed by the State Reclamation Bureau in 1938. With the help of General Land Office personnel, it was determined that no artificial fill has been placed across the original shoreline. It is my conclusion that the bulkhead did not encroach upon state owned property and fairly represents the boundary with the upland owner.

The perimeter boundaries were next tied to the Texas State Plane Coordinate System, South Zone, utilizing a closed traverse from U.S.G.S. triangulation monument "Swantner", having coordinates of  $x = 2,371,345.54$  and  $y = 751,091.87$ . The azimuth reference is the Naval Air Station Water Tower,  $x = 2,398,597.49$  and  $y = 738,787.93$ . The scale factor at this site was computed to be 0.99997512 and the theta angle =  $0^\circ 31' 16''$ .

The boundary and elevation material was then used to produce a finished drawing of the conditions found (Exhibit "D").

Respectfully submitted,

MAVERICK ENGINEERING COMPANY

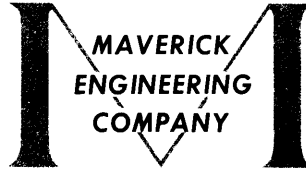


Michael Haas  
Licensed State Land Surveyor  
State of Texas

MH:pem  
28716.RPT/F

0250

5002 CHANCELLOR ROW  
P. O. BOX 7747  
CORPUS CHRISTI, TEXAS 78415  
PHONE: (512) 854-0281



CORPORATE OFFICES:  
CORPUS CHRISTI, TEXAS  
BRANCHES: HOUSTON, TEXAS  
SAN ANTONIO, TEXAS  
CORPUS CHRISTI, TEXAS

April 9, 1987

Job No. C 28,716

Mr. Herman Forbes  
General Land Office  
Stephen F. Austin Bldg.  
1700 N. Congress Ave.  
Austin, TX 78701

Dear Mr. Forbes:

Enclosed, please find exhibits, surveyors report and two prints of the survey concerning the shoreline determination for a portion of Lot A, South Shore Place, Corpus Christi, Nueces County, Texas. This is the property I originally wrote you about on August 8, 1986. Your letter dated September 2, 1986 approved the use of elevation + 1.00 foot N.G.V.D. as the value for mean higher high tide.

I would appreciate your review of my findings and General Land Office approval of this segment of shoreline boundary. If you concur, the City of Corpus Christi will require a letter from your office approving the location of the shoreline as submitted.

Should you have any questions or require additional information, please contact me at 512/826-5371.

Sincerely,

MAVERICK ENGINEERING COMPANY

Michael Haas  
Licensed State Land Surveyor  
State of Texas

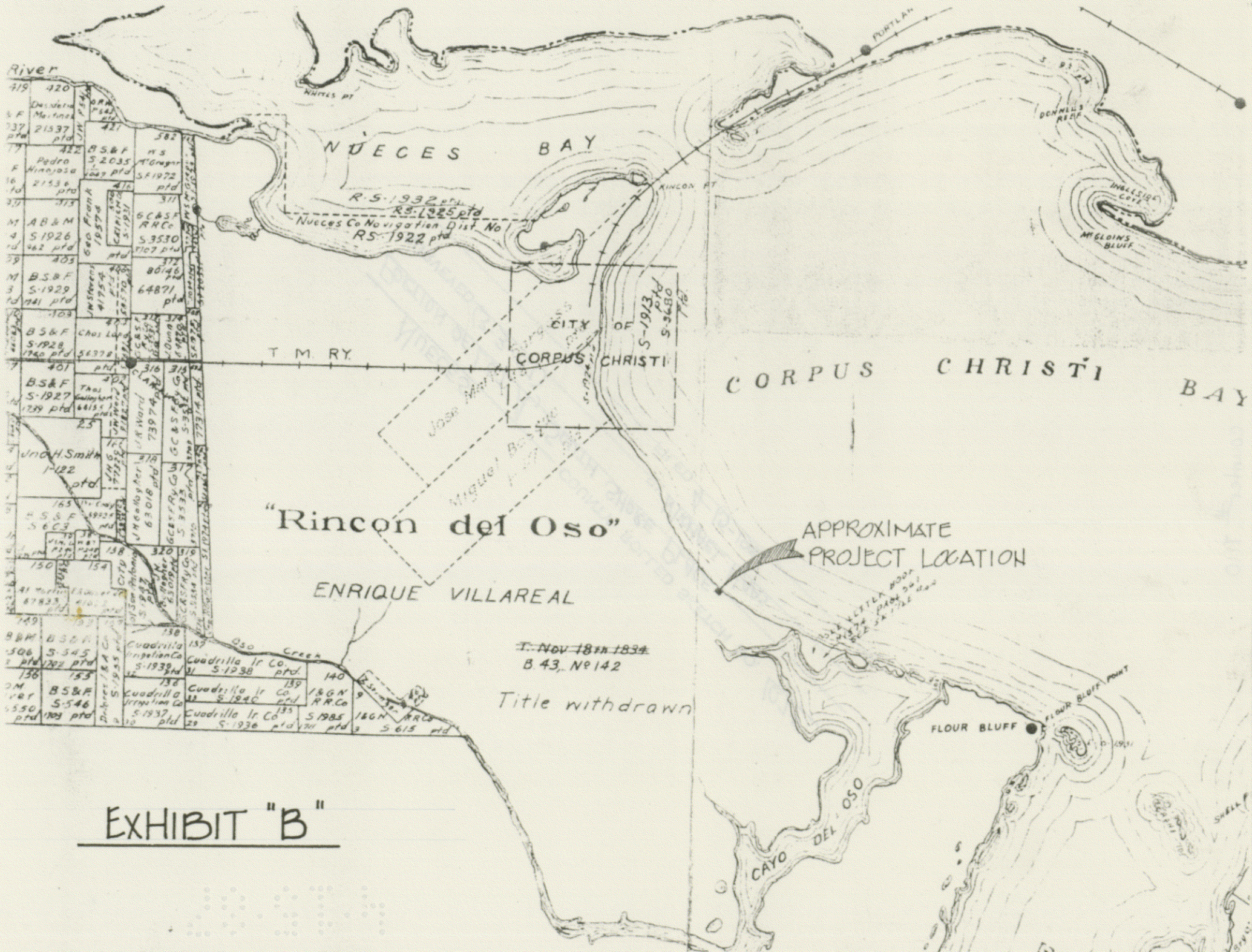
MH:pem  
28716.LTR/F

28716-28-08



SITE

EXHIBIT "C"



D. 2270

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

639 14 SW  
(CORPUS CHRISTI)

97°22'30"  
27°45'

61000m E

662

663

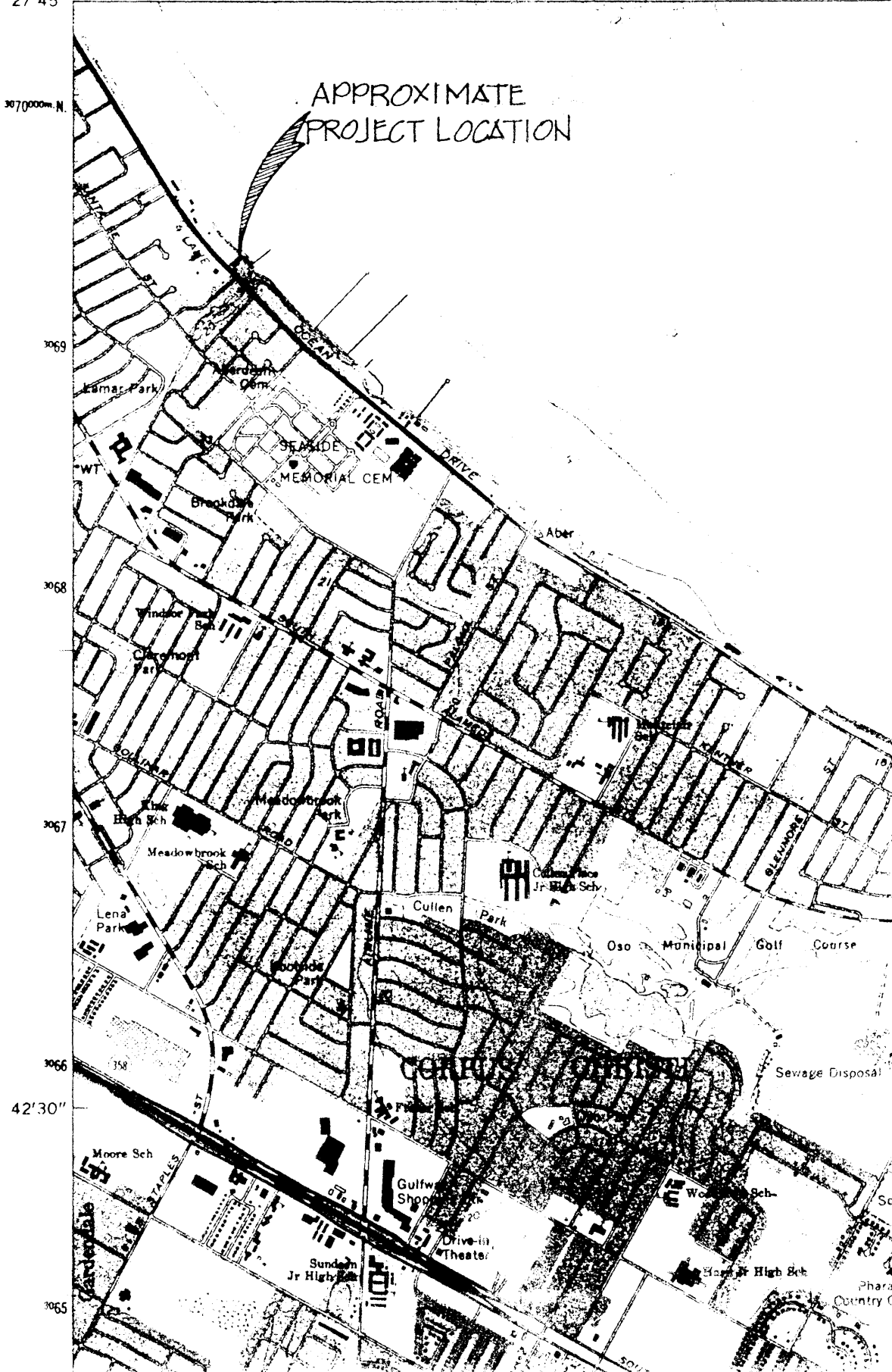


EXHIBIT  
"A"