

Job No. 14545.94.03

(512)854-3101

P.O. BOX 6355 • CORPUS CHRISTI, TEXAS 78466-6355

FAX (512)854-6001

October 26, 1994

Mr. Gary Mauro, Commissioner
General Land Office
1700 North Congress Avenue
Austin, Texas 78701

Attention: C. B. Thomson, Director, Surveying Division

Dear Ben:

I am herewith submitting a Shoreline survey and report with exhibits on Lots 1A and 1B, Block 1, Newport Marina Estates, a map of which is recorded in Volume 48, Pages 130 - 131 of the Map Records of Nueces County, Texas. A copy of the recorded plat is enclosed.

This same shoreline was previously submitted by me to the General Land Office by letter dated July 9, 1978 with a plat entitled "Survey of a portion of Lots 1, 2, 3, 4, Section 41, a portion of Lot 18, Section 42, Flour Bluff Encinal Farm & Garden Tracts, a map of which is recorded in Volume A, Pages 41, 42, 43, Map Records of Nueces County, Texas" dated 7-11-78 under Urban Engineering's Job Number 14545. This shoreline was approved on July 12, 1978 by letter to Mr. Jack Ryan from Jack Giberson, Chief Clerk.

The shoreline adjoins Cayo Del Oso State Tract "A". The current littoral Owner of a portion of said Lot 1B is being required to replat as the condition of a sale and this requires the General Land Office's approval of the littoral boundary, pursuant to the Coastal Public Lands Management Act of 1973, Section 1301, Natural Resources, V.T.C.A.

To enable us to complete and record the final plat in time to satisfy the buyers of this property, we would like to receive approval by the 11th of November, if at all possible. If this is not possible, please let me know so I can notify the Owner.

In the letter of approval on the previous survey in 1978, the place of filing in your office was not noted. If you need anything else, please let me know.

Sincerely,

URBAN ENGINEERING

George M. Pyle, R.P.L.S.-L.L.S.

GMP/sk

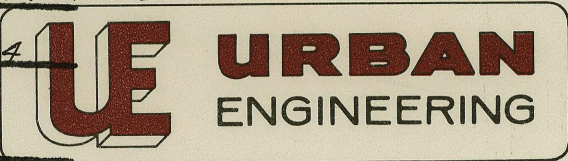
Plat St.
File No. 119 A
Nueces County
Lots 1A & 1B, Blk 1, Newport Marina Estates
Filed Oct. 26 31 19 94
GARRY MAURO, Com'r
By Douglas Howard

File No. 119 B

Nueces County
Lots 1A & 1B, Block 1, Newport Marina Estates

Filed Oct. 26.31 1994

By GARRY MAURO, Com'r
Douglas Howard



Job No. 14545.94.03

(512)854-3101

P.O. BOX 6355 • CORPUS CHRISTI, TEXAS 78466-6355

FAX (512)854-6001

Report on Shoreline Survey of Lots 1A and 1B, Block 1, Newport Marina Estates, a map of which is recorded in Volume 48, Pages 130-131, Map Records of Nueces County, Texas.

A Shoreline Survey of this same property (see attached letter of transmittal) was performed in 1978 using an elevation of 0.72 feet above mean sea level, which was the U.S.C.8G.S. published elevation for M.H.W. for Corpus Christi Bay at that time. The shoreline shown on the survey accompanying this report, is at M.H.H.W. which was determined by 3 cycle readings of a staff gage at the site compared with the Conrad Blucher Institute C. C. Naval Air Station Tide Gage. The elevation was determined to be 1.36 feet N.G.V.D. as compared to 0.72 feet M.S.L. in 1978. This change makes considerable differences in the location of the shoreline. I have shown both lines on the survey.

In 1978, the property was vacant. An apartment house project was completed in 1980 on Lot 1A and another apartment house project ,on the portion of Lot 1B which we are replatting, was completed in 1984. During the construction of these apartments, four storm sewers were run into Oso Bay and the high bank along the Oso which had been fairly steep and badly eroded, was graded to a gentler slope and sodded with grass. The shoreline as it exists is not entirely natural due to the construction, but the developed portion is fairly well stabilized at the present time.

I have shown with a small + at the approximate discharge ends of the four storm sewers on the 1979 and 1994 aerial photos enclosed herewith. These pipes are set at about elevation 5.0 feet and are 50 feet or more south of the shoreline. The two photos show that the shape of the shoreline was changed somewhat between 1979 and 1994, with the two storm sewers on the west having the greatest effect. I know of no way to determine how much change was due to the storm sewers, so I have used the existing M.H.H.W. as the shoreline of this survey.

We are replatting only that portion owned by C. C. Wharf, Limited, but I have resurveyed the entire shoreline shown on the 1978 survey.

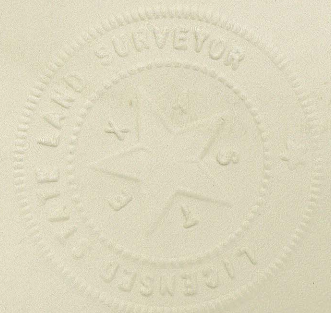
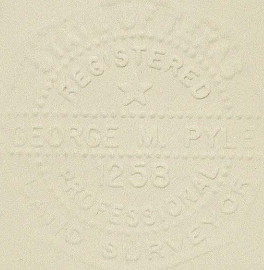
I am enclosing a copy of the recorded plat of Newport Marina Estates along with the following Lanmon Aerial photographs:

- October 25, 1938;
 - No. 2879-1, April 14, 1979'
 - No. 9882-3, October 14, 1982;
 - No. 0984-47, February 13, 1984;
 - No. 1587-11F, February 7, 1987 and No. 5594-D13, March 10, 1994,
- all on scale of 1" = 400' ±.

URBAN ENGINEERING
George M. Pyle 10-26-94

George M. Pyle, R.P.L.S.-L.L.S.

GMP/sk



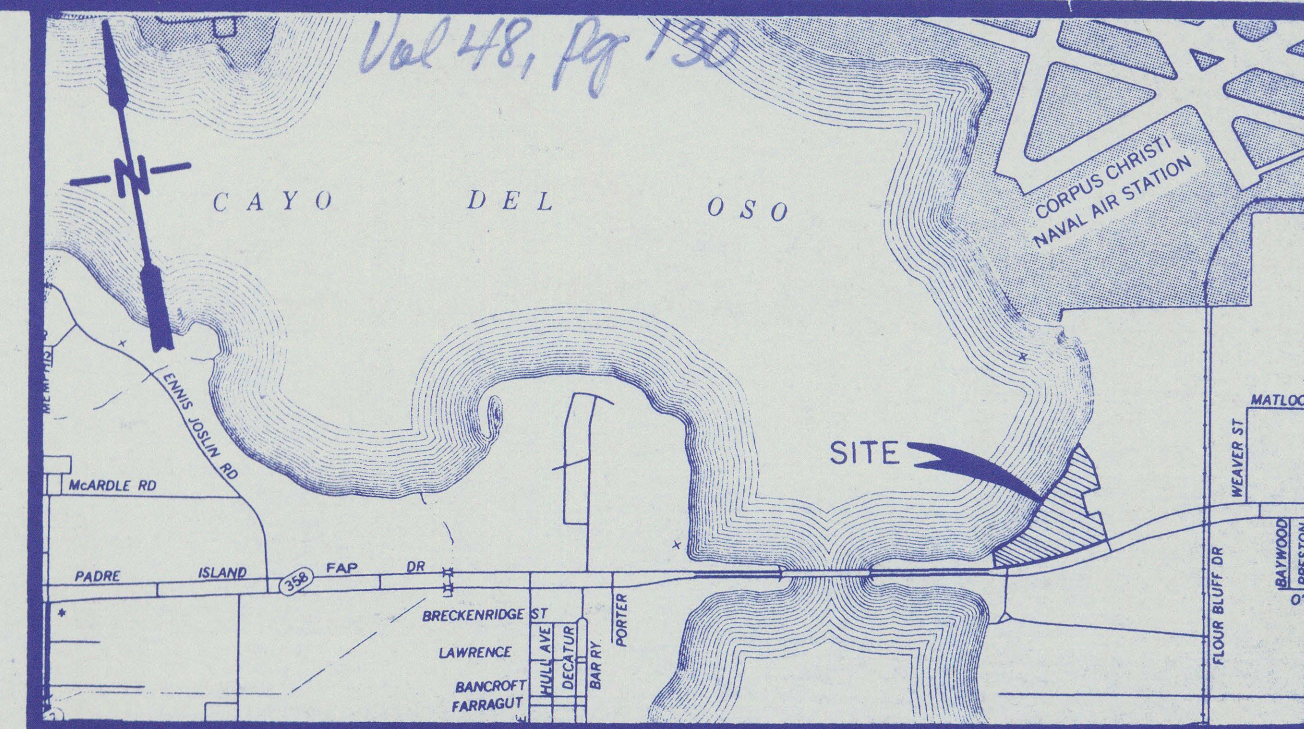
2725 SWANTNER DR. • CORPUS CHRISTI, TEXAS 78404

counter #1500

PLAT OF
LOTS IA & IB, BLOCK I
NEWPORT MARINA ESTATES

BEING A REPLAT OF LOT 1R, BLOCK I, NEWPORT MARINA ESTATES, A MAP OF WHICH IS RECORDED IN VOLUME 45, PAGES 229-230, MAP RECORDS OF NUECES COUNTY, TEXAS.

Blk. 119C sheet 1 of 2
File No. Nueces County
Lots 1 & 1B, Blk. 1, Newport Marina Estates
Filed Oct 26, 31 19 84
By GARRY MAURO, Com'r
Douglas Howard



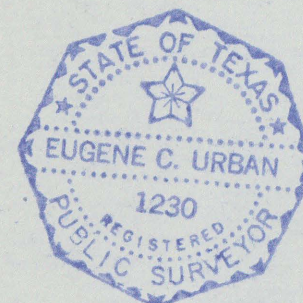
LOCATION MAP
NO SCALE

STATE OF TEXAS
COUNTY OF NUECES

I, Eugene C. Urban, Registered Public Surveyor for URBAN ENGINEERING, hereby certify that the foregoing map was prepared from surveys made on the ground under my direction and is true and correct; that I have been engaged under contract to set all lot and block corners as shown hereon and to complete such operations without delay.

This the 25 day of MAY, 1982.

Eugene C. Urban
Eugene C. Urban
Texas License No. 1230



STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved by the Director of the Department of Engineering and Physical Development of the City of Corpus Christi, Texas.

This the 26 day of MAY, 1983.

Gerald Smith
Gerald Smith, Director

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved by the Planning Commission of the City of Corpus Christi, Texas; provided, however, this approval shall be invalid and null unless this plat be filed with the County Clerk within six (6) months hereafter.

This the 23rd day of May, 1983.

Harry J. Power Secretary
Wayne P. Bishop Chairman
Harry J. Power
Wayne P. Bishop
STATE OF TEXAS
COUNTY OF NUECES 83-076

I, Marion Uehlinger, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 25th day of March, 1983, with its certificate of authentication was filed for record in my office the 26th day of May, 1983, at 11:38 o'clock AM, and duly recorded the 21st day of May, 1983, at 1:00 o'clock PM, in said County in Volume 48, Page 130-131, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 320498
Filed for Record
at 11:38 o'clock AM.
May 26th, 19 83
By: Gene Kubala
Deputy

Marion Uehlinger
Clerk County Court
Nueces County, Texas
By: Gene Kubala
Deputy

DATE: 5-24-82
JOB No.: 14545.22
SHEET 1 OF 2



COMPARED

STATE OF NEW YORK
COUNTY OF

We, NATIONAL PROPERTY INVESTORS 4, hereby certify that we are the owners of the lands embraced within the boundaries of the foregoing map; that we have had said land surveyed and subdivided as shown; that all streets shown are dedicated to the public use forever, that easements as shown are dedicated to the public for installation, operation, and use of public utilities, and that the foregoing map was made for the purpose of description and dedication.

This the 25th day of March, 1983.

Joel H. Kagan
Joel H. Kagan, EXEC. VICE PRES.
OF NPI MANAGEMENT CORP.,
GENERAL PARTNER

STATE OF NEW YORK
COUNTY OF

Before me, the undersigned authority, on this day personally appeared JOEL H. KAGAN, EXEC. VICE PRESIDENT OF NPI MANAGEMENT CORP., GENERAL PARTNER known to me to be the person and official whose name is subscribed to the foregoing instrument of writing and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office, this the 25 day of March, 1983.

Laura A. Armarini
Notary Public in and for

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

We, JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY hereby agree that our lien on Lot 1A is subordinate to the replatting as if the attached plat had been filed prior to our Deed of Trust.

this the 25th day of April, 1983.

C. M. Meyer
C.M. MEYER, ASSISTANT TREASURER

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

Before me, the undersigned authority, on this day personally appeared C.M. MEYER of JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, known to me to be the person and official whose name is subscribed to the foregoing instrument of writing and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this the 26th day of APRIL, 1983.

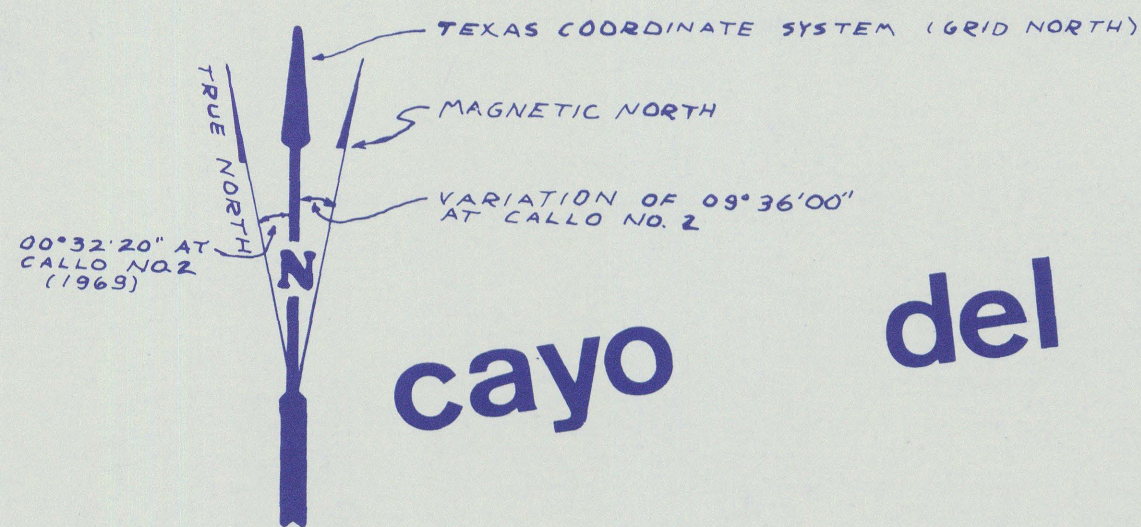
Ethel M. Loberg
Notary Public in and for Suffolk County
MASSACHUSETTS
ETHEL M. LOBERG
MY COMMISSION
EXPIRES MAY 12, 1989



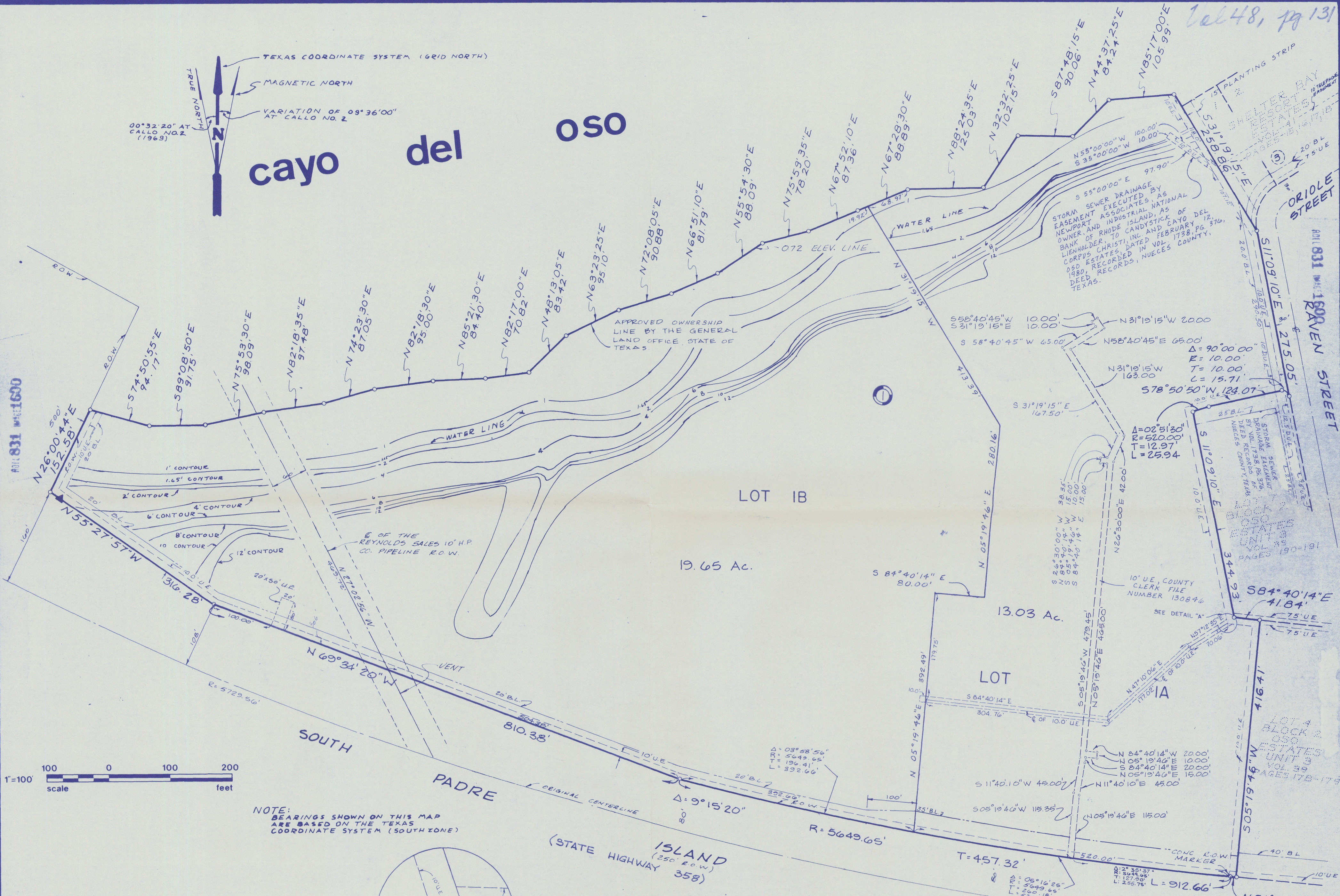
FILE 831 MARCH 1600

FILE 831 MARCH 1600

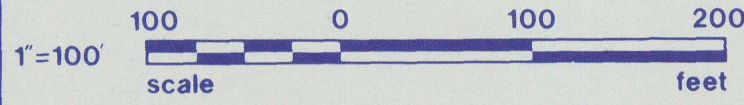
Cal 48, pg 131



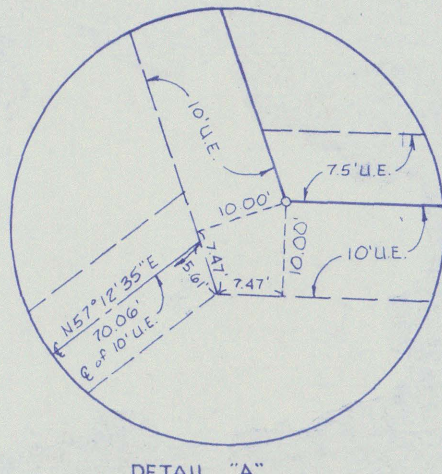
cayo del oso



APR 11 1991 1600



NOTE:
 BEARINGS SHOWN ON THIS MAP
 ARE BASED ON THE TEXAS
 COORDINATE SYSTEM (SOUTH ZONE)



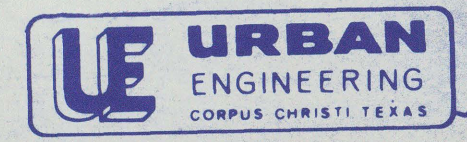
- NOTE:
1. 5/8" I.R.'S AT ALL CORNERS, EXCEPT WHERE NOTED.
 2. ▲ INDICATES REFERENCE RODS WHICH ARE 5/8" I.R.'S, 2.0' LONG, BURIED 1.0' BELOW EXISTING GROUND, 20.00' FROM THE NEAREST LOT CORNERS, AS SHOWN.
 3. TOTAL PLATTED AREA EQUALS 32.68 ACRES.
 4. NO FINISHED FLOOR ELEVATION SHALL BE BELOW 12' ELEVATION.

PLAT OF
 LOTS IA & IB, BLOCK I

newport marina estates

No. 320498
 FILED FOR RECORD
 AT 11:38 AM
 May 26, 1993
 MARION LEWIS JENNER
 CLERK, COUNTY COURT,
 NUECES COUNTY, TEXAS
Debra Kubala
 DEPUTY

SCALE: 1"=100'
 DATE: 5-24-82
 SHEET 2 OF 2
 JOB NO. 14545.22



Nueces RS 119 C sheet 2 of 2

2879-1 APR 14, 1979

Coaster 41503

© LAMMON AERIAL PHOTO
Corpus Christi, Texas



1-62879 #

1979
APR 14 11 40 AM '79
DUNTON AERIAL
PHOTOGRAPHY, INC.
310 INTERNATIONAL DR.
CORPUS CHRISTI, TX 78408
(512) 383-1100

ALL RIGHTS RESERVED

File No. Pldsk 19 D
Nueces County
Lots 1A & 1B, Blk. I, Newport Marina Est.
Filed Oct. 26 31 19 89
By GARRY MAURO, Com'r
Douglas Howard

counter 41504

1938

counter
41505

© LANMON AERIAL PHOTO
Corpus Christi, Texas

File No. 21d.54/19 E

Nueces County
Lots 1A & 1B, Blk. 1, Newport Marina Estates

Filed Oct. 26 31 19 94

GARRY MAURO, Com'r

By Douglas Howard

CANNON AERIAL
PHOTOGRAPHY, INC.
325 INTERNATIONAL DR.
CORPUS CHRISTI, TX 78404
(512) 288-1120

DATE 25 OCT SCALE 1" = 400' ±
1938

Counter 41506

1982

27

Counter 41507

© LANMON AERIAL PHOTO
Corpus Christi, Texas



File No. Rld Sk. 119 F

Nueces County
Lots 1A & 1B, Blk. 1, Newport Marina Estates

Filed Oct. 26 31 19 94

GARRY MAURO, Com'r
By Douglas Howard

ALL RIGHTS RESERVED

CANNON AERIAL
PHOTOGRAPHY, INC.
510 INTERNATIONAL DR.
CORPUS CHRISTI, TX 78406

(512) 838-1100

DATE 14 OCT 1:400' ±
1982

#9882-3

counter 41508

1984

center 41509

© LANMON AERIAL PHOTO
Corpus Christi, Texas



File No. Rld. Sk. 119 G County
NUECES
Lots 1A & 1B, Blk. 1, Newport Marina Estates
Filed Oct. 26 31 19 94
By GARRY MAURO, Com'r
Douglas Howard

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CANNON AERIAL
PHOTOGRAPHY, INC.
318 INTERNATIONAL DR.
CORPUS CHRISTI, TX 76406
(512) 889-1120

DATE 13 Feb 1984 1" = 400 ft

0984-47

counter 41510

1987

LANMON AERIAL PHOTO
Corpus Christi, Texas



File No. Rld. Sk. 119 H

NUECES

Lots 1A & 1B, Blk. 1, Newport Marina Estates County

Filed Oct. 26 31 19 94

GARRY MAURO, Com'r

By Douglas Howard

ALL RIGHTS RESERVED

#1587-11F

CANNON AERIAL
PHOTOGRAPHY, INC.
312 INTERNATIONAL DR.
CORPUS CHRISTI, TX 78406

(512) 289-1120

7 Feb 1987 1" = 400' ±

counter 41512

1994

13

14

county 415013

WILSON AERIAL PHOTO
Corpus Christi, Texas

File No. Rid. Sk. 119 I County

Lots 1A & 1B, Blk. 1, Newport Marina Est.

Filed Oct. 31 19 94

By GARRY MAURO, Com'r
Douglas Howard

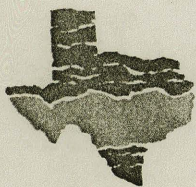
ALL RIGHTS RESERVED

CANNON AERIAL
PHOTOGRAPHY, INC.
908 INTERNATIONAL DR.
CORPUS CHRISTI, TX 78406
(512) 289-1160

~~10 MAR~~ 1 = 400' ±
1994

#5594-D13

counter 415A



Texas General Land Office
Garry Mauro, Commissioner

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

C. B. Thomson
Director of Surveying
Asset Management Division
(512) 463-5212
Fax (512) 463-5098

October 31, 1994

Mr. George M. Pyle, L.S.L.S.
Urban Engineering
P. O. Box 6355
Corpus Christi, Texas 78466-6355

RE: Shoreline survey of Lots 1A and 1B, Block 1, Newport Marina Estates, Nueces County

Dear ~~Mr. Pyle:~~
George

Your plat of the above referenced property dated October 26, 1994, together with the supporting documentation, has been accepted for filing in the records of the General Land Office. For this purpose, the boundary of this tract along Cayo del Oso is recognized as the line of mean higher high water.

Your current plat and its supporting documents are filed as Nueces County Rolled Sketch No. 119. In your letter of transmittal you refer to a 1978 filing in this office on the same tract of land. Our records show this to be filed as Nueces County Rolled Sketch No. 54 (Flat Folder).

If this office can be of further assistance to you, please let me know.

Sincerely,

C. B. Thomson

C. B. Thomson, Director
Surveying Division

CBT/jak

File No. *Rld. Sk. 119 J*
NUECES County
Lt 1A, & 1B, Blk 1, Newport Marina Estates
Filed *Oct. 31* 19 *94*
By *GARRY MAURO, Com'r*
Douglas Howard