

Nueces COUNTY ROLLED SKETCH NO. 56A  
Lots 6-7-Block 1-Wavely Estates-Mean High Water  
SURVEYED 8-1-78 BY George Pyle  
FILED 11-21-78

counter 47890



August 17, 1978

Urban Engineering  
P.O. Box 6355  
Corpus Christi, Texas 78411

ATTN: George Pyle

RE: Corpus Christi Bay boundary with North line of Lot 6  
and North 1/2 of Lot 7, Waverly Estates, Unit 2, Corpus  
Christi, Nueces County

Dear Mr. Pyle:

In accordance with your letter dated August 1, 1978, with  
attached survey report, plat and exhibits, this office  
agrees to accept for the shoreward boundary of Corpus Christi  
Bay the survey line depicted on the plat for your firms  
job number 9316.01.

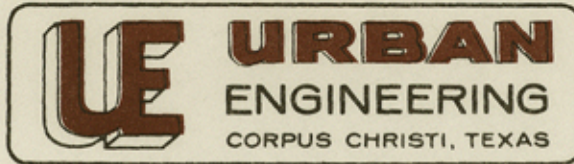
Sincerely yours,

Director, Herman Forbes  
Surveying Division

HF/iw

*counter 17891*





Job No. 9316

883-5581 - P.O. BOX 6355 - 3100 S. ALAMEDA

August 1, 1978

RECEIVED  
AUG 7 1978  
General Land Office

Mr. Bob Armstrong, Commissioner  
General Land Office  
Austin, Texas 78701

Dear Commissioner:

Ivanne Farr Alsup is the owner of Lot 6 and the North 1/2 of Lot 7, Waverly Estates Unit 2, a subdivision in Corpus Christi, Nueces County, Texas. Urban Engineering is in the process of replatting this land which abuts Corpus Christi Bay and we are submitting the attached survey and report for the purpose of securing Land Office approval of this shoreline boundary under Regulations of the Coastal Public Lands Management Act of 1973, Art. 5414 e-1, V.A.C.S.

Sincerely,

URBAN ENGINEERING

George M. Pyle, P.E.  
Licensed State Land Surveyor

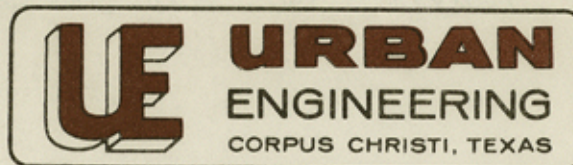
GMP:ak  
Enc.



*Waverly Bond*

counter 47892





Job No. 9316

883-5581 - P.O. BOX 6355 - 3100 S. ALAMEDA

August 1, 1978

Survey Report on Lot 6 and North 1/2  
of Lot 7, Waverly Estates, Unit 2,  
Corpus Christi, Nueces County, Texas

RECEIVED  
AUG 7 1978  
General Land Office

The property shown on survey was originally a part of Lots 1 and 2, Section 16, Flour Bluff & Encinal Farm & Garden Tracts, Nueces County, Texas, and was subdivided as Waverly Estates Unit 2 in 1951. There was no development on any portion of Waverly Estates until after 1951.

Since 1951, dirt and concrete rubble, bricks, rocks, etc. have been pushed over the bluff in this area to prevent erosion or reclaim eroded or storm lost land. I have enclosed a print of the map of Waverly Estates Unit 2 (Map A) along with a 1950 aerial photo (Map C) which show the shoreline on the aerial to be the same as shoreline surveyed for Waverly Estates. This shoreline (1950-1951) when compared with the existing (1978) shoreline indicates a fill of approximately 40 feet has been made during this period.

I have enclosed a print of a Bureau of Reclamation Dept. map made in 1938 (Map B) which shows that approximately 80' of land was lost either by erosion or storm action from 1938 to 1951. A map of Ocean Drive Addition (Map D) shows shoreline as it existed in 1935 at Glendale (Glenmore) and this same loss of 80 feet from 1935 to 1951 is apparent.

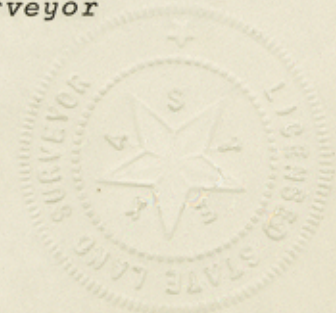
Concrete seawalls have been built on the adjoining tracts on both sides since 1954 and I have the proposed shoreline running between these walls. This is a rough median between the natural shoreline in 1938 and as it exists today, but is considerably short of the 1938 shoreline.

It would be difficult to determine how much of the loss (from 1938 to 1950) is from erosion and how much is from storm loss. I think that the above information will be sufficient for you to make a decision as to where the shoreline should be placed. If not, please let me know what else you require.

*George M. Pyle*

George M. Pyle, P.E.  
Licensed State Land Surveyor

counter 47893





# Corpus Christi Bay

D-696  
"A"

1935 staking as shown on map of Ocean Drive lots



LOT 1 SECTION 16 LOT 2  
FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS

325464  
Filed For Record  
At 2:55 O'clock P.M.  
OCT 1 1951

MRS. HENRY E. GOUGER  
Clerk County Court, Nueces County, Texas

RECORDED  
AUG 7 1978  
8161 1978

THE STATE OF TEXAS  
COUNTY OF NUECES  
I, Mrs. Henry E. Gouger, Clerk of the County Court, do hereby certify that the above and foregoing plat was filed in my office the 11th day of August, 1951, at page 3 of the records of the County of Nueces, Texas. The day of August, 1951.

NOTE:  
All curves are circular. At a point where a straight line and a curve join, the straight line, unless otherwise specifically noted, is tangent to the curve, and where two curves join, they have a common tangent.  
Reference points denoted R.P., are 3/4" iron pipe set 12" below natural ground.  
Block corners are 3/4" iron pipe set flush with natural ground.

Handwritten calculations and notes:  
525  
107.30  
15  
60  
15  
107.30  
819.60  
670

counter 47896



RECLAMATION  
 < 19 38 >  
 DEPARTMENT

B

1" = 500'

21'

20'30"

CORPUS

CHRISTI



CORPUS CHRISTI SHEET NO. 6  
 NUECES COUNTY

General Land Office

AUG 7 1978

RECEIVED

Nueces Co.  
 Rd. 5K. 56A

counter 47895



2-7-50

" C "   
 1" = 660' ±   
 BRE   
 D-696

BRE-26-170

Approx shoreline as shown on Plate of Ocean Dr. Addr. in 1935 (see Map "D")

Lot 6 & N 1/2 Lot 7 (as existing in 1978)

VENTURE

1/4 mile  
1320'

counter 17896



"D"

D-696

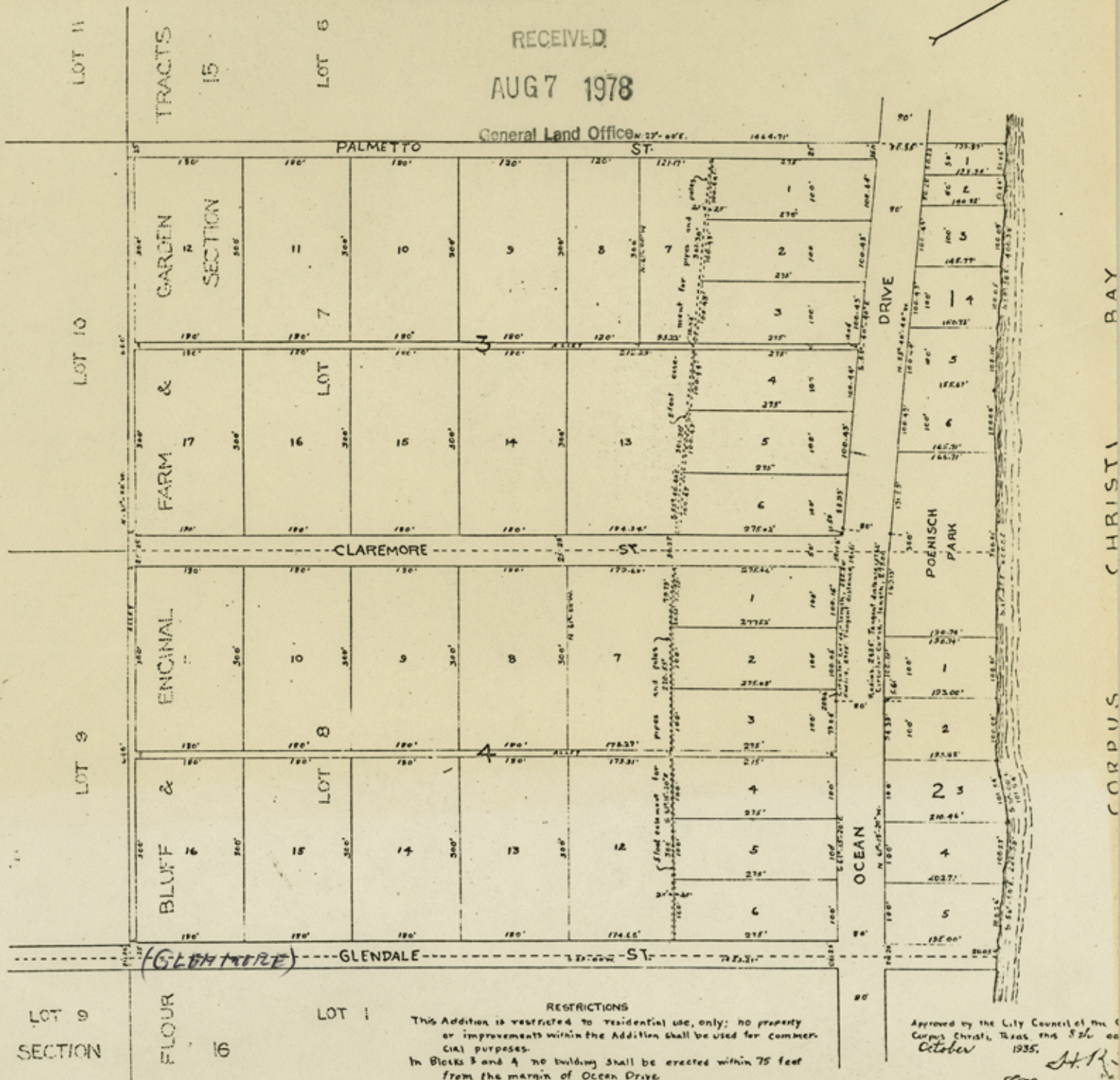
95225  
Filed For Record  
at 11:51 a.m. A.M.  
OCT. 9, 1935  
ROY D. CLIFT  
County Surveyor, Nueces County, Texas  
By: G. H. Coy, Deputy

# MAP OF OCEAN DRIVE ADDITION

## A SUBDIVISION OF LOTS 7 AND 8 IN SECTION 15 FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS NUECES COUNTY, TEXAS

SURVEYED AND MAPPED FOR  
ROBERT POENISCH  
BY  
CONRAD M. BLUCHER, COUNTY SURVEYOR, NUECES COUNTY, TEXAS  
SCALE: 1 INCH = 100 FEET  
SEPTEMBER, 1935

RECEIVED  
AUG 7 1978



**RESTRICTIONS**  
 This Addition is restricted to residential use, only; no property or improvements within the Addition shall be used for commercial purposes.  
 In Blocks 3 and 4 no building shall be erected within 75 feet from the margin of Ocean Drive.  
 The first building erected on any lot fronting on Ocean Drive shall cost and have a fair value of not less than five thousand dollars.

The State of Texas,  
 County of Nueces:  
 We, Robert Poensch and wife, Anna Poensch, hereby certify that we are the owners of Lots 7 and 8 in Section 15 of the Flour Bluff & Encinal Farm & Garden Tracts; that we have had the same surveyed and subdivided as shown on the foregoing Map of Ocean Drive Addition; that the streets, highways and alleys shown thereon are dedicated to public use but that ownership of abutting lots shall extend, between boundary lines produced to the center lines of such streets, highways and alleys, subject to such public use; that the lots lying between Ocean Drive and Corpus Christi Bay extend to the waters of said Bay and title to said lots includes the owners' frontage and riparian rights, that Poensch Park, as shown on said foregoing map, is dedicated to the public for use as a public park; that ownership of lots in said Addition, shall be subject to the conditions and restrictions set forth on said foregoing map, and that said map is made for the purpose of description and dedication.

Robert Poensch  
 Anna Poensch

The State of Texas,  
 County of Nueces:  
 Before me, the undersigned authority on this day personally appeared Robert Poensch and Anna Poensch, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me each created the same for the purposes and consideration therein expressed; said Anna Poensch, wife of the said Robert Poensch, having been examined by me from her husband, and having the same fully explained to her, she, the said Anna Poensch, declared to be her act and deed and declared that she did not wish to annul the same for the purposes and consideration therein expressed and that she did not wish to be bound by any other instrument than the one hereinafter described.  
 Given under my hand and seal of office this 5th day of October 1935.

Approved by the City Council of the City of Corpus Christi, Texas, this 5th day of October 1935.

Attest: [Signature] City Secretary

Map - Sept  
 100 P  
 110 P  
 120 P  
 130 P  
 140 P  
 150 P  
 160 P  
 170 P  
 180 P  
 190 P  
 200 P  
 210 P  
 220 P

counter 47894