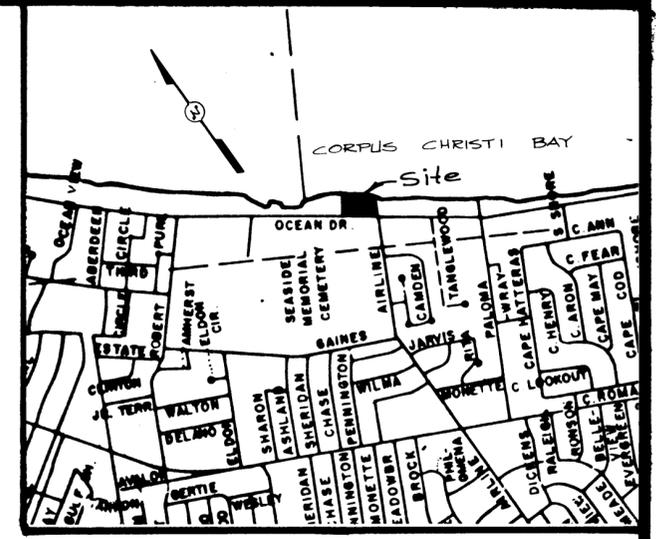
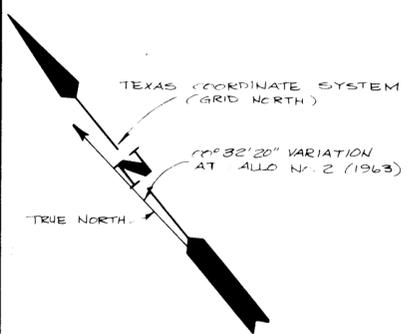
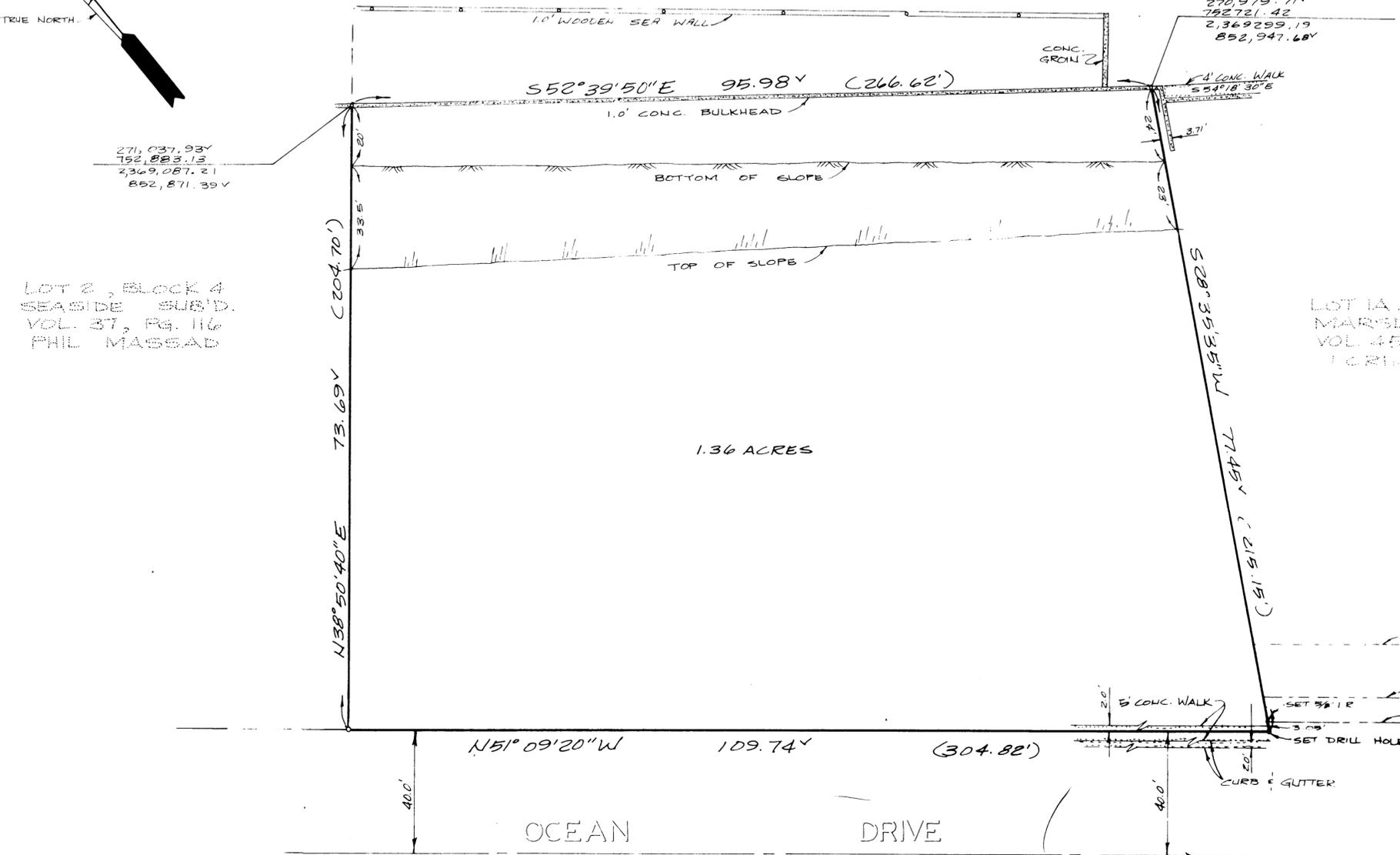


0-64



LOCATION MAP



LOT 2, BLOCK 4 SEASIDE SUB'D. VOL. 37, PG. 116 PHIL MASSAD

LOT 1A, BLOCK 1 MARSDEN PLACE VOL. 45, PAGES 11 & 12 LORINE E. VOGT

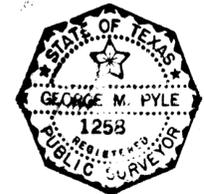
NOTE: BEARINGS SHOWN ON THE SURVEY ARE BASED ON THE TEXAS COORDINATE SYSTEM - SOUTH ZONE.

OWNERS PHIL MASSAD 3427 OCEAN DRIVE CORPUS CHRISTI, TEXAS



I, GEORGE M. PYLE, LICENSED STATE LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS MADE BY ME ON GROUND AND THAT THE LIMITS, BOUNDARIES AND CORNERS, NATURAL AND ARTIFICIAL ARE AS DESCRIBED HEREON.

George M. Pyle
GEORGE M. PYLE R.P.S. L.S. L.S.



AIRLINE ROAD
SOUTHEAST LINE OF LOT 2, SECTION 1, FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS

NUECES COUNTY ROLLED SKETCH NO. 86
1.36 Ac. of Lot 2, Sec. 1, Encinal Farm & Garden Tracts
SURVEYED April 1983 BY Geo. M. Pyle
FILED 4-26-83

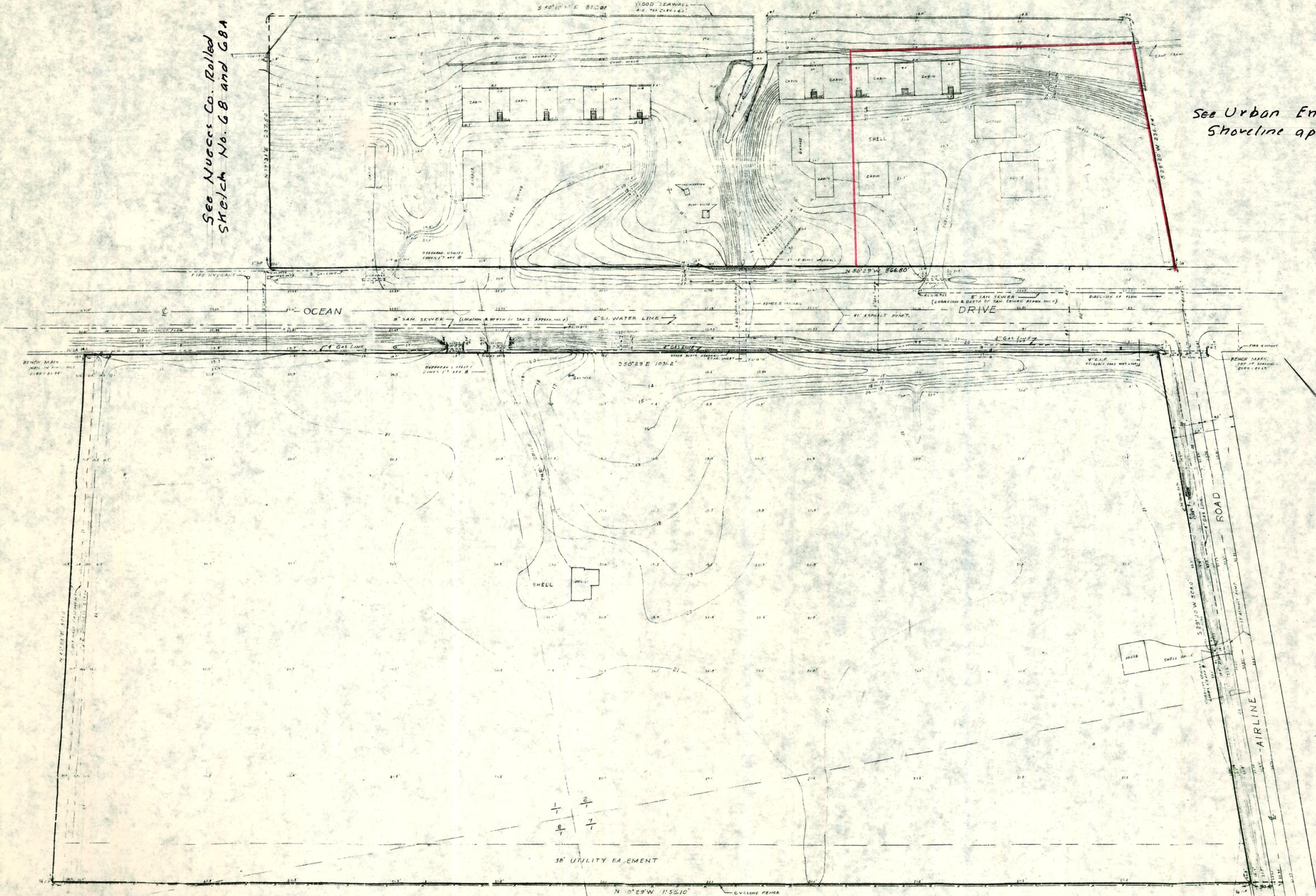
REV. BY	DATE	DESCRIPTION	APPROVED
<p>URBAN ENGINEERING CORPUS CHRISTI, TEXAS</p>			
<p>SURVEY OF</p> <p>1.36 ACRES OF LAND OUT OF LOT 2, SECTION 1, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.</p>			
DRAWN BY: B.P.A.		SCALE: 1"=30'	JOB NO: 20449-01
CHK'D BY: G.M.P.		DATE: 4-15-83	SHEET: 1 OF 1

SKETCH NO. 86
NUECES

CORPUS CHRISTI BAY

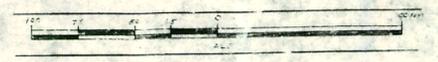
See Nuñez Co. Rolled
Sketch No. GB and GBA

See Urban Eng Job 2214-03
Shoveline approved by G.L.O. Aug 7, 1978



NOTE:
 LOCATION OF WATER & SEWER OBTAINED FROM
 CITY LOCATION APPRA. MAP.
 LOCATION OF GAS PROVIDED BY HUNTERDALE GAS CO.
 LOCATION APPRA. MAP.

TOPOGRAPHIC SURVEY
 OF
 TWO TRACTS OF LAND
 OUT OF
 LOTS 1-2-3-5- SECTION 14- TOWNSHIP 14N- RANGE 10E-
 & ENCLAVE FARM & GARDEN TRACTS
 NUÑEZ CO. TEXAS



ENG. H. M. ...
 ...
 ...
 ...



Job No. 9273-2

1" = 83'

APR 26 1983

Vertical Line Office

D-24

2-7-50

BRE-2G-199



ASCS- USDA
1" = 1320'

SITE

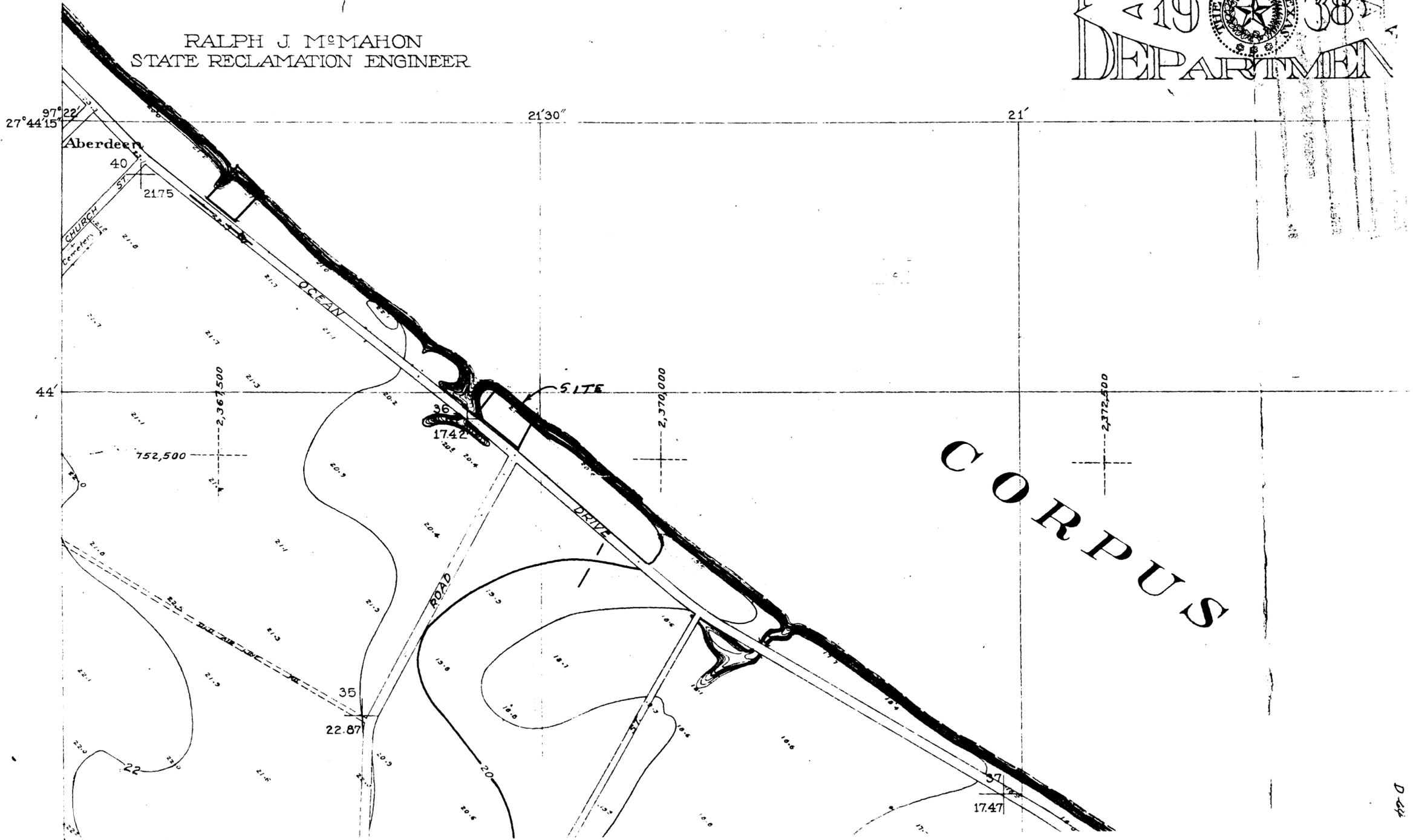
See Nueces Co.
Rolled sketch No 68
and GBA

See Urban Eng. Job 2214.03
approved by G.L.O. on
Aug. 7, 1978

Arroyo Rd

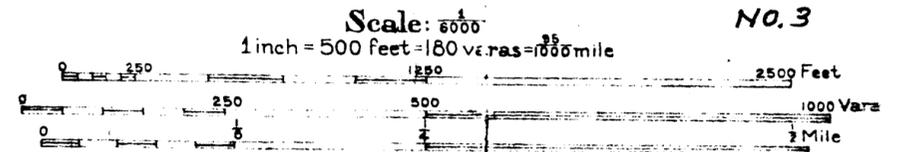


RALPH J. McMAHON
STATE RECLAMATION ENGINEER



Topography by R. C. Wisdom and E. M. Greenwood in 1938.
Primary Traversing by Curtis R. Hale in 1938.
Leveling by E. M. Greenwood in 1938.
Traced and Lettered by Eltea Armstrong in 1938.
Surveyed in cooperation with the City of Corpus Christi.

9°42'
TRUE NORTH
MAGNETIC NORTH
APPROXIMATE MEAN
DECLINATION 1938



Scale: 1/16000
1 inch = 500 feet = 180 varas = 1/16 mile
Contour interval 1 foot
Datum is mean sea level.

STATE PLANE COORDINATES
BASED ON LAMBERT GRID.

D-24

D-24



See Nueces Co. Rolled Sketch No 68 and 68A

SITE

See Urban Eng. Job 2214.03,
Approved by G.L.O on Aug. 7, 1978

AIRLINE ROAD

TOBIN 1231-2-17
2-15-34
1" = 500'

NO. 1 D-64

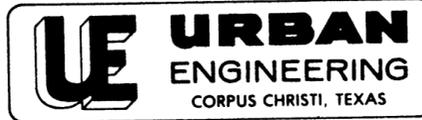


1231-2-17

SITE

TOBIN
1"=1500'





P. O. BOX 6355, 2725 SWANTNER
CORPUS CHRISTI, TEXAS 78411 PHONE 854-3101

Job No. 20449

April 22, 1983

Gary Mauro, Commissioner
General Land Office
1700 North Congress, Room 812
Austin, Texas 78701

Attention: Herman Forbes,
Director of Surveying Division

Report on shoreline survey of 1.36 acres of land out of Lot 2, Section 1,
Flour Bluff and Encinal Farm and Garden Tracts, Nueces County, Texas.

This report and exhibits are being submitted for purpose of obtaining
General Land Office approval for the shoreline boundary between the littoral
owner and State owned Corpus Christi Bay.

Attached Exhibits:

- A. Portion of plat of Flour Bluff and Encinal Farm and Garden Tracts, surveyed in 1894 and filed for record in Volume A, Pages 41, 42 and 43 of the Nueces County Map Records.
 1. Tobin aerial photograph, 1231-2-17, flown in 1934
Scale of 1" = 1500 feet
 2. Tobin aerial photograph, 1231-2-17, flown in 1934.
Scale of 1" = 500 feet.
 3. Portion of 1938 Reclamation Department Survey of Corpus Christi Bay.
 4. Two sheets, First sheet is a copy of a survey dated November 30, 1940 and second sheet is a copy of map drawn of said survey by Blucher Engineering Company. This survey shows a tract of land 600± North of the tract herewith submitted and its shoreline boundary was approved by the General Land Office on February 4, 1980 and is filed as Nueces County Rolled Sketch 68 and 68A.
 5. ASCS-USDA aerial photograph, BRE-26-199, flown in 1950. Scale 1" = 1320 feet.

Job No. 20449
Herman Forbes
April 22, 1983
Page 2

6. Copy of OSO Creek Northeast, Texas Quadrangel, 1951

7. Topographic survey of subject property and adjoining properties made by H and M Engineering Company of Corpus Christi, Texas, dated October 11, 1955.

The 1.36 acre tract herewith being submitted is adjoined on the south by a tract of which the shoreline boundary was approved by the General Land Office on August 7, 1978. The boundary approved was along the centerline of a concrete seawall built sometime before 1950. This seawall had an attached concrete walk in front of it with the seaward edge of the walk being on the same line as a concrete seawall across the 1.36 acre tract.

The two walls are of different shape and construction and the wall across the 1.36 acre tract angles to the right as it runs Northwest. Six hundred feet more or less North of the 1.36 acre tract there is another tract of which the shoreline boundary was approved by the General Land Office and it is filed as Nueces County Rolled Sketch No. 68 and 68A. The shoreline of this tract was set along the face of a concrete bulkhead built before 1950. These three bulkheads although not continuous, are generally on the same line. At the present time there is a wood bulkhead built from 20 feet to 50 feet seaward of the concrete bulkhead across the 1.36 acre tract up to the tract shown on Rolled Sketch No. 68 and 68A. (see Exhibit No. 7) This wooden bulkhead was built sometime before 1955. At the present time the area between the concrete bulkhead and the wood bulkhead is rip rapped with concrete rubble. That portion of the wood bulkhead South of the drainage swale through the property (see Exhibit No. 7) is in a bad state of repair but that portion to the North of said swale is still intact.

The only problem in fixing the shoreline of this 1.36 acre tract was in determining whether the concrete seawall was built before the wooden seawall or vice versa. I have assembled the various accompanying exhibits which I believe show that the concrete seawall was built first and that the wooden seawall and the concrete rip rap between the two walls were constructed to prevent destruction of the concrete seawall by storms.

The earliest record I have of the shoreline along this survey is the recorded map of Flour Bluff and Encinal Farm and Garden Tracts (Exhibit A) showing a survey date of 1894. The scale of this plat is 1 inch equals 1200 feet more or less, which is too small to attempt to locate the shoreline accurately.

The next record of the shoreline is in 1934 (see Exhibits 1 and 2). These two photos show the same area on different scales. No seawalls are apparent on these photos. At the North boundary of the tract filed in Nueces County Rolled Sketch No. 68 and 68A, the beach is wider than the beach to the Northwest apparently because of a groin on the Northwest side of said tract. This widening of the beach continues Southeasterly 500 feet to a pier and then narrows back drawn as it goes Southeast. This widening is probably accretion caused by the groin and pier, although it could have been filled in by A.D. Eidson who owned all the land from the groin to the centerline of Airline Road.

Job No. 20449
Herman Forbes
April 22, 1983
Page 3

Exhibit No. 3 dated 1938 shows no seawalls across the property.

In 1940 (see Exhibit No. 4) a survey was made of the property which is filed in Nueces County Rolled Sketch 68 and 68A, by Conrad Blucher, who was then County Surveyor for Nueces County. This survey shows no seawalls.

In 1950, (see Exhibit No. 5) a seawall crosses all of the tract shown in Urban Job No. 2214.03 and Northwestward to about 330 feet Southeast of the Northwest boundary of said property filed in Nueces County Rolled Sketch No. 68 and 68A. This seawall is a continuous line with no jog at the centerline of Airline Road. Since there is no jog I conclude that the seawall running Northwest from Airline Road is the concrete wall instead of the wooden seawall which is further into the Bay. In front of the eight cabins there appears to be a built up beach on the Bay side of the seawall and this may be held by a very low wood bulkhead but there is no definite shadow which indicates this.

The 1951 "OSO Creek Northeast" Quadrangle (see Exhibit No. 6) also shows a straight seawall with no jog at Airline Road.

In 1955 a survey was made of the Eidson Tract (see Exhibit No. 7) from Airline Road to the property filed in Nueces County Rolled Sketch No. 68 and 68A. At this time both the concrete seawall and the wooden seawall were existing. The property shown on this plat was conveyed into its present owners by a metes and bounds description which called for the wooden seawall as the property line.

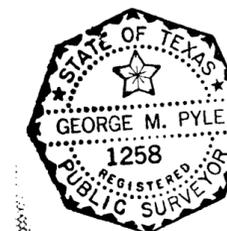
I have used the concrete seawall as the shoreline between the littoral owner and the State land but the wooden seawall still exists in bad repair across the 1.36 acre tract. All of the pilings are existing but some of the stringers and planking are missing. The water does not reach to the concrete seawall at mean high tide (Elev. 0.90 feet N.G.V.D.) except for a portion Southeast of the groin near the East corner of the 1.36 acre tract.

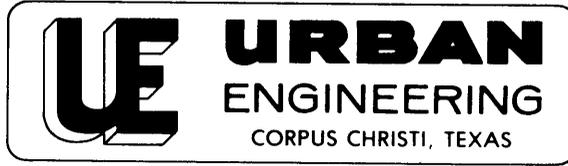
Sincerely,

URBAN ENGINEERING

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

GMP/crm





Job No. 20449

P. O. BOX 6355, 2725 SWANTNER
CORPUS CHRISTI, TEXAS 78411 PHONE 854-3101

April 22, 1983

General Land Office
1700 North Congress, Room 812
Austin, Texas 78701

Attention: Herman Forbes,
Director Surveying Division

Dear Herman:

I am herewith submitting a shoreline survey along with a report and Exhibits on Lot 2, Section 1, Flour Bluff and Encinal Farm and Garden Tracts, Nueces County, Texas for your approval.

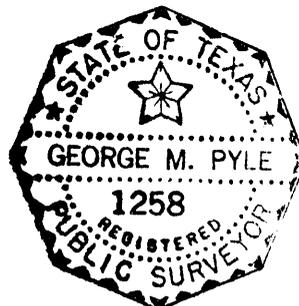
In this report I have referred to an adjoining tract on the South with Urban Engineering Job No. 2214.03. Your file no. was not furnished to me but the shoreline was approved by the General Land Office on August 7, 1978. In calculating the survey herewith submitted, I found that the bearings as shown on Job 2214.03 were rotated from map bearings in the wrong direction and consequently are not on the Texas Coordinate System as stated on the plat. This rotation also makes the coordinates incorrect. If you will return the film of Job 2214.03, I will correct it and return to you.

Sincerely,

URBAN ENGINEERING

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

GMP/crm



MAP OF FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS

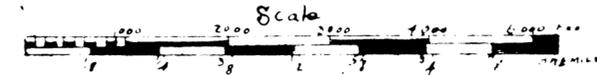
NUECES COUNTY, TEXAS

SURVEYED AND DRAWN FOR
THE TEXAS LAND AND CATTLE COMPANY, LIMITED

By *J.S. Peter, C.E.*

CORPUS CHRISTI, TEX.

July 1894



NOTE

Allotments are 40 feet wide...
Full lot width is 40 feet...
Full lot length is 100 feet...
Full lot area is 4000 sq. ft.

REFERENCE

Section 16...
Section 17...
Section 18...
Section 19...

*Filed this the 20th day of
January A D 1895*

*H.E. Luter Clerk
County Court Nueces County
Texas*

L.S.

