

APR 22 1983

General Land Office

Job No. 9524.12

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

January 10, 1983

Mr. Gary Mauro, Commissioner
General Land Office
Austin, Texas 78701

Attention: Mr. Herman Forbes, Director
Surveying Division

File No. Sketch File 68
Nueces County
101.54 ac out of S-64 & 43.55 ac between W. bdy.
of S-64 and E. R.O.W. line of Park Road 53.
Filed Apr. 22 1983
GARRY MAURO, Com'r
By Douglas Howard (11-30-1990)

Report of survey of the shoreline of 101.54 acres of land out of the Wm. Bryan Survey, Land Scrip No. 64 and 43.35 acres of land between the west boundary of the Wm. Bryan Survey and the east right-of-way line of Park Road No. 53, Mustang Island, Nueces County, Texas.

This report and the accompanying plat and exhibits are being submitted for Land Office approval of the Gulf shoreline and for determination of the Corpus Christi Bay shoreline in accordance with regulations of the Natural Resources Code.

EXHIBITS

- No. 1) Copy of U.S. Coast survey of Corpus Christi Pass, Section IX, made in 1869 by Horace Anderson showing dept of pass in feet from mean low water.
- No. 2) U.S.C. & G.S. Register No. 1626 made in 1881-1882.
- No. 3) 1937 aerial photograph.
- No. 4) Boyles 1941 shoreline.
- No. 5) Conrad Blucher plat dated July, 1945 showing Corpus Christi Pass in 1848 & 1902
- No. 6) 1950 aerial photograph.
- No. 7) 1956 aerial photograph.
- No. 8) 1958 aerial photograph.
- No. 9) 1973 aerial photograph.
- No. 10) 1978 aerial photograph.
- No. 11) 1979 aerial topographic map.
- No. 12) 1981 aerial photograph

The Gulf shoreline was set at elevation 1.64 feet above NGVD as per letter to my self from Herman Forbes dated November 5, 1980 (Elevation of 1.64 feet previously obtained by telephone).

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The Corpus Christi Bay shoreline was set at Elevation 0.90 feet above NGVD. The ponds and the long narrow inlet were transcribed from the accompanying topographic map (Exhibit No. 11).

The original survey of Wm. Bryan, L.S. 64 was made on August 7, 1848 by Wm. H. Jones. The most Southerly boundary was along the North shore of Corpus Christi Pass, the Easterly boundary was along the West shoreline of the Gulf of Mexico and the Westerly boundary was along the East shoreline of Corpus Christi Bay.

In 1869 a U.S. Coast Survey was made of Corpus Christi Pass. The map of this survey (See Exhibit No. 1) shows the West shoreline of L.S. 64, the depth of the pass and an island on the West side of the pass. By this time Corpus Christi Pass, which in 1848 ran East along the Southerly boundary of L.S. 64, had changed direction to run South and the portion along said Southerly boundary had closed up.

In 1881-82 the Coast & Geodetic Survey made a survey of the shores of Laguna Madre. The map of this survey (See Exhibit No. 2) shows the West shoreline of L.S. 64, Corpus Christi Pass and an island on the West side of said Pass. In 1882 the distance from the West boundary of L.S. 64 to the East side of the island to the West is almost twice as much as in 1869. In 1882 Corpus Christi Pass still ran South but it also had an Easterly connection to the Gulf through the Southern part of L.S. 64. Both the 1869 map and the 1882 map show some erosion along the Northerly boundary of L.S. 64.

In 1902 a resurvey of L.S. 64 was made by C.F.H. Von Blucher. The line of this survey is plotted on the accompanying survey plat. This survey ran Southwesterly along "the meanders of Corpus Christi Bay shore along mean high water mark" to Corpus Christi channel (Point "A" on survey plat). The survey then ran South along Corpus Christi Channel about as shown on Exhibit No. 5 and no longer cut through L.S. 64. The Easterly side of Corpus Christi Pass or Channel in 1902 was several hundred feet West of its position in 1869 and 1882 and most of the eroded area on the Northerly shore of L.S. 64 was filled back in.

The 1937 aerial photo (See Exhibit No. 3) shows all of the tract being surveyed to be above mean high tide from the Gulf to Park Road No. 53. A portion of Corpus Christi Bay still remained on the North side of the tract being surveyed and a cut or pass connected this portion of the Bay with Newport Pass to the North.

Boyles shoreline survey in 1941 (See Exhibit No. 4) encompassed almost all the land shown within the tract being surveyed along with the island to the West which appears on the 1969 and 1882 plats. Boyles shoreline is similar to the 1937 shoreline but shows some erosion on the Northerly shore.

Sometime between 1937 and 1950 (See Exhibits 3 and 6) a pond was formed on the South center of the tract being surveyed. This pond appears on the 1950 aerial and apparently was formed by a high tide from the Gulf overrunning the tract Packery Channel to the South also opened up during this same period. The pond that was formed during this period also appears on the aerial photos for 1956, 1958, 1973, 1978 and 1981 (Exhibits 7,8,9,10 and 12). This pond (now ponds) is in the vicinity of the 1882 pass which cut through L.S. 64 but was completely filled in by 1937. After 1937

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these ponds were reformed by avulsion so I have included them in the upland acreage and not as submerged land even though they are below mean sea level.

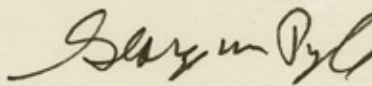
As mentioned above, the Easterly line of the island West of L.S. 64 in 1882 was considerably further West than in 1869. This could be due either to a Westerly migration of the Channel or drafting errors on the original plats. I checked the plats by scale in relation to each other and found that the distances from the Gulf shore to the Eastern shore of the Northern tip of Padre Island are approximately the same on each map. Also the distances from the West boundary of L.S. 64 (West boundary transposed to both plats by me) to the Eastern shore of the Northern tip of Padre Island are also about the same. This eliminates drafting errors and leaves only a Westerly migration or change in position of the island itself. The 1902 survey continues the Westward movement of the Eastern shore of the channel.

If the Eastern shore of the island was moved Westward by either erosion or avulsion then the land added to the Western shore of L.S. 64 would be accretion to L.S. 64 and therefore private land. The 1902 survey shows the Eastern shore of the Channel further West than in 1882. By 1937 the Western shore of L.S. 64 had joined the Eastern shore of the Island and the Channel no longer existed. Where or when this merging occurred is difficult to tell but I think a reasonable solution is on a line midway between the last known position of the Eastern shore of the Island (1882) and the West line of the 1902 survey. This line (denoted "midway" on Exhibit No. 12) covers a portion of Park Road 53 on the South 1/2 of the survey but fails to reach Park Road 53 on the North 1/2. The areas involved are approximately equal in relation to the Eastern right-of-way line of Park Road No. 53 so I used this right-of-way line as the boundary as far North as its intersection with the Southern shoreline of Corpus Christi Bay.

This concludes my report and I herewith submit it for your comments or approval. You will probably want to visit the site on the ground.

Respectfully yours,

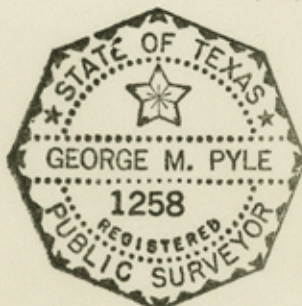
URBAN ENGINEERING



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



GMP/crm



178-68-03

Counter 33002

Garry Mauro
Commissioner
General Land Office



September 23, 1983

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

Attention: George Pyle

Re: Your job No. 18546. T2

Gentlemen:

The shoreline survey of Lots eight and nine, Section 26, Flour Bluff and Encinal Farm and Garden Tracts as depicted on your plat filed as Nueces County Rolled Sketch No. 92 is accepted as the correct line between public and private ownership.

Sincerely yours,

Herman Forbes
Director, Surveying Division

HF/dc

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Nueces County
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bdy of S-64 and E.R.O.W. line of Park Road 53
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GARRY MAURO, Com'r

By Douglas Howard (11-30-1990)

178-68-04