



Texas General Land Office
Asset Management Division

January 24, 1991

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

Re: Shoreline survey, 3.44 acres of Lot 1,
Section 15, Flour Bluff and Encinal
Farm and Garden Tracts, Nueces Co.

Dear George:

Your plat of the above referenced tract together with your report and the accompanying exhibits has been approved and accepted for filing. The plat is filed as Nueces County Rolled Sketch No. 111 and the report and exhibits as Nueces County Sketch File No. 71.

The last paragraph of your report states in part, "A littoral owner does have the right, for a time, to reclaim land lost by avulsion, ...". The General Land Office (GLO) legal staff indicates to me that this is not a settled point of law and that, at this time, the GLO does not automatically recognize such claims.

If I can be of further assistance please let me know.

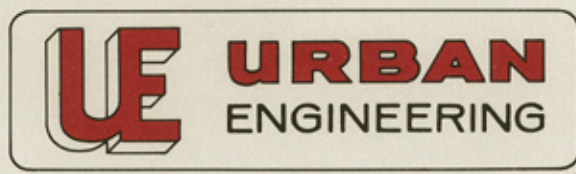
Sincerely yours,

C. B. Thomson
Director, Surveying

CBT:sjr

cc: Spencer Reid, Deputy Commissioner
Nueces County Sketch File No. 71

File No. Sketch File 71A
Filed Nueces Co County
Correspondence
By Jan 24 1991
GARRY MAURO, Com'r
Douglas Howard



(512)854-3101

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

FAX (512)854-6001

January 16, 1991

Mr. Gary Mauro, Commissioner
General Land Office
Stephen F. Austin Bldg.
1700 N. Congress Ave.
Austin, Texas 78701

Attn: Ben Thomson, Director of Survey Division

Dear Ben:

I am herewith submitting a survey with report and three (3) exhibits of a 3.44 acre tract of land out of Lot 1, Section 15, Flour Bluff & Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41 thru 43, Map Records of Nueces County, Texas.

This survey adjoins State Submerged Tract 76 in Corpus Christi Bay. The owner is in the process of platting the 3.44 acre tract and in order to do so must have the shoreline boundary approved by the General Land Office pursuant to the Coastal Public Lands Management Act of 1973, Section 3301, Natural Resources, V.T.C.A.

The attached survey and survey report with the three (3) exhibits are submitted for purpose of obtaining that approval.

Sincerely,

URBAN ENGINEERING

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

GMP/lk
Enclosure

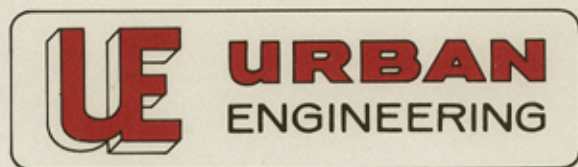
File No. Sketch File 71B
Nueces County
Correspondence
Filed Jan 24 19 91
By GARRY MAURO, Com'r
Douglas Howard



2725 SWANTNER DR. • CORPUS CHRISTI, TEXAS 78404

71-B

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(512)854-3101

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

FAX (512)854-6001

January 16, 1991

Survey Report

Survey report on 3.44 acres of land out of Lot 1, Section 15, Flour Bluff and Encinal Farm and Garden Tracts, Nueces County, Texas.

The subject tract is owned by the Estate of Gazzie Warren and adjoins State Submerged Tract No.76 in Corpus Christi Bay in the South part of Corpus Christi, Texas.

Three exhibits attached:

Exhibit No.1: Plat and fieldnotes of Survey 855 by C.F. H. Von Blucher, Co. Surveyor, Nueces County, Texas, dated April 5, 1927. This survey shows shoreline as it was in 1927 on tracts immediately West of subject survey.

Exhibit No.2: "Corpus Christi Sheet No.6" of Reclamation Department Topographic Map made in 1938 in cooperation with the City of Corpus Christi.

Exhibit No.3: Portion of Tobin Aerial Photo 5842-18 flown on December 3, 1958. Scale 1" = 300'.

There is no natural shoreline on this tract at the present time. A bulkhead was built across it under Corps of Engineers Permit "W-N-243-41- Permit - 426" dated April 2, 1947. The bulkhead was completed in about 1950 and is the same bulkhead that was constructed across property which is filed in the General Land Office as Nueces County Rolled Sketch No.55. The bulkhead extends from the West line of the property shown on Rolled Sketch No.55 to the East line of this 3.44 acre tract.

On the survey I have drawn that portion of the 1927 shoreline shown on Exhibit No.1 and the 1938 shoreline as scaled from Exhibit No.2. Between 1927 and 1938, at Paloma Street, about 140 feet of land was lost by erosion and avulsion. The bulkhead at Paloma Street is about 45 feet South of the 1927 shoreline and about 45 feet North of the 1938 shoreline. The 1938 shoreline is about 95 feet South of the bulkhead all the way across the 3.44 acre tract and this was filled in and reclaimed after the bulkhead was built in 1948 or 1949.

There is no certain method by which I can determine the proportionate parts of the land lost by erosion or avulsion. A littoral owner does have the right, for a time, to reclaim land lost by avulsion, so I have shown the boundary between this upland owner and the State to be on the bulkhead line.

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

GMP/IK

File No. Sketch File 71C
Nueces County
Filed Survey Report
Jan 24
By GARRY MAURO, Com'r
Douglas Howard 1991



2725 SWANTNER DR. • CORPUS CHRISTI, TEXAS 78404

71C

counter 33013

27, 495-14
395

2710

CORPUS

CHRISTI

BAY

EXHIBIT NO 1
JOB 29293. 1-16-91

FLOUR BLUFF & ENCINAL
FARM & GARDEN TRACTS

3
6

SECTION 1

LOT 4
9.10 AC.

LOT 5
20.0 AC.

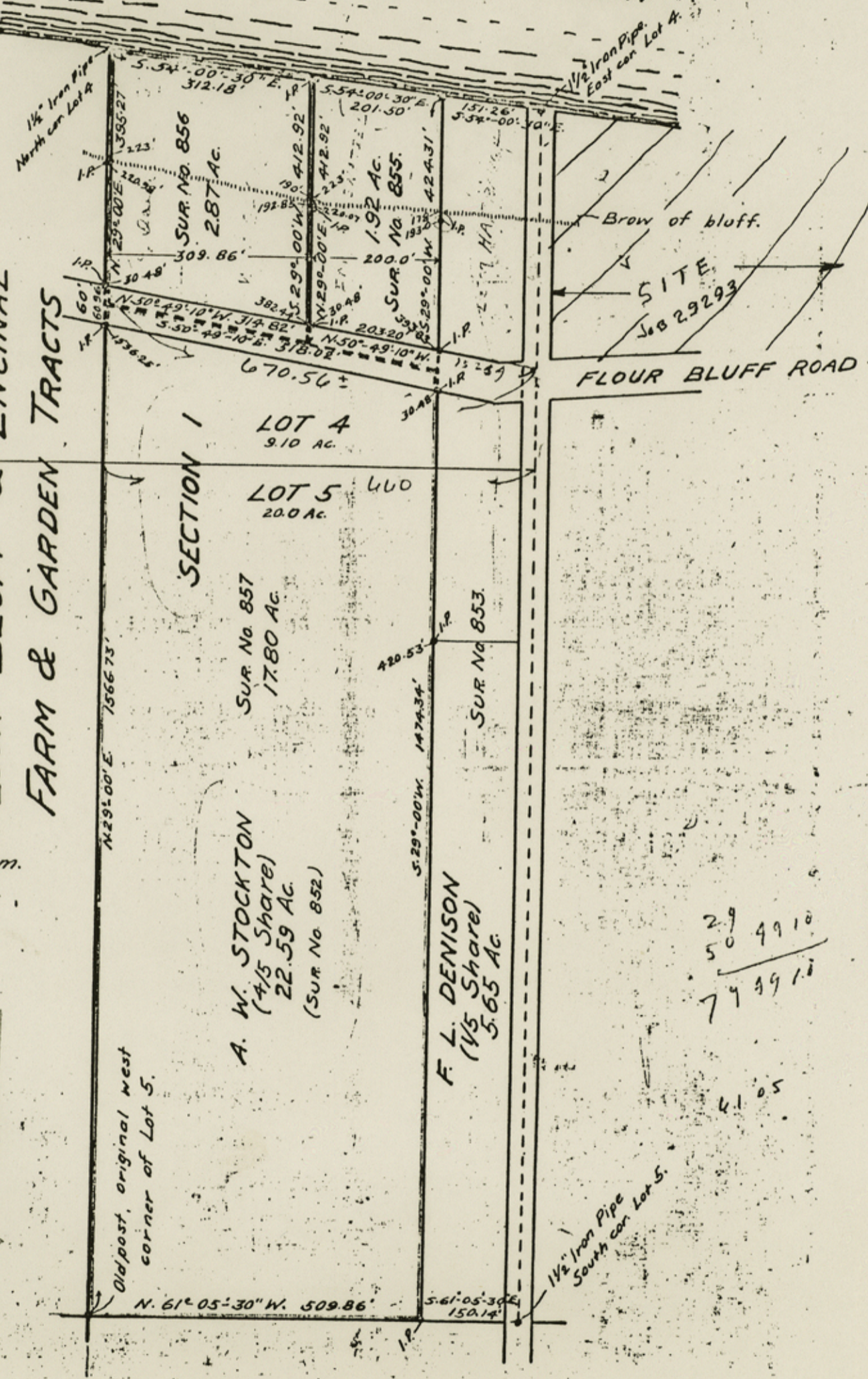
A. W. STOCKTON
(4/5 Share)
22.59 AC.
(SUR. No. 857)
17.80 AC.

F. L. DENISON
(1/5 Share)
5.65 AC.
SUR. No. 853

Old post, original west
corner of Lot 5.

1 in. = 200 ft
on Pipe, - 3/4" diam.
otherwise shown.

File No. Sketch File 21D
Nueces County
Blücher's Sketch
Filed Jan 24 19 91
By GARRY MAURO, Com'r
Douglas Howard



29
50 99 10
79 99 10

41.05

C. F. H. v. Blücher

County Surveyor, Nueces County, Texas.

Sur. 856 - Book 3 Pg 119 Co. Surveyor's Records

For A. W. Stockton

counter 133014

71-D

SURVEY NO. 855

JOB 29293

1-16-91

The State of Texas,
County of Nueces.

Fieldnotes of a survey of 1.92 acres of land out of the eastern portion of Survey No. 852, being also a portion of Lot 4, Section 1, Flour Bluff and Encinal Farm and Garden Tracts and comprising a tract 200 feet wide extending from the shoreline of Corpus Christi Bay to the center of the Corpus Christi-Flour Bluff Public Road. Said survey is No. 855 in Nueces County, situated about 5 miles S.20°E. from the County Seat, and was made for A. W. Stockton.

Beginning at a 3/4 inch iron pipe on the said shoreline of Corpus Christi Bay, the eastern corner of said Survey No. 852 and northern corner of Survey No. 853, for the eastern corner of this survey, whence a 1-1/2 iron pipe, the eastern corner of said Lot 4, Section 1, Flour Bluff and Encinal Farm and Garden Tracts, bears S.54°-00'-30"E. 151.26 feet.

Thence S.29°-00'W., with the southeastern boundary line of said Survey No. 852 and northwestern boundary line of said Survey No. 853, - at 178 feet, brow of bluff; at 193.00 feet, a 3/4 inch iron pipe for line; at 393.83 feet, a 3/4 inch iron pipe at the northeastern margin of said Corpus Christi-Flour Bluff Public Road; 424.31 feet to the center of said Corpus Christi-Flour Bluff Public Road, the eastern corner of Survey No. 857, in the name of A. W. Stockton, for the southern corner of this survey.

Thence N.50°-49'-10"W., with the center of said Corpus Christi-Flour Bluff Public Road and northeastern boundary line of said Survey No. 857, 203.20 feet to the southern corner of Survey No. 856, in the name of A. W. Stockton, for the western corner of this survey.

Thence N.29°-00'E., with the southeastern boundary line of said Survey No. 856, - at 30.48 feet, a 3/4 inch iron pipe at the northeastern margin of said Corpus Christi-Flour Bluff Public Road; at 220.07 feet, a 3/4 inch iron pipe for line; at 223 feet, brow of bluff; 412.92 feet to a 3/4 inch iron pipe on

the shoreline of Corpus Christi Bay, the eastern corner of said Survey No. 856, for the northern corner of this survey.

Thence S.54°-00'-30"E., along the said shoreline of Corpus Christi Bay, 201.50 feet to the place of beginning.

Surveyed March 2-30, 1927.

Bernard Votters, Erskine Willis, Aloysius Ordner, -
Chaincarriers.

I, C. F. H. v. Blucher, County Surveyor of Nueces County, Texas, do hereby certify that the foregoing survey was made according to law and that the limits, boundaries and corners, with the marks, natural and artificial, are truly described in the foregoing plat and fieldnotes and that the same are recorded in my office in Book No. 3 on pages 118 to 119, & 122 1/2

This 8th day of April, 1927.

C. F. H. v. Blucher
County Surveyor, Nueces County, Texas.

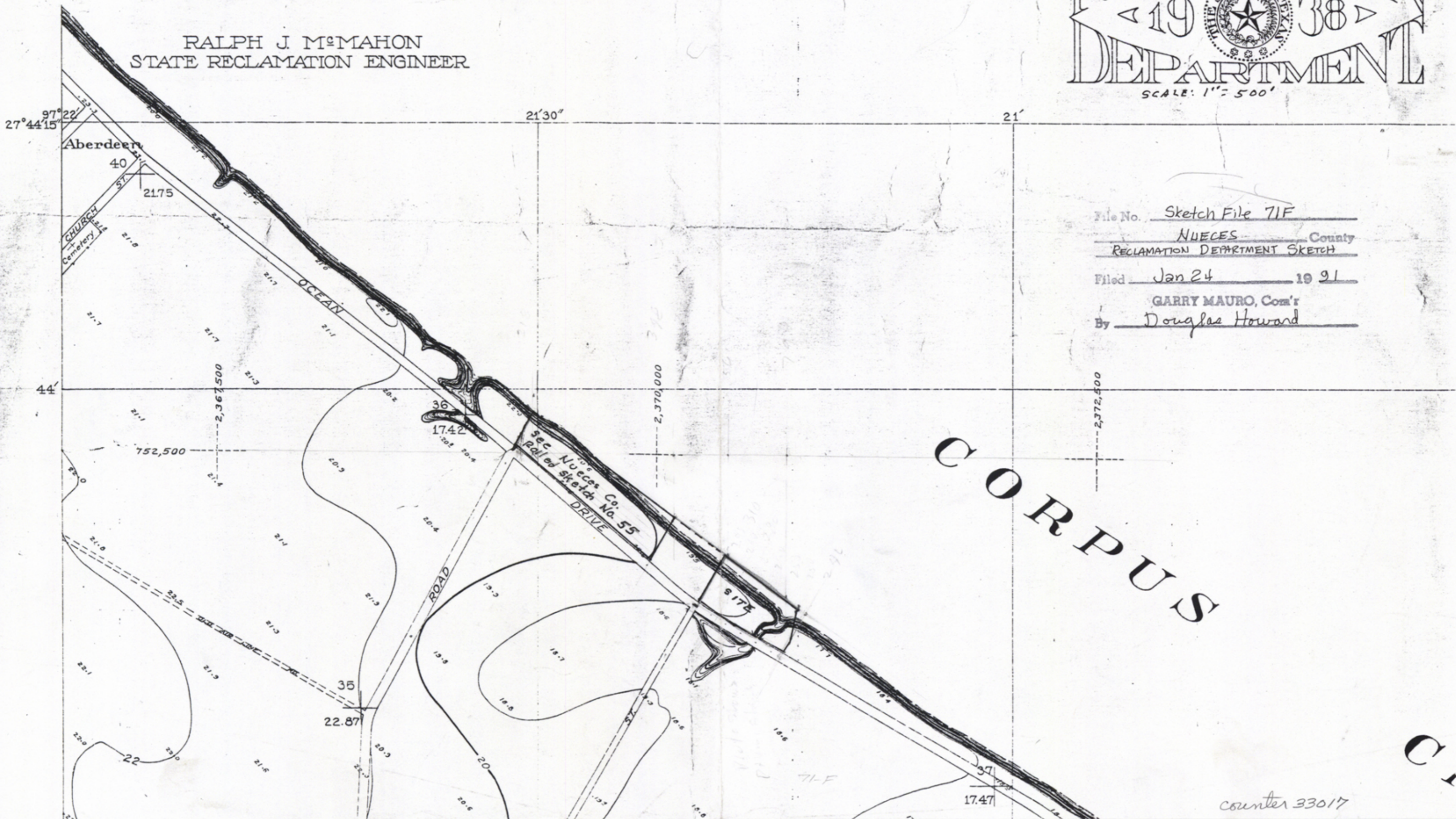
File No. Sketch File TIE
NUECES County
BLUCHER'S FIELD NOTES
Filed Jan 24 19 91
GARRY MAURO, Com'r
By Douglas Howard

EXHIBIT NO. 2

JOB 29293 1-16-91



RALPH J. McMAHON
STATE RECLAMATION ENGINEER



File No. Sketch File 71F
NUECES County
 RECLAMATION DEPARTMENT SKETCH
 Filed Jan 24 19 91
 By GARRY MAURO, Com'r
Douglas Howard

EXHIBIT NO 3
JOB 29293 1-16-91

C.C. Bay



See Nyeacs Co
ROLLED SKETCH No 55

SITE
JOB 29293

1" = 300'

566 Book of Photo

counter 33018

ENLARGEMENT
FROM AERIAL NEGATIVE

PREPARED BY
TOBIN SURVEYS, INC.
P O BOX 2101 SAN ANTONIO, TEXAS

1" = 300'
12- 3-58

PORTION OF 5842-18

File No. SKETCH FILE 719
NUECES County
TOBIN AERIAL PHOTO, 12-3-1958
Filed Jan 24 19 91
By GARRY MAURO, Com'r
Douglas Howard

71-6

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