



Texas General Land Office
Asset Management Division

March 13, 1992

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

Re: Portion of Lots 20 and 21, Section 54, Flour Bluff and Encinal
Farm and Garden Tracts, Nueces County.

Dear Mr. Pyle:

Your plat of the above captioned property dated February 19, 1992,
together with its supporting documentation, has been accepted for
filing in the records of the General Land Office.

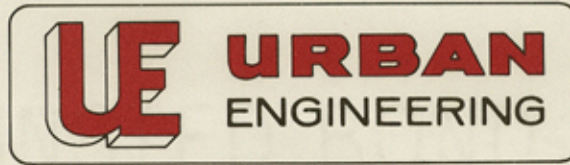
The plat has been filed this date as Nueces County Rolled Sketch
No. 114 and the supporting papers as Nueces County Sketch File No.
76.

If we can be of further assistance to you, please let us know.

Sincerely,

C. B. Thomson
Director, Surveying Division

File No. Sketch File 76
NUECES County
Accompanying Rolled Sk. 114
Filed Feb. 29 19 92
By GARRY MAURO, Com'r
Douglas Howard
See Rolled Sk. 114



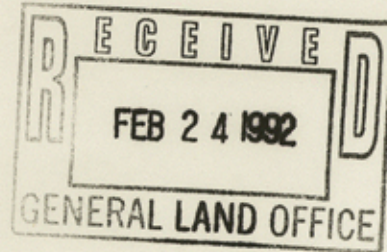
(512)854-3101

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

FAX (512)854-6001

February 19, 1992

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



Attn: Ben Thomson, Director of Survey Division

Dear Ben,

I am herewith submitting a survey of a tract which I previously submitted to you on December 20, 1991, out of Lots 20 and 21, Section 54, Flour Bluff & Encinal Farms & Garden Tracts, Nueces County, Texas.

On the first survey, I used an N.G.V.D. elevation of 1.0 foot for the shoreline boundary.

On the survey herewith submitted, I used an N.G.V.D. elevation of 1.60 feet for the shoreline boundary. This elevation is based on information from Dick Phelps of the Blucher Institute. He gave me a M.H.H.W. reading for the Institutes Packery Channel Gage based on 23 months of data adjusted to the Rockport Primary for the 1971-89 epoch. My site is about 3 miles west of the Packery Channel Gage and on the opposite shore of Laguna Madre. The Packery Channel Gage is just east of the Intercoastal canal under the Kennedy Causeway Bridge.

I do not believe this shoreline is entirely natural because of the factors stated in my original report but I do not believe there is any artificial fill or accretion within the boundary as shown.

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





Job No. 14949.91.01

(512)854-3101

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

FAX (512)854-6001

December 18, 1991

Survey Report

Two acre tract of land out of Lots 21 and 22 Section 54, Flour Bluff and Encinal Farm and Garden Tracts, Nueces County, Texas.

The subject tract is owned by William E. Duncan and adjoins State Submerged Tract No. 17 in Laguna Madre.

EXHIBITS:

1. Portion of U.S.C. & G.S. register No. 1626, dated 1881-82 on scale of 1:20,000;
2. Portion of plat of Flour Bluff and Encinal Farm and Garden Tracts recorded in Volume A, Pages 41 thru 43, Map Records of Nueces County, Texas. Map dated July, 1894 on scale of 1 inch = 1,200 feet ±;
3. Portion of 1934 aerial photo (Tobin Surveys No. 1232-4-59), on scale of 1 inch = 400 feet ±;
4. Portion of Blucher Engineering Survey dated October 1936 on scale of 1 inch = 400 feet ±;
5. Portion of 1948 aerial photo by Lanmon Aerial Photography, on scale of 1 inch = 400 feet ±;
6. Portion of 1958 aerial photo (Tobin Surveys No. 12-3-58) on scale of 1 inch = 400 feet ±;
7. Portion of 1969 aerial photo (Lanmon Aerial No. 29769-2B) on scale of 1 inch = 400 feet ±;
8. Portion of 1976 aerial photo (Lanmon Aerial No. 4176-1) on scale of 1 inch = 400 feet ±;
9. Portion of 1991 aerial photo (Lanmon Aerial No. 099-14E) on scale of 1 inch = 400 feet ±;

This tract is immediately south of a 0.29 acre tract filed as Nueces County Rolled Sketch No. 82 and its south boundary is bounded by an inlet from the Laguna Madre to an inland salt water lake or pond known as "Salt Pond". This inlet and pond do not appear on the G.L.O. Submerged Land Map of Laguna Madre but they do appear on Register No. 1626 (Exhibit No.1, dated 1881-82) so I am treating both as State owned land.

All of the exhibits show the inlet and Salt Pond with the 1934 photo (Exhibit No. 3) showing it in its natural state before Laguna Shores Road was constructed. This photo shows all of the subject property to be privately owned upland.

The 1948 photo (Exhibit No. 5) shows Laguna Shores Road in place, but it was further east than it is at present. In 1948 it was probably a shell road with no formal dedication. In 1951 it was rebuilt and paved in its present location with 3-30" culverts providing drainage for the Salt Pond inlet. These culverts were about 35' south of the south property line of the subject tract and can be seen on the 1948 photo. This would be an indication of the location of the Salt Pond inlet at the road at that time. In 1977, W.R. Duncan conveyed a 60 foot wide easement out of the south side of the subject property to the City of Corpus Christi for drainage purposes and sometime thereafter the City replaced the 3-30" culverts with two 3.5' x 7.0' precast concrete box culverts which I have shown on the survey. These latter culverts are angled across the road to direct the flow north of the wooden bulkhead along the southside of the subject property.

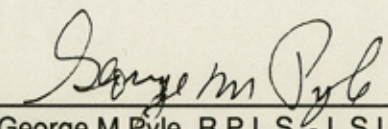
Although the Salt Pond inlet is not as well defined in the 1948 photo as in the 1934 photo, it apparently has moved north from its 1934 position. The fill road to the oil well northeast of the site was also added between 1934 and 1948.

Between 1948 (Exhibit No. 5) and 1958 (Exhibit No. 6), a channel and boat basin were dredged from Laguna Madre into the property adjoining the subject tract on the south. The dredge fill was placed to the south and west of the dredged channel and boat basin with the fill on the west effectively blocking the Salt Pond inlet and diverting it further north.

By 1969 (Exhibit No. 7) the Salt Pond inlet had broken into the boat basin and flowed through the dredged basin and channel to the Laguna Madre. By 1976 (Exhibit No. 8) the owner of the basin and channel had constructed a wooden bulkhead along the north line of his property and along the west side of his boat basin. This bulkhead again caused the flow of the Salt Pond inlet to move north and at present (Exhibit No.9) it flows across the southeast corner of the subject property.

I have shown the south boundary of the subject property to be as described in the owners deed, even though this includes a small amount (6,657 sq. ft.) of submerged land. Since this submerged land was artificially created by the actions of the owner to the south and possibly by the oil well access road to the northwest, I think it is privately owned even though below mean high tide. If this not a lawful conclusion then the littoral boundary should be on the mean high tide line which I have shown on the survey as elevation 1.0 foot, N.G.V.D. This elevation was obtained from N.O.A.A. for the north portion of Corpus Christi Bay in 1985 for the Ingleside Homeport Survey.

As stated in my report for Nueces County Rolled Sketch No. 82, the Laguna Madre natural shoreline has been obliterated. The Laguna Madre boundary for the subject tract was established by extending the boundary of Sketch No. 82 southwest.

Signed: 

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

D-44
~~37~~ 141



Job No. 14949.91.02

(512)854-3101

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

FAX (512)854-6001

February 25, 1992

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

Attn: Mr. Ben Thomson, Director of Survey Division

Dear Ben,

On the survey which I submitted to you on February 19, 1992 out of Lots 21 and 22, Section 54, Flour Bluff & Encinal Farm & Garden Tracts, Nueces County, Texas, I neglected to identify the N.G.S. station to which the coordinates are tied.

The coordinates on the survey were determined from "LAGUNA MADRE NORTH BASE" (quad 270971 station 1003) and "CORPUS CHRISTI NAS WATER TANK" (Quad 270971 station 1011,1012).

Sincerely,

URBAN ENGINEERING

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

GMP/mu



2725 SWANTNER DR. • CORPUS CHRISTI, TEXAS 78404

Nueces Co. Sk. File 76

counter 33036

D-45

SK 76



Job No. 14949.91.01

(512)854-3101

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

FAX (512)854-6001

December 20, 1991

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

Attn: Mr. Ben Thomson, Director of Survey Division

Dear Ben,

I am herewith submitting a survey and report with nine (9) exhibits of a 2.00 acre tract of land out of Lots 20 and 21, Section 54, Flour Bluff and 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 No. 17 in Laguna Madre and the Owner desires G.L.O. approval of the littoral boundary, pursuant to the Coastal Public Lands Management Act of 1973, Section 3301, Natural Resources, V.T.C.A.

Sincerely,

URBAN ENGINEERING

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

GMP/mu
Enclosure



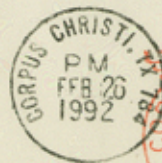
2725 SWANTNER DR. • CORPUS CHRISTI, TEXAS 78404
Nueces Co. Sk. File 76

counter 33087



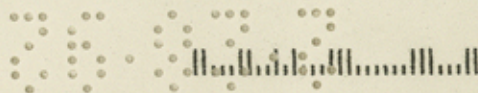
URBAN
ENGINEERING

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



ATTN: Mr. Ben Thomson,
Director of Survey Division

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



counter 33038

Nueces Co. Sk. File 76

No. 3

SITE

1934
1" = 400' ±

Counter
33039

D-45

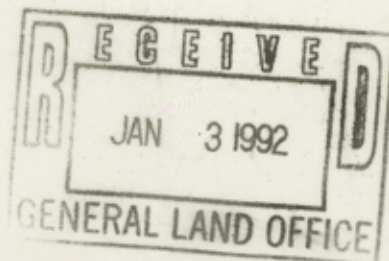
RECEIVED

TOBIN SURVEYS, INC
P.O. Box 2101 S.A. TEXAS

1" = 400'

2-15-34

(TOBIN No 1232-A-59)



Nueces Co. sk. File 76

counter 33040

NO 5

1948

1" = 400' ±

W. 12 E 50

SITE

counter
33041

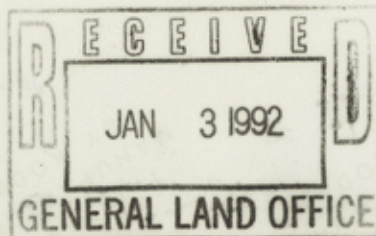
© LANMON AERIAL
PHOTOGRAPHY, INC.
Corpus Christi, TX.

D-45

ALL RIGHTS RESERVED

LANMON AERIAL
PHOTOGRAPHY, INC.
318 INTERNATIONAL DR
CORPUS CHRISTI, TX 70402
(512) 280-1120
Date 9 Dec 1948
Scale 1" = 400' +

-1844



Nueces Co. Sk File 76

counter 33092

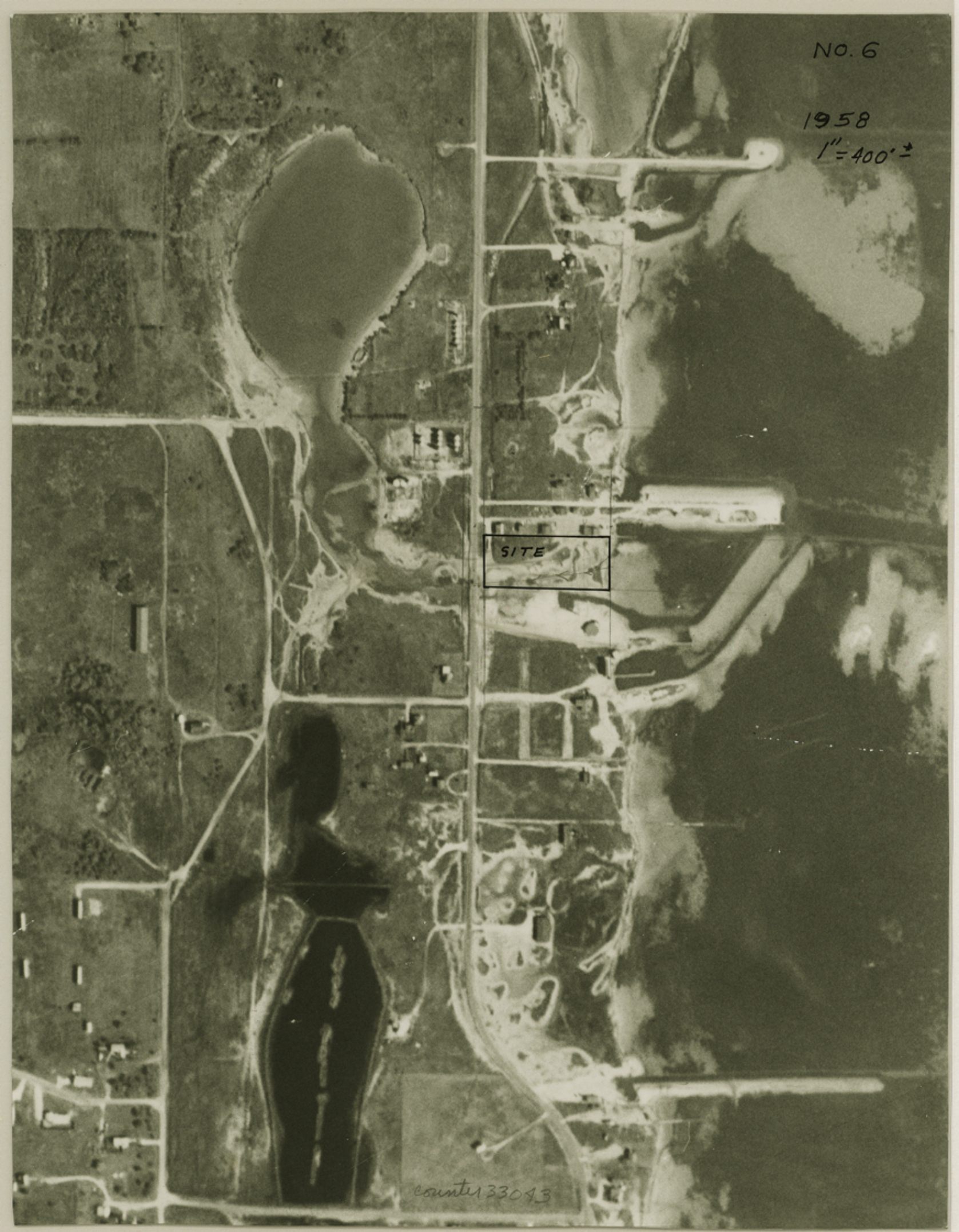
No. 6

1958

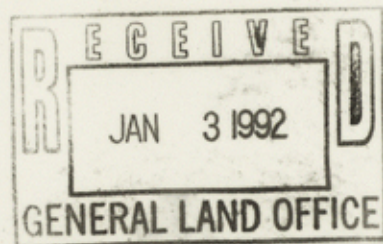
1" = 400' ±

SITE

county 33043



TOBIN SURVEYS, INC
P.O. BOX 2101, S.A. TEXAS
1" = 400'
12-3-58



NO. 7

1969

1" = 400' ±

SITE

© LANMON AERIAL
PHOTOGRAPHY, INC.
Corpus Christi, TX.

counter 3305

D-45

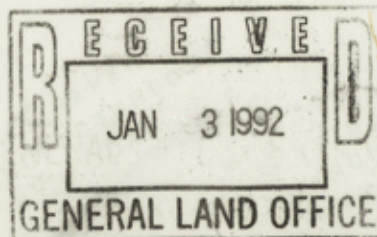
4800

©ALL RIGHTS RESERVED

LANNON AERIAL
PHOTOGRAPHY, INC
378 INTERNATIONAL DR
CORPUS CHRISTI, TX 78406

(512) 200-1120
Date 18 MARCH 1969
Scale 1" = 400' ±

29769-2B



Nueces Co. Sk File 76

counter 33046

NO. 8

1976
1" = 400' ±

SITE

33047

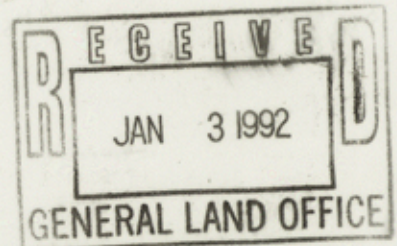
LANMON AERIAL
PHOTOGRAPHY, INC.
Corpus Christi, TX.

D-45

©ALL RIGHTS RESERVED

LANNON AERIAL
PHOTOGRAPHY, INC.
300 INTERNATIONAL DR.
CORPUS CHRISTI, TX 78405
(512) 250-1120
Date 2 MAY 1976
Scale 1" = 400' ±

4176 - 1



Nueces Co. SK. File 76

Counter 33048

No. 9

1991

1" = 400' ±

SITE

© LANMON AERIAL
PHOTOGRAPHY, INC.
Corpus Christi, TX.

079

©ALL RIGHTS RESERVED

LANMON AERIAL
PHOTOGRAPHY, INC.
313 INTERNATIONAL DR
CORPUS CHRISTI, TX 78405

(512) 620-1120
Date 9 Feb 1991
Scale 1" = 400' ±

099-14E

RECEIVED
JAN 3 1992
GENERAL LAND OFFICE

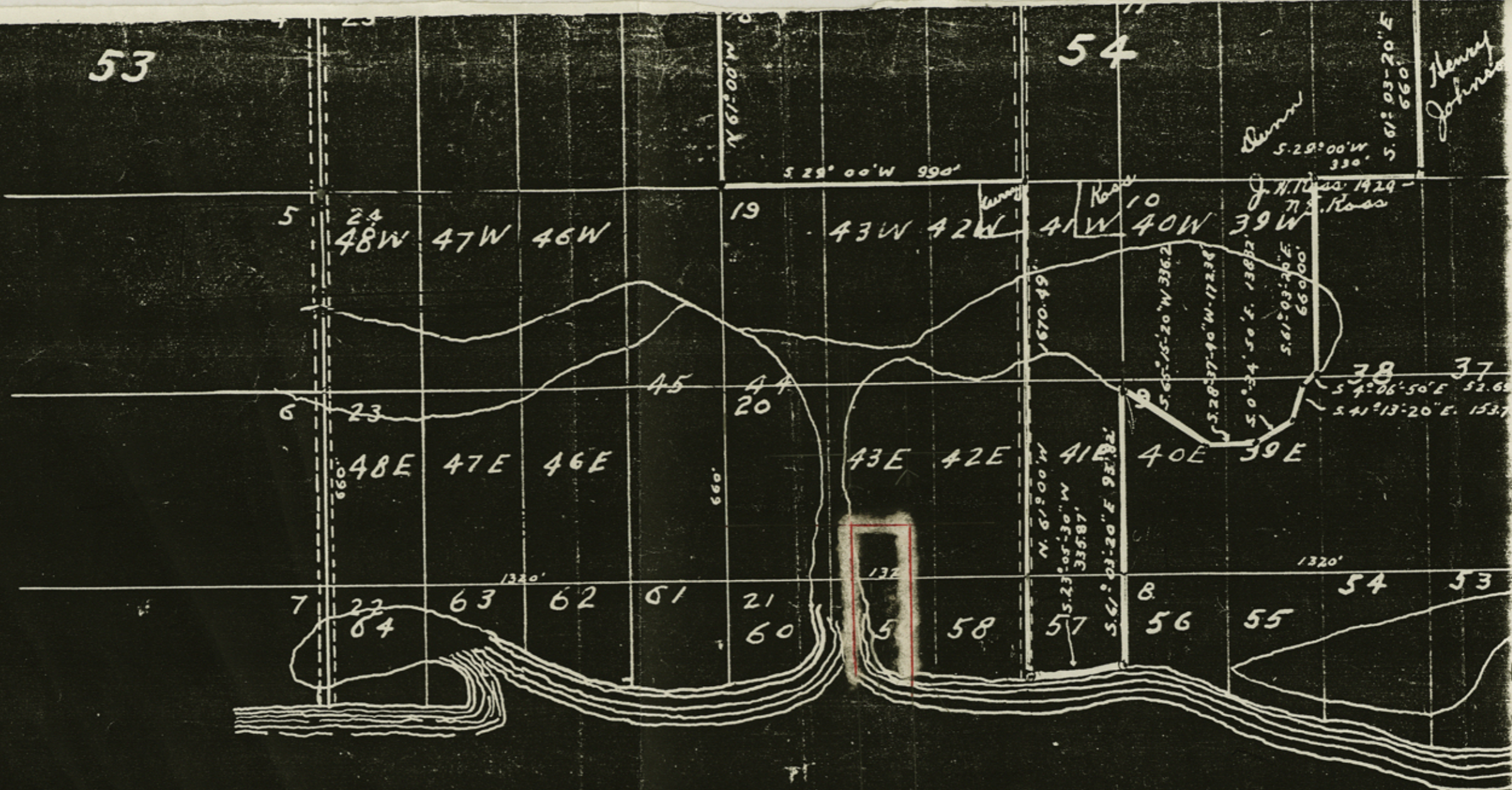
Nueces Co. sk. File 76

Counter 33050

53

54

Henry Johnson



LAGUNA

MADRE

NO. 4
1" = 400'
1936

D-45

NO. 1

No. 1

U. S. COAST AND GEODETIC SURVEY
J. E. HILGARD, Superintendent

SHORES OF LAGUNA MADRE
TEXAS
FROM Δ^N PEAT ID TO CRANE ISLANDS

Surveyed by party of R. E. HALTER, Assist.

1881-82

Scale 20,000

Inked by P. Eriksen / In Drawing Division
Lettered by E. H. Fowler

Register No. 1626

Approved:

B. Holoma

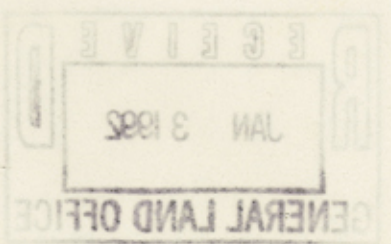
Assistant in charge of Office

Approved for registry:

J. M. Horn

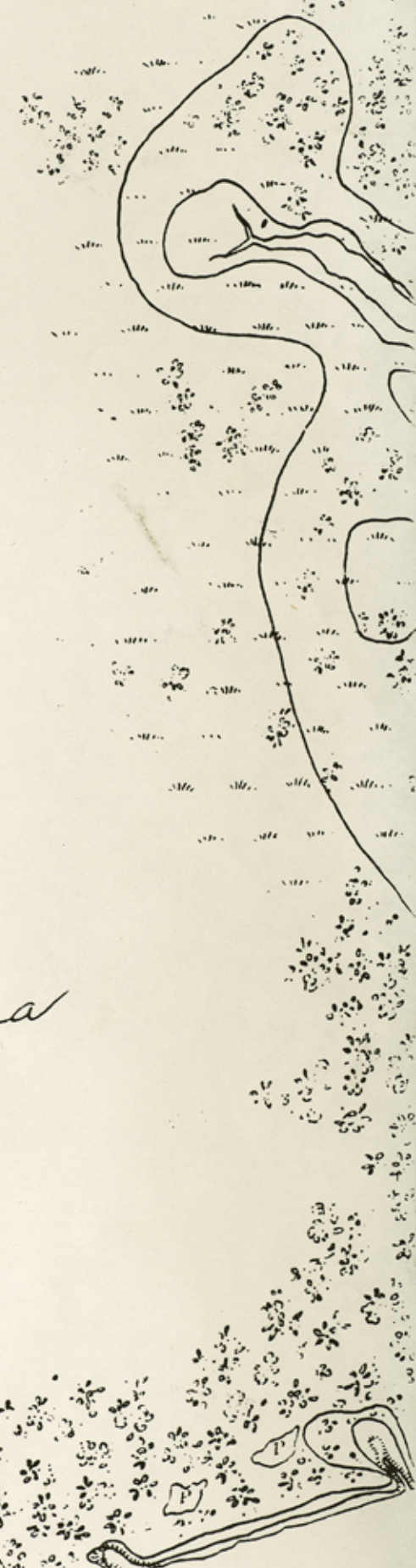
Superintendent.

Note
The Curves of equal elevation are
given for every 10 feet

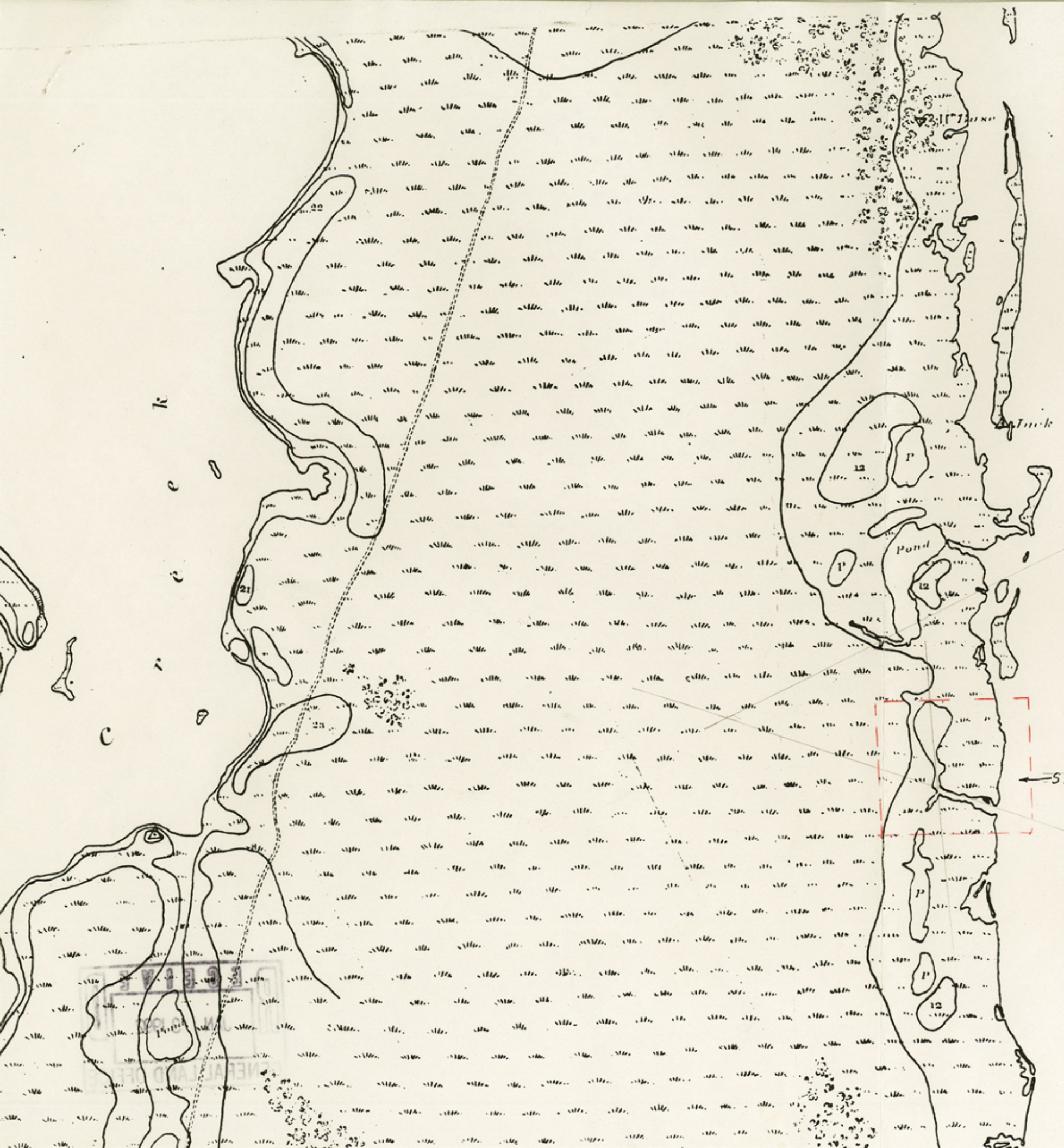


Nueces Co. Sk. File 76

counter 33052



1
G
U
N
A
1
1



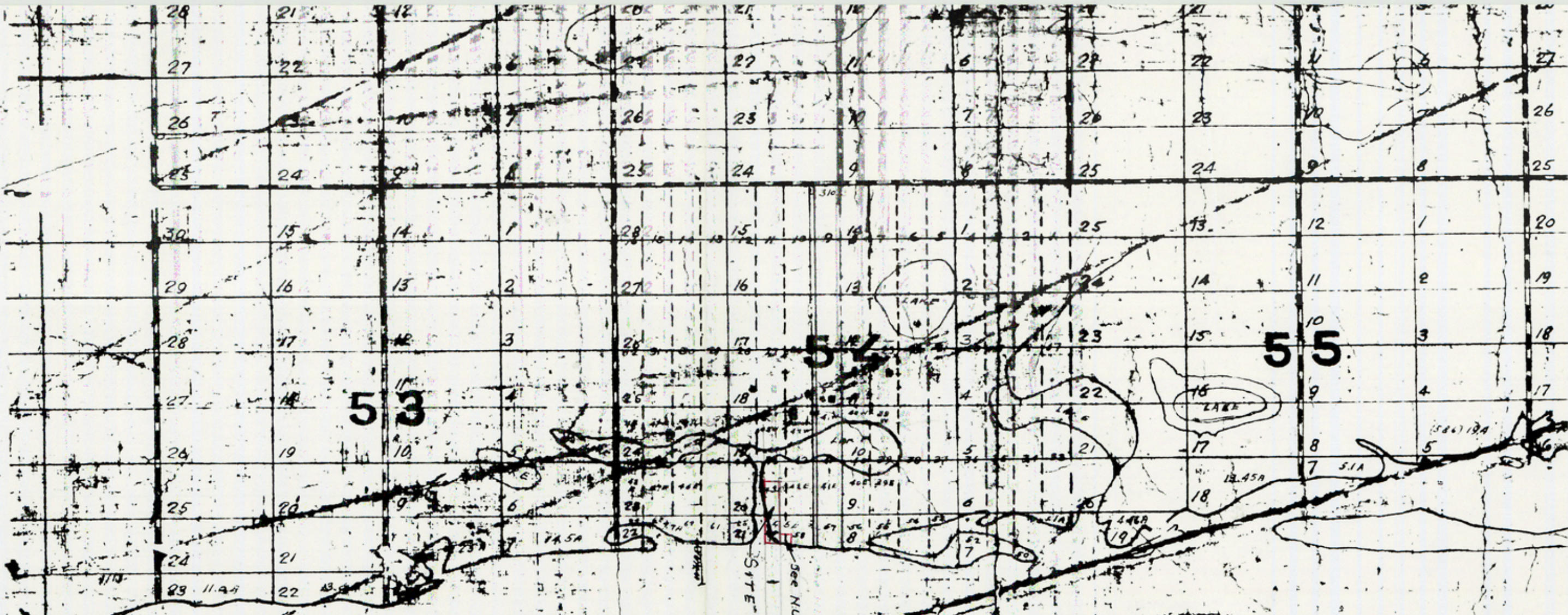
97°16'
27°39'
N.A. datum, 1921.
H.S.G.

97°15'
27°39'
N.A. 1927 Datum
G. B. S. 1927
D. S. 1927

← SITE AREA

Approximate one foot contour

D-45

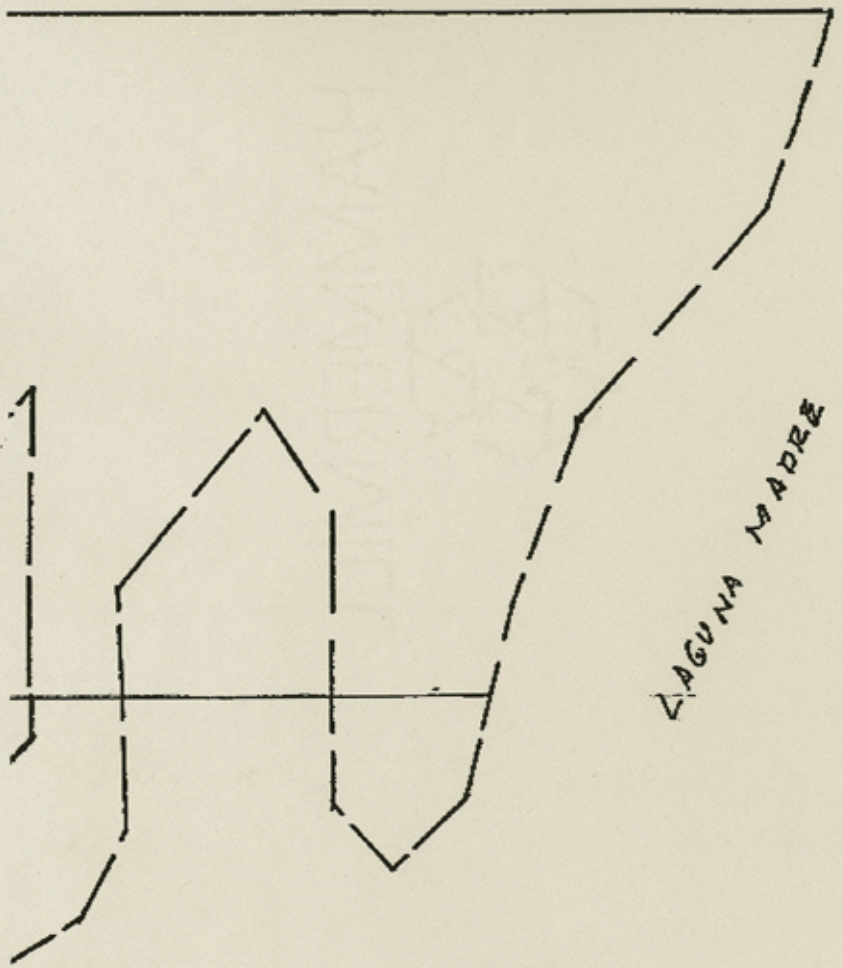


County 33054



Nueces Co. SK. File 76

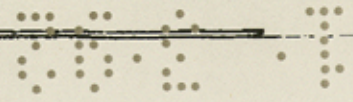
No. 2
1"=1200'



LAGUNA MADRE

Job 14949 91 02
2-3-92
1" = 30'

D-45



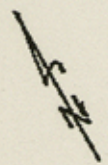
counter 33055

Nueces Co. Sk. File 76

LAGUNA SHORES ROAD

190'

462.05'



Trest Bay

UPLAND

This line approximates balance between upland and submerged land.

Mean high tide based on Packery Channel Tide Gage maintained by Blocher Institute

SUBMERGED LAND

Dead Bay

Nueces Co. Sk. File 76