

LAW OFFICES OF  
**BEASLEY, BEASLEY & MOORE**

JOHN C. BEASLEY  
1854-1937  
JOHN R. BEASLEY  
1882-1970  
JOHN C. BEASLEY  
1913-1981  
TOM SCOTT BEASLEY  
C. F. MOORE

P. O. BOX 490  
BEEVILLE, TEXAS 78102  
(512) 358-2612

JOHN W. BEASLEY  
OF COUNSEL

June 25, 1984

*Surveying  
check description  
& return JG*

General Land Office  
1700 North Congress  
Austin, TX 78701

Attention: Mr. Jack Giberson

Re: Florence Hunter Estate property,  
Whitepoint, Texas

Dear Mr. Giberson:

After consulting with the heirs of the Florence Hunter estate in connection with the captioned matter, I have been instructed to request from your office a letter confirming that the State of Texas does not assert any claim to the land formerly in controversy.

I enclose herewith a metes and bounds description of the entire 269.494-acre tract which includes the original 200 acres, plus the accreted land. I would ask that you attach to your letter a copy of this metes and bounds description so as to clearly identify the land in question.

I appreciate the manner in which you and your staff have handled this matter. If you have any questions regarding the above, please feel free to call me.

Very truly yours,

BEASLEY, BEASLEY & MOORE

*Tom Beasley*  
Tom Beasley

TB/bjm  
Encl.

counter 36240

LAW OFFICES OF  
BEASLEY, BEASLEY & MOORE

P. O. BOX 480  
BEEVILLE, TEXAS 78102  
(512) 358-2612

JOHN W. BEASLEY  
OF COUNSEL

JOHN C. BEASLEY  
1924-1927  
JOHN R. BEASLEY  
1882-1920  
JOHN C. BEASLEY  
1913-1981  
TOM SCOTT BEASLEY  
C. F. MOORE

File No. Sketch File 42

San Patricio County  
Florence Hunter Est, 269.494 ac.  
Whitepoint, Tx

Filed April 12 19 85

GARRY MAURO, Com'r

By Douglas Howard

*[Handwritten notes and signatures]*

General Land Office  
1700 North Congress  
Austin, TX 78701

Attention: Mr. Jack Giberson

Re: Florence Hunter Estate property,  
Whitepoint, Texas

Dear Mr. Giberson:

After consulting with the heirs of the Florence Hunter estate in connection with the captioned matter, I have been instructed to request from your office a letter certifying that the State of Texas does not assert any claim to the land formerly in controversy.

I enclose herewith a map and bounds description of the entire 269.494-acre tract which includes the original 200 acres, plus the accreted land. I would ask that you attach a copy of this map and bounds description so as to clearly identify the land in question.

I appreciate the manner in which you and your staff have handled this matter. If you have any questions regarding the above, please feel free to call me.

Very truly yours,

BEASLEY, BEASLEY & MOORE

*[Handwritten signature]*  
Tom Beasley

TJB/pjm  
Encl.

θ = 0° 27' 50"

White Point Development Co. 437.5 Ac.

X-2327420.39  
Y-803679.85

N 89° 36' 51" E 2854.41'

N 89° 34' 18" E 481.29'

Intersection of N.L. of Hunter Tract & 1.4 Ft. Contour along shoreline

N 59° 07' 11" W 253.23'

S 72° 55' 56" W 159.40'

N 82° 39' 35" W 322.77'

N 53° 05' 16" W 189.57'

N 09° 35' 54" W 236.17'

683

N 11° 53' 53" W 275.15'

N 35° 25' 35" W 427.14'

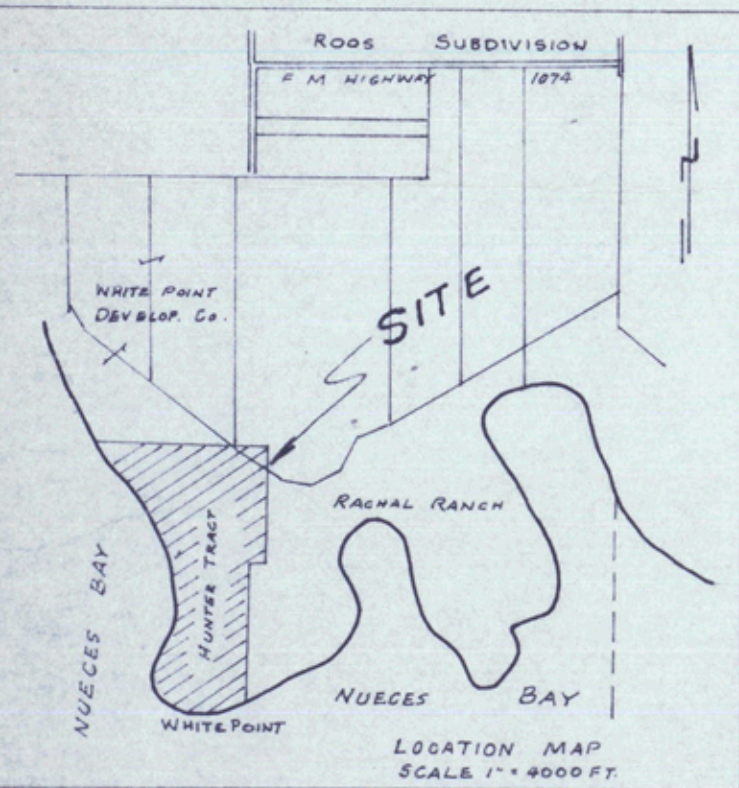
N 15° 25' 45" W 240.44'

JOHN NO. 4

A-246

S 00° 26' 41" E 2619.26'

PLAT SHOWING SURVEY OF SHORE LINE OF FLORENCE HUNTER TRACT ON NUECES BAY SAN PATRICIO COUNTY, TEXAS SCALE 1" = 400 FEET



NUECES BAY

265.833 Ac.

Florence Hunter Estate  
P. A. Hunter Exec.  
807 West Allen  
Falfurrias, Texas

S 89° 30' 28" W 329.81'

RACHAL RANCH

SURVEYORS NOTE

THE SHORELINE WAS SURVEYED ALONG THE 1.03 FT. M. S. L. CONTOUR. THE ELEVATION WAS DETERMINED FROM U. S. C. & G. BENCH MARK & TRIANGULATION STATION "WHITE POINT 1934" ELEVATION 62.05 FT.

BEARINGS SHOWN ON THIS MAP ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, UNLESS OTHERWISE NOTED.

SECTION A

THIS PORTION OF SURVEY CONFORMS WITH THE SHORELINE AS DETERMINED IN JUDGMENT CAUSE NO. 62,980, THE STATE OF TEXAS VS. WHITE POINT OIL & GAS COMPANY ET AL, FILED THE 6TH DAY OF MARCH, 1940, IN THE OFFICE OF THE CLERK, DISTRICT COURTS, TRAVIS COUNTY, TEXAS. BEARINGS IN PARENTHESES DESIGNATE JUDGMENT BEARINGS.

I, Randolph S. King, County Surveyor of San Patricio County, Texas, hereby certify that I have relocated the natural (Original) shoreline along the 1.4 M. S. L. contour and to the best of my knowledge there is no artificial fill along said shoreline other than is designated on this map. See my report under separate cover for complete detail of this survey, this the 3rd day of August, 1979.

Handwritten signature of Randolph S. King, County Surveyor, San Patricio County, Texas.

REVISED OCTOBER 6, 1979  
REVISED SEPTEMBER 25, 1980

686

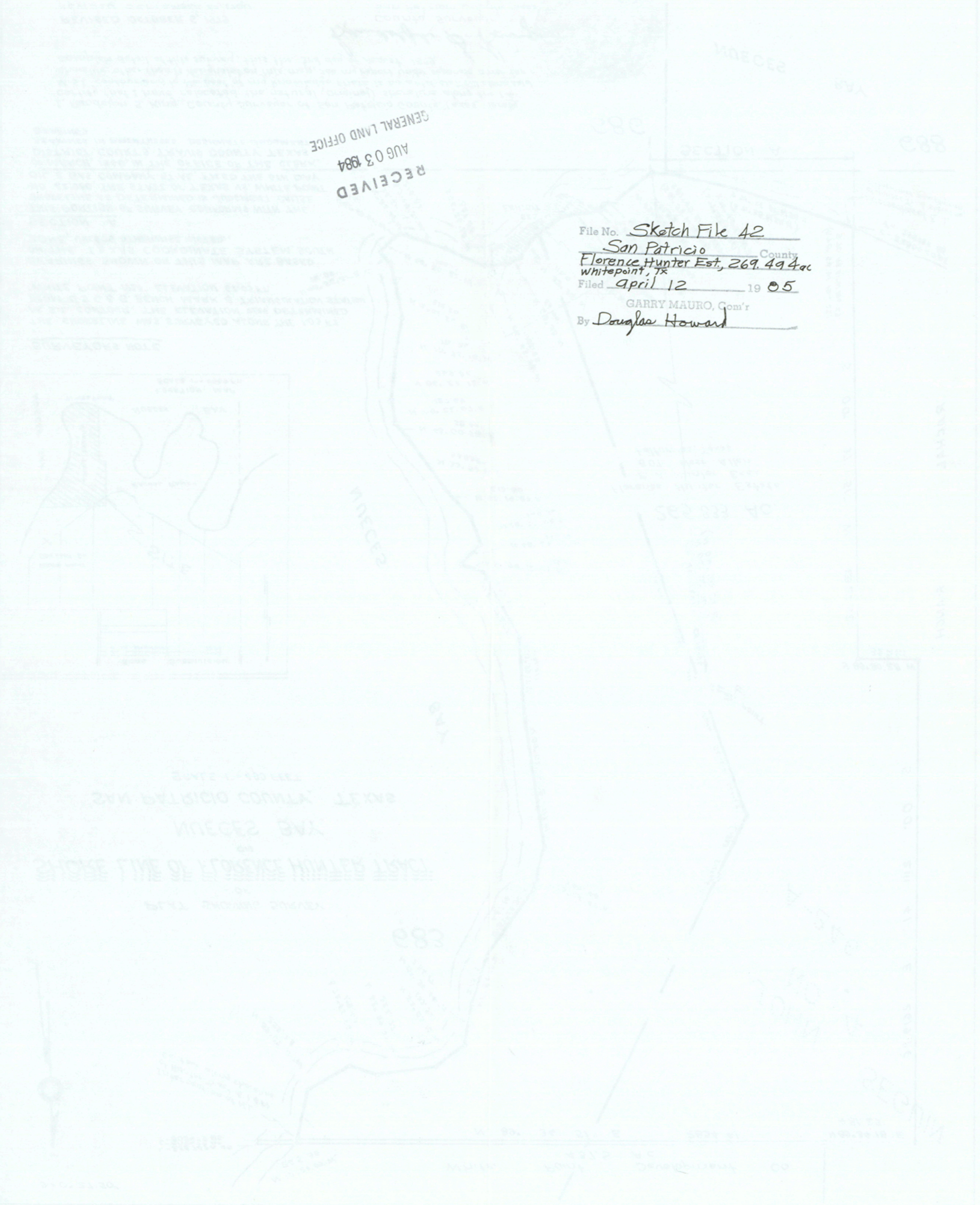
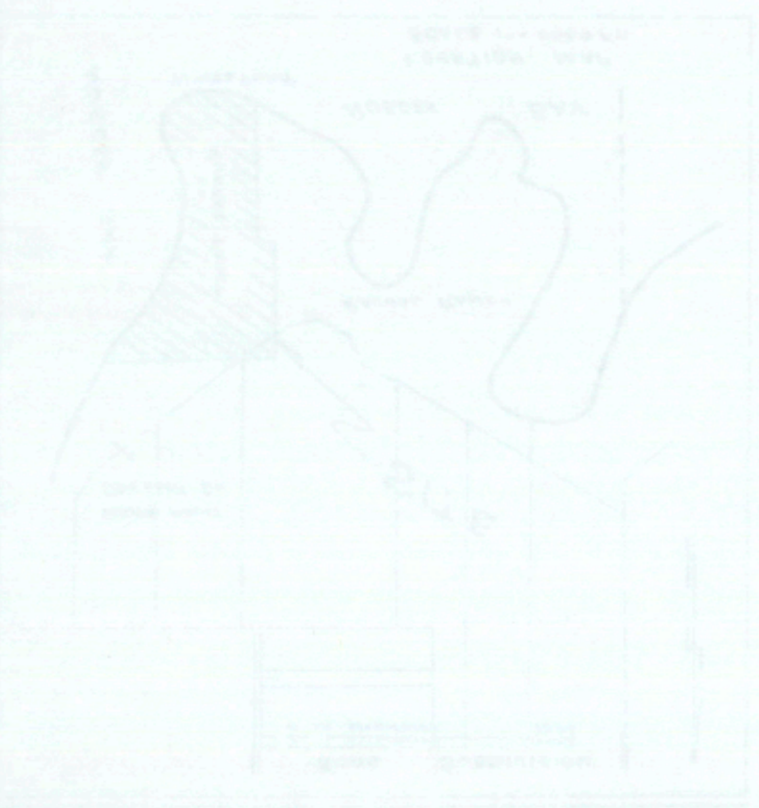
SECTION A

688

NUECES BAY

RECEIVED  
AUG 03 1984  
GENERAL LAND OFFICE

File No. Sketch File 42  
San Patricio County  
Florence Hunter Est, 269.494ac  
Whitepoint, TX  
Filed April 12 19 85  
GARRY MAURO, Com'r  
By Douglas Howard



KING & PETRUS, INC.  
SURVEYORS & ENGINEERS

STREET ADDRESS  
410 W. MARKET ST.

TEL. 512-364-2622

SINTON, TEXAS 78387

MAILING ADDRESS  
P. O. BOX 606

August 3, 1979

Mr. Bob Armstrong, Commissioner  
General Land Office  
Austin, Texas 78710

Dear Sir;

In compliance with requirements prescribed by the General Land Office for surveys of the shoreline along Coastal Public Lands, I submit the following survey report:

1. Subject - Survey of shoreline between Florence Hunter Estate 265.833 acre tract and Nueces Bay, 12 miles south and slightly east of Sinton, San Patricio County, Texas.
2. Method - Elevations were run from U.S.C. & G. B.M. Triangulation Station "White Point 1934", to determine the 1.0 ft. contour along the shoreline. In my estimation this contour did not represent the true shoreline. The 1.4 ft. contour followed the vegetation and natural shoreline very closely so this was the contour (1.4 ft.) elevation I used on this survey. The southeast wind off the Gulf of Mexico tends to push the water into Nueces Bay causing the tides to be higher than average.

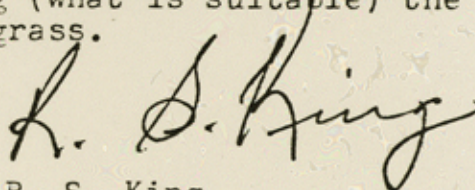
"Section A" as designated on survey plat conforms with the shoreline as determined in Judgment Cause No. 62,980, The State of Texas vs. White Point Oil & Gas Company, et al, filed the 6th day of March 1940, in the office of the Clerk, District Courts, Travis County, Texas.

It was found that the Beginning Point as described in said Judgment, calls for the common corner of State Tracts 683, 686, 688 & 975, however this corner does not correspond with the common corner of said tracts as shown on the General Land Office Map, State of Texas Submerged Lands, Nueces Bay and Adjoining Areas, dated October 15, 1946. The information on the General Land Office Map supersedes previous maps and surveys of this area, therefore the Beginning Point of said Judgment and the most westerly point of "Section A" as designated on my map is not the common corner of said State Tracts as designated on the General Land Office Map.

3. Artificial Fill - The area of artificial fill shown on the survey plat represents the area used for a dock by the Phillips Petroleum Oil Co., which has a small plant on the point. I re-established the original shoreline in this area from a survey made for the Phillips Petroleum Plant before the dock was built.

4. Accretion - There is a large area of accreted land along the west side of the tract surveyed, approximately 600 feet wide, beginning at the Phillips Plant extending west and north to the north line of said tract. This area is covered with salt grass with scattered bare spots. It is my opinion this accretion has occurred naturally from erosion of the adjacent lands.

5. Development of Area - There has been no development in the area other than the Phillips Plant and drillsites for wells. The area is used for farming (what is suitable) the rest is covered with brush or salt grass.



R. S. King  
County Surveyor  
San Patricio County, Texas

File No. Sketch File 42  
San Patricio County  
Phillips Plant Est. 2d. 1st. 1st. 1st.  
Filed 4-12-1907  
GARY M. WOOD, County  
By Douglas Howard

MEMO

To: Mr. Jack Giberson, Chief Clerk  
From: Robert D. Turpin, Director Surveying  
Subject: Land between Florence Hunter Estate  
(White Point) and Nueces Bay.

As I understand the attorneys and heirs of Mrs. Hunter's Estate claim that 65 to 70 acres of "mud flats" lying between the bluff and the water on the west side of the Hunter tract is accretion and therefore a part of their land. This memo is to summarize facts (as I understand them) with relation to surveys and aerial photographs covering this area.

(1) In 1979 Randy King, County Surveyor, San Patricio County ran a survey line along elevation 1.4 ft. (MSL) which is the line to which the Hunter heirs claim. (See plat and letter report from Mr. King to Commissioner Armstrong.)

(2) In February and March 1980 James E. Mortensen, Roy Molina and Preston Connally of this office traversed the area in question. (See attached memo from Roy Molina.) Our field party did not find points between the bluff and the 1.4 ft. contour that were lower than 1.4 ft. However, there may be "pot holes" at a lower elevation.

(3) In March 1984 I examined aerial photographs of the area taken in 1930, 1939, 1956 and 1982. Although there is a line of separation between the upland (at the bluff) and the land in question due to a lack of vegetation along this line, the elevations along this line are above 1.4 ft.

(4) We have no data in the Nueces Bay area on which to base a mean high water elevation.

Page 2

Memo to Jack Giberson, Chief Clerk

(5) On April 11, 1984 Roy Molina, Herman Forbes and I flew over this area and later met with Randy King and Jim Naismith (representatives of the Hunter interests). We walked over the area in question and discussed procedures which had been used both by Mortensen and King.

We observed a noticeable change in vegetation type and a small berm (3 or 4 inches high) along the shore which coincides with the 1.4 ft. contour line located by Randy King.

The above facts lead me to the following conclusions:

1. An elevation of 1.4 ft. is a reasonable value for mean high water in this area. An elevation less than 1.4 ft. might be acceptable. (see Randy King's report.) To verify any water elevation would require one or more gauging stations observed over an extended period of time.
2. The elevation values found by King and Mortensen would lead to the conclusion that the area is not now an island.
3. The area (taken in total) is not below 1.4 ft. and therefore not below mean high water.
4. The small berm coinciding with the 1.4 ft. contour line has been found to coincide with mean high water as given by NOAA on San Jose and Matagorda Islands.

RDT/dc

cc: Herman Forbes  
Roy Molina

*Robert D. Tupper*  
4-13-84

counter 36247



FLORENCE HUNTER ESTATE LAND  
SAN PATRICIO COUNTY, TEXAS

All that certain tract of land situated in the County of San Patricio, on the White Peninsula, on the Northern shore of Nueces Bay, containing Two Hundred Sixty-nine and Four Hundred Ninety-four Thousandths (269.494) acres of land out of the John N. Seguin 640 acre survey No. 4, meted and bounded as follows:

BEGINNING at an iron spindle of a wagon set on the original shore of said Nueces Bay, for the Southwest corner of a survey of 437½ acres of land known as the "Oil Land";

THENCE along North line of this tract East 1966.5' to Southeast corner of said "Oil Lands" and 2561.3' in all to a fence post for the northeast corner of this survey;

THENCE along the East line S 0 36' E. 2599.0' to a fence post for a corner of this survey;

THENCE West 455.0' to the northeast corner of a survey of one hundred acres made by J. F. McDonald and a corner of this survey;

THENCE S 1 deg. 06' W. 2440.1' with East line of this survey to a stake for the Southeast corner of said Nueces Bay;

THENCE with the meanders of said Nueces Bay S. 72 30' W. 1097.7', N. 64 45' W. 1056.0', for Southwest corner of said J. F. McDonald one hundred acre tract;

THENCE with said Nueces Bay meanders West 84.2', N. 30 36' W. 875.1' N. 50 E. 700.0, N. 10 E. 2100.0', N. 24 W. 1300', N. 55 W. 800.0' for northwest corner of this tract;

THENCE East 728.0' to an iron spindle of a wagon set on the original shore of said Nueces Bay and PLACE OF BEGINNING.

*San Patricio County  
White Point  
Florence Hunter Estate  
Nueces Bay*

SUBJECT: White Point, San Patricio County,  
Shoreline between the Florence Hunter Estate  
and Nueces Bay.

SURVEYED: February and March 1980

BY: James E. Mortensen; Chain Carriers: Roy Molina and Preston Connally

REPORT:

We began our survey work at triangulation station "White Point", elevation 62.42 feet. Then we proceeded to carry control three-wire levels to the area in question. Upon reaching same we set temporary bench marks around the toe of the high bluffline that borders the west side of the Hunter Estate. We then ran random lines toward the bay side whenever possible to check ground elevations. A complete cross-section of this area was unobtainable because of the growth of thick, high salt grass. Some bare spots were checked and no elevations in such or around the toe of the high bluff indicate an elevation lower than 1.4 feet as used by Mr. King in his survey of August 1979. We did locate some of Mr. King's meander line stakes and these were checked by this survey and they did and do represent a 1.4 foot contour elevation. We did attempt to find inlets and outlets in this area and did find one inlet. An outlet was searched for, but we were unable to locate it if one existed at that time.

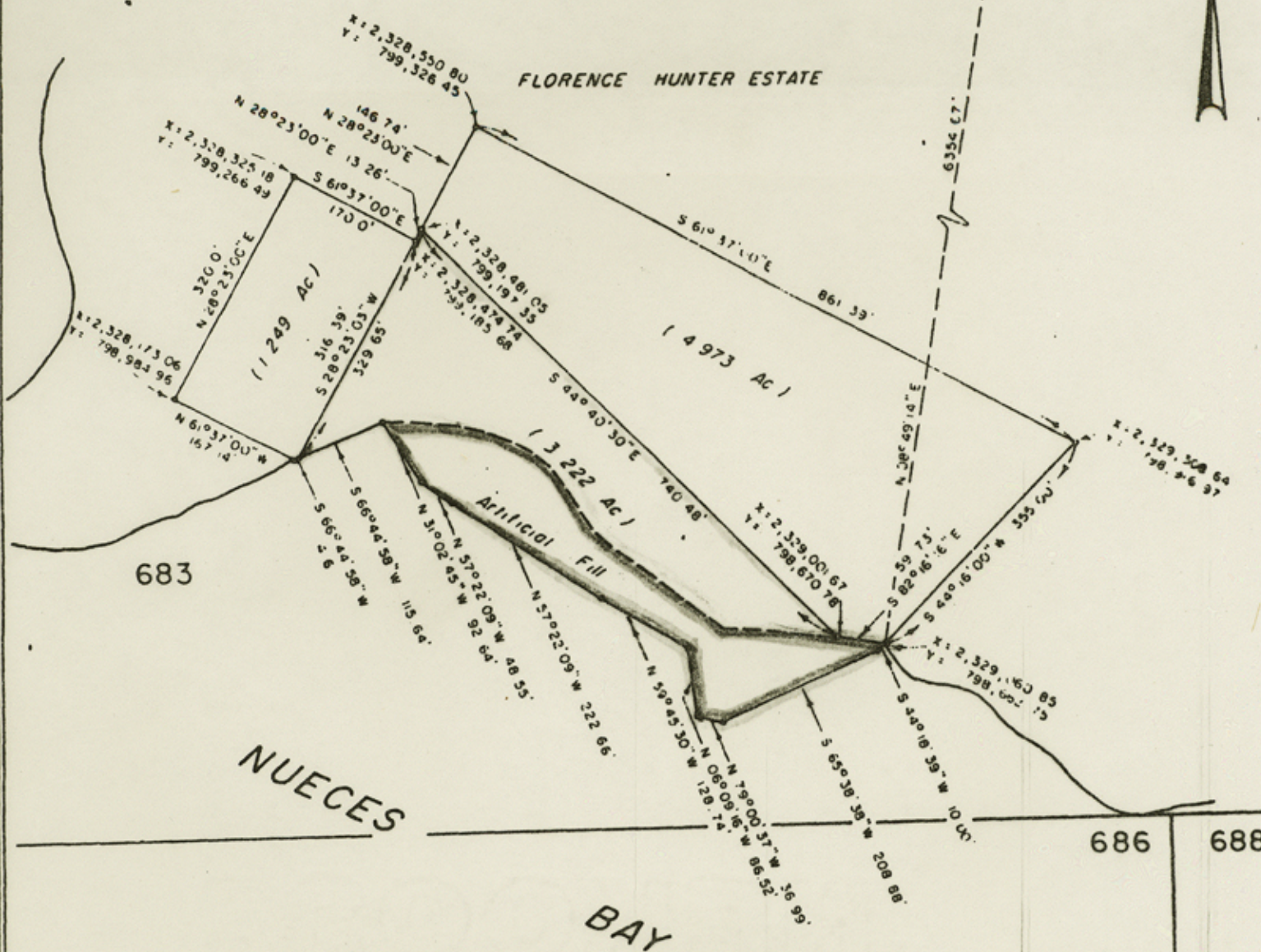
If I were to guess by the mass collection of small drains in this area, one main drain, if it were possible to trace out, would only consist of about 5 to 7 acres cut off from the mainland. We did not run any elevations on these inlets but did try to map them out, yet we were unsuccessful because of their number and existing ground conditions.

*Roy Molina*

Roy Molina  
April 2, 1984

to USC & G  
White Point  
Triangulation Station

JOHN N. SEGUIN A-246



THE ABOVE PLAT WAS PREPARED FROM INFORMATION IN AND FURNISHED THIS OFFICE THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS 30th DAY OF SEPTEMBER, 1987

FORD ENGINEERING FIRM  
CIVIL ENGINEERS AND SURVEYORS

By Kenneth L. Bludau  
KENNETH L. BLUDAU  
REG PUBLIC SURVEYOR OF TEXAS NO 3993

BAY OPERATING COMPANY, INC.		
SURFACE SITE		
SAN PATRICIO COUNTY, JOHN N SEGUIN SURVEY		TEXAS A-246
FORD ENGINEERING FIRM		VICTORIA, TEXAS
SCALE: 1" = 200'	DATE: 9-30-87	JOB NO: 19-987-B
SAN P. 87-2		DRAWN BY:
		CHECKED BY:

3.22 AC TRACT  
F. HUNTER EST. LEASE LINE  
TRACT OF INTEREST

$\theta = 0^{\circ} 27' 50''$

White Point Development Co.  
437.5 Ac.

X-2327420.39  
Y-803679.85

N 89° 36' 51" E 2854.41'  
N 89° 34' 18" E 481.29'

Intersection of N.L.  
of Hunter Tract & 1.4 Ft.  
Contour along shoreline



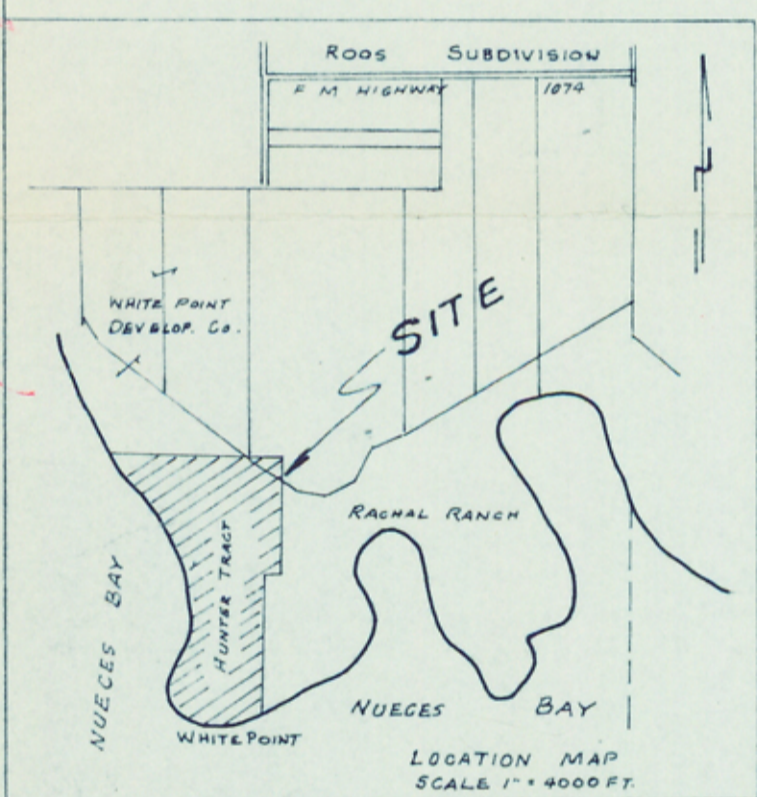
N 12° 24' 09" W 265.38'  
N 59° 07' 11" W 253.23'  
S 72° 51' 56" W 159.40'  
N 82° 39' 35" W 322.77'  
N 53° 05' 16" W 189.57'  
N 09° 35' 54" W 236.17'

683

PLAT SHOWING SURVEY OF  
SHORE LINE OF FLORENCE HUNTER TRACT  
ON  
NUECES BAY  
SAN PATRICIO COUNTY, TEXAS  
SCALE 1" = 400 FEET

JOHN NO. 4  
A-246

2619.26  
41"  
26'  
00"  
S



NUECES BAY

BY RESURVEY OF  
WEST LINE OF  
6230.56'  
(N 06° 08' 56" E  
N 06° 20' 05" E)

265.833 Ac.

Florence Hunter Estate  
P. A. Hunter Exec.  
807 West Allen  
Falfurrias, Texas

S 89° 30' 28" W  
329.81'

RACHAL RANCH

SURVEYORS NOTE

THE SHORELINE WAS SURVEYED ALONG THE 1.03 FT. M. S. L. CONTOUR. THE ELEVATION WAS DETERMINED FROM U. S. C. & G. BENCH MARK & TRIANGULATION STATION "WHITE POINT 1934" ELEVATION 62.05 FT.

BEARINGS SHOWN ON THIS MAP ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, UNLESS OTHERWISE NOTED.

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I, Randolph S. King, County Surveyor of San Patricio County, Texas, hereby certify that I have relocated the natural (Original) shoreline along the 1.4 M.S.L. contour and to the best of my knowledge there is no artificial fill along said shoreline other than is designated on this map. See my report under separate cover for complete detail of this survey, this the 3rd day of August, 1979.

*Randolph S. King*  
County Surveyor  
San Patricio County, Texas

REVISED OCTOBER 6, 1979  
REVISED SEPTEMBER 25, 1980

686

SECTION A

688

NUECES BAY

S 00° 37' 51" W 2324.92'

(S 70° 54' W 196.29)  
(S 70° 42' 51" W 196.29)

Intersection of E. L.  
of Hunter Tr. & shoreline,  
Determined by Judgment.  
X-2330420.95  
Y-798755.88

4. Accretion - There is a large area of accreted land along the west side of the tract surveyed, approximately 600 feet wide, beginning at the Phillips Plant extending west and north to the north line of said tract. This area is covered with salt grass with scattered bare spots. It is my opinion this accretion has occurred naturally from erosion of the adjacent lands.

5. Development of Area - There has been no development in the area other than the Phillips Plant and drillsites for wells. The area is used for farming (what is suitable) the rest is covered with brush or salt grass.

*G. S. King*

R. S. King  
County Surveyor  
San Patricio County, Texas

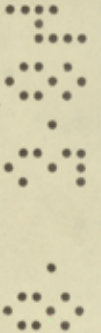
File No. Sketch File 42

San Patricio County  
Florence Hunter Est., 269.494 ac  
Whitepoint, Tex.

Filed 4-12- 1985

GARRY MAURO, Com'r

By Douglas Howard



Memo to Jack Giberson, Chief Clerk

(2) On April 11, 1984 Roy Molina, Herman Forbes and I flew over this area and later met with Randy King and Jim Matzwith (representatives of the Hunter interests). We walked over the area in question and discussed procedures which had been used both by Mortensen and King.

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File No. Sketch File 42

San Patricio County  
Florence Hunter Est., 269.494ac  
Whitepoint, Tx

Filed April 12 19 85

GARRY MAURO, Com'r

By Douglas Howard

cc: Herman Forbes  
Roy Molina

*[Handwritten signature and initials]*

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SAN PATRICIO COUNTY, TEXAS

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File No. Sketch File 42  
San Patricio County  
Florence Hunter Est., 269.494 ac.  
Whitepoint, Tx  
Filed April 12 19 85

GARRY MAURO, Com'  
By Douglas Howard

File No. Sketch File 42

San Patricio County

Florence Hunter Est., 269.494 ac.  
White Point, TX

Filed 4-12 19 85

GARRY MAURO, Com'r

By Douglas Howard

SUBJECT: White Point, San Patricio County.  
Shoreline between the Florence Hunter Estate  
and Nueces Bay.

SURVEYED: February and March 1985

BY: James E. Mortensen; Chain Carriers: Roy Molina and Preston Connolly

REPORT:

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*Roy Molina*

Roy Molina  
April 2, 1985



File No. Sketch File 42

San Patricio County

Florence Hunter Est., 269.49 4ac

Whitepoint, Tx.

Filed April # 12 19 85

GARRY MAURO, Com'.

By Douglas Howard

