



Job No. 10626.03.07
March 10, 1995

(512)854-3101

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

FAX (512)854-6001

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

Attention: C. B. Thomson, Director, Surveying Division

Dear Ben:

I am herewith submitting a corrected plat and fieldnotes for 0.663 acres of submerged land in Nueces Bay State Tract No. 752.

The shoreline boundary of the 4 tracts were approved by the General Land Office by letter dated November 9, 1983 and signed by Herman Forbes. This survey is filed as San Patricio County Rolled Sketch No. 46. In trying to set the corners on the bulkhead, I found that the line as shown on Rolled Sketch No. 46 did not hit the existing bulkhead due to a calculation error, so we had to resurvey the bulkhead on March 9, 1995. Consequently, all bearings and some distances on the bulkhead are different from the original plat in Rolled Sketch No. 46. There is a small portion of the bulkhead across Tract 4 which has fallen over and no longer exists in the original position. This was a straight portion and it was no problem to establish the old centerline.

Sincerely yours,

URBAN ENGINEERING

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

GMP/sk
Enclosure

File No. Sketch File 53
San Patricio County
Field Notes of 0.663 acres - Tr. 752 Nueces Bay
Filed March 13 19 95
By GARRY MAURO, Com'r
Douglas Howard
See Rld. SK. 54



2725 SWANTNER DR. • CORPUS CHRISTI, TEXAS 78404

counter 36388



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SEE ATTACHED PLAT

STATE OF TEXAS

Survey No. 752
Nueces Bay

COUNTY OF NUECES

FIELDNOTES of a survey of 0.663 acres of land in four tracts out of Nueces Bay State Tract No. 752, Nueces County Texas:

TRACT NO. 1 ✓

COMMENCING at a 5/8 inch iron rod found at the intersection of the North boundary of Lot 3, Replat of Briar Bluff Unit 2, a map of which is recorded in Volume 11, Page 33 of the Map Records of San Patricio County, Texas, with the East shoreline of Nueces Bay as approved by the General Land Office in letter dated November 9, 1983 and filed as San Patricio County Rolled Sketch No. 46, which corner bears South 69°16'23" West, 0.05 varas (0.14 feet) from the South corner of Lot 7, Block 1, Briar Bluff Unit 3, a map of which is recorded in the Map Records of San Patricio County, Texas in Instrument No. 427300, Tube 26-3 and from which corner a 5/8 inch iron rod found at the Northeast corner of said Lot 3 bears North 69°16'23" East, 76.20 varas (211.67 feet), which Northeast corner of said Lot 3 is also the Southeast corner of Lot 6, Block 1, said Briar Bluff Unit 3;

THENCE North 22°44'24" West, along said East shoreline of Nueces Bay, a distance of 3.60 varas (10.01 feet) to a 5/8 inch iron rod set (N = 17,211,113.83 ft - E = 1,360,374.18 ft), for the Southeast corner of this survey and the POINT OF BEGINNING;

THENCE along said East shoreline of Nueces Bay as follows:

- North 22°44'24" West, 18.49 varas (51.35 feet);
- North 12°36'15" West, 10.04 varas (27.89 feet);
- North 35°53'05" West, 28.41 varas (78.92 feet);
- North 27°08'19" West, 10.44 varas (29.00 feet);
- South 34°16'53" West, 5.23 varas (14.54 feet);
- North 61°43'07" West, 10.97 varas (30.46 feet);
- South 59°51'54" West, 7.49 varas (20.81 feet);
- North 86°15'59" West, 7.84 varas (21.77 feet) to a drill hole set on the centerline of a

File No. Sketch File 53
San Patricio County
Field Notes of 0.663 ac. of Tr. 752, Nueces Bay
 Filed March 13 19 95
 GARRY MAURO, Com'r
 By Douglas Howard

concrete bulkhead, (N = 17,211,270.74 ft - E = 1,360,213.25 ft), for the most Northerly corner of this survey;

THENCE along the centerline of said concrete bulkhead as follows:

- South 43°36'29" East, 13.88 varas (38.55 feet);
- South 37°50'48" East, 27.48 varas (76.33 feet);
- South 33°21'47" East, 29.67 varas (82.42 feet) and
- South 30°31'25" East, 5.59 varas (15.52 feet) to a drill hole set for the Southwest corner

of this survey;

THENCE North 69°16'23" East parallel to the Westerly extension of the North boundary of aforementioned Lot 3 and 10 feet Northerly therefrom measured at right angles thereto, 12.91 varas (35.85 feet) to the POINT OF BEGINNING, containing 9,845 square feet of land.

TRACT NO. 2 ✓

BEGINNING at a drill hole set on the centerline of the aforementioned concrete bulkhead (N = 17,211,277.04 ft - E = 1,360,206.85 ft) for the most Southerly corner of this survey which corner bears North 45°08'30" West, 3.23 varas (8.98 feet) from the most Northerly corner of Tract No. 1 above;

THENCE along the above mentioned East shoreline of Nueces Bay as follows:

North 02°06'50" West, leaving said centerline, 0.62 varas (1.73 feet);
North 38°58'42" West, 15.00 varas (41.67 feet);
North 22°47'27" East, 11.11 varas (30.87 feet);
North 03°48'22" East, 21.77 varas (60.46 feet);
North 71°54'38" West, 10.50 varas (29.16 feet);
North 21°17'35" West, 10.70 varas (29.73 feet);
North 23°12'08" West, 18.90 varas (52.50 feet);
North 39°21'21" West, 25.93 varas (72.03 feet);
North 55°52'42" West, 11.18 varas (31.05 feet);
North 81°15'39" West, 15.58 varas (43.28 feet);
North 28°02'40" West, 41.20 varas (114.45 feet);
North 83°44'20" West, 7.07 varas (19.64 feet);

South 59°11'04" West, 10.02 varas (27.83 feet) to a drill hole set on the centerline of the aforementioned concrete bulkhead for the most Northerly corner of this survey (N = 17,211,652.15 ft - E = 1,359,924.11 ft);

THENCE along the centerline of said concrete bulkhead as follows:

South 51°55'35" East, 12.22 varas (33.95 feet);
South 45°02'18" East, 14.41 varas (40.03 feet);
South 37°28'48" East, 58.37 varas (162.14 feet);
South 33°43'43" East, 42.77 varas (118.80 feet);
South 30°01'55" East, 8.82 varas (24.50 feet);
South 22°35'16" East, 15.11 varas (41.97 feet);
South 34°42'24" East, 9.90 varas (27.50 feet);
South 44°53'39" East, 8.79 varas (24.43 feet) to the POINT OF BEGINNING, containing 15,448 square feet of land.

TRACT NO. 3 ✓

BEGINNING at a drill hole set on the centerline of the aforementioned concrete bulkhead (N = 17,211,662.49 ft - E = 1,359,910.46 ft) for the most Southerly corner of this survey which corner bears North 52°34'52" West, 6.16 varas (17.12 feet) from the most Northerly corner of Tract No. 2 above;

THENCE along the above mentioned East shoreline of Nueces Bay as follows:

North 11°10'02" West, leaving said centerline 5.20 varas (14.44 feet);
North 14°36'34" West, 9.22 varas (25.61 feet);
North 72°36'15" West, 21.75 varas (60.41 feet);
North 84°50'09" West, 10.00 varas (27.78 feet) to a drill hole set on the centerline of the aforementioned concrete bulkhead for the most Northerly corner of this survey (N = 17,211,721.53 ft - E = 1,359,815.60 ft);

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THENCE along the centerline of said concrete bulkhead as follows:

South 59°51'00" East, 19.95 varas (55.42 feet);
South 56°13'50" East, 18.16 varas (50.45 feet);
South 52°22'09" East, 2.14 varas (5.94 feet) to the POINT OF BEGINNING, containing
1,635 square feet of land.

TRACT NO. 4

BEGINNING at a point on the former centerline of the aforementioned concrete bulkhead which has fallen over and is no longer in its original position, (N = 17,211,732.81 ft - E = 1,359,795.55 ft) for the most Southerly corner of this survey, which corner bears North 60°24'55" West, 8.28 varas (23.00 feet) from the most Northerly corner of Tract No. 3 above;

THENCE along the above mentioned East shoreline of Nueces Bay as follows:

North 36°42'32" West, leaving said former centerline, 2.49 varas (7.19 feet);
North 00°16'16" West, 12.12 varas (33.67 feet) and
North 47°19'15" West, 16.59 varas (46.07 feet) to a 5/8 inch iron rod found at the most Northerly Northwest corner of a 10.89 acre tract of land as shown on the aforementioned Replat of Briar Bluff Unit 2 for the most Northerly corner of this survey which corner is also the most Westerly corner of Lot 22, Block 1, of said Briar Bluff Unit 3;

THENCE South 28°38'30" West, along the Northwest boundary of said 10.89 acre tract, at 4.56 varas (12.67 feet) pass the most Southerly Northwest corner of said 10.89 acre tract, in all a distance of 15.36 varas (42.66 feet) to a drill hole set on the centerline of the aforementioned concrete bulkhead for the most Westerly corner of this survey (N = 17,211,765.74 ft - E = 1,359,736.61 ft);

THENCE along the centerline of said bulkhead as follows:

South 61°57'11" East, 3.10 varas (8.62 feet);
South 60°18'50" East, at 8.64 varas (24.00 feet) bulkhead has fallen over, in all a distance of 21.20 varas (58.90 feet) to the POINT OF BEGINNING, containing 1,959 square feet of land.

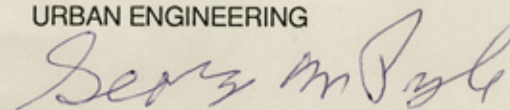
Bearings based on the recorded plat of "Replat of Briar Bluff Unit 2" and recorded plat of "Briar Bluff Unit 3".

Grid coordinates shown herein are based on Texas Coordinate System, South Zone, NAD 83, as determined from "Portland" (2709714 10004) and "Portland No. 2 1973" (2709714 10008).

Map North = N 0°16'59" W on S.T.C.S. Grid.

Shoreline boundary determined from boundary survey by George M. Pyle, L.S.L.S., recorded as General Land Office San Patricio County Rolled Sketch No. 46. Location of bulkhead determined by resurvey on March 9, 1995.

URBAN ENGINEERING



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



counter 36391

3-11-95

MAP CHECK #2 - SET INVERSE
SET #10

TRACT 1

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
			544			
544	NW 22 44'24"	51.35	11			
11	NW 12 36'15"	27.89	12			
12	NW 35 53'05"	78.92	13			
13	NW 27 08'19"	29.00	14			
14	SW 34 16'53"	14.54	15			
15	NW 61 43'07"	30.46	16			
16	SW 59 51'54"	20.81	17			
17	NW 86 15'59"	21.77	421			
421	SE 43 36'29"	38.55	504			
504	SE 37 50'48"	76.33	503			
503	SE 33 21'47"	82.42	502			
502	SE 30 31'25"	15.52	545			
545	NE 69 16'23"	35.85	544			
CLOSURE:						
544	SW 13 23'33"	.01	544	17211112.6607	1360372.3601	
				ERROR:	.0063	.0015

1 PART IN 80821

PERIMETER
523.42

SQ FT
9845.0647

ACRES
.226012

SET #11

TRACT 2

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
			422			
422	NW 2 06'50"	1.73	20			
20	NW 38 58'42"	41.67	21			
21	NE 22 47'27"	30.87	22			
22	NE 3 48'22"	60.46	23			
23	NW 71 54'38"	29.16	24			
24	NW 21 17'35"	29.73	25			
25	NW 23 12'08"	52.50	26			
26	NW 39 21'21"	72.03	27			
27	NW 55 52'42"	31.05	28			
28	NW 81 15'39"	43.28	29			
29	NW 28 02'40"	114.45	41			
41	NW 83 44'20"	19.64	30			
30	SW 59 11'04"	27.83	423			
423	SE 51 55'35"	33.95	513			
513	SE 45 02'18"	40.03	512			
512	SE 37 28'48"	162.14	511			
511	SE 33 43'43"	118.80	510			
510	SE 30 01'55"	24.50	509			
509	SE 22 35'16"	41.97	508			
508	SE 34 42'24"	27.50	507			

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507 SE 44 53'39" 24.33 422
 CLOSURE:
 422 SE 60 56'43" .01 422 17211276.7022 1360205.8397
 ERROR: .0040 -.0072

1 PART IN 124764

PERIMETER 1027.63 SQ FT 15447.9364 ACRES .354636

SET #8 TRACT 3

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
			424			
424	NW 11 10'02"	14.44	33			
33	NW 14 36'34"	25.61	34			
34	NW 72 36'15"	60.41	35			
35	NW 84 50'09"	27.78	425			
425	SE 59 51'00"	55.42	517			
517	SE 56 13'50"	50.45	516			
516	SE 52 22'09"	5.94	424			
CLOSURE:						
424	SE 49 53'57"	.01	424	17211663.6044	1359911.3525	
ERROR: .0048 -.0057						

1 PART IN 32213

PERIMETER 240.06 SQ FT 1635.319 ACRES .037542

SET #9 TRACT 4

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
			426			
426	NW 36 42'32"	7.19	38			
38	NW 0 16'16"	33.67	39			
39	NW 47 19'15"	46.07	40			
40	SW 28 38'30"	42.66	428			
428	SE 61 57'11"	8.62	521			
521	SE 60 18'50"	58.90	426			
CLOSURE:						
426	SW 69 51'49"	0.00	426	17211734.4908	1359796.7961	
ERROR: .0011 .0030						

1 PART IN 61687

PERIMETER 197.11 SQ FT 1958.8912 ACRES .04497

counter 36393