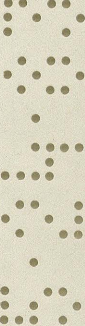


Job No. 18546.T2

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

May 20, 1983



Gary Mauro, Commissioner  
General Land Office  
1700 N. Congress Room 812  
Austin, Texas 78701

Attention: Herman Forbes, Director Surveying Division

Report on shoreline survey of 195.96 acres out of Lots 3, 4, 5, 5a, 6, 6a, 7a, 9, 10, and 11, Section 26 Flour Bluff and Encinal Farm and Garden Tracts, Nueces County, Texas.

This report and accompanying survey are being submitted to obtain General Land Office approval of the boundary between privately owned land and State owned submerged land on Cayo Del Oso State Tract "D".

Exhibits

1. A portion of map of Flour Bluff and Encinal Farm and Garden Tracts surveyed in July 1894 and recorded in Volume A, Pages 41-44, Nueces County Map Records.
2. Sheet No. 1 of "Map of a part of Laguna Madre in Nueces and Mustang Counties Showing Subdivision for Mineral Development" dated November 1, 1948 and revised September 12, 1951.
3. ASCS Aerial Photo BRE-2G-173, dated February 7, 1950.
4. Oso Creek NE, Tex. Quadrangle dated 1951
5. ASCS Aerial Photo BRE-2P-97, dated January 16, 1956.
6. ASCS Aerial Photo BRE-3BB-38, dated January 15, 1961.
7. Survey of 299.51 acres out of Sections 25, 26, and 34, Flour Bluff and Encinal Farm and Garden Tracts, by Green Engineering Company dated June-August 1961.
8. Glasson Lammon Aerial Photo 9882-10 dated October 14, 1982.

Flour Bluff and Encinal Farm and Garden Tracts (See Exhibit No. 1) of which this 195.96 acre tract is a part, was first surveyed in 1894. At that time 82.46 acres (acreage taken from Plat of F.B. & E..F. & G. Tracts) of the 195.96 acres



San Patricio

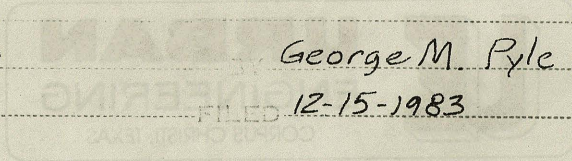
SKETCH NO. 46A1 (sheet 1 of 3)

Correspondence

SURVEYED 5-5-1983

George M. Pyle

12-15-1983



Job No. 18546 T3

P.O. BOX 6825 3755 SWANTHER  
CORPUS CHRISTI TEXAS 78411 PHONE 844-3101

May 20, 1983

Gary Mauro, Commissioner  
General Land Office  
1700 N. Congress, Room 812  
Austin, Texas 78701

Attention: Herman Forbes, Director Surveying Division

Report on shoreline survey of 195.96 acres out of lots 3, 4, 5, 25, 6,  
6a, 7a, 9, 10, and 11, Section 26 Flour Bluff and Encinal Farm and Garden Tracts,  
Nueces County, Texas.

This report and accompanying survey are being submitted to obtain General  
Land Office approval of the boundary between privately owned land and State  
owned submerged land on Cayo Del Oso State Tract "D".

Exhibits

1. A portion of map of Flour Bluff and Encinal Farm and Garden Tracts surveyed in July 1994 and recorded in Volume A, Pages 41-44, Nueces County Map Records.
2. Sheet No. 1 of "Map of a part of Laguna Madre in Nueces and Mustang Counties Showing Subdivision for Mineral Development" dated November 1, 1948 and revised September 17, 1951.
3. ACGS Aerial Photo BRB-26-173, dated February 7, 1950.
4. Oso Creek ME, Tex. Quadrangle dated 1951
5. ACGS Aerial Photo BRB-27-07, dated January 15, 1956.
6. ACGS Aerial Photo BRB-38B-38, dated January 15, 1961.
7. Survey of 299.51 acres out of sections 25, 26, and 34, Flour Bluff and Encinal Farm and Garden Tracts, by Green Engineering Company dated June-August 1961.
8. Glasson Lammson Aerial photo 9882-10 dated October 14, 1967.

Flour Bluff and Encinal Farm and Garden Tracts (see Exhibit No. 1) of which this 195.96 acre tract is a part, was first surveyed in 1941. At that time 21.46 acres (acres taken from plot of F. B. & F. G. Tracts) of the 195.96 acres

counter 41476



Gary Mauro, Commissioner  
May 20, 1983  
Page 2

was state owned submerged land in Oso Creek. By 1950 all of this 82.46 acres had been filled in by natural accretion to an elevation well above mean high tide. A natural deainage channel draining through the 195.96 acre tract caused the accretion. In the latter part of 1950 or early 1960 artificial ditches were constructed to direct more water into this natural channel at its upper end. An earthen dam was built across the stream sometime between 1961 and 1968. This dam slows up on the Oso Creek NE, Tex. Quadrangle for 1968, (not included in Exhibits) and still exists today (See Exhibit No. 8) but it is breached and holds no water.

Exhibits 3, 4, 5, 6, and 8 show the easterly progression of the accretion.

In 1961, William Green, Nueces County Surveyor made a survey of this property showing the 1.0 foot elevation as the shoreline of the Oso and also the threadline of the channel draining into the Oso. I used his threadline as the boundary between the private owners because no threadline is visible today, but I did not use his 1.0 elevation as the shoreline.

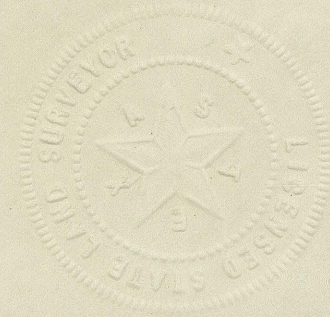
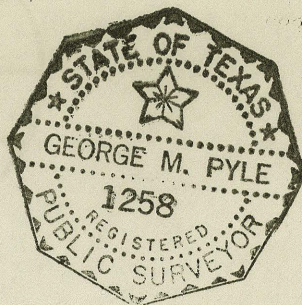
On May 24, 1982 I surveyed Section 33 to the north of this tract and used elevation 1.6 feet, which was the aquatic vegetation line, as the shoreline of the Oso. On May 8, 15, and 16, 1983, I ran this line south and east to the existing shoreline of the Oso which was about 1200 feet east of Green's shoreline. The 1.6 foot line and Greens 1.0 foot line are both shown on the accompanying survey plat and on the 1982 photo (Exhibit No. 8).

I plotted the 1982 vegetation line (1.6 foot elevation) on the 1956 photo (Exhibit No. 5) as close as I could and found that at Greens threadline it coincided fairly well with the Oso shoreline as it existed at that time. The 1983 shoreline was considerably east of Green's line. For the shoreline of this survey I used the shoreline on the 1956 photo (Exhibit No. 5). I think an on the ground inspection should be made on this tract.

Respectfully Yours,

George M. Pyle, R.P.S. LSLS

GMP:slf



counter 41477



San Patricio Nueces

COUNTY ROLLED SKETCH NO. 92A ~~46A~~ (sheet 2 of 3)

Correspondence

SURVEYED BY Geo. M. Pyle

5-24-

FILED 1983

was state owned numbered land in the Oso Creek. In 1900 all of this land had been filled in by natural accretion to an elevation of 1.0 foot above mean tide. A natural drainage channel draining through the 1.0 foot area tract caused the accretion. In the latter part of 1900 or early 1900 artificial ditches were constructed to direct more water into this natural channel at its upper end. An earthen dam was built across the stream sometime between 1907 and 1908. This dam flows up on the Oso Creek NE, Tex. Channel No. 1908, (not included in Exhibits) and still exists today (see Exhibit No. 3) but it is beached and holds no water.

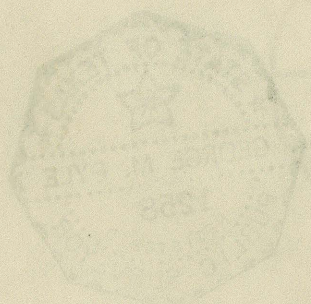
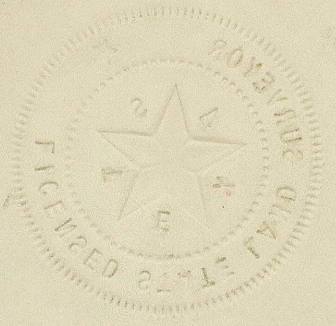
Exhibits 3, 4, 5, 6, and 8 show the easterly progression of the accretion. In 1981, William Green, Nueces County Surveyor made a survey of this property showing the 1.0 foot elevation as the shoreline of the Oso and also the threshold of the channel draining into the Oso. I used the threshold as the boundary between the riviera owners because no threshold is visible today, but I did not use the 1.0 elevation as the shoreline.

On May 24, 1982 I surveyed Section 33 to the north of this tract and used elevation 1.6 feet which was the aquatic vegetation line, as the shoreline of the Oso. On May 2, 15, and 16, 1982, I ran this line south and east to the existing shoreline of the Oso which was about 1300 feet east of Green's shoreline. The 1.0 foot line and Green's 1.0 foot line are both shown on the accompanying survey plat and on the 1982 photo (Exhibit No. 3).

I plotted the 1982 vegetation line (1.6 foot elevation) on the 1956 photo (Exhibit No. 3) as close as I could and found that the Green's shoreline is coincident fairly well with the Oso shoreline as it existed at that time. The 1.0 foot shoreline was considerably east of Green's line. For the purpose of this survey I used the shoreline on the 1956 photo (Exhibit No. 3). I think an on the ground inspection should be made on this tract.

Respectfully yours,

George M. Pyle, P.S. 22, 1288



counter 71478



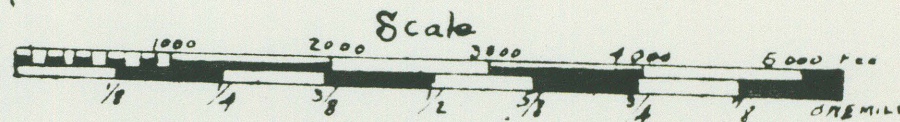
# MAP OF FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS NUECES COUNTY, TEXAS

SURVEYED AND DRAWN FOR  
THE TEXAS LAND AND CATTLE COMPANY, LIMITED

By J.S. Peter, C.E.

CORPUS CHRISTI, TEX.

July 1894



### NOTE

All roads are 40 feet wide colored red on each side of section and half section lines as shown  
Full lots contain 20 acres inclusive of road  
Full inside lots contain 19 3/4 acres inclusive of road  
Full corner " " 19 1/10 " " " "

### REFERENCE

Section Line Roads are indicated thus   
Half Section " "   
Lat Lines " "   
Buildings " "   
Cultivated Lands " "

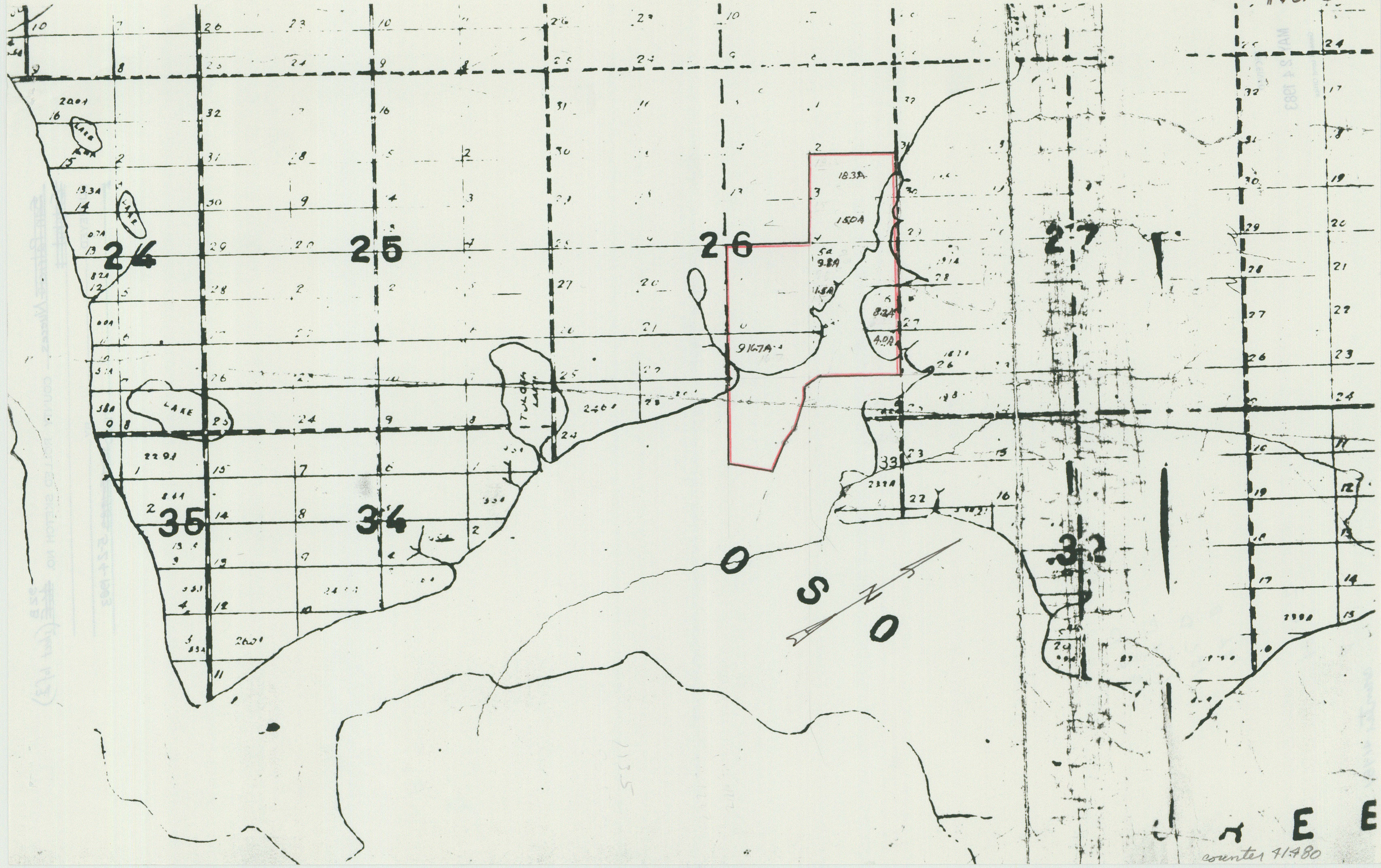
Filed this the 20<sup>th</sup> day of  
January A D 1895

H. E. Luter Clerk  
County Court Nueces County  
Texas

L.S.









San Patricio Nueces COUNTY ROLLED SKETCH NO. <sup>92B</sup>~~46F~~ (sheet 1 of 3)

~~Exhibit~~

SURVEYED \_\_\_\_\_ BY \_\_\_\_\_

FILED ~~12-15-1982~~ 5-24-1983



19 C D  
 79 X B  
 18 C D  
 18 A B  
 18 C D  
 A

0-34 NO 7

RECEIVED  
 MAY 24 1983  
 General Land Office

counter 41481



NO. 2

SHEET NO. I.

MAP OF A PART OF

LAGUNA MADRE

IN

NUECES AND KLEBERG COUNTIES

SHOWING

SUBDIVISION FOR MINERAL DEVELOPMENT

BY

BASCOM GILES COMMISSIONER GENERAL LAND OFFICE

AUSTIN TEXAS - NOV. 1, 1948 - SCALE · 1" = 1200 VARAS

COMPILED BY CURTIS R. HALE

TRACED BY J. M. L.

1" = 3333'

counter 91782



21



RECORDED  
EBER & S. YAM

counter 41483

D-74



~~San Patricio~~  
Exhibit No. 2

COUNTY MAP AND SKETCH NO. 92C ~~466~~ (sheet 1 of 2) also see map

~~Exhibit No. 2~~

SURVEYED \_\_\_\_\_ BY \_\_\_\_\_  
FILED 5-24-  
~~7-15-~~ 1983



RECEIVED

MAY 24 1983

General Land Office

counter 41484



2-7-'50

BRE-26-173



45

Counter 41485

1" = 1320' ±



San Patricio Nueces COUNTY ROLLED SKETCH NO. 92 D  
Exhibit No 3 ~~46~~ (sheet 3 of 3)

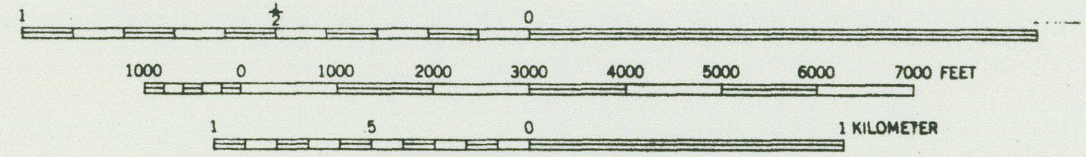
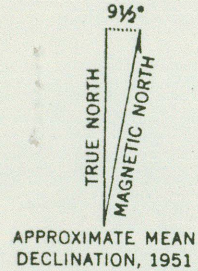
SURVEYED..... BY.....  
..... FILED 5-24  
~~12-15~~ - 1983

RECEIVED  
MAY 24 1983  
General Land Office

counter 71786

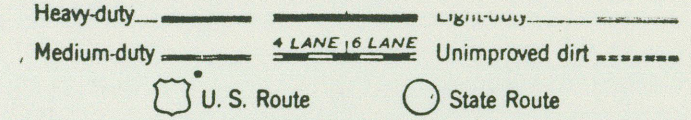


No. 4



CONTOUR INTERVAL 5 FEET  
 DATUM IS MEAN SEA LEVEL  
 DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER  
 SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER  
 THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 1 FOOT

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
 FOR SALE BY U. S. GEOLOGICAL SURVEY, FEDERAL CENTER, DENVER, COLORADO OR WASHINGTON 25, D. C.  
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



OSO CREEK NE, TEX.  
 NE/4 OSO CREEK 15' QUADRANGLE  
 N2737.5-W9715/7.5

1951

Counter 41487



4.6 MI. TO TEXAS R.  
CABANISS FIELD 3.9 M.

40'

720 000  
FEET

27°37'30"  
97°22'30"

2 370 000 FEET

20'

(OSO CREEK 1:62 500)

counter 71488

17'30"





~~San Patricio Nueces~~

COUNTY ROLLED SKETCH NO.

~~461~~ (sheet 1 of 2)

~~Exhibit No. A~~

SURVEYED

BY

5-24-1983

FILED

12-15-1983

General Land Office

MAY 24 1983

RECEIVED

counter 41489





1-16-56

45

BRE-2P-97



41-583

counter 41490

1" = 1320' ±



~~San Patricio Nueces~~ COUNTY ROLLED SKETCH NO. 92 F  
~~Exhibit No. 5~~ ~~467~~

SURVEYED \_\_\_\_\_ BY \_\_\_\_\_  
FILED <sup>5-24-</sup>~~12-15-~~ 1983

RECEIVED  
MAY 24 1983  
General Land Office

counter 71491



1-15-61

D-74 NO. 6

BRE-3BB-38



45

counter 41492

1"=1320' ±



~~San Patricio~~ Nueces COUNTY ROLLED SKETCH NO. ~~46K~~<sup>92G</sup>

~~Exhibit No 6~~

SURVEYED

BY

5-24-

FILED

~~12-15-~~ 1983

General Land Office

MAY 24 1983

RECEIVED

counter 9193



No. 7

PLAT SHOWING  
**SURVEY OF 299.51 ACRES**

OUT OF SECTIONS 25, 26, & 34

FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS

NUECES COUNTY, TEXAS

SURVEYED AND PLATTED FOR

A. G. KIRCHMEYER

BY GREEN ENGINEERING CO.

JUNE - AUGUST, 1961

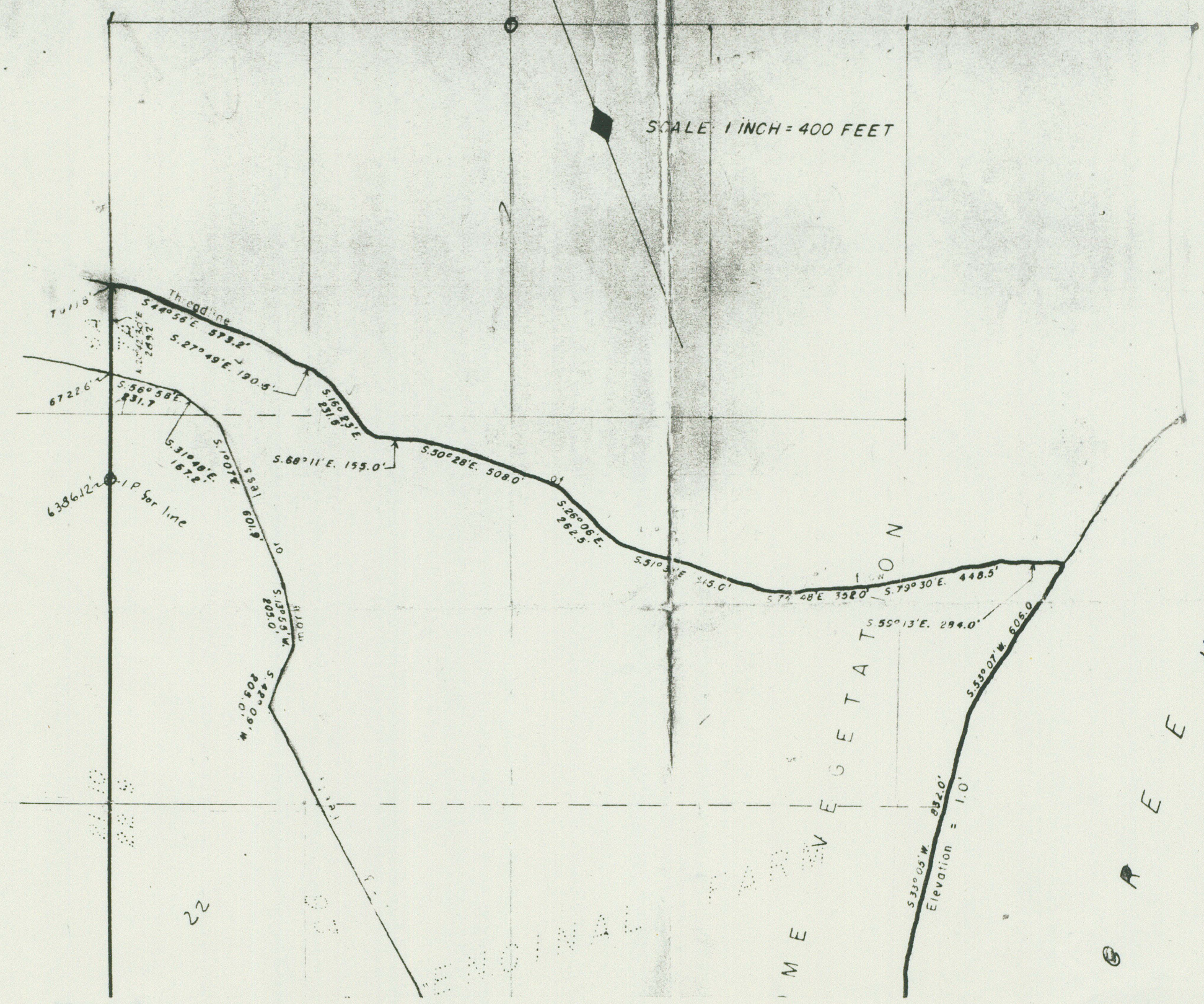
*counter 71494*



1888 P.S. Y.M.M.



SCALE 1 INCH = 400 FEET



22

20

ORIGINAL

VEGETATION

CREEK



0-11 NO. 4

~~San Patricio~~ Nueces COUNTY ROLLED SKETCH NO. <sup>92 H</sup>~~46 L~~ (1 of 2)  
~~Exhibit No. 7~~

SURVEYED \_\_\_\_\_ BY \_\_\_\_\_  
FILED <sup>5-24</sup>~~12-15~~ 1983

RECEIVED  
MAY 24 1983  
General Land Office



*Timor*

counter 71496



D-74

NO. 8

9882-10

K16 5-24-82  
1.0 by Wm Groom  
1.6 3-8, 15, 16-83

Counter 41497



MAY 24 1983

RECEIVED

~~San Patricio Nueces~~

COUNTY ROLLED SKETCH NO.

92 I

~~46A~~

~~Exhibit No. 8~~

SURVEYED

BY

5-24-

~~12-15~~ 1983

GLASSON - LANMOM  
Aerial Photography  
Rt. # 2 - Box 902B  
CORPUS CHRISTI, TEXAS  
78410

Date: OCT 14 1982

Scale: 1/1000

1/1200

Counter 41498