

LOCATION MAP  
NOT TO SCALE

LINE	BEARING	DISTANCE IN FEET	DISTANCE IN VARAS
L1	S 82° 08' 42\"	47.13	31.55
L2	S 94° 13' 56\"	16.87	6.07
L3	N 39° 45' 50\"	43.58	21.81
L4	N 43° 03' 31\"	110.70	39.78
L5	N 06° 36' 10\"	86.24	31.05
L6	N 87° 48' 22\"	39.13	14.09
L7	S 82° 34' 41\"	69.49	25.02
L8	S 64° 00' 45\"	45.02	16.21
L9	S 53° 17' 03\"	67.05	31.34
L10	N 49° 48' 04\"	44.73	26.90
L11	N 31° 04' 38\"	144.98	37.79
L12	N 18° 02' 38\"	70.01	25.92
L13	N 39° 11' 53\"	77.85	24.43
L14	S 40° 03' 30\"	89.17	35.65
L15	S 30° 50' 46\"	88.07	31.76
L16	S 67° 18' 48\"	111.79	22.24
L17	S 40° 54' 03\"	88.86	31.99

PACKERY CHANNEL

PACKERY CHANNEL

54.39 ACRES

SPOIL ISLAND

DREDGED AREA

SOUTH PADRE ISLAND DRIVE

NUECES COUNTY PARK NO. 2

FINAL COORDINATE LISTING FOR GPS-316  
NATIONAL GEODETIC SURVEY  
GPS PROGRAM  
1983 DATUM  
NGVD 1929

STATION NAME	LATITUDE (NORTH)	LONGITUDE (WEST)	NORTHING (M)	EASTING (M)	ZONE CONVERGENCE	SCALE FACTOR	ELEVATION (M)	GEOD HT (M)
SP-020	27 37 32.86446	097 13 16.78352	5217692.621	425198.291	TX S 0 34 48.89	0.99995402	3.0	-26.70
SQ-020	27 38 7.81022	097 13 28.90220	5215071.474	425890.618	TX S 0 34 44.29	0.99994962	3.7	-26.64

File No. Rolled Sketch 115  
Nueces  
Block 1 & Block 2, Section 18, Padre Island  
Date August 7, 1992  
Surveyor GARRY MADRO  
By Douglas Howard

STATE OF TEXAS  
COUNTY OF NUECES

I, GEORGE M. PYLE, LICENSED STATE SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS MADE BY ME ON THE GROUND AND THAT THE LIMITS, BOUNDARIES AND CORNERS, NATURAL AND ARTIFICIAL ARE TRULY DESCRIBED HEREON.

BY: George M. Pyle DATE: 7-30-92  
GEORGE M. PYLE, R.P.L.S., L.S.L.S.

Shoreline established at current M.H.W. elevation of 2.96 feet from Blucher Institute Packery Channel, Laguna Madre, Texas Tide Gage, Station No. 877-5792  
Bearings and coordinate based on NAD 1983, TX S

Littoral Owner:  
Ane B. Westerberg  
c/o Robert Braubach  
2115 Alamo National Building  
105 So. St. Marys  
San Antonio, Texas 78215

\*Plat recorded in Volume 38, Pages 69 & 70, Map Records of Nueces County, Texas

REV. BY	DATE	DESCRIPTION	APPROVED
<b>SHORELINE SURVEY</b>			
*Block 1 and Block 2, Section 18, Padre Island - Corpus Christi, Nueces County, Texas			
DRAWN BY: <u>D.M.O.</u> SCALE: <u>1"=100'</u> JOB NO: <u>10118.91X</u>			
CHK'D BY: <u>G.M.P.</u> DATE: <u>7/28/92</u> SHEET: <u>1</u> OF: <u>1</u>			

COUNTY Nueces

July 29, 1992  
Job No. 10118.91.1X

*Rolled Sk. 115 A*  
*Nueces*  
*Blk. 1 & Blk. 2, Section 18, Padre Is.*  
*Aug. 3 92*  
*Douglas Howard*

SURVEY REPORT

Blocks 1 and 2, Section 18, Padre Island-Corpus Christi, Nueces County, Texas.

The subject tract is owned by Ane B. Westerberg and adjoins State Submerged Tract No. 61 in Laguna Madre.

EXHIBITS:

1. Copy of recorded plat of property
2. Portion of J.S. Boyles 1941 survey of Padre Island
3. Portion of Map of Park Sites and Road R.O.W. on Padre Island, Nueces County by County Engineer June 1948
4. Lanmon Aerial Photo No. 28968-2, dated November 4, 1968 on scale of one inch = 300 ± feet
5. Lanmon Aerial Photo No. 7073-1, dated December 22, 1973 on scale of one inch = 200 ± feet
6. Glasson-Lanmon Aerial Photo No. 6881-1, dated July 24, 1981 on scale of one inch = 400 ± feet
7. Lanmon Aerial Photo No. 16583-1, dated November 16, 1983 on scale of one inch = 200 ± feet
8. Lanmon Aerial Photo No. 991-16D, dated February 9, 1991 on scale of one inch = 400 ± feet

This property was surveyed by Urban Engineering and monitored by Ray Wisdom, former Survey Director of the G.L.O., in 1968. The shoreline was determined as elevation of 0.68 feet (1927 M.S.L. Datum) and is shown on an Urban Engineering plat dated May 6, 1968, under job no. 1921-B, a copy of which you have in your files. It is my understanding that the G.L.O. approved the shoreline shown on the 1968 plat from Padre Island Drive South to the county line, but not on the subject tract which is labeled 69.62 acres on the Urban plat.

The shoreline shown on the accompanying survey was set in accordance with the current M.H.H.W. elevation of 2.96 feet on the Blucher Institute Packery Channel, Laguna Madre, Texas Tide Gage (Station No. 877-5792).

This tide gage reading of 2.96 feet translates to an elevation of 1.21 feet based on the datum that Urban Engineering used in 1968.

On the current survey I have followed the existing shoreline except for a small portion at the Southwest corner which was dredged out by the Navy and ownership should remain with the upland owner even though now below M.H.H.W. For this portion of the boundary I extended a line from a point at elevation 2.96 feet, just North of the dredged portion in a Southwesterly direction, parallel to the shoreline shown by the county engineer on exhibit no. 3. The deed to the county (Vol. 474, Page 276, D.R.N.C.T.) calls for "Mean High Tide Elevation" on this shoreline but does not specify elevation used.

There are two or three long narrow depressions in the Northeast portion of this survey which sometimes hold water and at other times are dry, depending on whether rain or very high

tides have filled them up. At the present time all these depressions are dry except for the one furthest North which can be seen on exhibit no. 8. This depression at the present time is connected to Packery Channel by a narrow (4 ± feet) ditch with its bottom elevation at Packery Channel being about 3 inches below M/H.H.W. On exhibits 4 and 5, there is no well defined connection to Packery Channel but there is some slight indication of a connection. On exhibits 6 and 7 there is no connection at all between the depression and Packery Channel.

Prior to 1991, Packery Channel was redredged and the spoil was disposed of in the diked area which can be seen on exhibit no. 8. A drainage pipe through this dike is located near the Southwest end of the depression which is affected by the tide and I believe the well defined ditch to Packery Channel on exhibit no. 8 was either dug or eroded by the dredge water flowing from the diked area.

In my opinion, this depression is not naturally connected to Packery Channel except at tide levels well above M.H.H.W. and I have included it within the upland boundary.

Bearings and coordinates determined from the following monuments:

GPS 316-NAD 1983  
STATION NO. SP-020  
STATION NO. SQ-020

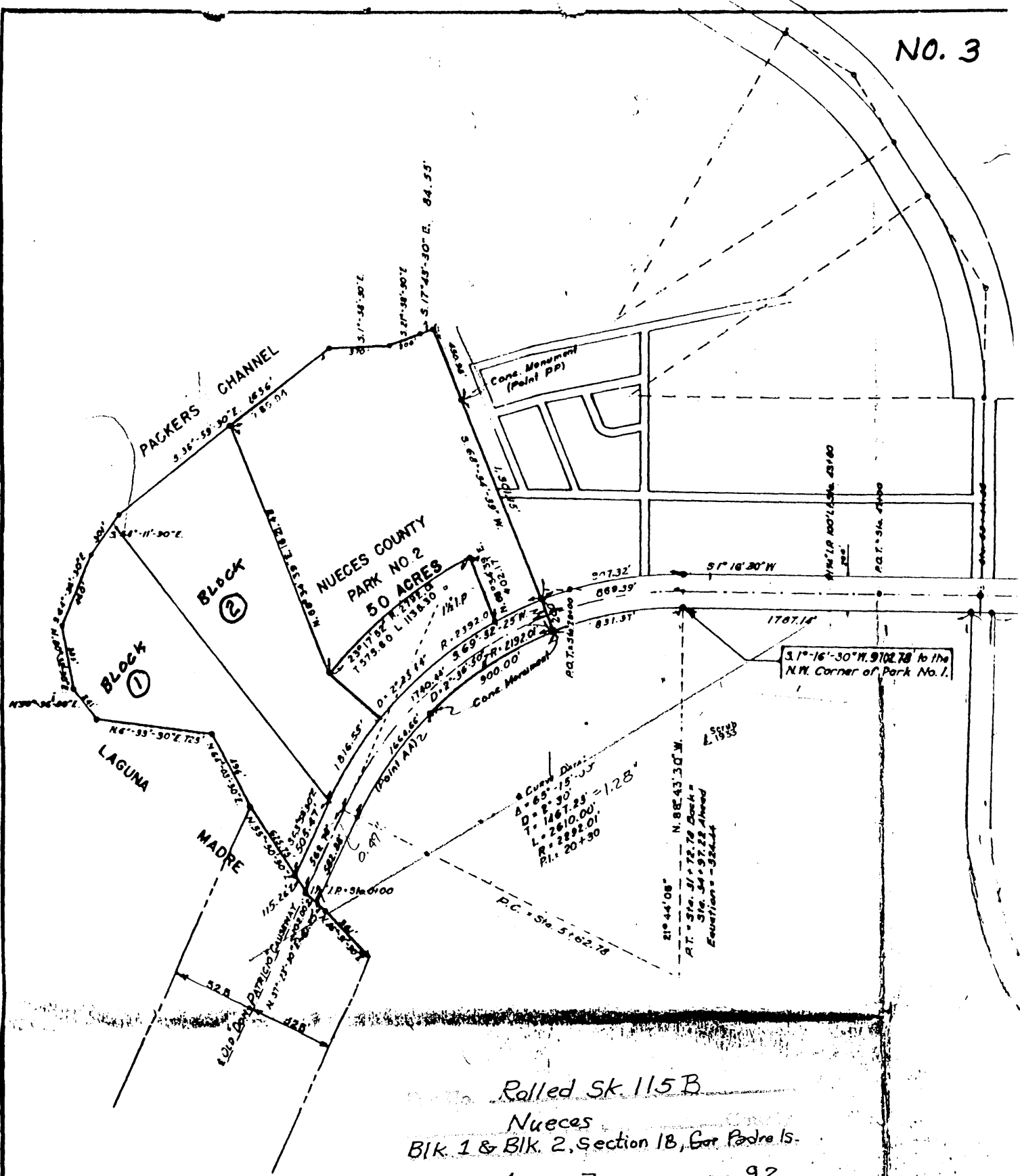
Signed: *George M. Pyle*  
George M. Pyle, R.P.L.S.-L.S.L.S.

NOTE: I made a survey of this same tract on July 9, 1985 and on my plat I have the following note:

"Shoreline boundary approved by General Land Office by letter dated December 18, 1970 signed by Jerry Sadler, Commissioner."

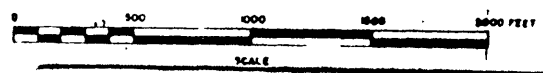
I can not locate this letter in my files but it must be in the G.L.O. office.

*Rolled Sk. 115 A*  
*Nueces*  
*Blk. 1 & Blk. 2, Section 18, Padre Is.*  
*Aug. 3 92*  
*Douglas Howard*

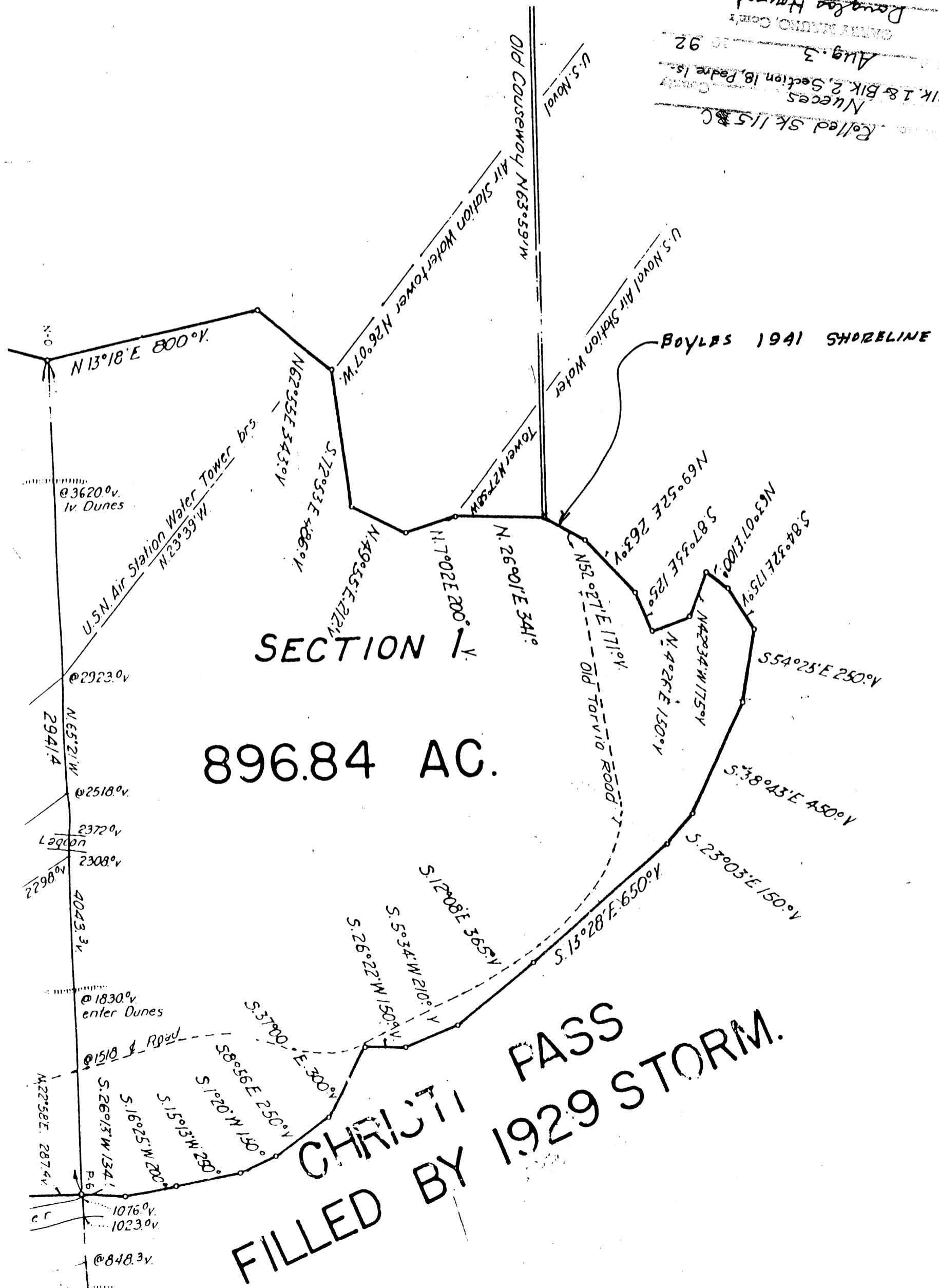


Rolled Sk. 115 B  
 Nueces  
 Blk. 1 & Blk. 2, Section 18, Cor. Padre Is.  
 Aug. 3 1992  
 CARL MEURO, Comr.  
 Douglas Howard

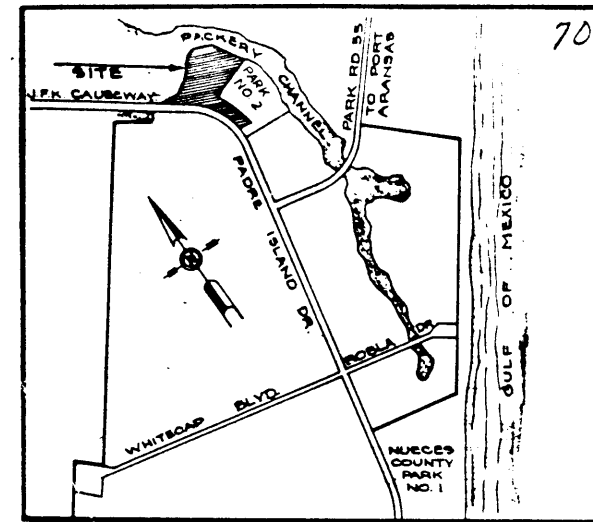
MAP OF PARK SITES & ROAD R.O.W. ON  
**PADRE ISLAND, NUECES COUNTY**  
 PREPARED IN THE OFFICE OF J. R. LAURENCE  
 COUNTY ENGINEER - NUECES COUNTY, TEXAS  
 JUNE, 1948  
 REVISED MARCH, 1950



Colled SK 115 B C  
Nices  
Bik 1 & Bik 2, Section 18, Padre Is.  
County  
Aug. 3  
1992  
Dennis M. Brown, Cont.  
Douglas Howard



CHRISTI PASS  
FILLED BY 1929 STORM.

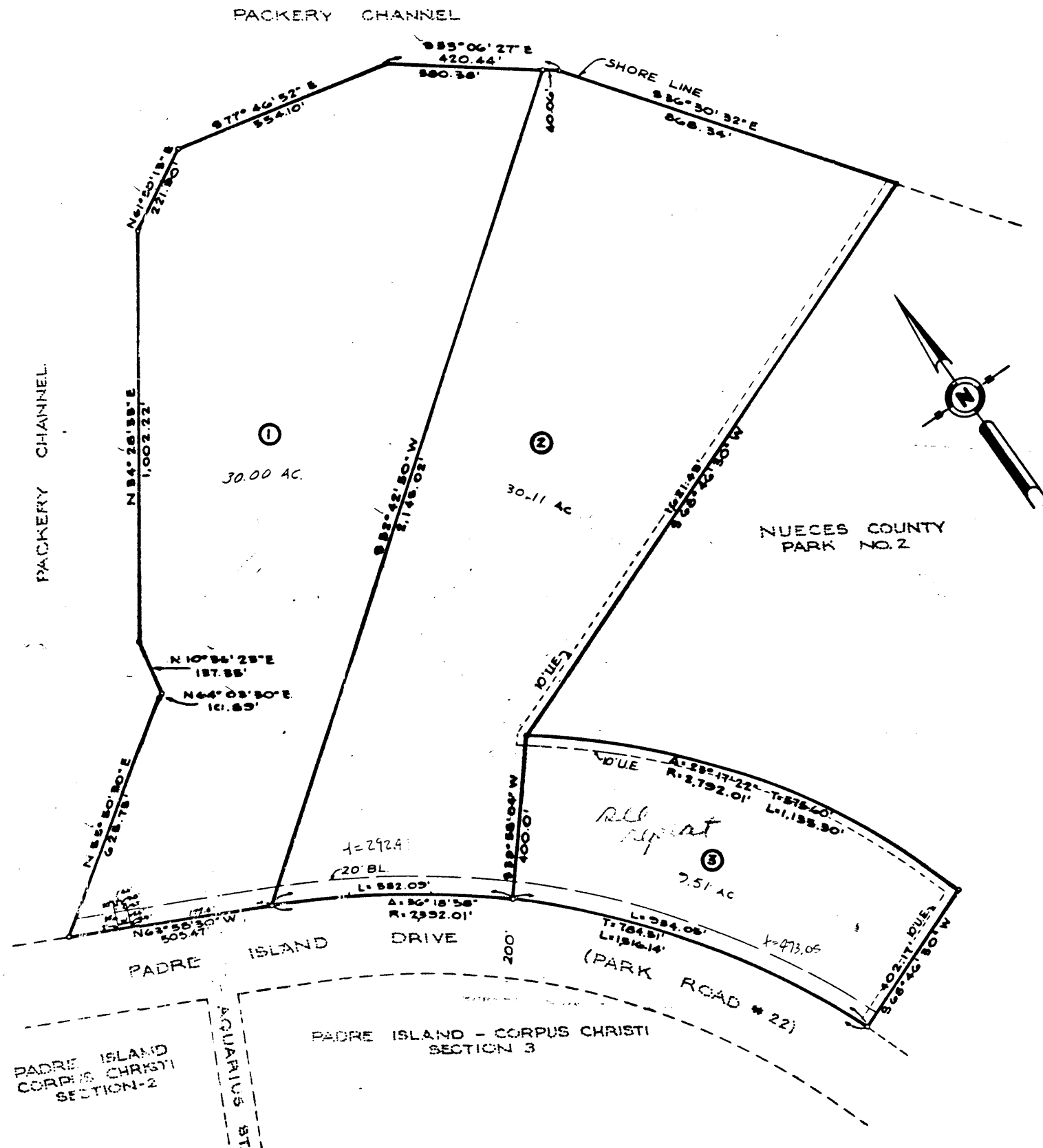


LOCATION MAP  
NO SCALE

NO. 1

NOTES:

1. 1 1/2" Iron Rods at all lot corners. 3/4" Iron Pipes at all block corners.
2. All curves are circular and continue on tangent.
3. No Buildings or other improvements whatsoever may be constructed on any lot or portion of the Subdivision until improvements meeting the requirements of the City of Corpus Christi and on file in the Office of the Director of Public Works in connection with the approval of the Plat of this P.I.C.C. - SECTION 16 have been constructed and/or installed by Padre Island Investment Corporation.
4. BL - Building Line



*Roller SK 115 D*  
*Nueces*  
*BIK. 1 & BIK. 2, Section 18, Padre Is.*  
*Aug. 3 1992*  
*Dorothy Howard*

PLAT RECORDED  
 VOL 38  
 PGS 69-70  
 MAP RECORDS NUCES  
 CO. TEXAS  
 F.F.R. MAR 3 1972

JKL  
 PADRE ISLAND - CORPUS CHRISTI  
 SECTION 16

SCALE IN FEET

LE URBAN ENGINEERING CORPUS CHRISTI, TEXAS

JOB NO 1246 SHEET 2 OF 2

NO. 4  
1968  
1" = 300' ± (285')

Approximate Location  
of Boyles  
Shoreline

54.39 ACRES

M=290

NO. 5  
1973  
1" = 200' ± (195)

33

54.39 Acres

P

6881-1

NO. 6  
1981  
1" = 400'

5933 ACRES

GLASSON • LANMON  
Aerial Photography  
Rt. # 2 • Box 902B  
CORPUS CHRISTI, TEXAS  
78410

Date: JUL 24 1981

Scale: 1/400



NO. 7  
1983  
1" = 200' ± (195)

54.39 ACRES

ACRES

ACRES

11.51 ACRES

NO. 8  
1991  
1" = 400' ± (405')

54.39 ACRES

1" = 405'





Texas General Land Office  
Garry Mauro, Commissioner

Stephen F. Austin Building  
1700 North Congress Avenue  
Austin, Texas 78701-1495  
(512) 463-5001

C. B. Thomson  
Director of Surveying  
Asset Management Division  
(512) 463-5212  
Fax (512) 463-5098

September 23, 1992

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

Re: 54.39 acre tract platted as Blocks 1 and 2, Section 18, Padre  
Island, Corpus Christi.

Dear Mr. Pyle:

Your plat of the above referenced property dated July 30, 1992,  
together with the supporting documentation, has been accepted for  
filing in the records of the General Land Office. For this purpose  
the boundary of this tract along Packery Channel is recognized as  
the line of mean higher high water.

The plat and supporting documents were filed in this office on  
August 3, 1992, as Nueces County Rolled Sketch 115A through 115I.

If this office can be of further assistance to you, please let me  
know.

Sincerely,

C. B. Thomson  
Director, Surveying Division

CBT/jak

Roller Sketch 115J  
NUECES  
Blks 1 & 2, Section 18, Padre Is. County  
September 23 1992  
GARRY MAURO, Com'r  
By Douglas Howard

July 29, 1992

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

Attn: Ben Thomson, Director of Survey Division

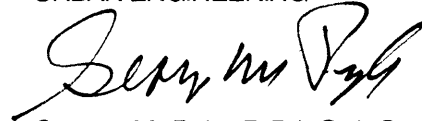
Dear Ben:

I am herewith submitting a survey and report with eight exhibits of a 54.39 acre tract platted as Blocks 1 and 2, Section 18, Padre Island, Corpus Christi, and recorded in Volume 38, Pages 69 and 70, Map Records of Nueces County, Texas.

The tract is on the North end of Padre Island, adjoining Laguna Madre Submerged Tract No. 61. 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, R.P.L.S.-L.S.L.S.

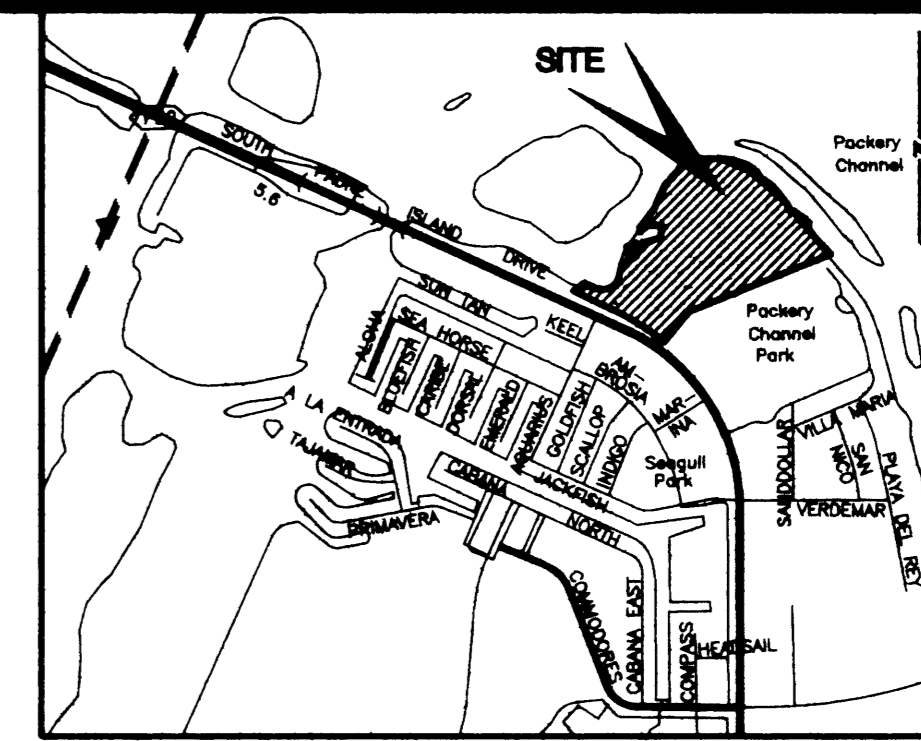
GMP/aem

Enclosure

*Rolled sketch 115K  
NUECES  
Blks. 1 & 2, Section 18, Padre Is.  
September 23 92  
Douglas Howard*

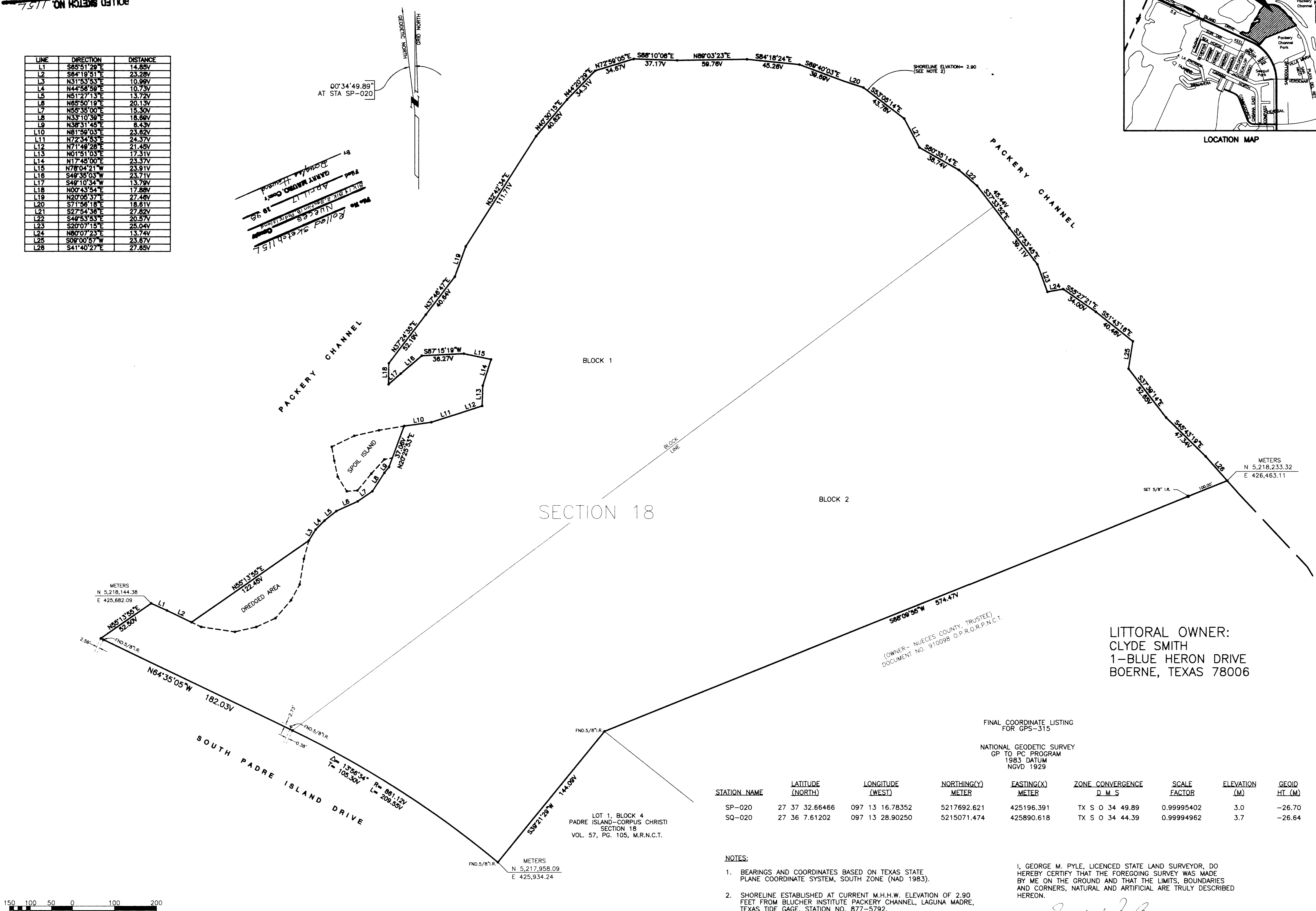
LINE	DIRECTION	DISTANCE
L1	S65°51'29"E	14.85V
L2	S64°19'51"E	23.26V
L3	N31°53'53"E	10.99V
L4	N44°58'58"E	10.73V
L5	N51°27'13"E	13.72V
L6	N65°50'19"E	20.13V
L7	N55°33'00"E	15.30V
L8	N33°10'39"E	18.66V
L9	N38°31'45"E	8.43V
L10	N81°50'03"E	23.62V
L11	N72°34'53"E	24.37V
L12	N71°48'28"E	21.45V
L13	N01°51'03"E	17.31V
L14	N17°48'00"E	23.37V
L15	N78°04'21"W	23.91V
L16	S49°35'03"W	23.71V
L17	S49°10'34"W	13.78V
L18	N00°43'54"E	17.88V
L19	N20°08'37"E	27.46V
L20	S71°56'18"E	18.61V
L21	S27°54'36"E	27.82V
L22	S49°53'53"E	20.57V
L23	S20°07'15"E	25.04V
L24	N80°07'23"E	13.74V
L25	S09°00'57"W	23.67V
L26	S41°40'27"E	27.85V

Roller Sketch 1157  
 Nueces County  
 Approved April 17, 1998  
 Approved by County Clerk  
 Approved by County Surveyor



REV. BY	DATE	DESCRIPTION

SCALE: 1"=100'  
 DRAWN: KAC  
 CHECKED: GMP  
 DATE: 1-27-98



LITTORAL OWNER:  
 CLYDE SMITH  
 1-BLUE HERON DRIVE  
 BOERNE, TEXAS 78006

(OWNER - NUECES COUNTY TRUSTEE)  
 DOCUMENT NO. 910098 O.P.R.O.R.P.N.C.T.

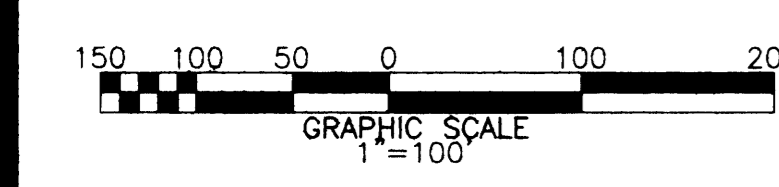
FINAL COORDINATE LISTING  
 FOR GPS-315  
 NATIONAL GEODETIC SURVEY  
 GP TO PC PROGRAM  
 1983 DATUM  
 NGVD 1929

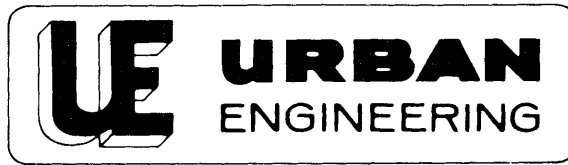
STATION NAME	LATITUDE (NORTH)	LONGITUDE (WEST)	NORTHING(Y) METER	EASTING(X) METER	ZONE CONVERGENCE D.M.S	SCALE FACTOR	ELEVATION (M)	GEOID HT (M)
SP-020	27 37 32.66466	097 13 16.78352	5217692.621	425196.391	TX S 0 34 49.89	0.99995402	3.0	-26.70
SQ-020	27 36 7.61202	097 13 28.90250	5215071.474	425890.618	TX S 0 34 44.39	0.99994962	3.7	-26.64

- NOTES:
- BEARINGS AND COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1983).
  - SHORELINE ESTABLISHED AT CURRENT M.H.H.W. ELEVATION OF 2.90 FEET FROM BLUCHER INSTITUTE PACKERY CHANNEL, LAGUNA MADRE, TEXAS TIDE GAGE, STATION NO. 877-5792.
  - TOTAL AREA= 54.98 ACRES OF LAND

I, GEORGE M. PYLE, LICENCED STATE LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS MADE BY ME ON THE GROUND AND THAT THE LIMITS, BOUNDARIES AND CORNERS, NATURAL AND ARTIFICIAL ARE TRULY DESCRIBED HEREON.  
 BY: *George M. Pyle* DATE: 4-16-98  
 GEORGE M. PYLE, R.P.L.S., L.S.L.S.

SHORELINE SURVEY OF  
 BLOCK 1 AND BLOCK 2, SECTION 18, PADRE ISLAND - CORPUS CHRISTI, NUECES COUNTY, TEXAS; A MAP OF WHICH IS RECORDED IN VOLUME 36, PAGES 69 & 70, MAP RECORDS OF NUECES COUNTY, TEXAS.





Job No. 10118.97.04

(512)854-3101

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

FAX (512)854-6001

April 16, 1998

Mr. Gary Mauro, Commissioner  
General Land Office  
1700 North Congress Avenue  
Austin, Texas, 78701-1495

Attention: Mr. Ben Thomson, Director of Survey Division

Dear Ben:

I am herewith submitting a survey of a 54.98 acre tract platted as Blocks 1 and 2, Section 18, Padre Island, Corpus Christi, and recorded in Volume 38, Pages 69 and 70, Map Records of Nueces County, Texas.

The tract is on the North end of Padre Island, adjoining Laguna Madre Submerged Tract No. 61. This is the same tract you previously approved by letter dated September 23, 1992 and was filed August, 1992 as Nueces County Rolled sketch 115A through 115I. The Owner desires General Land Office 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  
R.P.L.S. - L.S.L.S.

GMP/sk

File No. Rolled Sketch 115M  
Nueces County  
Transmittal Letter accompanying Rld Sk 115 L  
Date April 17 19 98  
By GARY MAURO, Com'r  
Douglas Howard



**Texas General Land Office**  
Garry Mauro, Commissioner

Stephen F. Austin Building  
1700 North Congress Avenue  
Austin, Texas 78701-1495  
(512) 463-5001

**C. B. Thomson**  
Director of Surveying  
Asset Management Division  
(512) 463-5212  
Fax (512) 463-5098

April 30, 1998

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

Dear George:

Your plat of 54.98 acres of land, dated April 16, 1998, and referred to as Blocks 1 and 2, Section 18, Padre Island, Corpus Christi, has been accepted for filing in the records of the General Land Office. As previously stated, the boundary of this tract along Packery Channel is recognized as the line of mean higher high water.

For convenience, this current submission has been filed as Nueces County Rolled Sketch 115L and placed in the same filing sleeve as the previous submission (1992) on this same tract.

If this office can be of further assistance to you in this or other matters, please let me know.

Sincerely,

C. B. Thomson  
Director, Surveying Division

CBT/jak

File No Rolled Sketch 115N  
Nueces County  
Transmittal letter for plat dated 4-16-1998  
Filed April 17 19 98  
By GARRY MAURO, Com'r  
Douglas Howard