

NECHES RIVER

W.O. Morgan Survey

G.C. & S.F. Survey

Sta. 810+00

CUT - - OFF



TRACT NO 18  
3.01 AC.

Beg.

CLARK'S ISLAND

John T. Spencer Survey

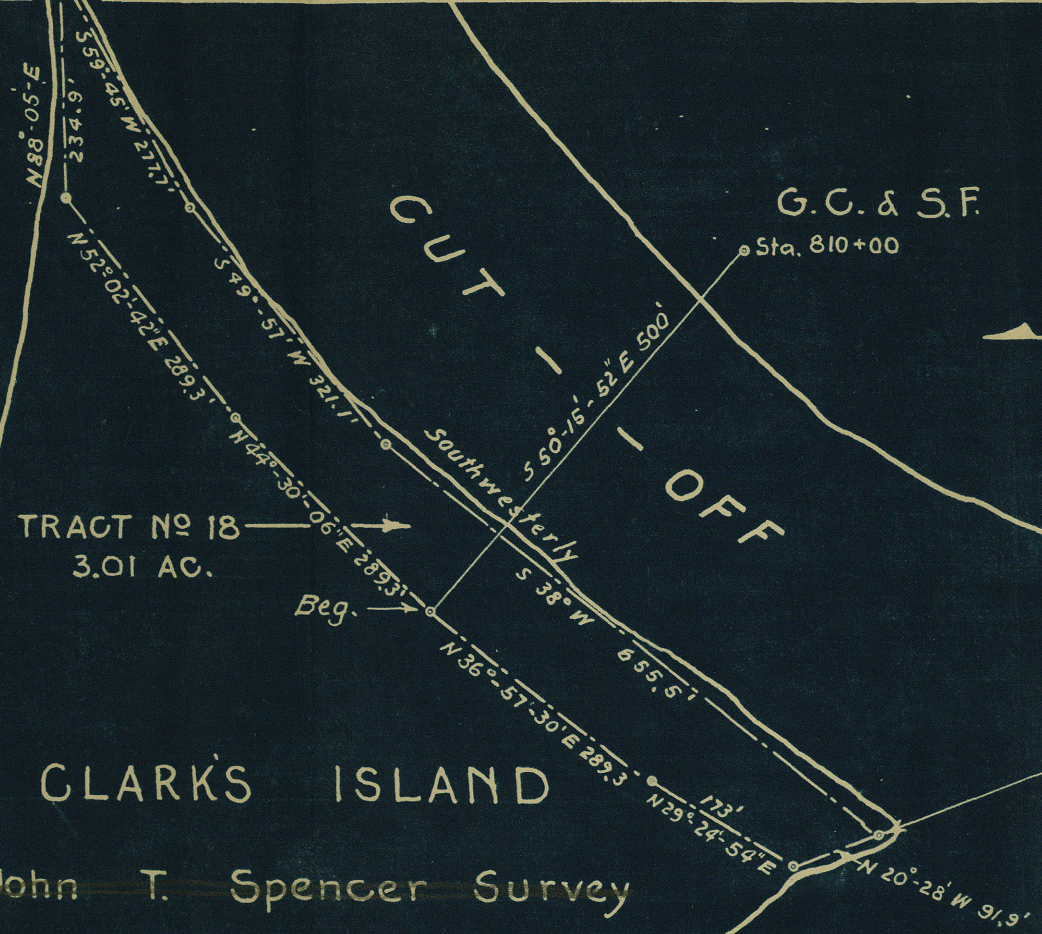
NECHES RIVER

SABINE - NECHES WATERWAY, TEX.

TRACT NO. 18 OF 3.01 AC.

CONVEYED BY  
DEED DATED

SCALE: 1" = 200'  
FILE NO. 30-3-92



74226

LAW OFFICES OF  
**GEO. D. ANDERSON**

603-607 AMERICAN NATIONAL  
BANK BUILDING  
BEAUMONT, TEXAS

GEORGE D. ANDERSON  
GEORGE L. ANDERSON

November 21, 1936.

Hon. J. H. Walker,  
Commissioner of General Land Office,  
Austin, Texas.

Dear Sir:

Clark's Island in Neches River  
below Beaumont

I acknowledge receipt of your letter of November 10th, and note the application of John T. Spencer to purchase this island was refused and that you consider this island as the property of the State of Texas.

Thank you for calling my attention to the statutes and acts of the Legislature under which title may be acquired, either by the United States or by the Beaumont Navigation District.

In connection with further widening and deepening of the Neches River in accordance with project adopted by Congress and included in its River & Harbors bill approved August 30, 1935, the Government requires the Beaumont Navigation District to furnish it title to a tract of 3.01 acres off of the southeasterly side of the above island, to be dredged away in connection with the widening of the Neches River deep waterway channel which at this point passes through a cut-off instead of following the original river channel.

This land has to be furnished to the Government without cost to it, as all rights of way are so required to be furnished.

Accordingly, the Beaumont Navigation District desires to purchase from the State, under Art. 8225 of the Revised Statutes, as amended in 1930, 1931 and 1932 by the several acts mentioned in your letter, said tract of 3.01 acres upon said island, field notes of which, furnished by the United States Government, I herewith enclose; also blue print thereof, likewise furnished by the Government.

If you require any formal application for this purchase, please advise and send me a copy of same, and I will have it filled out by the chairman of the District, Mr. E. E. Swope, and forward to you, together with remittance covering the purchase. Please advise the amount which should be remitted. I note the statute provides a price of \$1.00 per acre. Is there any further patent fee, etc. to be paid over and above this price?

The Neches River is a tidal waterway at the location of the above island and for many miles above same, the tide rising and falling twice in twenty-four hours, just as it does in Sabine Lake and other arms of the sea. Frequently for months at a time the

Hon. J. H. Walker,  
Page 2.

Neches River is salty from the inflow of Gulf water, to and above Beaumont. Clark's Island is nothing but marsh and high tides flow over it.

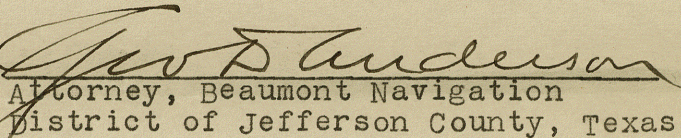
Under these circumstances, I assume the land under consideration comes within the provisions of said Art. 8225 as amended, and can be sold as therein provided to the Beaumont Navigation District. This district in turn would grant the proper permit to the United States Government for dredging same away in fulfillment of the aforesaid project adopted by Congress.

If you concur in this view, kindly so advise and let me know whether there are any other formalities to be complied with in order to obtain a patent, other than the payment to the State required by the above Article.

I might add the Beaumont Navigation District was created in 1909 in accordance with the Navigation District statute adopted by the Legislature in that year and later carried into our Revised Statutes, and has been in existence ever since.

Thanking you, I am

Yours very truly,

  
Attorney, Beaumont Navigation  
District of Jefferson County, Texas.

GDA:gla  
encs.

Tract No. 18

Beginning at point on Clark's Island in the Neches River (J. T. Spencer Survey) whence Station 810/00 U. S. Reference Line bears South 50 deg.-15'-52" East 500.0 feet, thence North 44 deg.-30'-06" East 289.3 feet, thence North 52 deg.-02'-42" East 289.3 feet, thence North 88 deg.-05'-00" East 234.9 feet to 1-1/2 inch galvanized iron pipe (marking Northeast corner J. T. Spencer Survey), thence South 59 deg.-45'-00" West 277.7 feet to iron pipe, thence South 49 deg.-57'-00" West 321.1 feet to iron pipe, thence South 38 deg.-00'-00" West 655.5 feet to iron pipe, whence a galvanized iron pipe set as a reference point for the Southwest corner of the G. C. & S. F. Survey bears South 20 deg.-53'-00" East 615.0 feet thence North 20 deg.-28'-00" West 91.9 feet, thence North 29 deg.-24'-54" East 173.0 feet, thence North 36 deg.-57'-30" East 289.3 feet to point of beginning, as shown on blue print, file 30-3-92, attached hereto.

Said tract contains 3.01 acres more or less.

All bearings are referred to true meridian.

The above described Right of Way lies within \_\_\_\_\_ County.

*Presume the references to J. T. Spencer survey in above field notes should be eliminated.*

*Goeda*

83.

CURRENT MIS<sup>ch</sup> FILE

CLARKS ISLAND IN  
NECHES RIVER  
BELOW BEAUMENT