

MICHAEL D. LECOMPTE  
 LOT 17, BLOCK 34  
 PADRE ISLAND NUMBER 1  
 VOLUME 35, PAGE 64  
 M.R.N.C.T.

**N78°59'25"E 97.46v. (270.74')  
 (N78°59'25"E 101.33v. (281.48') - CALLED)**  
 S58°23'39"W 128.99.58'  
 TO "SQ 021"

P.O.B.  
 NORTH PROPERTY CORNER  
 N. 17116678.59  
 E. 1400227.81  
 TEXAS STATE PLANE COORDS.,  
 SOUTH ZONE 4205, NAD 83

EXISTING CONCRETE RIPRAP AUTHORIZED UNDER  
 GLO PERMIT NUMBER SP20070066  
 LAST LEG OF SHORELINE MEANDER EXTENDED  
 THROUGH RIPRAP TO INTERSECT PROPERTY LINE

FOUND 5/8"  
 STEEL ROD

LITTORAL OWNER  
 JOSEPH MISTICH  
 75801 HIGHWAY 1082  
 COVINGTON, LA 70435

44.21 ACRES  
 DESCRIBED AS TWO TRACTS IN  
 VOLUME 2345, PAGE 671  
 D.R.N.C.T.  
 AND  
 DOC. #2006051178  
 O.R.N.C.T.

JUAN JOSE BALLI GRANT  
 ABSTRACT 1998  
 NUECES COUNTY, TEXAS

LAGUNA MADRE  
 SUBMERGED TRACT 60

PACKERY CHANNEL

EXISTING  
 WOODEN BULKHEAD  
 THE OLD WOODEN BULKHEAD WHICH IS ROTTEN DOWN  
 TO WATER LEVEL AND CEMENT STABILIZED SAND SHOWN  
 ON THIS SURVEY ARE APPARENTLY THE RESULT OF A  
 BULKHEADING PROJECT CIRCA 1940 AS EVIDENCED BY  
 A RECENT BOOK TITLED FISHES OF THE TEXAS LAGUNA  
 MADRE BY DAVID A. MCKEE AND PUBLISHED BY TEXAS  
 A&M UNIVERSITY PRESS CONSORTIUM. THIS  
 BULKHEADING DOES NOT SEEM TO BE AFFECTING THE  
 EROSION OF THE TRACT.

**CURVE DATA**  
 $\Delta=11^{\circ}11'23''$   
 $R=(2003.69'$  CALLED)  
 $L=388.61'$   
 $T=194.92'$

STATE HIGHWAY 361  
 (VARIABLE WIDTH R.O.W.)

THE STATE LAND BOUNDARY FOR THIS TRACT IS CORRECT AND CERTIFIED IN  
 ACCORDANCE WITH TEXAS NATURAL RESOURCES CODE SECTION 21.042 ACCORDING TO  
 LAW. THIS SURVEY HAS BEEN MADE IN THE FIELD UNDER MY DIRECT CONTROL AND  
 SUPERVISION UTILIZING METHODOLOGY APPROVED BY THE TEXAS GENERAL LAND OFFICE  
 AND TO THE BEST OF MY KNOWLEDGE NO ARTIFICIAL FILL OR BUILDUP IS LOCATED WITHIN  
 THE AREA SURVEYED EXCEPT AS NOTED. THIS SURVEY HAS BEEN RECORDED IN  
 DOCUMENT # \_\_\_\_\_ OFFICIAL RECORDS, NUECES COUNTY, TEXAS.

DATE: May 21, 2013

David L. Nesbitt  
 DAVID L. NESBITT  
 REGISTERED PROFESSIONAL LAND SURVEYOR, NO.: 5302  
 LICENSED STATE LAND SURVEYOR

Line Table			
Line #	Direction	Length (Vrs.)	Length (Ft.)
L1	S20° 27' 39"W	13.68	38.00
L2	S06° 09' 19"W	18.86	52.40
L3	S01° 04' 42"E	28.87	80.20
L4	S09° 17' 41"W	19.99	55.52
L5	S10° 31' 50"E	19.62	54.50
L6	S18° 24' 30"E	19.01	52.81
L7	S02° 26' 32"E	27.08	75.22
L8	S10° 58' 59"E	20.77	57.69
L9	S04° 37' 35"E	10.19	28.31
L10	S13° 58' 07"W	14.21	39.46
L11	S09° 08' 50"W	24.46	67.94
L12	S64° 30' 13"W	4.04	11.23
L13	S24° 14' 21"W	23.26	64.60
L14	S24° 06' 37"W	27.99	77.76
L15	S39° 21' 47"E	16.81	46.70
L16	N58° 03' 33"E	14.70	40.83
L17	N69° 44' 40"E	8.43	23.43
L18	N57° 26' 38"E	16.94	47.06
L19	S77° 39' 48"E	18.70	51.94

STATE OF TEXAS \$  
 COUNTY OF NUECES \$

LITTORAL BOUNDARY

FIELD NOTES TO DESCRIBE THE LITTORAL BOUNDARY LINE BETWEEN THE JUAN JOSE BALLI GRANT,  
 ABSTRACT 1998 IN NUECES COUNTY, TEXAS AND THE STATE OF TEXAS, LAGUNA MADRE SUBMERGED LAND  
 TRACT 60 ALONG THAT CALLED 44.21-ACRE TRACT DESCRIBED AS TWO TRACTS TO JOSEPH MISTICH AS  
 RECORDED IN VOLUME 2345, PAGE 671, DEED RECORDS, NUECES COUNTY, TEXAS AND DOCUMENT  
 #2006051178, OFFICIAL RECORDS, NUECES COUNTY, TEXAS, SAID LINE BEING THE LINE OF MEAN HIGHER  
 HIGH WATER, SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 17, BLOCK 34, PADRE ISLAND SUBDIVISION AS  
 RECORDED IN VOLUME 35, PAGE 64, MAP RECORDS, NUECES COUNTY, TEXAS AND SAID LINE OF MEAN  
 HIGHER HIGH WATER FOR THE MOST NORTHERLY POINT OF THIS LINE, SAID POINT HAVING COORDINATES  
 OF N. 17116678.59, E. 1400227.81, TEXAS SOUTH ZONE 4205, NAD 83;

THENCE, ALONG SAID SHORELINE, THE FOLLOWING CALLS:

- S-20°-27'-39"-W, 13.68 V (38.00')
- S-06°-09'-19"-W, 18.86 V (52.40')
- S-01°-04'-42"-E, 28.87 V (80.20')
- S-09°-17'-41"-W, 19.99 V (55.52')
- S-10°-31'-50"-E, 19.62 V (54.50')
- S-18°-24'-30"-E, 19.01 V (52.81')
- S-02°-26'-32"-E, 27.08 V (75.22')
- S-10°-58'-59"-E, 20.77 V (57.69')
- S-04°-37'-35"-E, 10.19 V (28.31')
- S-13°-58'-07"-W, 14.21 V (39.46')
- S-09°-08'-50"-W, 24.46 V (67.94')
- S-64°-30'-13"-W, 4.04 V (11.23')
- S-24°-14'-21"-W, 23.26 V (64.60')
- S-24°-06'-37"-W, 27.99 V (77.76')
- S-39°-21'-47"-E, 16.81 V (46.70')
- N-58°-03'-33"-E, 14.70 V (40.83')
- N-69°-44'-40"-E, 8.43 V (23.43')
- N-57°-26'-38"-W, 16.94 V (47.06')

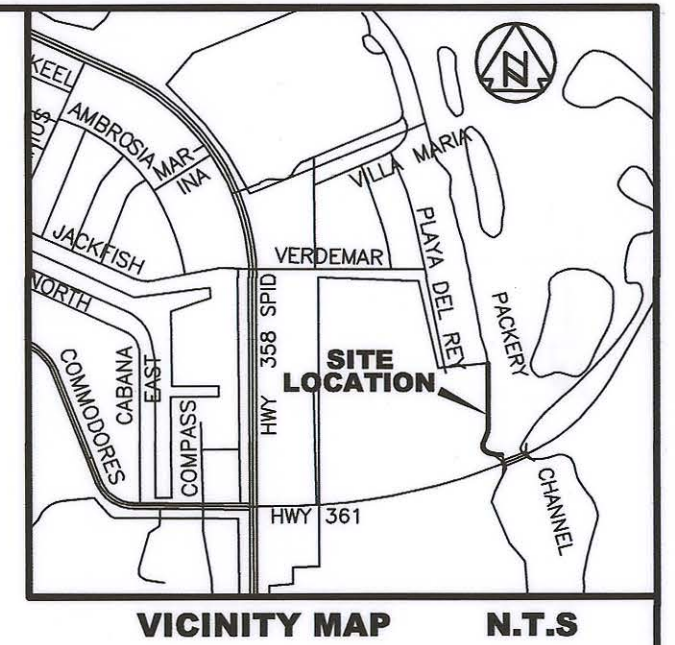
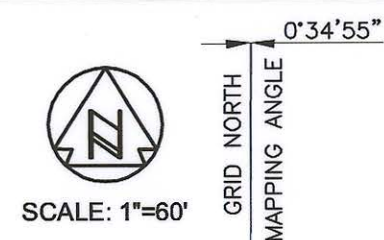
THENCE, S-77°-39'-48"-E, A DISTANCE OF 18.70' TO A POINT IN THE NORTH RIGHT-OF-WAY OF STATE  
 HIGHWAY 361 FOR THE MOST SOUTHERLY POINT OF THIS LINE, SAID POINT HAVING COORDINATES OF N.  
 17116678.59, E. 1400332.47, TEXAS SOUTH ZONE 4205, NAD 83.



TEXAS GENERAL LAND OFFICE  
 Art. 33.136, Natural Resources Code  
 Co. Nueces, Sketch No. 17  
 File Date 04/17/2013 by K. Schreiber

# COASTAL BOUNDARY SURVEY

SHOWING THE LITTORAL BOUNDARY LINE BETWEEN THE JUAN JOSE BALLI GRANT, ABSTRACT 1998  
 IN NUECES COUNTY, TEXAS AND THE STATE OF TEXAS, LAGUNA MADRE SUBMERGED LAND TRACT  
 60 ALONG THAT CALLED 44.21-ACRE TRACT DESCRIBED AS TWO TRACTS TO JOSEPH MISTICH AS  
 RECORDED IN VOLUME 2345, PAGE 671, DEED RECORDS, NUECES COUNTY, TEXAS AND  
 DOCUMENT #2006051178, OFFICIAL RECORDS, NUECES COUNTY, TEXAS, SAID LINE BEING THE LINE  
 OF MEAN HIGHER HIGH WATER.



**NOTES:**

- A REPORT HAS BEEN PREPARED TO ACCOMPANY THIS PLAT.
- BASIS OF BEARING OF THIS SURVEY IS GRID NORTH AS OBSERVED BY GPS, TEXAS SOUTH ZONE 4205, NAD 83 WITH A COMBINED SCALE FACTOR OF 0.99995402. THE COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES AS NOTED.
- ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
- ON JULY 10, 2012, MEAN HIGHER HIGH WATER WAS DETERMINED TO BE 0.70 FEET (NAVD 88). THE TIDE GAUGE USED IN THIS DETERMINATION IS THE PACKERY CHANNEL TIDE GAUGE.
- THE BEARINGS AND DISTANCES SHOWN AT EACH END OF THE SHORELINE BOUNDARY ARE TIED TO THE NGS CONTROL MONUMENT "SQ 021".
- NO FILL, RETAINING WALLS, OR OTHER ARTIFICIAL BANK STABILIZATION OR ALTERATION HAS BEEN OBSERVED ON THIS PROPERTY OTHER THAN AS SHOWN.
- THIS SURVEY HAS BEEN PREPARED TO ACCOMPANY THE GLO PERMIT #20130003.
- APPLICANT WISHES TO PLACE RIP RAP AND/OR ARTICULATED BLOCK MATS WITH PLANTING OF SPARTINAE ALTERNIFLORA, OR TEMPORARY SHEETPILE PRIOR TO CONSTRUCTION OF THE BULKHEAD WALL.

**SURVEY CREW PERSONNEL:**

- DAVID L. NESBITT - L.S.L.S.
  - PAUL NEBELING - FIELD CREW
  - JOHN HARLESS - FIELD CREW
  - DOMINIC RIZZO - FIELD CREW
- DRAFTSMAN:**  
 5. MANUEL GUERRA III

**33.136 NOTE:**

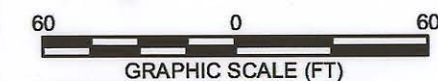
"THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 33.136, NATURAL RESOURCES CODE, FOR THE PURPOSE OF EVIDENCING THE LOCATION OF THE SHORELINE IN THE AREA DEPICTED IN THIS SURVEY AS THE SHORELINE EXISTED BEFORE COMMENCEMENT OF EROSION RESPONSE ACTIVITY, AS REQUIRED BY CHAPTER 33, NATURAL RESOURCES CODE. THE LINE DEPICTED ON THIS SURVEY FIXES THE SHORELINE FOR THE PURPOSE OF LOCATING A SHORELINE BOUNDARY, SUBJECT TO MOVEMENT LANDWARD AS PROVIDED BY SECTION 33.136, NATURAL RESOURCES CODE."

STATE OF TEXAS:  
 COUNTY OF NUECES:

I, Diana Barrera, Clerk of the County Court in and for Nueces County, Texas, hereby certify that the foregoing map of COASTAL BOUNDARY SURVEY, STATE OF TEXAS SUBMERGED LAND TRACT NO. 60 AND THE JUAN JOSE BALLI GRANT, ABSTRACT 1998 IN NUECES COUNTY, TEXAS dated the 21 day of May, 2013, with its certificate of authentication was filed for record in my office this 21 day of May, 2013, at 2:09 o'clock P.m. and duly recorded in Cabinet 107, Pages 60, Map Records of Nueces County, Texas. Witness my hand and seal of said Court at office in Corpus Christi, Texas, this 21 day of May, 2013.

Diana J. Barrera  
 Diana Barrera, Nueces County Clerk

2013020126  
 Doc. #



**CR & G**  
**Coym, Rehmet & Gutierrez**  
 Engineering, L.P.  
 Firm Reg. No. F-388  
 5656 South Staples, Suite 230  
 Corpus Christi, Texas 78411  
 Phone (361) 991-8550 Fax 993-7569  
 E-Mail crg@crgel.com

© COPYRIGHT 2012 ALL RIGHTS RESERVED SURVEY DATE: JULY 10, 2012  
 SHEET 1 OF 1 PLAT PREPARED: AUGUST 8, 2012  
 CRG JOB: 20606C

NRC ART. 33.136 NUECES CO. SKETCH 17



**Surveying Division  
Coastal Boundary Survey Approval**

**Project:** Tortuga Harbor

**Project No:** LC20130003 (GLO)

**Project Manager:** Amy Nunez, Lower Coast Regional Manager

**Surveyor:** David L. Nesbitt, Licensed State Land Surveyor

**Description:** Coastal Boundary Survey by David L. Nesbitt, dated July 10, 2012, being the littoral boundary between the Juan Jose Balli Grant, Abstract 1998 and State of Texas, Laguna Madre Submerged Land Tract No. 60, situated on the south shore of Packery Channel, adjacent to and extending northerly from the north right-of-way line of Texas State Highway No. 361, a copy of the survey plat being recorded in Cabinet 68, Page 6, Map Records of Nueces County, Texas.

A Coastal Boundary Survey for the above-referenced project has been reviewed and accepted; upon completion of public notice requirements, the survey will be filed in the Texas General Land Office, Archives and Records, in accordance with provisions of the *Texas Natural Resources Code*, Chapter 33.136.

Approved:

Signed: David L. Nesbitt  
Surveying Division

May 23, 2013  
Date

Approval Filed as:

*Tex.Nat.Res.Code* Article 33.136, Nueces County, Sketch No. 17

**TEXAS GENERAL LAND OFFICE**  
**Art. 33.136, Natural Resources Code**  
**Co. NUECES, SKETCH No. 17**  
**File Date 04/17/2018 by K. SCHREIBER**

[<<Prev Document](#)

# Texas Register

[Next Document>>](#)

AGENCY General Land Office  
ISSUE 06/28/2013  
ACTION Miscellaneous

## Notice of Approval of Coastal Boundary Survey

Pursuant to §33.136 of the Texas Natural Resources Code, notice is hereby given that Jerry Patterson, Commissioner of the General Land Office, approved a **coastal boundary** survey described as follows:

**Coastal Boundary Survey** by David L. Nesbitt, dated July 10, 2012, being the littoral boundary between the Juan Jose Balli Grant, Abstract 1998 and State of Texas, Laguna Madre Submerged Land Tract No. 60, situated on the south shore of Packery Channel, adjacent to and extending northerly from the north right-of-way line of Texas State Highway No. 361, a copy of the survey plat being recorded in Cabinet 68, Page 6, Map Records of Nueces County, Texas

This survey is intended to provide pre-project baseline information related to an erosion response activity on coastal public lands. An owner of uplands adjoining the project area is entitled to continue to exercise littoral rights possessed prior to the commencement of the erosion response activity, but may not claim any additional land as a result of accretion, reliction, or avulsion resulting from the erosion response activity.

For a copy of this survey or more information on this matter, contact Bill O'Hara, Director of the Survey Division, General Land Office, by telephone at (512) 463-5212, e-mail [bill.o'hara@glo.texas.gov](mailto:bill.o'hara@glo.texas.gov), or fax (512) 463-5223.

TRD-201302475

Larry L. Laine

Chief Clerk, Deputy Land Commissioner

General Land Office

Filed: June 14, 2013

**TEXAS GENERAL LAND OFFICE**  
**Art. 33.136, Natural Resources Code**

Co. NUECES, Sketch No. 17

File Date 04/17/2010 by K. Schreiber

[Next Page](#)

[Previous Page](#)

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Back to List

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**PUBLISHER'S AFFIDAVIT**

State of Texas            }  
Count of Nueces         }

TX GENERAL LAND OFFICE  
Ad # 204450  
PO #


Before me, the undersigned, a Notary Public, this day personally came GEORGIA LAWSON, who being first duly sworn, according to law, says that she is LEGAL SALES REPRESENTATIVE AND EMPLOYEE OF THE PUBLISHER, namely, the *Corpus Christi Caller-Times*, a daily newspaper published at Corpus Christi in said City and State, generally circulated in Aransas, Bee, Brooks, Duval, Jim Hogg, Jim Wells, Kleberg, Live Oak, Nueces, Refugio, and San Patricio, Counties, and that the publication of GENERAL LAND OFFICE NOTICE OF APPROV which the annexed is a true copy, was inserted in the *Corpus Christi Caller-Times* on:

CC-Corpus Christi Caller-Times  
CC-Corpus Christi Caller-Times

06/28/13 Fri  
07/05/13 Fri

CC-Internet - caller.com  
CC-Internet - caller.com

06/28/13 Fri  
07/05/13 Fri



LEGAL SALES REPRESENTATIVE

On this 29 day of July, 2013 I certify that the attached document is a true and exact copy made by publisher.



Notary Public, State of Texas



**TEXAS GENERAL LAND OFFICE**  
**Art. 33.136, Natural Resources Code**

Co. NUECES, Sketch No. 17

File Date 04/17/18 by K. Schreiber