

J. ARMBENDARIS
A-331

365.09 ACRES
(Just Surveyed)

400.00 ACRES
T. A. MCKAMEY

J. RAMSEY, ET AL
34.4 ACRES
RINCON BAYDU

42.335 ACRES
J. D. WHEELER
VOL. 124, PG. 221
D. R., S. P. C., Tx.

102.78 ACRE ACCRETION
STATE OF TEXAS

42.46 ACRES

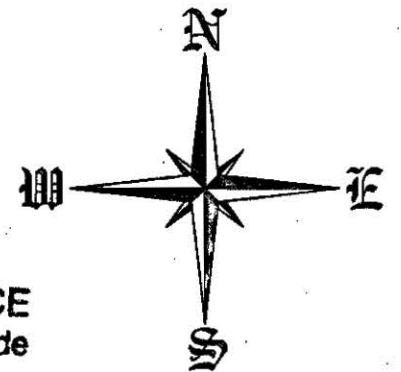
7921.57'
7267.56'
959.67'
1001.22'
S 06° 08' 15" W
Set 5/8" I.R.
© 919.81'

2022.59'
S 83° 51' 45" E
Set 5/8" I.R.
© 212.27'

2159.12'
N 83° 51' 45" W
104.64'
S 07° 54' 45" E

SHORELINE

NUECES BAY



TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code

Co. San Patricio, Sketch No. 4

File Date 06/21/2018 by R. Kantve

PLAT SHOWING SURVEY OF
A 42.46 ACRE TRACT
FOR THE
COASTAL BEND BAYS AND ESTUARIES
SAN PATRICIO COUNTY, TEXAS
SCALE 1" = 1000 FEET

"NOTICE: 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 that shoreline existed before commencement of erosion resources 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."

Bearings shown on this plat are from a survey performed in State Plane Coordinates, Texas South Zone, North America Datum of 1927. Distances shown on the plat are grid.

Convergence Factor: 00° 25' 56.58879"
Combined Scale Factor: 1.000009150

The mean High Water Line was determined from Tidal Bench Mark "C" at the White Point tide Gauge.

- 1) Bearings are GPS, NAD 27 Texas State Coordinate System, South Zone, utilizing NGS Triangulation Station "SINTON"
- 2) The FEMA Flood Map shows that the property described herein is located in Zone V21. Areas of 100-year coastal flood with velocity. Community Panel No. 485506 0460 C. March 18, 1985. Check with local Floodplain Administrator for official flood data.
- 3) There may be existing pipelines not shown on this map. Use the Texas One Call System to locate existing pipelines before performing any excavation on this property.
- 4) Survey notes were prepared by the surveyor in conjunction with this plat.

731.10'
N 06° 11' 46" E
Fd. 3/4" I.P.
S 83° 51' 41" E
Fd. 3/4" I.P.
N 83° 52' 18" W

875.47'
S 06° 06' 00" W
41,869.52'
N 52° 33' 06" W
From the Point of Beginning
To Nueces 2 Triangulation Station
(X:2274476.93, Y:827041.75)

8.48 AC.
616.06'
N 55° 54' 45" W
70.247 ACRES
USA
C.F. No. 353858
R. P. R., S. P. C., Tx.
J.L. FISHER
C.F. No. 328043
R. P. R., S. P. C., Tx.
29.20 ACRES

JOHN SMITH
A-234
118.32 ACRES
USA
CLERK'S FILE No. 353851
R. P. R., S. P. C., Tx.

588.40 ACRE ACCRETION
STATE OF TEXAS
CAUSE No. 4910
DISTRICT COURT RECORDS
S. P. C., Tx.

SALT GRASS

I, Julius L. Petrus, Jr., Registered Professional Land Surveyor of Texas and County Surveyor for San Patricio County, do hereby state that this plat represents an actual survey made under my direction, to the best of my knowledge and ability, this the 18th day of October, 2005.

REVISED: 01\04\06



Registered Prof. Land Surveyor
Texas Registration No. 1907

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C: MAPDATA\DATA\13259SAN\RIN