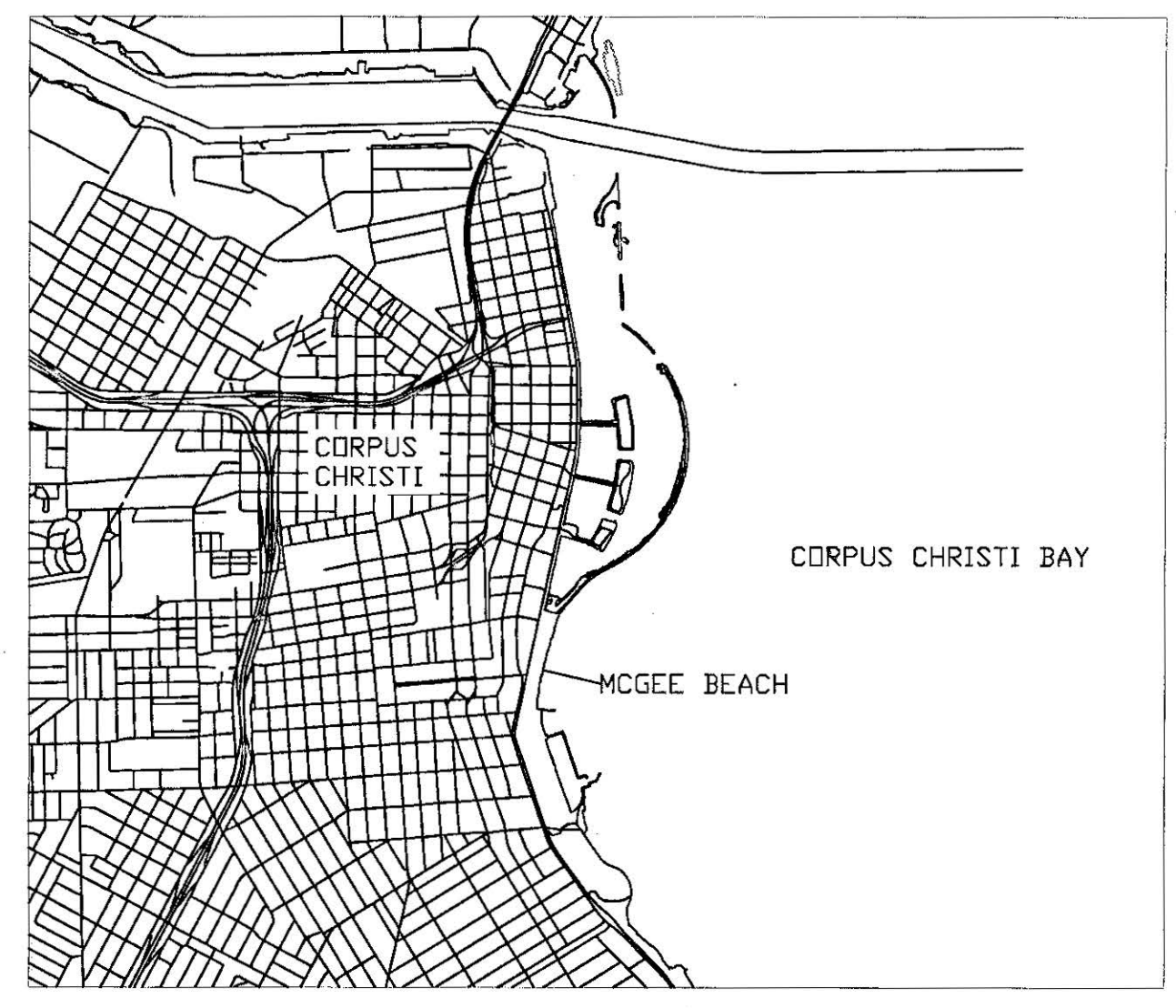


Vol 68 P3 474



- NOTES:
1. ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (#4205), AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM, US FEET. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL DISTANCES GRID. THE SCALE FACTOR IS 0.999987852 AND MAPPING ANGLE IS 00d 30' 00".
  2. COORDINATES AND ELEVATIONS ARE BASED ON MONUMENTS & ON OPUS SOLUTIONS. VERTICAL DATUM: NAVD88
  - REFERENCE MONUMENT "SPOIL LIMIT 1"  
N: 17,183,121.41  
E: 1,342,430.19  
ELEV: 12.98' NAVD88
  - TIDAL REFERENCE MONUMENT "90002 F"  
N: 17,178,538.06  
E: 1,343,505.45  
ELEV: 5.3' NAVD88
  3. ALL POSITIONS AND ELEVATIONS RECORDED USING SURVEY GRADE, RTK GPS. EQUIPMENT: HEMISPHERE 5320 OR TRIMBLE R8.
  4. STATE OWNERSHIP BOUNDARY BASED ON R-S-1913 LINES SHOWN ON NUECES COUNTY ROLLED SKETCH 26 "THE BAY FRONT PLAN OF CORPUS CHRISTI, TEXAS" WHICH SHOWS PORTIONS OF THE CITY OF CORPUS CHRISTI, SHOWING LANDS RECLAIMED BY THE BAY FRONT PROTECTION WORK AT THE PORT OF CORPUS CHRISTI. MINERAL RIGHTS WERE RESERVED BY STATE OF TEXAS FOR ALL REMAINING AREA OF R-S-1913, SURVEY 803 (EAST OF SEAWALL).
  5. TO CONVERT FEET TO VARAS MULTIPLY BY 0.36.
  6. UPLAND TRACT LINES SHOWN HEREON ARE BASED ON DEED DESCRIPTIONS AND APPRAISAL DISTRICT MAPS. LINES ARE SHOWN FOR REFERENCE ONLY.
  7. TOE OF EXISTING ARTIFICIAL FILL WAS EVIDENCED BY A CHANGE IN SUBSTRATE FROM CRUSHED SHELL AND QUARTZ GRAVEL TO FINE SAND AS WELL AS AN OBSERVABLE TRANSITION IN GRADE.
  8. EROSION RESPONSE WORK: GLO CONTRACT NO. 13-333-008 AND WORK ORDER NO. 8589  
A) CITY OF CORPUS CHRISTI BEACH NOURISHMENT UNDER COASTAL EROSION PLANNING AND RESPONSE ACT (CEPRA) PROJECT NO. 1605
  9. REFERENCE ACCOMPANYING REPORT DATED FEBRUARY, 2015 FOR ADDITIONAL INFORMATION.

I, JAMES M. NAISMITH, HEREBY STATE THAT THIS DRAWING REPRESENTS A SURVEY THAT IS CORRECT; IN ACCORDANCE WITH SECTION 21.042 TEXAS NATURAL RESOURCES CODE, WAS MADE ACCORDING TO LAW; WAS MADE IN THE FIELD UNDER MY DIRECT CONTROL AND SUPERVISION; WAS MADE UTILIZING METHODOLOGY APPROVED BY THE GLO; AND IS RECORDED IN

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 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.

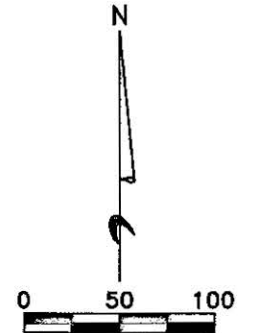
FILL AND/OR BUILDUP IS LOCATED WITHIN THE SURVEYED AREA. SEE REPORT DATED FEBRUARY 2015 FOR INFORMATION REGARDING EXTENT OF ARTIFICIAL FILL WHICH IS SHOWN ON THE BAY FRONT PLAN OF CORPUS CHRISTI, TEXAS. THE CITY OF CORPUS CHRISTI ACTIVELY RENOURISHES THE BEACH AT THE LITTORAL BOUNDARY OF CORPUS CHRISTI BAY. ARTIFICIAL BEACH RENOURISHMENT TOOK PLACE IN YEARS 2004 AND 2007

SURVEYED: FEBRUARY 5, 2015  
SURVEY PERSONNEL:  
JAMES M. NAISMITH  
J.Z. GIESSEL

*[Signature]* 8/3/2015  
JAMES M. NAISMITH  
LICENSED STATE LAND SURVEYOR

BOUNDARY R-S-1913 (BLUCHER SURVEY 803)  
BOUNDARY OF STATE OF TEXAS RETAINED MINERAL INTERESTS WITHIN BAY FRONT PLAN

EXTENT OF ARTIFICIAL SAND FILL  
EXTENT OF RETAINED STATE MINERAL INTERESTS WITHIN BAY FRONT PLAN (SURVEY 803)



EXTENT OF SAND FILL

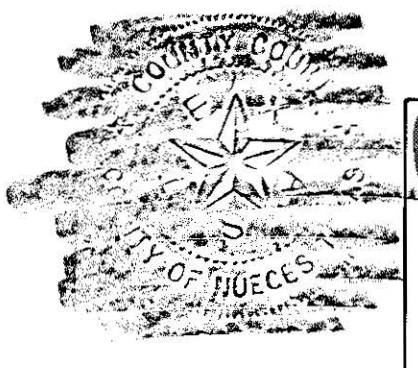
LINE	BEARING	DISTANCE	VARAS
L1	N 33°23'12" W	12.93'	4.66V
L2	N 78°50'39" W	117.19'	42.19V
L3	S 56°45'11" W	59.61'	21.46V
L4	N 78°40'25" W	31.84'	11.46V
L5	S 15°01'51" W	29.84'	10.74V
L6	N 77°43'45" W	14.73'	5.30V
L7	S 12°29'29" W	1539.87'	554.35V
L8	S 19°09'00" E	82.28'	29.62V
L9	S 77°36'50" E	90.33'	32.52V
L10	N 14°45'52" E	156.71'	56.42V
L11	N 06°20'51" W	100.91'	36.33V
L12	N 08°33'12" E	74.90'	26.97V
L13	N 02°53'13" W	137.86'	49.83V
L14	N 01°00'07" W	88.35'	31.81V
L15	N 14°34'28" E	100.59'	36.21V
L16	N 03°29'44" E	127.39'	45.86V
L17	N 14°47'02" E	94.33'	33.96V
L18	N 04°26'12" E	82.05'	29.54V
L19	N 18°07'08" E	254.94'	91.78V
L20	N 11°00'02" E	169.21'	60.91V
L21	N 14°11'35" E	173.70'	62.53V
L22	N 13°24'18" E	130.34'	46.92V
L23	N 22°20'30" E	113.27'	40.78V

CURVE	RAD	RAD (V)	ARC LEN	ARC LEN (V)	CHORD LEN	CHORD LEN (V)	CHORD BEARING	DELTA ANGLE
C1	241.51°	86.94V	191.73'	69.02V	186.73'	67.22V	S 41°45'36" E	45°29'06"

TEXAS GENERAL LAND OFFICE  
Art. 33.136, Natural Resources Code  
Co. Nueces - Sketch No. 19  
File Date 02/05/2015 by R. K. [Signature]  
See Report

STATE OF TEXAS  
COUNTY OF NUECES:  
I, Kara Sands, Clerk of the County Court in and for Nueces County, Texas, hereby certify that the foregoing map of COASTAL BOUNDARY SURVEY - MCGEE BEACH BMP BEACH NOURISHMENT, A PORTION OF REFUGIO SCRIP 1913, SURVEY 803, SITUATED IN CORPUS CHRISTI BAY, NUECES COUNTY, TEXAS, dated FEB. 2015, with its certificate of authentication was filed for record in my office this \_\_\_\_\_ day of \_\_\_\_\_, 2015, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and duly recorded in Book \_\_\_\_\_, Pages \_\_\_\_\_ of Map Records of Nueces County, Texas. Witness my hand and seal of said Court of office in Corpus Christi, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

*[Signature]*  
Kara Sands, Nueces County Clerk  
Doc. # \_\_\_\_\_



Naismith Marine  
Hydrographic • Geophysical  
Environmental  
3765 South Alameda, Suite 205  
Corpus Christi, Texas 78411  
WWW.NAISMITHMARINE.COM  
(361) 948-0248

NO.	DATE	REVISION
0	6/15	JZG-GLO REV

COASTAL BOUNDARY SURVEY  
MCGEE BEACH BMP BEACH NOURISHMENT  
A PORTION OF REFUGIO SCRIP 1913,  
SURVEY 803, SITUATED IN CORPUS CHRISTI  
BAY, NUECES COUNTY, TEXAS

SCALE: 1" = 100'  
DATE: FEB 2015  
DRAWN BY: JZG  
SHEET: 1 OF 1



TEXAS GENERAL LAND OFFICE  
GEORGE P. BUSH, COMMISSIONER

**Surveying Division**  
**Coastal Boundary Survey Approval**

**Project:** McGee Beach BMMP Beach Nourishment  
**Project No:** CEPRA 1605 (TGLO)  
**Project Manager:** Thomas Durnin, Coastal Planner / Coastal Resources  
Texas General Land Office  
**Surveyor:** James M. Naismith, Licensed State Land Surveyor

**Description:** A Coastal Boundary Survey, dated February 5, 2015, by James M. Naismith, Licensed State Land Surveyor, delineating the littoral boundary and limits of filled submerged land owned by the City of Corpus Christi, whose underlying minerals are reserved in the State of Texas, being part of Survey 803 (Refugio Scrip 1913), Corpus Christi Bay, and situated along and seaward of the Bayfront Seawall, extending southerly approximately 1800 feet from it's intersection with the southerly end of the Corpus Christi Marina Breakwater at coordinates N27°47'04"/W97°23'35", WGS84.

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 A. Pyle Oct. 1, 2015  
Surveying Division Date

Approval Filed as:

*Tex. Nat. Res. Code* Article 33.136 Nueces County, Sketch No. 19  
TEXAS GENERAL LAND OFFICE  
Art. 33.136, Natural Resources Code  
Co. Nueces, Sketch No. 19  
File Date 06/20/2018 by R. Kurtz



Zac Giessel  
Naismith Marine Services, Inc.  
3765 S. Alameda St.  
Ste. 205  
Corpus Christi, TX 78411

August 4, 2015

Attn: Mr. David Pyle  
Texas General Land Office  
Survey Division  
1700 N. Congress Ave.  
Rm. 131  
Austin, TX 78701

RE: Coastal Boundary Survey: McGee Beach BMMP Beach Nourishment, Nueces County, Texas

Mr. David Pyle:

Please find enclosed one (1) signed and sealed Coastal Boundary Survey (CBS) report and report for the McGee Beach BMMP Beach Nourishment, A Portion of Refugio Scrip 1913, Survey 803, Situated in Corpus Christi Bay, Nueces County, Texas. This coastal boundary survey report and maps were filed in Nueces County records on August 3, 2015 in Cabinet I (Vol 68), page 474, and digitally under **Document No: 2015029804**. One additional Mylar copy of the CBS map is included. The McGee CBS map includes delineation of artificial sand fill and shows landward extent of State mineral rights on a single map due to the circumstances of City/State ownership along this portion of Corpus Christi Bay. Please call me if you have any questions.

Thank you,

Justin A.C. Giessel  
Naismith Marine Services, Inc.  
zac@naismithmarine.com  
361-920-0436

Encl.

- (1) CBS report
- (2) Mylar copies of CBS map

TEXAS GENERAL LAND OFFICE  
Art. 33.136, Natural Resources Code  
Co. Nueces, Sketch No. 19  
File Date 06/20/2015 by R. Kartye

**Naismith Marine Services, Inc.**

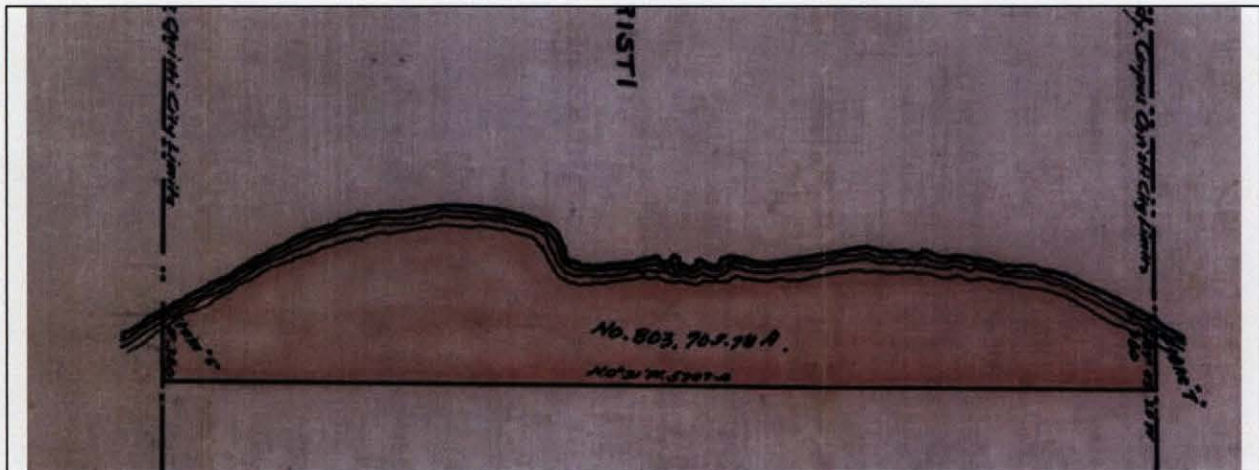
3765 South Alameda, Suite 205  
Corpus Christi, Texas 78411  
www.naismithmarine.com  
(361) 945-0248



February, 2015

**COASTAL BOUNDARY SURVEY  
MCGEE BEACH BMMP BEACH NOURISHMENT  
A PORTION OF REFUGIO SCRIP 1913,  
SURVEY 803, SITUATED IN CORPUS CHRISTI  
BAY, NUECES COUNTY, TEXAS**

This report accompanies a map of survey dated February 2015.



**Figure 1: Drawing from Refugio Scrip 1913 (R-S-1913) by CFHv. Blucher. The project is located within Corpus Christi City Limits and is part of Survey 803 shown above: 705.78 acres of submerged lands sold to the City of Corpus Christi in 1919. Land is bounded to the west by the meander of the shoreline of Corpus Christi Bay in 1923 and extends seaward 1000 ft (360v).**

**SURVEY CONTROL:** Survey at McGee Beach, Corpus Christi was performed using survey grade RTK GPS base and rover: Hemisphere S320 receivers. Survey was conducted February 5, 2015. Horizontal control for this project was based on NGS monument 'SPOIL LIMIT 1', PID AH1658 (N=17183121.42, E=1342430.19, Z=12.98) and tidal reference monument '90002 F', PID DP0725 (N= 17,178,538.06, E= 1,343,505.45, Z=5.3 NAVD88) (Figure 2). OPUS solutions for these monuments were used to adjust published values.

**TEXAS GENERAL LAND OFFICE**  
Art. 33.136, Natural Resources Code  
Co. Nueces, Sketch No. 19  
File Date 06/10/2018 by R. Kartve



**Figure 2: NGS monument '90002 F' was used as horizontal and vertical control for the coastal boundary survey at McGee Beach, Corpus Christi.**

**BRIEF HISTORY:** McGee Beach is situated on the west corner of Corpus Christi Bay in Nueces County. McGee Beach is located on recovered land that was filled in as part of an Act of the 35<sup>th</sup> Legislature of the State of Texas known as Chapter 116 of the General Laws of 1917. The granted land is described in Refugio-Scrip 1913 (R-S-1913) which was surveyed by CFH von Blucher in 1923 and also known as Survey 803.

**Refugio Scrip 1913** is submerged land which is part of land patented under File 1913 Refugio Scrip, City of Corpus Christi – 705.78 Ac, Survey No. 803 - March 17, 1919. The land was patented to the City of Corpus Christi by the State of Texas on January 4, 1924 after completion of the seawall and breakwaters. Legislature of the state of Texas, 1917, under Chapter 116 of General Laws of the 35<sup>th</sup> Legislature donated and granted to City of Corpus Christi the net amounts of the state ad valorem taxes collected from Nueces County in order to build a seawall to protect the city. The land under Corpus Christi Bay within the corporate limits of the city and extending 1000 feet seaward from the 1923 Mean Higher High Water (MHHW) contour was titled to the City of Corpus Christi. – Survey 803. This tract was surveyed by CFH Von Blucher in 1923 and recorded in Blucher records – Book 3, pages 37-38. The survey is also found in GLO archives as part of File 1913, R-S-1913, Ledger 109, page 552, 49<sup>th</sup> Legislature at Austin, Texas - June 5, 1945 agreed to “grant, sell, and convey to the City of Corpus Christi, Texas, all right, title, and interest” to submerged lands that were filled and used to build the present seawall within survey No. 803. Section 5 of 49<sup>th</sup> Legislature provided for the retention of all “oil, gas, or other mineral which was not already owned by the City of Corpus Christi” by the State of Texas.

**Refugio Scrip 1924 – City of Corpus Christi Patent No. 86, Vol 21-A**

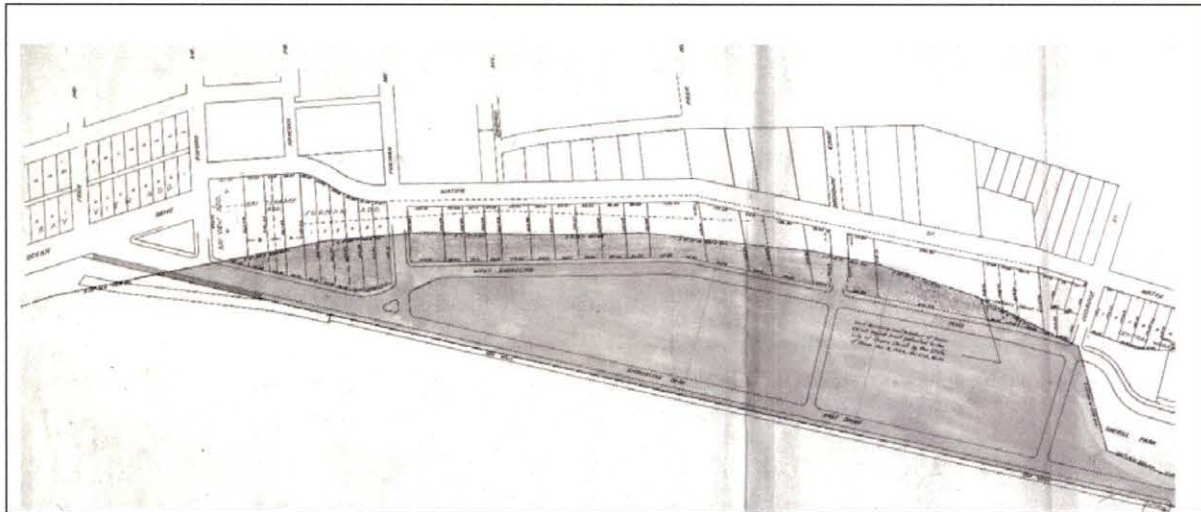
References are made about the relinquishing of title to ‘filled-in land lying and being situated in Nueces County, Texas, landward behind the seawall and easterly of the shoreline of Corpus Christi bay as shown in Survey 803 and in the patent from the State of Texas to the City of Corpus Christi (Refugio Scrip – 1924, page 2).

Section 5 of R-S-1924 states that “mineral rights including oil and gas are hereby specially reserved to the State under that part of said area described in Section 1, which has been filled, laid out and constructed for use by the City of Corpus Christi as streets, public drives, parks, boulevards, and seawall, and all minerals and mineral rights under the remainder of said land are hereby relinquished and released unto the City of Corpus Christi and its assigns.”

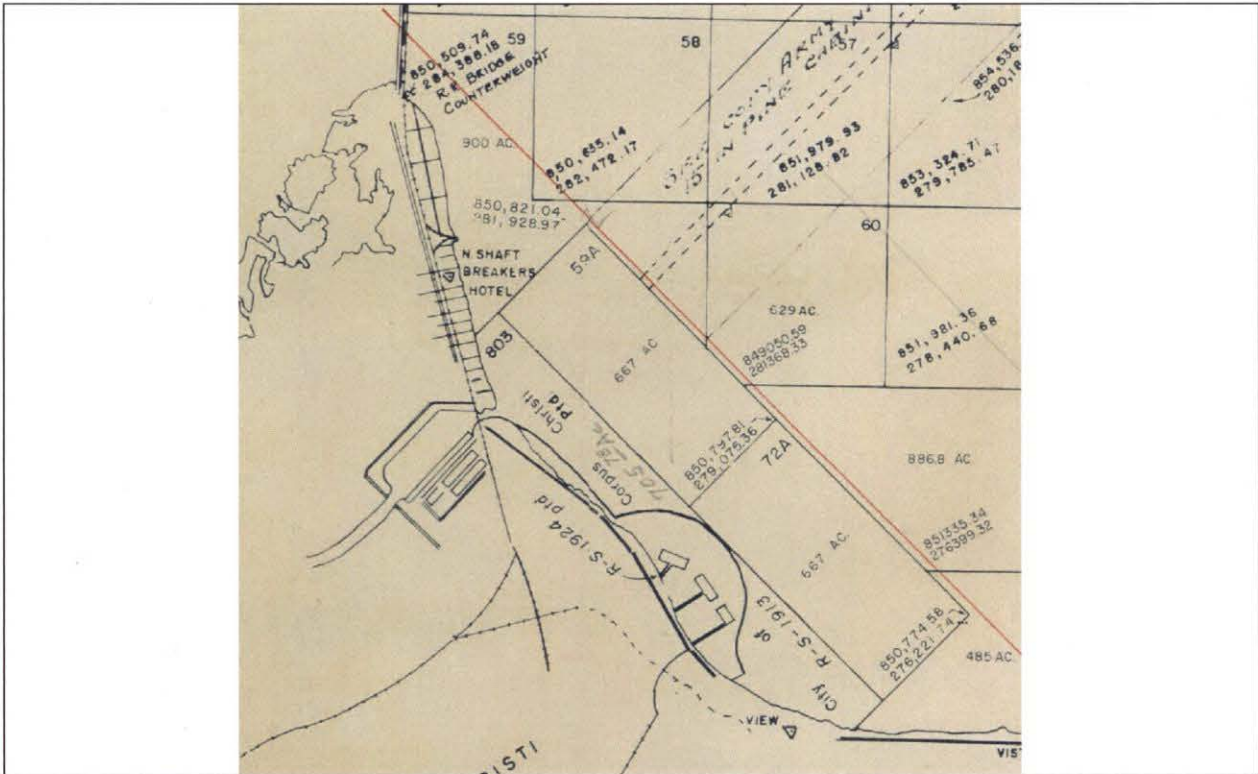
**STATE MINERAL RIGHTS:**

Location and delineation of state/private mineral rights are shown on a map titled “Map of Portion of the City of Corpus Christi, Nueces County, Texas Showing Lands Reclaimed by the Bay Front Protection Work at the Port of Corpus Christi, Texas (The Bay Front Plan of Corpus Christi, Texas), April 23, 1945. Found in GLO Files: Nueces Rolled Sketch #26. A version of the “Bay Front Plan” can also be found in Volume 1, Pages 38-41 Official Public Records Nueces County, Texas (OPRNCT).

State mineral rights ownership is boundary based on R-S-1913 lines shown on Nueces County Rolled Sketch 26 "The Bay Front Plan of Corpus Christi, Texas" which shows portions of the City of Corpus Christi lands reclaimed by the Bay Front Protection Work at the Port of Corpus Christi, Texas (Figure 7). Mineral rights were reserved by State of Texas for all remaining area of Survey 803, R-S-1913 (east of seawall).



**Figure 7: Portion of Bay Front Plan, Rolled Sketch #26, GLO**



**Figure 6: Map of Corpus Christi Bay in Nueces County Showing subdivision for mineral development and State tract 59 which borders private littoral land on North Beach. Bascom Giles, Commissioner – GLO. May 5, 1950 – revised Jan 28, 1981.5**

**EXISTING FILL:**

McGee is an urban beach which receives limited sand nourishment from natural bay sink as a result of surrounding artificial structures which impede long-shore deposition and wave action. Artificial beach renourishment took place in years 2004 and 2007. The toe of existing artificial fill was evidenced in the field on February 5, 2015 by the observation of a change in substrate from crushed shell and quartz gravel to fine sand as well as a transition in grade.

The surface of land between the west line of Survey 803, R-S-1913 and the toe of seawall was titled and granted to the City of Corpus Christi; the State of Texas retained mineral rights under public land and street right-of-ways (shown on "The Bay Front Plan of Corpus Christi, Texas"). Existing sand fill is shown between the toe of seawall and the toe of existing sand fill.

**FIELD NOTES** of a coastal boundary survey along a portion of Refugio Scrip 1913, Survey 803, situated in Corpus Christi Bay, Nueces County, Texas as shown on map titled "Map of Portion of the City of Corpus Christi, Nueces County, Texas Showing Lands Reclaimed by the Bay Front Protection Work at the Port of Corpus Christi, Texas (The Bay Front Plan of Corpus Christi, Texas), April 23, 1945.

**Extent of existing artificial sand fill (8.0 acres)**

**Commencing** at a point, N=17,176,449.24, E=1,342,389.33, on the concrete corner of an existing walkway on the north portion of McGee Beach; from which tidal monument "90002 F" bears N 28°07'01" E a distance of 2,368.31' (852.59V);

thence N 78°30'30" W continuing along the concrete edge of walkway at 32.61' (11.74V) pass the toe of existing sand fill a total distance of 37.32' (13.44V) to a concrete corner of walkway, N= 17,176,456.68, E= 1,342,352.76, being the **point of beginning** from which tidal monument "90002 F" bears N 28°58'41" E a distance of 2,379.26' (856.53V);

thence N 33°23'12" W continuing along edge of said walkway a distance of 12.93' (4.65V) to a concrete corner along same walkway;

thence N 78°50'39" W a distance of 117.19' (42.19V) to a concrete corner along same walkway/patio;

thence S 56°45'11" W along edge of said walkway and patio a distance of 59.61' (21.46V) to a concrete corner;

thence N 78°40'25" W along concrete edge of patio a distance of 31.84' (11.46V) to the intersection of the edge of concrete patio and the edge of concrete access ramp;

thence S 13°01'51" W along the edge of concrete access ramp at 24.71' (8.90V) pass the edge and termination of the concrete access ramp in all a distance of 29.84' (10.74V) to the apparent intersection of continued lines of the perpendicular edges of access ramp;

thence N 77°43'45" W continuing along extended edge of concrete access ramp at 6.27' (2.26V) pass the concrete corner of said access ramp in all a distance of 14.73' (5.30V) to the intersection of the edge of said access ramp and buried toe of seawall;

thence S 12°29'29" W along buried toe of seawall a distance of 1,539.87' (554.35V);

thence continuing along the buried edge of seawall along a non-tangent curve turning to the right with an arc length of 191.73', with a radius of 241.51', with a chord bearing of S 41°45'36" E, with a chord length of 186.73';

thence S 19°09'00" E a distance of 82.28' (29.62V) to the intersection of the toe of seawall and the extended center line of concrete groin;

thence S 77°36'50" E along the centerline of concrete groin a distance of 90.33' (32.52V) to the intersection of the center line of concrete groin and the toe of existing sand fill, N=17,174,697.96, E=1,342,035.01;

thence N 14°45'52" E along toe of sand fill a distance of 156.71' (56.42V);

thence N 06°20'51" W a distance of 100.91' (36.33V);

thence N 08°33'14" E a distance of 74.90' (26.96V);



thence N 02°53'13" W a distance of 137.86' (49.63V);  
thence N 01°00'07" W a distance of 88.35' (31.81V);  
thence N 14°34'28" E a distance of 100.59' (36.21V);  
thence N 03°29'44" E a distance of 127.39' (45.86V);  
thence N 14°47'02" E a distance of 94.33' (33.96V);  
thence N 04°26'12" E a distance of 82.05' (29.54V);  
thence N 18°07'08" E a distance of 254.94' (91.78V);  
thence N 11°00'02" E a distance of 169.21' (60.92V);  
thence N 14°11'35" E a distance of 173.70' (62.53V);  
thence N 13°24'18" E a distance of 130.34' (46.92V);  
thence N 22°20'30" E a distance of 113.27' (40.78V) to the intersection of the toe of sand fill and the edge of concrete walkway;

thence N 78°33'38" W along edge of said walkway a distance of 4.71' (1.70V) to a concrete corner which is the **point of beginning**,

having an area of 354,000 square feet or 8.20 acres



James M. Naismith, RPLS, LSLS

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Naismith Marine Services, Inc.

# Texas Register

AGENCY General Land Office

ISSUE 10/16/2015

ACTION Miscellaneous

## Notice of Approval of Coastal Boundary Survey

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

A **Coastal Boundary** Survey, dated February 5, 2015, by James M. Naismith, Licensed State Land Surveyor, delineating the littoral boundary and limits of filled submerged land owned by the City of Corpus Christi, whose underlying minerals are reserved in the State of Texas, being part of Survey 803 (Refugio Scrip 1913), Corpus Christi Bay, and situated along and seaward of the Bayfront Seawall, extending southerly approximately 1800 feet from it's intersection with the southerly end of the Corpus Christi Marina Breakwater at coordinates N27°47'04"/W97°23'35", WGS84.

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 David Pyle, Director of the Survey Division, Texas General Land Office by phone at (512) 463-5212, email [david.pyle@glo.texas.gov](mailto:david.pyle@glo.texas.gov), or fax (512) 463-5229.

**TRD-201504127**

Anne L. Idsal

Chief Clerk and Deputy Land Commissioner

General Land Office

Filed: October 5, 2015

TEXAS GENERAL LAND OFFICE  
Art. 33.136, Natural Resources Code  
Co. Nueces, Sketch No. 19  
File Date 06/20/2018 by R. Kartye

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