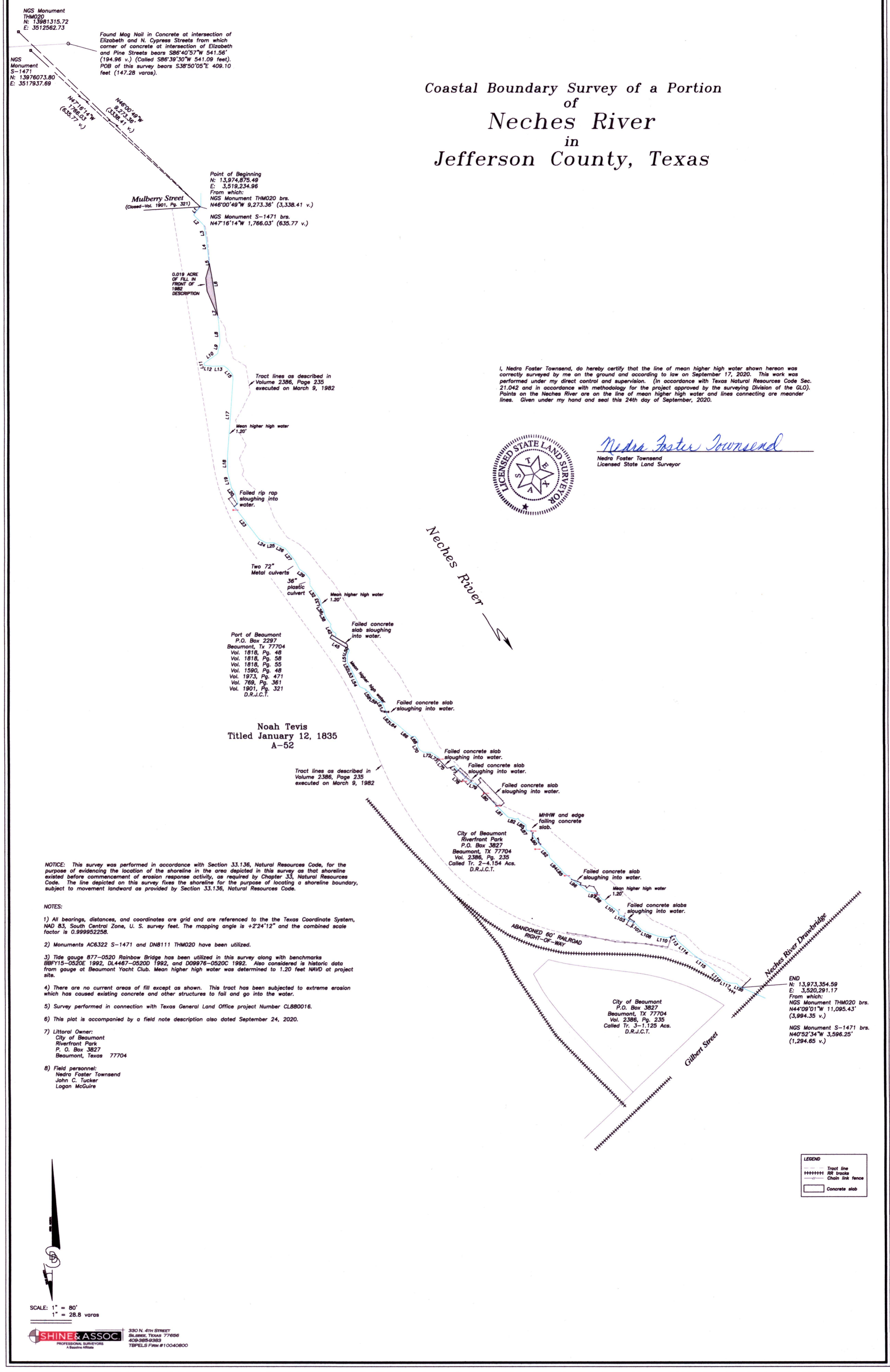


Coastal Boundary Survey of a Portion of Neches River in Jefferson County, Texas



I, Nedra Foster Townsend, do hereby certify that the line of mean higher high water shown hereon was correctly surveyed by me on the ground and according to law on September 17, 2020. This work was performed under my direct control and supervision. (In accordance with Texas Natural Resources Code Sec. 21.042 and in accordance with methodology for the project approved by the surveying Division of the GLO). Points on the Neches River are on the line of mean higher high water and lines connecting are meander lines. Given under my hand and seal this 24th day of September, 2020.



Nedra Foster Townsend
Nedra Foster Townsend
Licensed State Land Surveyor

Noah Tevis
Titled January 12, 1835
A-52

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 33.135, Natural Resources Code.

- NOTES:
- 1) All bearings, distances, and coordinates are grid and are referenced to the Texas Coordinate System, NAD 83, South Central Zone, U. S. survey feet. The mapping angle is +224'12" and the combined scale factor is 0.999902258.
 - 2) Monuments AC6322 S-1471 and DNB111 THM020 have been utilized.
 - 3) Tide gauge 877-0520 Rainbow Bridge has been utilized in this survey along with benchmarks BB9715-0520E 1992, DL4467-0520D 1992, and D09976-0520C 1992. Also considered is historic data from gauge at Beaumont Yacht Club. Mean higher high water was determined to 1.20 feet NAVD at project site.
 - 4) There are no current areas of fill except as shown. This tract has been subjected to extreme erosion which has caused existing concrete and other structures to fail and go into the water.
 - 5) Survey performed in connection with Texas General Land Office project Number CL880016.
 - 6) This plot is accompanied by a field note description also dated September 24, 2020.
 - 7) Littoral Owner:
City of Beaumont
Riverfront Park
P. O. Box 3827
Beaumont, Texas 77704
 - 8) Field personnel:
Nedra Foster Townsend
John C. Tucker
Logan McGuire

SCALE: 1" = 80'
1" = 28.8 varas



LEGEND	
-----	Tract line
+++++	RR tracks
-----	Chain link fence
□	Concrete slab

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Jefferson, sK No. 15
File Date 10/16/24 by L. Parsons

CONFORMED COPY
OFFICIAL PUBLIC RECORDS
Carolyn L. Guidry
Carolyn L. Guidry, County Clerk
Jefferson County, Texas
October 28, 2020 09:28:25 AM
FEE \$68.00 2020032975



Founded on **Quality**
Built on **Trust**

FIELD NOTES

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code

STATE OF TEXAS §

Co. Jefferson, sk No. 15

COUNTY OF JEFFERSON §

File Date 6/6/24 by L. Parsons

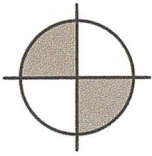
Coastal boundary survey performed on the line of mean higher high water along a portion of the Noah Tevis Survey, Abstract 52, and the Neches River in Jefferson County, Texas. These field notes are accompanied by a plat also dated September 24, 2020.

All bearings, distances, and coordinates are grid and are referenced to the Texas Coordinate System, NAD 83, South Central Zone, U. S. survey feet. The mapping angle is +2°24'12" and the combined scale factor is 0.999952258. NGS Monuments AC6322, S-1471, and DN8111 THM020 have been utilized.

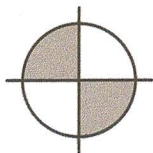
Beginning at a point on the shoreline that has a State Plane Coordinate value of N: 13,974,875.49 and E: 3,519,234.96, U. S. survey feet from which NGS monument AC6322 'S-1471' bears N47°16'14"W 1,766.03 feet (635.77 varas) and NGS monument DN8111 'THM020' bears N46°00'49"W 9,273.36 feet (3,338.41 varas).

THENCE with the line of mean higher high water the following bearings and distances:

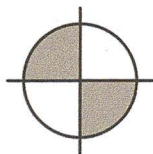
- L1 S 39°03'13" W 20.57 feet (7.41 varas),
- L2 S 44°18'55" E 28.31 feet (10.19 varas),
- L3 S 10°13'46" E 25.08 feet (9.03 varas),
- L4 S 06°38'11" E 41.27 feet (14.86 varas),
- L5 S 10°44'02" E 27.41 feet (9.87 varas),
- L6 S 08°54'49" E 50.54 feet (18.19 varas),
- L7 S 08°00'01" E 47.57 feet (17.13 varas),
- L8 S 03°27'19" E 37.98 feet (13.67 varas),
- L9 S 12°14'54" W 22.81 feet (8.21 varas),
- L10 S 54°30'09" W 32.43 feet (11.67 varas).
- L11 S 13°35'50" E 4.18 feet (1.50 varas),
- L12 S 83°59'17" E 14.42 feet (5.19 varas).
- L13 N 89°29'47" E 23.89 feet (8.60 varas),
- L14 S 52°03'24" E 8.77 feet (3.16 varas),
- L15 S 40°06'47" E 15.02 feet (5.41 varas),
- L16 S 03°20'44" E 8.83 feet (3.18 varas),
- L17 S 04°11'23" W 148.27 feet (53.38 varas),
- L18 S 00°08'45" W 32.59 feet (11.73 varas),
- L19 S 13°40'01" E 32.52 feet (11.71 varas),
- L20 S 37°17'10" E 10.85 feet (3.91 varas),



- L21 S 15°33'37" E 23.03 feet (8.29 varas),
- L22 S 51°13'10" W 9.48 feet (3.41 varas),
- L23 S 37°43'32" E 79.83 feet (28.74 varas),
- L24 S 63°30'13" E 16.45 feet (5.92 varas),
- L25 N 86°16'26" E 13.54 feet (4.87 varas),
- L26 S 63°06'53" E 26.56 feet (9.56 varas),
- L27 S 38°21'12" E 30.50 feet (10.98 varas),
- L28 S 28°06'34" E 18.29 feet (6.58 varas),
- L29 S 54°52'30" E 14.20 feet (5.11 varas),
- L30 S 38°05'12" E 13.58 feet (4.89 varas),
- L31 S 01°31'18" E 12.31 feet (4.43 varas),
- L32 S 36°22'38" E 31.96 feet (11.51 varas),
- L33 S 17°07'32" E 11.07 feet (3.99 varas),
- L34 S 14°35'32" W 3.70 feet (1.33 varas),
- L35 S 25°58'40" E 2.79 feet (1.00 vara),
- L36 S 35°57'06" E 7.39 feet (2.66 varas),
- L37 S 12°57'56" E 8.82 feet (3.18 varas),
- L38 S 26°44'47" E 8.76 feet (3.15 varas),
- L39 S 38°58'20" E 7.59 feet (2.73 varas),
- L40 S 35°30'16" E 6.41 feet (2.31 varas),
- L41 S 17°02'45" W 4.59 feet (1.65 varas),
- L42 S 27°36'01" E 11.39 feet (4.10 varas),
- L43 S 60°05'52" E 6.60 feet (2.38 varas),
- L44 S 06°17' 06" W 8.24 feet (2.97 varas),
- L45 S 60° 26' 41" E 25.34 feet (9.12 varas),
- L46 S 24° 00'20" E 4.59 feet (1.65 varas),
- L47 S 30° 33'51" W 4.18 feet (1.50 varas),
- L48 S 59°00'25" E 4.68 feet (1.68 varas),
- L49 S 35°43'42" E 2.55 feet (0.92 vara),
- L50 S 24°54'54" W 10.03 feet (3.61 varas),
- L51 S 01°05'34" W 14.05 feet (5.06 varas),
- L52 S 28°54'25" E 12.78 feet (4 .60 varas),
- L53 S 26°37'24" E 20.22 feet (7.28 varas),
- L54 S 26°11'45" E 20.68 feet (7.44 varas),
- L55 S 66°55'06" E 13.65 feet (4.91 varas),
- L56 S 24°13'40" W 1.91 feet (0.69 vara),
- L57 S 63°59'16" E 7.14 feet (2.57 varas),
- L58 S 31°51'20" E 11.18 feet (4.02 varas),
- L59 S 60°11'48" E 9.74 feet (3.51 varas),
- L60 S 59°47'07" E 12.28 feet (4.42 varas),
- L61 S 27°42'28" E 7.53 feet (2.71 varas),



- L62 S 21°43'50" E 21.05 feet (7.58 varas),
- L63 S 41°20'16" E 9.51 feet (3.42 varas),
- L64 S 54°15'54" E 17.72 feet (6.38 varas),
- L65 S 48°03'18" E 12.07 feet (4.35 varas),
- L66 S 50°04'58" E 22.32 feet (8.04 varas),
- L67 N 86°14'47" E 7.49 feet (2.70 varas),
- L68 S 34°52'55" E 10.65 feet (3.83 varas),
- L69 S 10°46'53" W 9.36 feet (3.37 varas),
- L70 S 28°15'26" E 8.84 feet (3.18 varas),
- L71 S 56°27'53" E 9.03 feet (3.25 varas),
- L72 S 88°17'08" E 15.37 feet (5.53 varas),
- L73 S 55°35'29" E 18.49 feet (6.66 varas),
- L74 S 06°57'55" E 4.27 feet (1.54 varas),
- L75 S 43°22'22" E 22.41 feet (8.07 varas),
- L76 N 73°14'53" E 14.99 feet (5.40 varas),
- L77 S 37°42'30" E 9.59 feet (3.45 varas),
- L78 S 46°31'29" E 34.26 feet (12.33 varas),
- L79 S 67°07'55" E 15.54 feet (5.59 varas),
- L80 S 42°21'23" E 52.48 feet (18.89 varas),
- L81 S 45°05'12" E 33.14 feet (11.93 varas),
- L82 S 75°03'49" E 16.49 feet (5.94 varas),
- L83 N 68°45'14" E 4.64 feet (1.67 varas),
- L84 S 26°23'55" E 4.62 feet (1.66 varas),
- L85 S 55°46'03" E 15.82 feet (5.70 varas),
- L86 S 00°04'16" W 8.06 feet (2.90 varas),
- L87 S 33°46'07" E 3.64 feet (1.31 varas),
- L88 S 85°45'16" E 7.97 feet (2.87 varas),
- L89 S 21°53'35" E 6.39 feet (2.30 varas),
- L90 S 34° 54'22" E 25.66 feet (9.24 varas),
- L91 S 50°48'38" E 12.26 feet (4.41 varas),
- L92 S 40°55'51" E 12.34 feet (4.44 varas),
- L93 S 09°43'36" E 7.98 feet (2.87 varas),
- L94 S 45°32'59" E 30.66 feet (11.04 varas),
- L95 S 36°00'33" E 9.51 feet (3.42 varas),
- L96 S 51°41'40" E 59.63 feet (21.47 varas),
- L97 S 77°54'20" E 19.81 feet (7.13 varas),
- L98 S 41°01'43" E 13.91 feet (5.01 varas),
- L99 S 82°31'28" E 4.77 feet (1.72 varas),
- L100 S 32°23'34" E 7.12 feet (2.56 varas),
- L101 S 53°00'19" E 29.40 feet (10.58 varas),
- L102 S 06°10'17" W 5.69 feet (2.05 varas),



- L103 S 67°18'25" E 12.03 feet (4.33 varas),
- L104 S 48°34'21" E 6.74 feet (2.43 varas),
- L105 S 54°37'44" E 4.60 feet (1.66 varas),
- L106 S 76°32'36" E 10.96 feet (3.95 varas),
- L107 S 44°25'58" E 22.07 feet (7.95 varas),
- L108 S 67°08'29" E 18.17 feet (6.54 varas),
- L109 S 71°39'53" E 16.18 feet (5.82 varas)
- L110 S 80°08'47" E 17.24 feet (6.21 varas),
- L111 N 72°00'00" E 16.25 feet (5.85 varas),
- L112 S 11°28'00" E 3.58 feet (1.29 varas),
- L113 S 32°57'04" E 9.89 feet (3.56 varas),
- L114 S 49°18'04" E 36.79 feet (13.24 varas),
- L115 S 52°07'47" E 50.58 feet (18.21 varas),
- L116 S 43°23'42" E 29.92 feet (10.77 varas),
- L117 S 66°10'40" E 11.44 feet (4.12 varas),
- L118 S 86°20'58" E 15.23 feet (5.48 varas),
- L119 S 37°26'42" E 6.78 feet (2.44 varas),
- L120 S 65°56'19" E 6.04 feet (2.17 varas)

to the end point of this project area which has a State Plane Coordinate value of N: 13,973,354.59 and E: 3,520,291.17 and from which NGS Monument THM 020 bears N44°09'01" W 11,095.43 feet (3,994.35 varas) and NGS Monument S-1471 bears N40°52'34"W 3,596.25 feet (1,294.65 varas) .

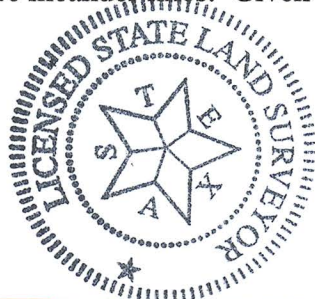
Field Personnel:

Nedra Foster Townsend

John C. Tucker

Logan McGuire

I, Nedra Foster Townsend, do hereby certify that the line of mean higher high water was correctly surveyed by me on the ground and according to law on September 17, 2020. This work was performed under my direct control and supervision. (In accordance with Texas Natural Resources Code Sec. 21.042 and in accordance with methodology for the project approved by the surveying division of the GLO). Points on the Neches River were on the line of mean higher high water at the time of my survey and lines connecting are meander lines. Given under my hand and seal this 24th day of September 2020.



Nedra Foster Townsend
Nedra Foster Townsend
Licensed State Land Surveyor

Founded on **Quality**
Built on **Trust**

FIELD NOTES – Fill Area

STATE OF TEXAS §

COUNTY OF JEFFERSON §

A coastal boundary survey was performed on the line of mean higher high water along a portion of the Noah Tevis Survey, Abstract 52, and the Neches River in Jefferson County, Texas. These field notes describe a 0.019 acre area of fill that has occurred between the March 9, 1982 description that is recorded in Volume 2386, Page 235 of the Official Public Records of Jefferson County, Texas, and this current mean higher high water. This is in an area that has been fortified and filled with rip rap. This field note description is accompanied by a plat also dated September 24, 2020.

All bearings, distances, and coordinates are grid and are referenced to the Texas Coordinate System, NAD 83, South Central Zone, U. S. survey feet. The mapping angle is +2°24'12" and the combined scale factor is 0.999952258. NGS Monuments AC6322, S-1471, and DN8111 THM020 have been utilized.

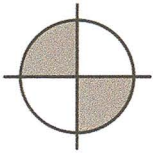
FILL AREA

BEGINNING at the most northerly point of this fill area which has a State Plane Coordinate value of N: 13, 974,764.99 and E:3,519,252.62 and from which NGS Monument S 1471 bears N 39°56'18" W 542.08 feet (195.15 varas).

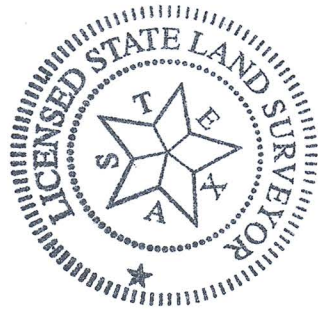
THENCE S 10°44'02" E with the line of mean higher high water 18.66 feet (6.72 varas); S 08°54'49" E 50.54 feet (18.19 varas); S 08°00'01" E 33.92 feet (12.21 varas) to the intersection of the current mean higher high water with the said March 9, 1982 description.

THENCE N 31°17'47" W with the said March 9, 1982 description 0.06 foot (0.02 varas); N 23°24'01" W 52.50 feet (18.90 varas); N 05°39'20" W 25.00 feet (9.00 varas); N16°08'45" E 26.93 feet (9.69 varas); and N 03°21'54" W 2.88 feet (1.04 varas) to the PLACE OF BEGINNING, containing 0.019 acre of fill.

Field Personnel:
Nedra Foster Townsend
John C. Tucker
Logan McGuire



I, Nedra Foster Townsend, do hereby certify that the line of mean higher high water was correctly surveyed by me on the ground and according to law on September 17, 2020. This work was performed under my direct control and supervision. (In accordance with Texas Natural Resources Code Sec. 21.042 and in accordance with methodology for the project approved by the surveying division of the GLO). Points on the Neches River were on the line of mean higher high water at the time of my survey and lines connecting are meander lines. Given under my hand and seal this 24th day of September, 2020.



Nedra Foster Townsend
Nedra Foster Townsend
Licensed State Land Surveyor

Survey of 0.019 Acres of Fill
being a part of
Coastal Boundary Survey CL880016
Neches River adjacent to
Noah Tevis Survey, A-52
Jefferson County, Texas

Noah Tevis
Titled January 12, 1835
A-52

NOTES:

- 1) All bearings, distances, and coordinates are grid and are referenced to the the Texas Coordinate System, NAD 83, South Central Zone, U. S. survey feet. The mapping angle is +2°24'12" and the combined scale factor is 0.999952258.
- 2) Monuments AC6322 S-1471 and DN8111 THM020 have been utilized.
- 3) Tide gauge 877-0520 Rainbow Bridge has been utilized in this survey along with benchmarks BBFY15-0520E 1992, DL4467-0520D 1992, and D09976-0520C 1992. Also considered is historic data from gauge at Beaumont Yacht Club. Mean higher high water was determined to 1.20 feet NAVD at project site.
- 4) There are no current areas of fill except as shown. This tract has been subjected to extreme erosion which has caused existing concrete and other structures to fail and go into the water.
- 5) Survey performed in connection with Texas General Land Office project Number CL880016.
- 6) This plat is accompanied by a field note description also dated September 24, 2020.
- 7) Littoral Owner:
City of Beaumont
Riverfront Park
P. O. Box 3827
Beaumont, Texas 77704

- 8) Field personnel:
Nedra Foster Townsend
John C. Tucker
Logan McGuire

Mulberry Street
(Closed-Vol. 1901, Pg. 321)

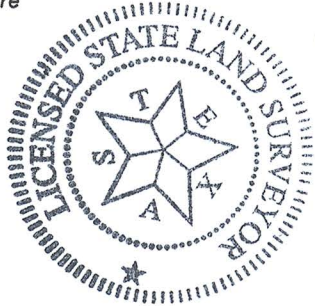
POB
N:13,974,764.99
E:3,519,252.62
NGS Mon S1471 bears
N39°56'18"W 542.08' (195.15 v.)

0.019 ACRE
OF FILL IN
FRONT OF
1982
DESCRIPTION

Mean higher high water
1.20'

Tract lines as described in
Volume 2386, Page 235
executed on March 9, 1982

City of Beaumont
Riverfront Park
P.O. Box 3827
Beaumont, TX 77704
Vol. 2386, Pg. 235
Called Tr. 2-4.154 Acs.
D.R.J.C.T.



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.

I, Nedra Foster Townsend, do hereby certify that the line of mean higher high water shown hereon was correctly surveyed by me on the ground and according to law on September 17, 2020. This work was performed under my direct control and supervision. (In accordance with Texas Natural Resources Code Sec. 21.042 and in accordance with methodology for the project approved by the surveying Division of the GLO). Points on the Neches River are on the line of mean higher high water and lines connecting are meander lines. Given under my hand and seal this 24th day of September, 2020.

Nedra Foster Townsend

Nedra Foster Townsend
Licensed State Land Surveyor

SCALE: 1" = 100'



330 N. 4TH STREET
SILSBEE, TEXAS 77656
409-385-9383
TBPELS FIRM #10040800

Neches River



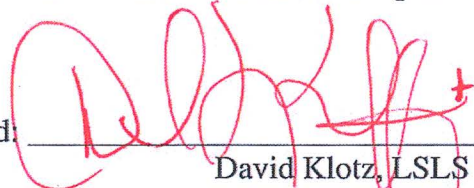
TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Jefferson, sk No. 15
File Date 6/6/24 by L. Parsons

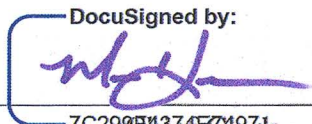
**Surveying Services
Coastal Boundary Survey**

Project: Riverfront Park, Noah Tevis Survey/Abstract-52
Project No: CL 880016
Project Manager: Amy Nunez, Dianna Ramirez, Coastal Field Offices.
Surveyor: Nedra Foster-Townsend, Licensed State Land Surveyor
Description: Coastal Boundary Survey dated September 24, 2020, delineating the line of mean higher high water along a portion of the Noah Tevis Survey, Abstract 52, and the Neches River in Jefferson County, Texas, in connections with GLO No. CL880016. Centroid coordinates 30.083056 N, 94.094167 W. A copy of the survey has been filed under No. 2020032975, Official Public Records Jefferson County, Texas.

A Coastal Boundary Survey for the above-referenced project has been reviewed and accepted by Surveying Services; 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.

by: 
Signed: _____ Date: 6/4/2024
David Klotz, LSLS

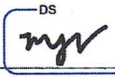
Pursuant to §33.136 of the *Texas Natural Resources Code*, the herein described Coastal Boundary Survey is approved by Dawn Buckingham, M.D., Commissioner of the Texas General Land Office.

by: 
Signed: _____ Date: 6/6/2024
7C299FA374E71971k Chief Clerk

Filed as: *Tex.Nat.Res.Code* Article 33.136 Jefferson County, Sketch No. 15.


ROUTING FOR INTERNAL DOCUSIGN PACKET

Staff Surveyor 

Surveying 

Legal 

Director 

Dep. Gen. Counsel 

Gen. Counsel 

Deputy Land Commissioner 

Chief Clerk 