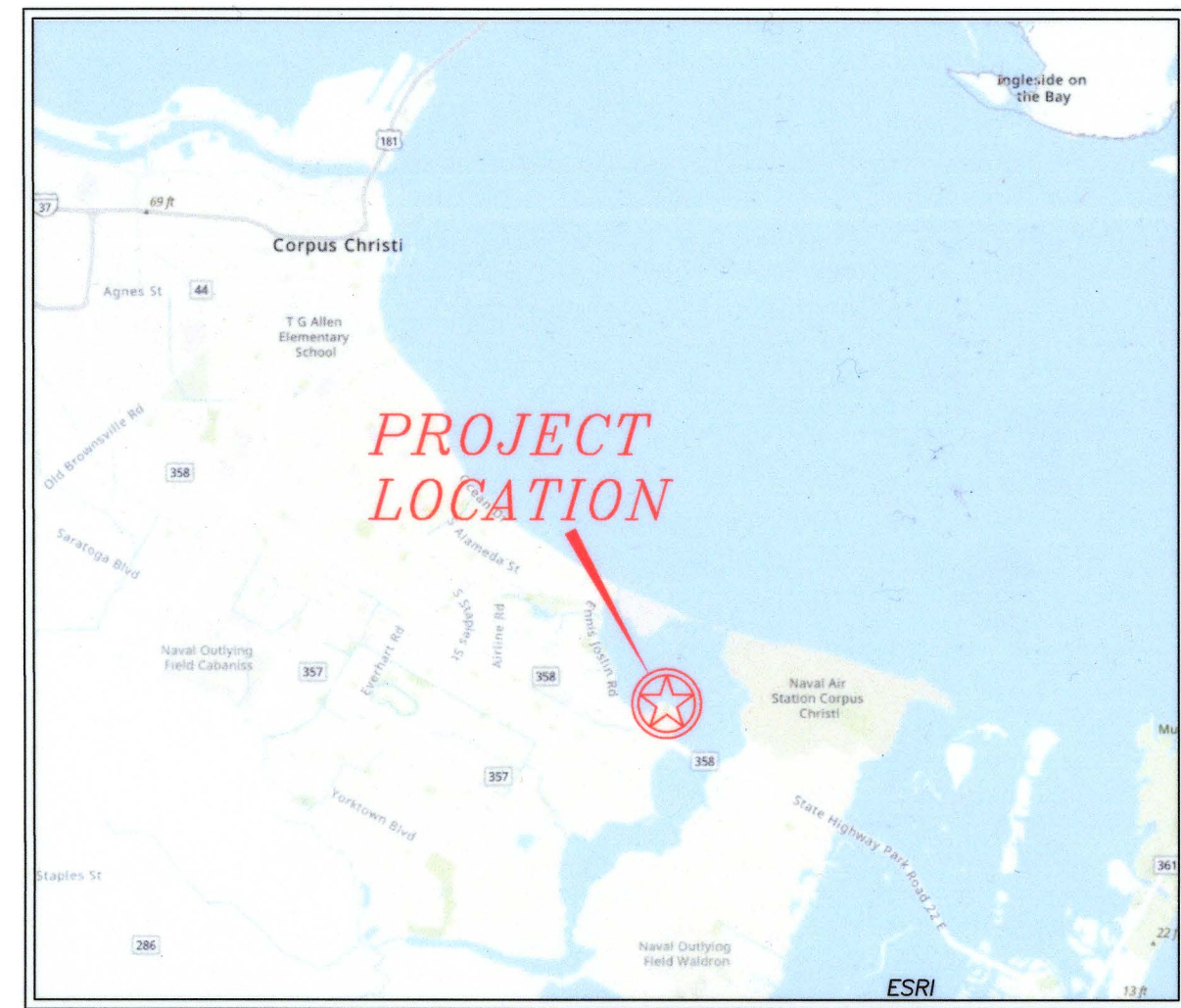


Coastal Boundary Survey
along a Portion of
Cayo De Oso
located in the Enriquez Villareal,
Abstract 1
Nueces County, Texas

Line Table			
Line #	Direction	Feet	Varas
L1	S 33° 49' 12" E	9.15'	3.29 v.
L2	S 49° 30' 36" E	16.29'	5.86 v.
L3	S 43° 37' 23" E	24.22'	8.72 v.
L4	S 51° 26' 42" E	1.88'	0.68 v.
L5	S 44° 20' 57" E	19.05'	6.86 v.
L6	S 55° 08' 46" E	8.33'	3.00 v.
L7	S 29° 06' 23" E	8.49'	3.06 v.
L8	S 66° 10' 23" E	19.90'	7.16 v.
L9	S 64° 45' 07" E	19.79'	7.12 v.
L10	S 77° 14' 46" E	7.07'	2.55 v.
L11	S 80° 37' 34" E	6.82'	2.46 v.
L12	S 68° 31' 16" E	4.28'	1.54 v.
L13	S 47° 43' 58" E	5.95'	2.14 v.
L14	S 66° 00' 07" E	7.87'	2.83 v.
L15	S 51° 27' 21" E	6.19'	2.23 v.
L16	S 65° 46' 27" E	7.29'	2.62 v.
L17	S 62° 54' 48" E	8.30'	2.99 v.

Line Table			
Line #	Direction	Length	Varas
L18	S 68° 55' 46" E	8.73'	3.14 v.
L19	S 60° 50' 09" E	6.61'	2.38 v.
L20	S 85° 53' 54" E	4.61'	1.66 v.
L21	S 81° 40' 24" E	5.32'	1.92 v.
L22	S 70° 04' 49" E	8.19'	2.95 v.
L23	S 82° 22' 05" E	9.34'	3.36 v.
L24	N 60° 37' 04" E	4.59'	1.65 v.
L25	N 30° 46' 54" E	4.32'	1.56 v.
L26	S 72° 00' 44" E	10.81'	3.89 v.
L27	S 04° 16' 23" E	2.66'	0.96 v.
L28	S 43° 05' 30" E	12.15'	4.37 v.
L29	S 48° 49' 37" E	13.31'	4.79 v.
L30	S 52° 28' 20" E	12.02'	4.33 v.
L31	S 78° 59' 26" E	6.02'	2.17 v.
L32	S 86° 45' 49" E	6.02'	2.17 v.
L33	S 85° 52' 43" E	11.97'	4.31 v.
L34	S 80° 50' 46" E	4.64'	1.67 v.



VICINITY MAP

FIELD NOTES

STATE OF TEXAS §

COUNTY OF NUECES §

Coastal boundary survey performed on the line of mean higher high water along a portion of the Enriquez Villareal Survey, Abstract 1, the shoreline of Cayo De Oso and State of Texas Submerged Tract B in Nueces County, Texas. These field notes and the accompanying plot should be considered together.

All bearings, distances, and coordinates are grid and are referenced to the Texas Coordinate System, NAD 83, South Zone, U. S. survey feet. The mapping angle is +00°32'12" and the combined scale factor is 0.999970738. NGS Monument AH 1699 'City of Corpus Christi SO 070' has been utilized.

Beginning at a point on the shoreline at the northeast corner of a called 0.97 acre tract described in N.C.C.F. No. 2003009593, also being the northwest corner of Lot 47, Block 2 of Harbor Village Subdivision recorded in Volume 45, Page 164 M.R.N.C.T. and also being in the southerly line of State of Texas Submerged Tract B having a State Plane Coordinate value of N: 17,142,017.54 feet and E: 1,366,662.96 feet (U. S. survey feet) from which N.G.S. Monument AH 1699 bears South 44°47'04" East 217.46 feet (78.29 varas).

THENCE with the line of mean higher high water and also being the southerly boundary line of State of Texas Submerged Tract B the following bearings and distances:

South 33° 49' 12" East 9.15 feet (3.29 varas);
South 49° 30' 36" East 16.29 feet (5.86 varas);
South 43° 37' 23" East 24.22 feet (8.72 varas);
South 51° 26' 42" East 1.88 feet (0.68 varas);
South 44° 20' 57" East 19.05 feet (6.86 varas);
South 55° 08' 46" East 8.33 feet (3.00 varas);
South 29° 06' 23" East 8.49 feet (3.06 varas);
South 66° 10' 23" East 19.90 feet (7.16 varas);
South 64° 45' 07" East 19.79 feet (7.12 varas);
South 77° 14' 46" East 7.07 feet (2.55 varas);
South 80° 37' 34" East 6.82 feet (2.46 varas);
South 68° 31' 16" East 4.28 feet (1.54 varas);
South 47° 43' 58" East 5.95 feet (2.14 varas);
South 66° 00' 07" East 7.87 feet (2.83 varas);
South 51° 27' 21" East 6.19 feet (2.23 varas);
South 65° 46' 27" East 7.29 feet (2.62 varas);
South 62° 54' 48" East 8.30 feet (2.99 varas);
South 68° 55' 46" East 8.73 feet (3.14 varas);
South 60° 50' 09" East 6.61 feet (2.38 varas);
South 85° 53' 54" East 4.61 feet (1.66 varas);
South 81° 40' 24" East 5.32 feet (1.92 varas);
South 70° 04' 49" East 8.19 feet (2.95 varas);
South 82° 22' 05" East 9.34 feet (3.36 varas);
North 60° 37' 04" East 4.59 feet (1.65 varas);
North 30° 46' 54" East 4.32 feet (1.56 varas);
South 72° 00' 44" East 10.81 feet (3.89 varas);
South 04° 16' 23" East 2.66 feet (0.96 varas);
South 43° 05' 30" East 12.15 feet (4.37 varas);
South 48° 49' 37" East 13.31 feet (4.79 varas);
South 52° 28' 20" East 12.02 feet (4.33 varas);
South 78° 59' 26" East 6.02 feet (2.17 varas);
South 86° 45' 49" East 6.02 feet (2.17 varas);
South 85° 52' 43" East 11.97 feet (4.31 varas);
South 80° 50' 46" East 4.64 feet (1.67 varas);

to the end point of this project area at the northwesterly corner of Lot 1, Block 8, of South Bay Addition Unit 1, filed in Volume 22, Page 48 M.R.N.C.T. which has a State Plane Coordinate value of N: 17,141,876.76 feet and E: 1,366,920.79 feet and from which NGS Monument AH 1699 bears South 82°37'14" West 105.52 feet (37.99 varas).

End of project.
N: 17,141,876.76'
E: 1,366,920.79'
From which NGS monument
AH1699 bears
S82°37'14"W 105.52' (37.99 v.)

VOL. 1195, PG. 292
JOHNNY W. COTTEN
LOTS 1-2, BLK 8
SOUTH BAY ADDITION UNIT 1
VOL. 22, PG. 48
M.R.N.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.

NOTES:

1) All bearings, distances, and coordinates are grid and are referenced to the the Texas Coordinate System, NAD 83, South Zone, U. S. survey feet. The mapping angle is +00°32'12" and the combined scale factor is 0.999970738.

2) Benchmark PID: AH1699 (DES: SO 070) was utilized for this project. Per the NGS Data Sheet, the called elevation of 9.19' NAVD88 was derived by applying the VERTCON shift to the NGVD29 superceded values. The TRIMBLE VRS GPS network finds the elevation on this mark to be 8.69' NAVD88.

3) Mean higher high water was determined to 0.79 feet NAVD88 at project site, relying on NOAA Tide Gauge 8775792, Packery Channel.

4) There are no recent areas of fill. However, the entire seaward side of South Bay Park has been stabilized with rip-rap to prevent erosion with stacked quikrete bags on a portion. There is no encroachment of water behind the rip-rap. The concrete sidewalk area above the stacked quikrete has broken and caved in places.

5) Survey performed in connection with Texas General Land Office Project Number CL20250005.

6) Littoral Owner:
City of Corpus Christi
1201 Leopard St.
Corpus Christi, TX 78469

7) Survey completed August 08, 2024.
Field personnel:
Joe A. Mattox, LSL
Nedra Foster Townsend, LSL

NCCF No. 2003009593
LEROY & PRISCILLA STEINUCHER
CALLED 0.97 ACS.
O.P.R.N.C.T.

NCCF No. 2021004457
LEROY JOHN STEINUCHER
PT. LOT 45-A, BLK 2
HARBOR VILLAGE SUBDIVISION

CITY OF CORPUS CHRISTI
HARBOR VILLAGE SUBDIVISION
VOL. 164, PG. 164
M.R.N.C.T.

LOT 46, BLK 2
HARBOR VILLAGE SUBDIVISION

SOUTH BAY PARK
CITY OF CORPUS CHRISTI
CALLED 4.21 ACS.
SOUTH BAY ADDITION UNIT 1
VOL. 22, PG. 48
M.R.N.C.T.

STATE OF TEXAS
SUBMERGED TRACT B

STATE OF TEXAS
SUBMERGED TRACT 'B'

CAYO DE OSO
'OSO BAY

Mean Higher High Water
Elev= 0.79' NAVD88

CONCRETE
BARRIER/SIDEWALK

CONCRETE
(FALLING)

chain link fence

NGS MONUMENT
PID: AH1699
DESIG: "SO 070"
N: 17,141,863.20
E: 1,366,816.15
Z: 9.19' NAVD88
(TRIMBLE VRS= 8.69' NAVD88)
(SEE NOTE 2)

STORM SEWER EASEMENT

VOL. 1195, PG. 292
JOHNNY W. COTTEN
LOTS 1-2, BLK 8
SOUTH BAY ADDITION UNIT 1
VOL. 22, PG. 48
M.R.N.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.

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5) Survey performed in connection with Texas General Land Office Project Number CL20250005.

6) Littoral Owner:
City of Corpus Christi
1201 Leopard St.
Corpus Christi, TX 78469

7) Survey completed August 08, 2024.
Field personnel:
Joe A. Mattox, LSL
Nedra Foster Townsend, LSL

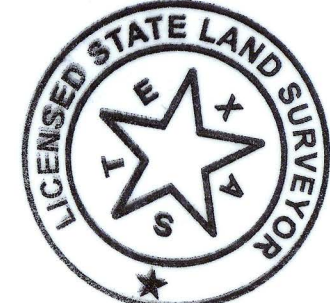
Point of Beginning
N: 17,142,017.54'
E: 1,366,662.96'
From which:
NGS Monument PID: AH-1699
Desig: "SO 070" brs.
S 44°47'04" E 217.46' (78.29 v.)

rip-rap
(broken concrete)
rip-rap
of rip-rap

stacked quikrete

ENRIQUEZ VILLAREAL
Titled
A-1

I, Joe A. Mattox, 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 August 1, 2024. 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 Cayo De Oso (Oso Bay) are on the line of mean higher high water and lines connecting are meander lines. Given under my hand and seal this 8th day of August, 2024.



Joe A. Mattox
Licensed State Land Surveyor, RPLS No. 5535

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 9th DAY OF AUGUST, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 21st DAY OF February 2025 AT 11:34 A.M. IN SAID COUNTY IN VOLUME 70 PAGE 509 MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY AT MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

DOCUMENT NO. 2025006986

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

By: Paula Garcia
DEPUTY

FOR GENERAL LAND OFFICE USE ONLY

TEXAS GENERAL LAND OFFICE

Art. 33.136, Natural Resources Code

Co. Nueces, SK No. 24

File Date 8/15/25 by L. Parsons

SCALE: 1" = 20'

SCALE: 1" = 7.2 varas

SHINE Shine | DCCM | TxSurv F-10040800
330 N 4th St, Silsbee, TX 77656
DCCM 409.385.9383 | ShineandAssociates.com

NUECES 24

97424 ①



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

Surveying Services
Coastal Boundary Survey

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Nueces, S.K. No. 24
File Date 4/15/25 by L. Parsons

Project: South Bay Park-Cayo de Oso Bay-Mattox, Nueces County

Project No: CL-20250005

Project Manager: Amy Nunez, Dianna Ramirez, Coastal Field Operations.

Surveyor: Joe Mattox, Licensed State Land Surveyor

Description: Coastal boundary survey performed on the line of mean higher high water along a portion of the Enriquez Villareal Survey, Abstract 1, and the shoreline of Cayo De Oso, and State of Texas Submerged Tract B in Nueces County, Texas, in connection with GLO CL20250005. Centroid coordinates 27.691289° N, -97.317903° W, WGS84. A copy of the survey has been filed in Volume 70, Pages 509, Map Records, Nueces 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 Tex. Nat. Res. Code §33.136.

by:

Signed:

David Klotz, Staff Surveyor

3/31/2025
Surveying Services Date

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

by:

Signed by:

Jennifer G. Jones

4/7/2025


Signed:


Jennifer G. Jones
Jenn G Jones CDF09B56540E...
Chief Clerk and Deputy Land Commissioner

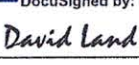
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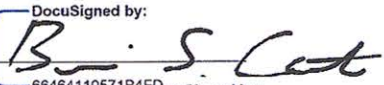
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Tex. Nat. Res. Code §33.136

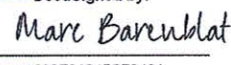
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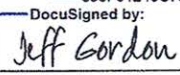
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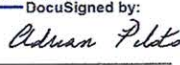
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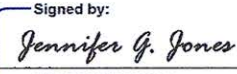
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Gen. Counsel 
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Deputy Chief Clerk 
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Chief Clerk and Deputy Land Commissioner 
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