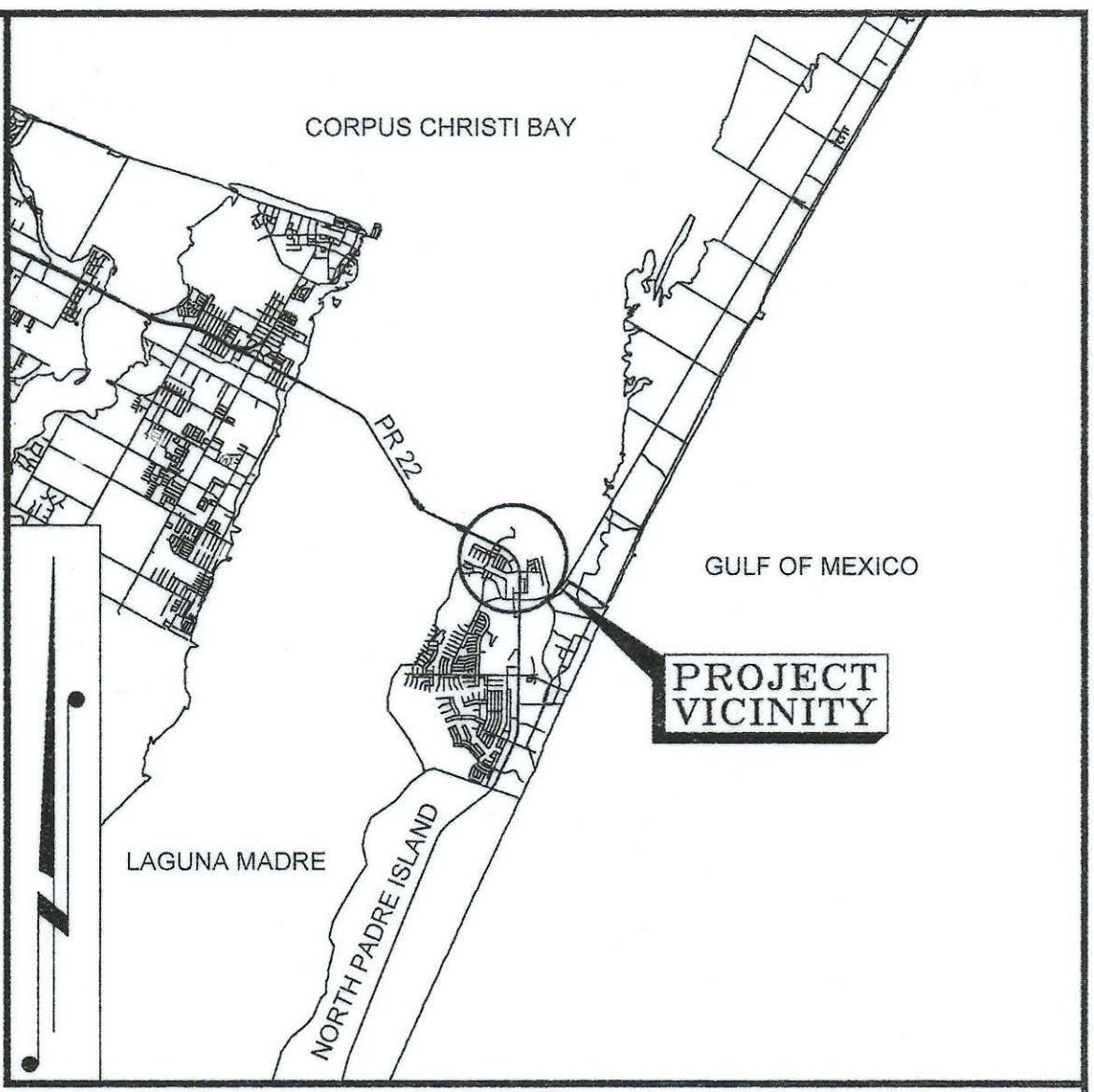


LINE	BEARING	DISTANCE	VARIAS
L1	S 30°55'58" E	(41.60)	14.98V
L2	S 39°03'05" E	(17.20)	6.19V
L3	S 58°38'13" E	(18.16)	6.54V
L4	S 33°48'20" E	(33.65)	12.11V
L5	S 25°2'11" E	(35.77)	12.88V
L6	S 46°14'28" E	(15.81)	5.69V
L7	S 13°24'42" E	(22.22)	11.60V
L8	S 27°38'39" E	(52.40)	18.85V
L9	S 22°14'57" E	(38.11)	13.00V
L10	S 10°29'38" E	(19.07)	6.67V
L11	S 20°12'13" E	(35.34)	12.72V
L12	S 38°48'30" E	(17.18)	6.18V
L13	S 23°58'57" E	(35.65)	12.83V
L14	S 09°54'20" E	(53.67)	19.32V
L15	S 30°38'01" E	(29.41)	10.59V
L16	S 02°23'41" W	(19.68)	7.08V
L17	S 17°24'38" E	(37.75)	13.55V
L18	S 11°35'40" E	(36.88)	13.28V
L19	S 04°29'05" W	(16.93)	6.09V
L20	S 11°00'50" E	(35.62)	34.42V
L21	S 14°39'27" E	(45.52)	15.39V
L22	S 12°14'23" E	(44.47)	16.01V
L23	S 23°08'26" E	(15.72)	5.66V
L24	S 44°10'52" E	(18.65)	6.71V
L25	S 24°44'35" E	(48.42)	16.71V
L26	S 43°55'06" E	(16.11)	5.80V
L27	S 03°31'42" W	(26.97)	9.71V
L28	S 14°28'47" E	(30.57)	11.01V
L29	S 28°00'54" E	(31.72)	11.42V
L30	S 14°42'56" E	(16.33)	5.85V
L31	S 28°36'18" E	(48.28)	17.37V
L32	S 38°15'30" E	(53.12)	19.12V
L33	S 52°31'54" E	(11.66)	4.20V
L34	S 83°58'57" E	(31.73)	11.42V



NOTES:

ALL COORDINATES REFER TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (#4205), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), US FEET. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL DISTANCES GRID. THE COMBINED SCALE FACTOR IS 0.99996911 AND CONVERGENCE ANGLE IS +0° 36' 34.2".

1. COORDINATES ARE BASED ON NGS MONUMENT:

NGS MONUMENT "AH1675" (PUBLISHED)	CITY OF CORPUS CHRISTI SURVEY MONUMENT
N:17,145,840.83	N:17,115,550.93
E:1,418,646.88	E:1,401,239.19
ELEV: 4.82'	ELEV: 5.60'

2. ALL OTHER MONUMENTS ARE REFERENCED AS MEASURED AND SHOWN HEREON.

3. ALL POSITIONS AND ELEVATIONS RECORDED USING SURVEY GRADE, RTK GPS. EQUIPMENT: TRIMBLE R8/10.

4. THE LITTORAL BOUNDARY IS BASED ON THE MEAN HIGH WATER (MHW) CONTOUR. MEAN HIGH WATER ELEVATION OF 0.8' NAVD88 WAS ESTABLISHED IN REFERENCE TO THE PACKERY CHANNEL F TIDAL GAUGE (877+5792 F). NGS MONUMENT (877 5792 F) N:17,121,596.83 E:1,393,373.71 ELEV: 2.999'

5. REFERENCE ACCOMPANYING REPORT CONTAINING FIELD NOTES DATED FOR ADDITIONAL INFORMATION.

6. DEED BOUNDARY ARE NOT FIELD VERIFIED AND SHOULD BE CONSIDERED APPROXIMATE.

7. ADJACENT LOTS AND STREETS ARE SHOWN GRAPHICALLY FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT SPECIFICALLY TIED TO THE SUBJECT BOUNDARY.

8. NO ARTIFICIAL FILL / BUILD UP WAS DISCOVERED AND NO RETAINING WALLS EXISTED AT THE TIME OF SURVEY.

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 202-300-1015 OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS.

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.

THIS SHORELINE SURVEY OF MEAN HIGH WATER ALONG THE WESTERN SHORE OF THE PACKERY CHANNEL EXTENDS NORTHEASTERLY ALONG THE CALLED 20 ACRES SAVE & EXCEPT DOC. No. 983813 O.P.R.N.C.T. AND THE CALLED 18.02 ACRES NUECES COUNTY DOC. No. 2010041519 O.P.R.N.C.T.

SURVEY DATE: MARCH 8, 2022 SURVEY

PERSONNEL: CLAY COTTLE, NATHAN MCCOLLOM

JAMES M. NAISMITH RPLS, LSLS

TEXAS GENERAL LAND OFFICE Art. 33.136, Natural Resources Code Co. <u>Nueces</u> <u>ASK</u> No. <u>24 25</u> File Date <u>11/24/25</u> by <u>L. Parsons</u>	<table><tr><td>00</td><td>---</td><td></td></tr><tr><td>REV. NO.</td><td>REV. DATE</td><td>REV. DESCRIPTION</td></tr><tr><td></td><td></td><td>REVISIONS</td></tr></table>	00	---		REV. NO.	REV. DATE	REV. DESCRIPTION			REVISIONS	T. BAKER SMITH A CENTURY OF SOLUTIONS 3854 FM 1069 Aransas Pass, TX 78336 (361)334-5719 - tbsmith.com TPELS FIRM No. 10194575	 60' 30' 0' 60' 120' 180'	<table><tr><td>DRAWN BY:</td><td>MM</td><td>APPROVED BY:</td><td>AWK</td></tr><tr><td>DATE:</td><td>10/04/2022</td><td>JOB NO:</td><td>2021.1218</td></tr><tr><td>DRAWING NAME:</td><td colspan="3">PACKERY CHANNEL PARK CBS</td></tr><tr><td>PROJECTION:</td><td colspan="3">TEXAS SPC SOUTH ZONE</td></tr><tr><td>GEO. DATUM:</td><td colspan="3">NAD83(2011) VERT. DATUM: NAVD88</td></tr><tr><td>GRID UNITS:</td><td colspan="3">US SURVEY FEET</td></tr><tr><td>SHEET NO:</td><td>1</td><td>OF</td><td>1</td></tr></table>	DRAWN BY:	MM	APPROVED BY:	AWK	DATE:	10/04/2022	JOB NO:	2021.1218	DRAWING NAME:	PACKERY CHANNEL PARK CBS			PROJECTION:	TEXAS SPC SOUTH ZONE			GEO. DATUM:	NAD83(2011) VERT. DATUM: NAVD88			GRID UNITS:	US SURVEY FEET			SHEET NO:	1	OF	1	COASTAL BOUNDARY SURVEY PACKERY CHANNEL COUNTY PARK Being the Littoral Boundary along the Mean High Water line of The Packery Channel being the westerly boundary line of the Nicolas & Juan Jose Balli Survey, Abstract number 1998, Nueces County, Texas.
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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, SC No. 24 25
File Date 11/24/25 by L. Parsons

Project: Packery Channel Park - Naismith 2022, Nueces County

Project No: GLO Project No. CL20250008

Project Manager: Amy Nunez, Corpus Christi, Coastal Field Operations.

Surveyor: Jim Naismith, Licensed State Land Surveyor

Description: Coastal boundary survey of the Littoral Boundary along the Mean High Water (MHW) line of The Packery Channel, being the easterly boundary line of the Nicolas & Juan Jose Balli Survey, Abstract number 1998, and the westerly boundary line of State Submerged Land Tract No. 60, Nueces County, Texas, in connection with GLO No. CL20250008. Centroid coordinates 27°37'42.31"N, 97°13'2.47"W, WGS84. A copy of the survey has been recorded in 2023004015, Official Public 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

11/13/2025
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:



Signed:

Jennifer G. Jones 570CDF09B56540E...
Chief Clerk and Deputy Land Commissioner

11/24/2025

Date:

Filed as: Nueces County, NRC Article 33.136 Sketch No. 24 25
Tex. Nat. Res. Code §33.136



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

ROUTING FOR INTERNAL DOCUSIGN PACKET

Staff Surveyor DocuSigned by:
A48B70804E50480...

Surveying DocuSigned by:
E246E7FD22AA4D6...

Legal DocuSigned by:
287BFE8E18D748F...

Director DocuSigned by:
68464110571B4FD...

Dep. Gen. Counsel DocuSigned by:
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Gen. Counsel DocuSigned by:
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Deputy Chief Clerk DocuSigned by:
C663841567B2413...

Chief Clerk and Deputy Land Commissioner Signed by:
E70CDF09B56540E...

T. Baker Smith, LLC

www.tbsmith.com

(361) 334-5719

FIRM #10194575



COASTAL BOUNDARY SURVEY, MARCH 2022

Being the Littoral Boundary along the Mean High Water (MHW) line of The Packery Channel, being the easterly boundary line of the Nicolas & Juan Jose Balli Survey, Abstract number 1998, and the westerly boundary line of State Submerged Land Tract No. 60, Nueces County, Texas.

This report accompanies a map of survey dated March 2022.

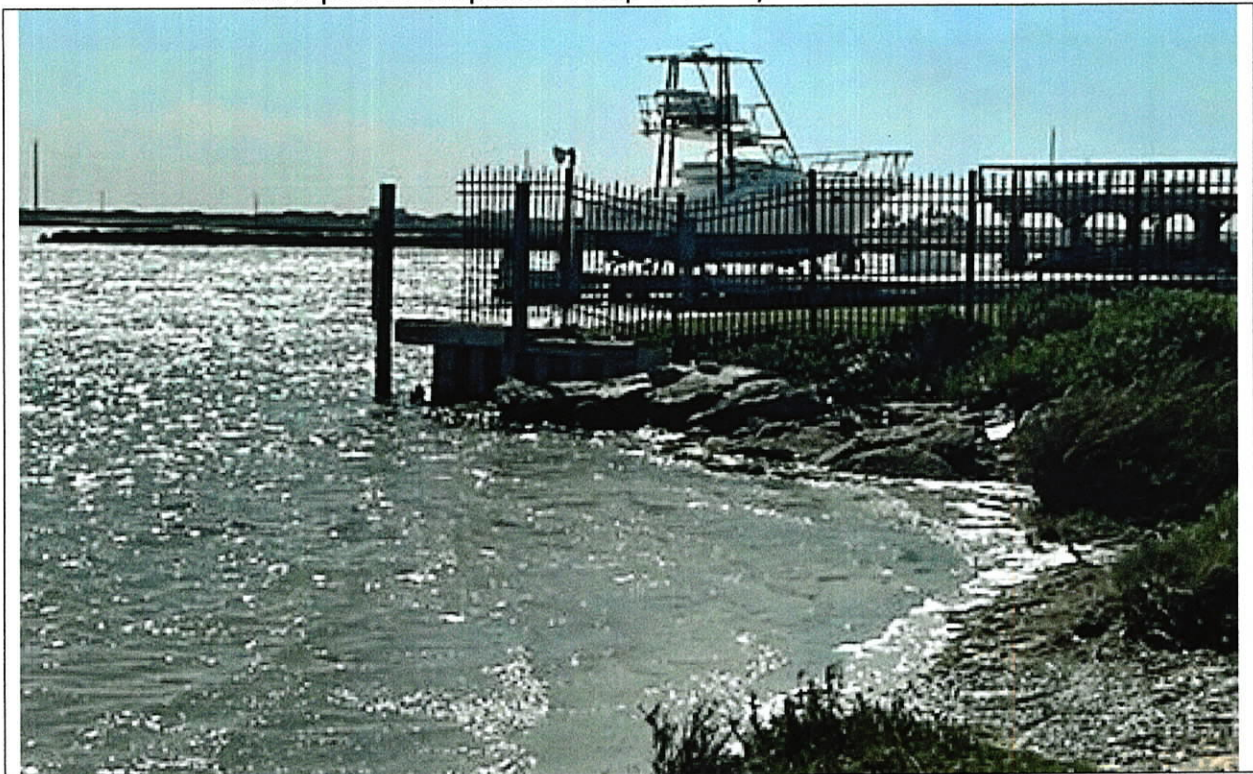


Figure 1: South shoreline within survey area

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Nueces, SK No. 2425
File Date 11/24/25 by L. Parsons



Figure 2: North shoreline within survey area

All survey work was performed using survey grade RTK GPS base and rover: Trimble R8/R10 Receivers. The survey was conducted March 08, 2022.

SURVEY CONTROL: One NGS survey marker was used as primary control: "AH1675" (N: 17,145,840.83, E: 1,418,646.86, EL: 4.82' NAVD88), Published, and one secondary control point: City of Corpus Christi Monument (N: 17,115,550.93, E: 1,401,239.19 EL: 5.60' NAVD88).

	Northing	Easting	Elevation
NGS BENCHMARKS			
NGS Monument AH1675 (Published)	17,145,840.83	1,418,646.86	4.82'
City of Corpus Christi Monument	17,115,550.93	1,401,239.19	5.60'
NGS Monument 877 5792 F	17,121,396.83	1,393,373.71	2.999'

Table 1: NGS, and City of Corpus Christi benchmarks used as primary, and secondary control for the survey. Datum is NAD 83 (2011), South Zone, Texas Coordinate System (US Feet). Orthometric heights referenced to NAVD88 datum (Geoid 18).



Figure 4: NGS benchmark "AH1675" (N: 17,145,840.83, E: 1,418,646.86, EL: 4.82' NAVD88), Published



Figure 5: NGS Benchmark "877 5792 F" (N: 17,121,396.83 E: 1,393,373.71, EL: 2.999' NAVD88), Published.

The Littoral Boundary is based on the Mean High Water (MHW) contour. Mean High Water elevation of 0.8' NAVD88 was established in reference to the Benchmark "877 5792 F Tidal".

FIELD NOTES

Being the Littoral Boundary along the Mean High Water line of The Packery Channel being the easterly boundary line of the Nicolas & Juan Jose Balli Survey, Abstract number 1998, and the westerly boundary line of State Submerged Land Tract No. 60, Nueces County, Texas. Distances, bearings, and coordinates are grid, North American Datum of 1983 (2011 Adjustment), South Zone (4205) of the Texas Coordinate System;

Beginning at a point on said MHW (Mean High Water) line, (N: 17,119,896.56', E: 1,399,334.43', EL: 0.8' NAVD 88) from which NGS MONUMENT "AH1675" (N: 17,145,840.83, E: 1,418,646.86, EL: 4.82') bears N 36° 39' 48" E, a distance of 11643.51V(32343.09').

Thence along the Packery Channel or Submerged Tract No. 60 shoreline and said MHW line, the following 34 courses and distances:

1. Thence S 30°55'58" E a distance of 14.98V(41.60');
2. Thence S 39°03'05" E a distance of 6.19V(17.20');
3. Thence S 58°36'13" E a distance of 6.54V(18.16');
4. Thence S 33°46'20" E a distance of 12.11V(33.65');
5. Thence S 25°24'11" E a distance of 12.88V(35.77');
6. Thence S 46°14'26" E a distance of 5.69V(15.81');
7. Thence S 13°24'42" E a distance of 11.60V(32.22');
8. Thence S 27°38'39" E a distance of 18.86V(52.40');
9. Thence S 22°14'57" E a distance of 13.00V(36.11');
10. Thence S 10°29'38" E a distance of 6.87V(19.07');
11. Thence S 20°12'13" E a distance of 12.72V(35.34');
12. Thence S 38°48'30" E a distance of 6.18V(17.18');
13. Thence S 23°58'57" E a distance of 12.83V(35.65');
14. Thence S 09°54'20" E a distance of 19.32V(53.67');
15. Thence S 30°38'01" E a distance of 10.59V(29.41');
16. Thence S 00°25'41" W a distance of 7.08V(19.68');
17. Thence S 17°24'39" E a distance of 13.59V(37.75');
18. Thence S 11°35'40" E a distance of 13.28V(36.88');
19. Thence S 04°29'05" W a distance of 6.09V(16.93');



20. Thence S 11°00'50" E a distance of 34.42V(95.62');
21. Thence S 14°35'27" E a distance of 16.39V(45.52');
22. Thence S 12°14'23" E a distance of 16.01V(44.47');
23. Thence S 23°06'26" E a distance of 5.66V(15.72');
24. Thence S 44°10'52" E a distance of 6.71V(18.65');
25. Thence S 24°44'35" E a distance of 16.71V(46.42');
26. Thence S 43°55'06" E a distance of 5.80V(16.11');
27. Thence S 03°31'42" W a distance of 9.71V(26.97');
28. Thence S 14°25'47" E a distance of 11.01V(30.57');
29. Thence S 28°00'54" E a distance of 11.42V(31.72');
30. Thence S 14°42'56" E a distance of 5.88V(16.33');
31. Thence S 28°36'18" E a distance of 17.37V(48.26');
32. Thence S 38°15'30" E a distance of 19.12V(53.12');
33. Thence S 52°31'54" E a distance of 4.20V(11.66');



34. S 83° 56' 57" E a distance of 11.42V(31.73') to the **Point of Termination** (N: 17,118,913.07, E: 1,399,766.23, EL: 0.8' NAVD88), from which a City of Corpus Christi Monument (N: 17,115,550.93, E: 1,401,239.19, EL: 5.66' NAVD88) bears S 23° 39' 30" E a distance of 1321.43V(3670.64').

James M. Naismith, RPLS, LSLs

Jma *10/25/2022*

