# Coastal Boundary Survey (CBS)

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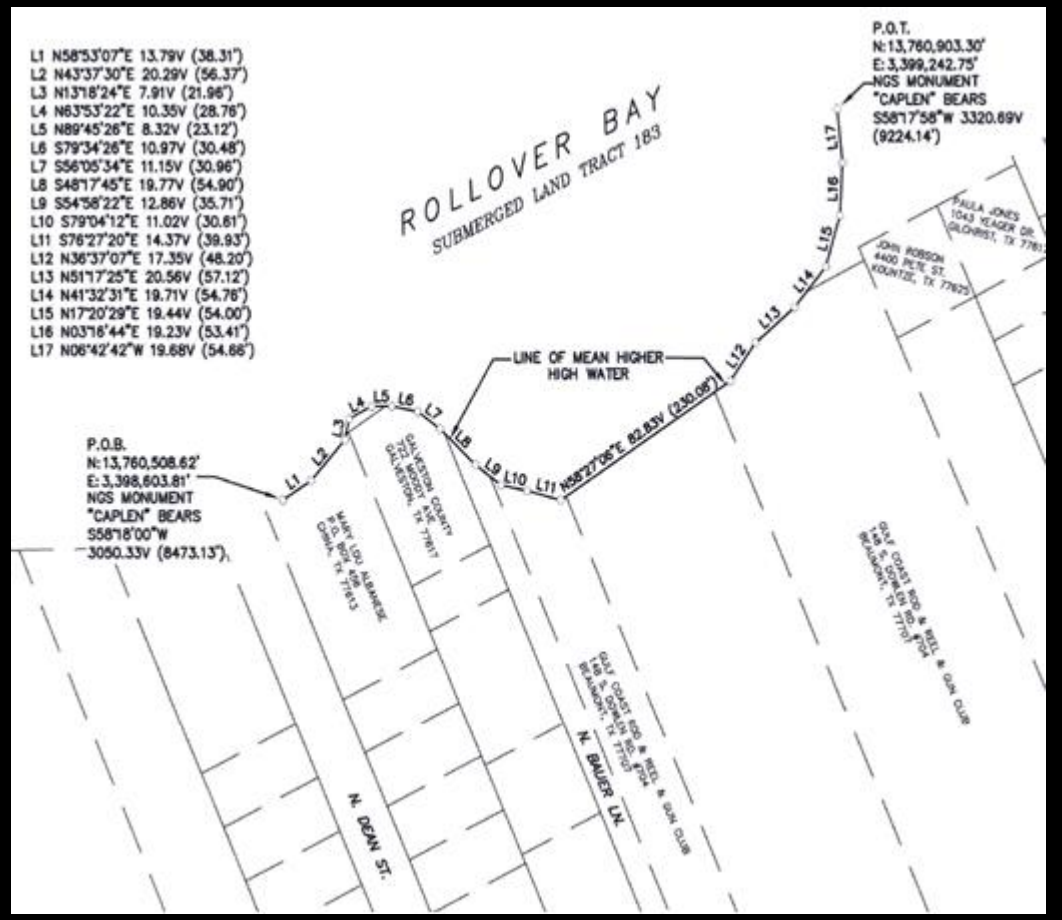
# CBS

## Coastal Boundary Survey

- **Why it's required**
- **Who Requires it**
- **The Process**
- **Timeline & Cost**
- **Finding a Licensed State Land Surveyor (LSLS) or County Surveyor**

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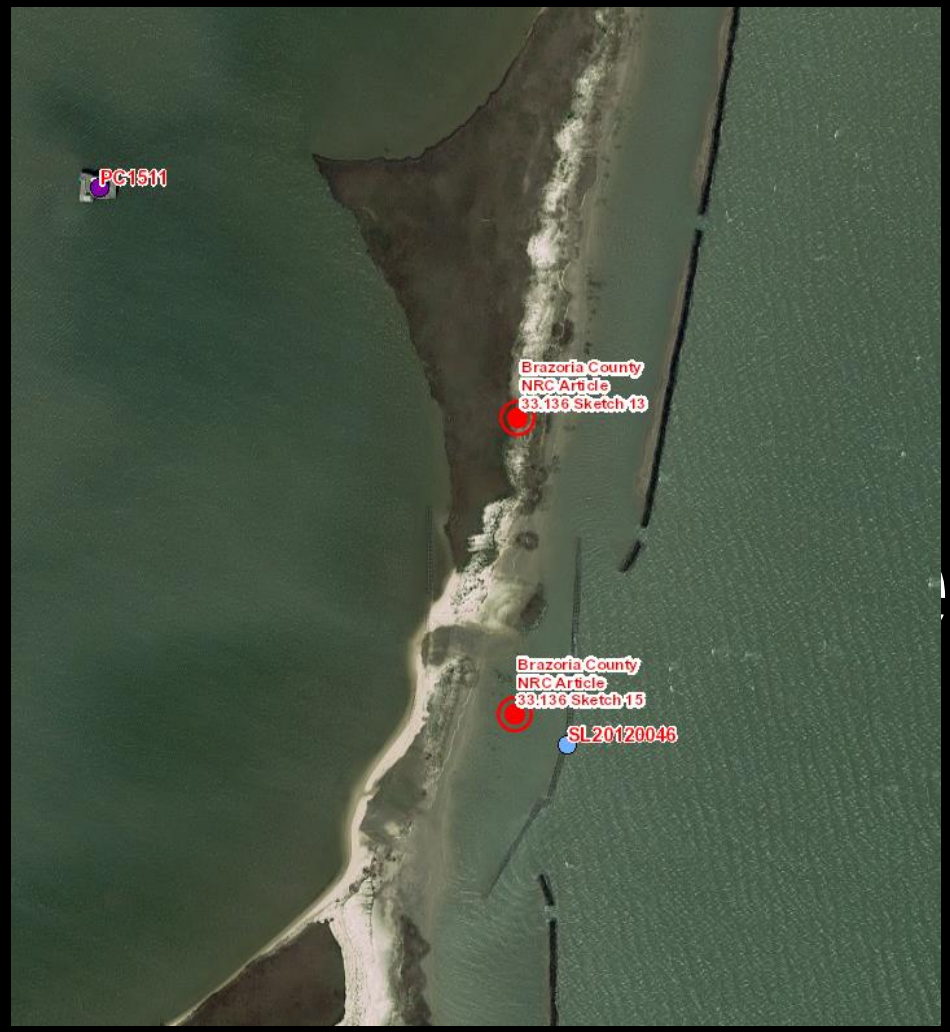
## Coastal Boundary Survey

**Why it's required**

The State of Texas wants to know where the boundary to State-owned submerged land is located before any work is done that may artificially alter or move the shoreline.

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## Coastal Boundary Survey

**Who requires it?**

The Texas Natural Resource Code Sec. 33.136 states a person may not undertake an action on or immediately landward of a public beach or submerged land, including state mineral lands, relating to erosion response that will cause or contribute to shoreline alteration before the person has conducted and filed a Coastal Boundary Survey (CBS).

NOTE: Erosion response is any action intended to address coastal erosion, mitigate the effect of coastal erosion, or maintain or enhance beach stability or width. The term includes:

- beach nourishment;
- sediment management;
- beneficial use of dredged material;
- construction of breakwaters;
- dune creation or enhancement; and
- revegetation.

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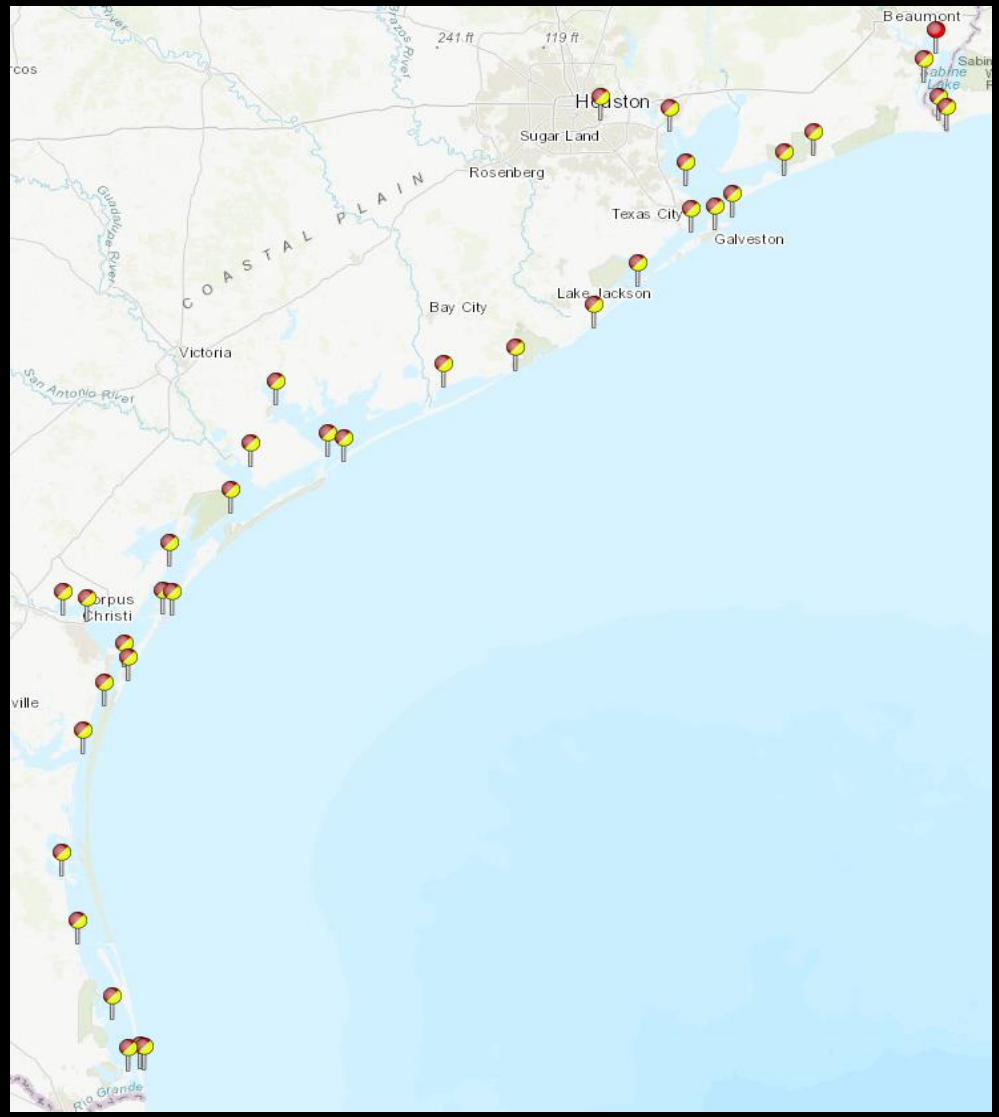
## Coastal Boundary Survey

**The process**

Involves locating either the Mean High Water (MHW) line or the Mean Higher High Water (MHHW) line of the submerged land and upland boundary being surveyed. The MHW/MHHW line will be located on the ground using one of the following methods.  A CBS plat/exhibit will then be generated to meet the 33.136 rules and filed in the County the property is located and the Archives of the Texas General Land Office.

Method one - by direct use of existing/established Tide Gauges (NOAA has 36 Active Stations along the Texas Coast listed on their website).

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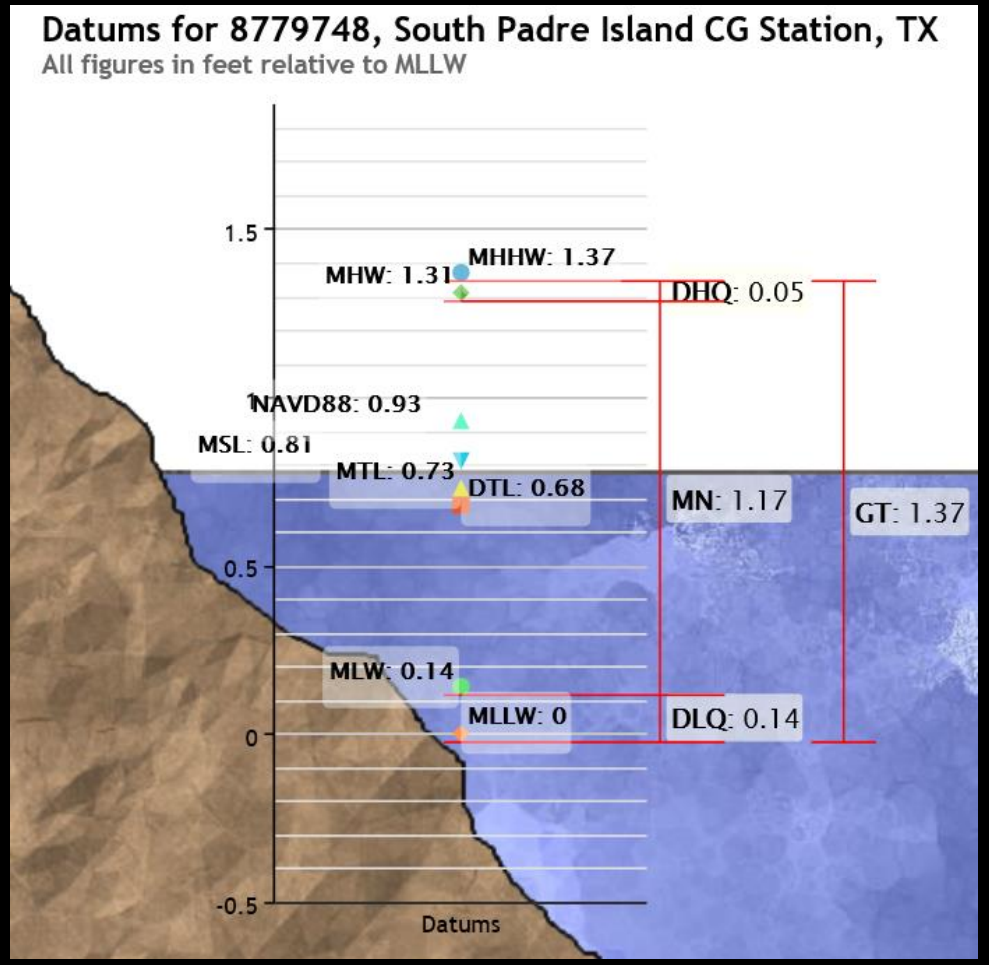


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## Coastal Boundary Survey

**The process (continued)**

Method two - establishing a “Short-term” Tide Station (GLO uses a HOBO water level logger). These additional stations are established by tidal observations between the short-term station and an existing/established NOAA tide station. These “Short-term” studies will be conducted for multiple days to secure multiple tidal cycles of data.

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## Coastal Boundary Survey

**The process (continued)**

Old School method - Before using portable water level loggers Tide Staffs or Tide Boards were used.  In some rare instances we may have to use this method to establish a MHW/MHHW.

This method involved sitting at the location and taking/logging a reading on the staff every 6 minutes starting on the even hour.  This would then be compared/calculated to the existing NOAA Tide Gauge which also gets a reading every 6 minutes.

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## Coastal Boundary Survey

**Timeline and Cost**

Each site will be different, and Time and Cost will be determined by Field Operation and Office/Administration Operations.

Field operations will depend on:

- existing tide station;
- short-term tide station;
- tide staff or tide board;
- mobilization and access to site;
- locale terrain; and
- weather and storm events.

Office/Administration operations will involve:

- field data analysis;
- creating the Coastal Boundary Survey plat/exhibit;
- Quality Assurance/Quality Control (QAQC);
- recording in County Clerk/County Surveys records; and
- Filing at the GLO Archives and Records

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## Coastal Boundary Survey

**Finding a Licensed State Land Surveyor (LSLS)**

per Texas Administrative Code (TAC) Title 31, Part 1, Chapter 7, Rule 7.2(b)(1) - The survey work must be done by or under the direct control and supervision of a Licensed State Land Surveyor (LSLS) or the County Surveyor of the county in which the land is located.

**LSLS Roster** – Texas Board of Professional Engineers and Land Surveyor's (TBPELS)
http://txls.texas.gov/roster/

**Texas General Land Office (GLO)** – Contact the GLO Surveying Services Division @ 512/463-3494. We cannot recommend a particular LSLS over another, but we can give you a grouping of the LSLS's that are in your area.

**County Surveyor** – Contact the county offices in the county in which the work is to be done. Ask if the county has an elected County Surveyor and get their contact information.