CBS
Coastal Boundary Survey

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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.
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.
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).
The process

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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.
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.
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
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.