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LAND OWNERSHIP PATTERNS

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LAND OWNERSHIP

IN THE COASTAL ZONE

FOREWARD

In May of 1970, the Interagency Natural Resources Council initiated the Texas Coastal Resources Management Program. The initial objective was the production of an Interim Report for the 62nd Legislature by December, 1970, identifying existing conditions and problems in the State's Coastal Zone.

The overall task was broken down into twenty-one study areas, each one assigned to some qualified group for preparation of a brief summary report. Land Ownership in the Coastal Zone represents one of those areas and has been performed by staff provided by the Governor's Division of Planning Coordination, with the cooperation of many other governmental groups.

An inventory of land ownership patterns in the Coastal Zone is needed as an essential planning tool for the Coastal Resources Management Program. Such an inventory has never been undertaken in a systematic and comprehensive fashion. This report is only a preliminary step in that direction, since time constraints permitted only a general picture of Coastal Zone land ownership.

The Report is made possible only through the full cooperation of the State agencies and commissions, counties, and other parties who contributed of their time and knowledge. A special thanks is extended to the staffs of the General Land Office and the Texas Parks and Wildlife Department, and to the County Tax Assessor-Collectors of Bee, Brazoria, Cameron, Chambers, Kleberg, Lavaca, Nueces, Victoria, Walker and Waller Counties for their assistance.

I. SYNOPSIS

Objectives

A record of ownership of the uplands and submerged lands along the Texas Gulf Coast has never been compiled *in a single file*. In some cases, State agencies have an inventory of land ownership which falls within their particular area of interest. However, *to plan effectively, a total mosaic of land ownership is essential.* It is hiped that eventually a Program can be developed which will culminate in a complete index of land ownership in the Coastal Zone.

This report sets forth only general patterns of land ownership. It is not intended to be detailed. In many cases it was necessary to approximate tract sizes and many categories of ownership suffer from incomplete information, although the major categories are adequately covered. The data are complete enough to give an overview of land ownership in the Texas Coastal Zone.

Assumptions and Methodology

It was necessary in this survey to define a boundary for the study area. In past planning efforts by the State of Texas, the State had been divided into twenty-one planning regions. Five of these regions border the Gulf of Mexico and are composed of several tiers of counties inland. Since these inland counties are within the sphere of coastal influence and have been included in previous coastal planning efforts, the study area was defined to include the five coastal planning regions (see enclosed figures).

The task was approached by dividing the ownership into four basic groups:

1. *Federal Government*

2. *State Government*

3. *Local Government*, and

4. *Private Owners*.

As the work of collecting data progressed, it became necessary to break these categories down further. Only the private ownership group was left as one figure. At a later date, perhaps the private ownership could be broken down as to the size of land parcels owned by an individual.

To get the most up-to-date information, each county tax assessor-collector was asked for specific land ownership data in his county. They were to supply the number of acres and the location of the land parcels owned by each sub-group in the four basic categories. The information which was received proved very useful. Unfortunately only partial coverage was obtained in this manner. The remaining needed data was obtained from State agencies and from the various landowners themselves.

The General Land Office and the Parks and Wildlife Department provided the majority of the information on State and local government land ownership. The General Land Office had published total acreage figures for the land area, submerged lands and islands, and river beds acreage in each Texas county. Due to the inconsistency of information sources, these figures were used throughout the report when conflicts arose to achieve a uniform degree of accuracy.

Some explanation of the method of calculating the number of acres should be made. In the three categories of public ownership - federal, State, and local - each figure was derived from official sources. To calculate the total land area under private ownership in each county, the other categories were totaled, then subtracted from the grand total of acres in the county, the remainder being that area under private ownership. By this method, it must be understood that as the other categories become more complete, the "private" category will have an equivalent decrease in acres.

Limitations

The report was limited by three major factors, two being *time* and *manpower*. The eqivalent of two man-months was spent gathering and compiling the information presented herein. The third limitation was the *availability of information*. In some cases, as with the school districts, there has never been a list of the amount of land owned by them. So, to collect this information each of the school districts in the 36-county study area would have to be contacted individually. Also, much of the material which *has* been collected is out-of-date, and where there are two or more sources available a difference in total acreage is not uncommon. This discrepancy will necessitate a more thorough and exhaustive inventory involving personal investigation at the local level.

Summary of Findings

The uplands and submerged lands and islands in the Texas Coastal Zone cover a total of *25,394,003 acres*. Of this, *the Federal government owns about 2%, the State of Texas 16%, local governments 2%, and the private owners 80%.*

The majority of the Federal lands falls under the sub-category "Parks and Refuges" with "Military Installations" comprising most of the remainder. The only other basic category falling below two percent of the total is that of the local governments. However, this category will see an increase as more information becomes available.

The two major landholders are the private owners and the State of Texas. The private landowners hold approximately 20½ million acres of our Coastal Zone and the *State about 4 million acres*. However, nearly 93% of the State-owned lands are submerged lands and islands.

Problems and Recommendations

The history of Texas has been relatively short, but fast-changing and colorful. In the forty years prior to 1860, the people of this area experienced the rule of Spain and Mexico, sovereignty as an independent nation, and Statehood in the United States of America. Land ownership through this period and up to the present has undergone similar turmoil and all the problems which accompany it. As the future

unfolds and population increases, our *land laws will need to be more definitive.* Some of the problems related to land ownership will be presented here with possible solutions.

The first area of concern is that of *keeping an inventory of Texas land ownership.* The General Land Office is the logical agency to keep such an inventory and does so already, to an extent. However, the present records cannot be read and interpreted by the layman. The information should be depicted on maps having common landmarks (e.g., Texas Highway Department county maps) and be readily available to the public and to other State agencies. This would provide a much needed planning tool for resource planners, and others interested in knowing ownership patterns.

The Coastal Zone is in constant natural change in addition to the changes man has caused. The phenomenon of *acretion and erosion* has caused many disputes over who gained and who lost land area. *The present laws have invariably left some questions unanswered.* For example, the courts ruled (*Lutes v. State*) that if acretion was built up from the land seaward, the individual possessing riparian or littoral rights was the owner, but if the new land built up from the bottom of State-owned land then it belongs to the State. However, it is a scientific fact that all areation builds up from the bottom, and this was overlooked by the courts. Also, acretion is being caused artificially by dams and other constructions of man. There is frequently disagreement on determining the cause of acretion. So, in summary, *how should acreted land be divided between the littoral property owners and the State?* It seems a possible solution to freeze present boundaries leaving new acretions under State ownership. The adjoining owner could make use of the land, but without the right to restrict its use by others or building any permanent structures which would obstruct passage through it. This could be a potential source for recreation lands.

On the other hand is erosion. The law of erosion is the reciprocal of the law of acretion, as would be expected. The landowner is deprived of land subject to natural and imperceptible erosion. "Submersion" of an owner's land, however, does not deprive him of his right to the land and he may reclaim it by land filling. This decision (Fitzgerald v. Boyles) has been used to the advantage of developers who are filling in land well out into Galveston Bay.[1] To prevent this misuse stricter definition and policing at the local level are needed.

Another problem in boundary location is that of *actually defining the boundary between littoral property and State-owned submerged lands.* Due to the diversity of the shoreline topography

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[1] *"Footprints...on the Sands of Time," Report of the Interim Beach Study Committee, 1970, p. 28.*

along the 1,081 miles of Texas Gulf Coast, it is difficult to apply *one universal set rule* in locating a boundary line. The present method of establishing the mean high-tide line as the boundary is expensive and time consuming. This problem has existed many years and many solutions have been proposed. Thus, a solution drawn from so cursory an investigation would prove unfruitful, and should, therefore, be studied more comprehensively in the long run.

Another closely related area which needs clarification is *property rights of the individuals owning land along the waters of Texas.* "Riparian rights" has been used widely to refer not only to the lands adjacent to rivers but lakes, ponds, and tidal waters. Texas landowners have littoral rights - those accrued to landowners along the coast - but these have not been defined. There *is also no indication that littoral rights include all the privileges of riparian owners.* A particular privilege in question is the right to build a pier out into the water - one which is held by riparian owners. There have only been two restrictions, and only one specifically mentioning piers, which have had any affect on the littoral right to build piers. The Corps of Engineers must approve all piers built into the Gulf of Mexico. The *Reagan de la Garza Act* provides for the leasing and development of submerged lands for industrial purposes only, which lays some doubt on the rights of littoral owners. *A statement of public policy must be given on this situation.* Perhaps the State should require an application and fee to obtain an easement for a pier over State-owned waters.

The concept of *compensating the State of Texas for use of its public lands could and should be carried further.* Many of the State-owned natural islands and spoil islands are dotted with small fishing shacks. It is a fact pointed out in the Interim Beach Study Committee's Report, *Footprints...on the Sands of Time*"[2] and the Department of Interior's report on *Laguna Atascosa National Wildlife Refuge.*[3] Continuing this practice would fulfill a recreational need and make use of a valuable recreation resource. However, such use of State property is unlawful by present statutes. Legislation could be drawn up requiring an application and rental fee for an easement on which to build. Building codes would have to be imposed to insure quality in respect to safety and esthetics, and a policing force would have to be funded.

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[2]*"Footprints...on the Sands of Time," Report of the Interim Beach Study Committee, 1970, p. 26.*

[3]*Laguna Atascosa Wilderness Study Area," Department of the Interior, Fish and Wildlife Service, Bureau of Sport Fisheries and Wildlife, 1970.*

Finally, a major problem related to planning in the State agencies has become evident in the course of the land ownership inventory. *There is not enough coordination between the agencies to get a good overall effect in planning.* A pipeline easement may be made without any regard to what other elements exist in the area. Furthermore, in the granting of such an easement it is impossible to refer to a collective source to find out what must co-exist in a given area. Within the General Land Office, records and maps should be kept showing every element and activity which exists in and on the State-owned lands and waters. This would include telephone, telegraph, and power lines, oil, gas, and sulphur pipelines, irrigation and water pipelines, shell dredging areas, shipping lanes, and the numerous other activities. Major activities (e.g., industry) in adjacent areas should be included if they have significant influence on the environment. With such a facility at the disposal of planners, the effects of their planning could be much more thoroughly analyzed beforehand and hopefully fewer environmental blunders would be made.

Certainly these are not all the problems which must be solved in the Coastal Zone, but they are the most urgent at present relating to land ownership. Their successful solutions are essential to insuring a balance between the economic development and conservation of the resources of the Texas Coastal Zone.

II. SUMMARY DATA OF CATEGORIES

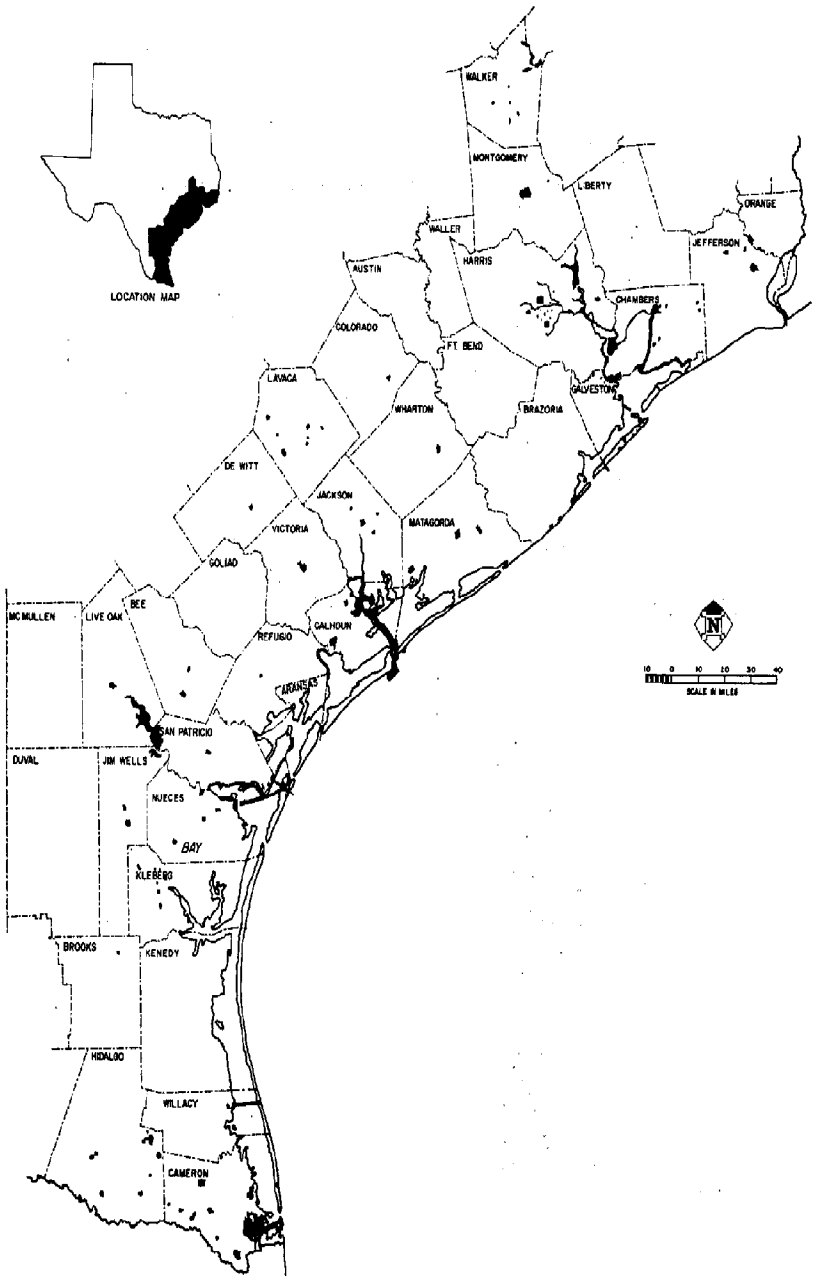
Introduction

The material presented in this section summarizes the Federal, State, Local, and Private land ownership quantitatively and pictorially. The maps show at a glance the location of ownership in each category within the total study area.

Total Acreage By Category

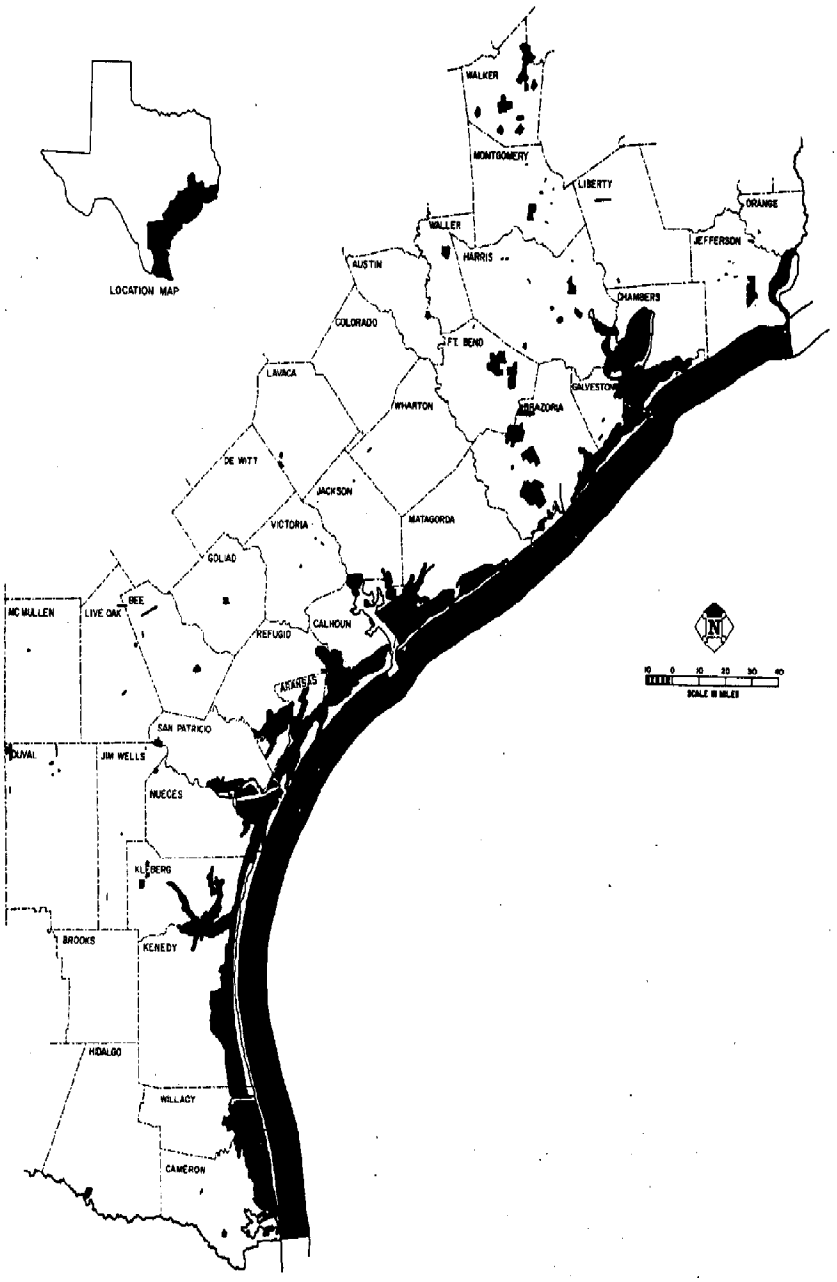
	Acres	Percentage of Total
FEDERAL	450,532	1.77%
STATE	4,156,735	16.36%
LOCAL	388,803	1.53%
PRIVATE	20,398,433	80.32%
TOTAL ACREAGE	25,394,003	

NOTE: of the 4,156,735 State-owned acres, 3,858,522 acres or 92.83% are submerged lands and islands.



LOCAL GOVERNMENTS LAND OWNERSHIP

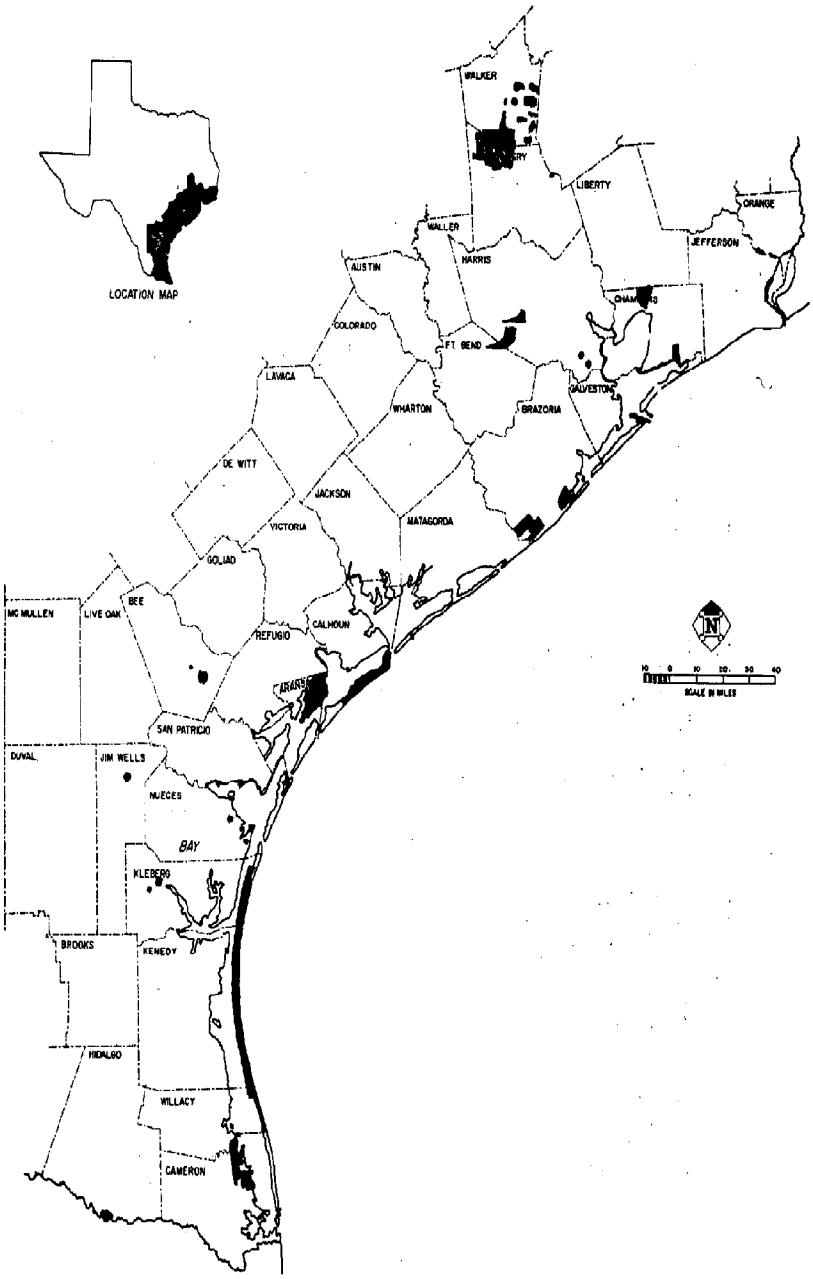
WITHOUT SCHOOL DISTRICTS PROPERTY



STATE LAND OWNERSHIP

WITHOUT ROADS AND HIGHWAYS PROPERTY

OR RIVER BEDS ACREAGE



FEDERAL LAND OWNERSHIP

LAND OWNERSHIP

COUNTY: Aransas

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			54,523
A. Corps of Engineers	.2 mile	100	
B. Parks, Refuges, etc.	31.0 miles	54,423	
C. Military Installations	8.5 miles	--	
D. Other			
II. STATE			236,885
A. Public Free School Land		137	
B. Roads & Highways		1,048	
C. State Prison Lands		--	
D. State Parks, etc.	3.1 miles	313	
E. Submerged Lands & Islands		235,337	
F. River Beds Acreage		50	
G. University & College Campuses			
H. Other			
III. LOCAL			2,768
A. River Authorities			
B. Navigation Districts		1,623	
C. Water Districts			
D. Counties			
1. Parks	1.0 mile	67	
2. Roads		467	
3. Airports		600	
4. Junior Colleges			
5. Other			
E. Cities			
1. Parks		11	
2. Airports		--	
3. Other			
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			106,763
		Grand Total	400,939

LAND OWNERSHIP

COUNTY: Austin

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			0
A. Corps of Engineers		--	
B. Parks, Refuges, etc.		--	
C. Military Installations		--	
D. Other			
II. STATE			4,804
A. Public Free School Land			
B. Roads & Highways		3,340	
C. State Prison Lands		--	
D. State Parks, etc.		664	
E. Submerged Lands & Islands		--	
F. River Beds Acreage		800	
G. University & College Campuses			
H. Other			
III. LOCAL			2,757
A. River Authorities		--	
B. Navigation Districts		--	
C. Water Districts		--	
D. Counties			
1. Parks		--	
2. Roads		2,743	
3. Airports			
4. Junior Colleges			
5. Other			
E. Cities			
1. Parks		14	
2. Airports		--	
3. Other			
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			397,483
		Grand Total	405,044

LAND OWNERSHIP

COUNTY: Bee

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			1,809
A. Corps of Engineers		--	
B. Parks, Refuges, etc.		--	
C. Military Installations		1,809	
D. Other			
II. STATE			5,243
A. Public Free School Land		351	
B. Roads & Highways		3,742	
C. State Prison Lands		--	
D. State Parks, etc.		--	
E. Submerged Lands & Islands		--	
F. River Beds Acreage		700	
G. University & College Campuses			
H. Other		450	
III. LOCAL			2,224
A. River Authorities		--	
B. Navigation Districts		--	
C. Water Districts		--	
D. Counties			
1. Parks		--	
2. Roads		1,912	
3. Airports			
4. Junior Colleges		100	
5. Other			
E. Cities			
1. Parks		52	
2. Airports		160	
3. Other		--	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			544,986
		Grand Total	554,262

LAND OWNERSHIP

COUNTY: Brazoria

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			21,311
A. Corps of Engineers		12	
B. Parks, Refuges, etc.	29.5 miles	21,299	
C. Military Installations		--	
D. Other			
II. STATE			272,351
A. Public Free School Land		104	
B. Roads & Highways		5,440	
C. State Prison Lands		37,429	
D. State Parks, etc.	5.4 miles	1,141	
E. Submerged Lands & Islands		223,837	
F. River Beds Acreage		4,400	
G. University & College Campuses			
H. Other			
III. LOCAL			5,516
A. River Authorities		--	
B. Navigation Districts		--	
C. Water Districts		--	
D. Counties			
1. Parks		461	
2. Roads		4,329	
3. Airports			
4. Junior Colleges		177	
5. Other			
E. Cities			
1. Parks		549	
2. Airports		--	
3. Other		--	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			830,042
		Grand Total	1,129,220

LAND OWNERSHIP

COUNTY: Brooks

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			0
A. Corps of Engineers		--	
B. Parks, Refuges, etc.		--	
C. Military Installations		--	
D. Other			
II. STATE			1,695
A. Public Free School Land		--	
B. Roads & Highways		1,695	
C. State Prison Lands		--	
D. State Parks, etc.		--	
E. Submerged Lands & Islands		--	
F. River Beds Acreage		--	
G. University & College Campuses			
H. Other			
III. LOCAL			779
A. River Authorities		--	
B. Navigation Districts		--	
C. Water Districts		--	
D. Counties			
1. Parks		--	
2. Roads		569	
3. Airports		164	
4. Junior Colleges			
5. Other			
E. Cities			
1. Parks		46	
2. Airports		--	
3. Other		--	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			603,724
		Grand Total	606,198

LAND OWNERSHIP

COUNTY: Calhoun

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			19,900
A. Corps of Engineers		--	
B. Parks, Refuges, etc.		1,100	
C. Military Installations	79.0 miles	18,800	
D. Other			
II. STATE			447,478
A. Public Free School Land		149	
B. Roads & Highways		2,464	
C. State Prison Lands		--	
D. State Parks, etc.	1.0 mile	351	
E. Submerged Lands & Islands		444,214	
F. River Beds Acreage		300	
G. University & College Campuses			
H. Other			
III. LOCAL			51,291
A. River Authorities		--	
B. Navigation Districts		50,188	
C. Water Districts		--	
D. Counties			
1. Parks	1.6 miles	40	
2. Roads		766	
3. Airports		200	
4. Junior Colleges			
5. Other			
E. Cities			
1. Parks		22	
2. Airports		--	
3. Other		75	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			299,312
		Grand Total	817,981

LAND OWNERSHIP

COUNTY: Cameron

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			45,690
A. Corps of Engineers		28	
B. Parks, Refuges, etc.	25.0 miles	45,147	
C. Military Installations		--	
D. Other		565	
II. STATE			336,534
A. Public Free School Land		--	
B. Roads & Highways		7,083	
C. State Prison Lands		--	
D. State Parks, etc.	1.5 miles	720	
E. Submerged Lands & Islands		326,753	
F. River Beds Acreage		1,900	
G. University & College Campuses			
H. Other		78	
III. LOCAL			49,208
A. River Authorities		--	
B. Navigation Districts		32,699	
C. Water Districts		5,229	
D. Counties			
1. Parks	1.0 mile	164	
2. Roads		5,186	
3. Airports		826	
4. Junior Colleges		45	
5. Other			
E. Cities			
1. Parks		250	
2. Airports		3,241	
3. Other		568	
F. School Districts		1,000	
G. Other			
IV. PRIVATE			520,652
		Grand Total	952,084

LAND OWNERSHIP

COUNTY: Chambers

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			24,605
A. Corps of Engineers		14,269	
B. Parks, Refuges, etc.	6.5 miles	10,336	
C. Military Installations		--	
D. Other			
II. STATE			136,946
A. Public Free School Land		36	
B. Roads & Highways		3,289	
C. State Prison Lands		--	
D. State Parks, etc.		--	
E. Submerged Lands & Islands		130,221	
F. River Beds Acreage		3,400	
G. University & College Campuses			
H. Other			
III. LOCAL			80,825
A. River Authorities		--	
B. Navigation Districts		36,813	
C. Water Districts		1	
D. Counties			
1. Parks	1,900 feet	285	
2. Roads		1,098	
3. Airports		216	
4. Junior Colleges			
5. Other		20,297	
E. Cities			
1. Parks		--	
2. Airports		--	
3. Other		5	
F. School Districts		201	
G. Other		13	
IV. PRIVATE			340,009
		Grand Total	582,385

LAND OWNERSHIP

COUNTY: Colorado

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			0
A. Corps of Engineers		--	
B. Parks, Refuges, etc.		--	
C. Military Installations		--	
D. Other			
II. STATE			6,227
A. Public Free School Land		31	
B. Roads & Highways		3,696	
C. State Prison Lands		--	
D. State Parks, etc.		--	
E. Submerged Lands & Islands		--	
F. River Beds Acreage		2,500	
G. University & College Campuses			
H. Other			
III. LOCAL			3,658
A. River Authorities		Incomplete	
B. Navigation Districts		--	
C. Water Districts		--	
D. Counties			
1. Parks		--	
2. Roads		3,201	
3. Airports			
4. Junior Colleges			
5. Other		--	
E. Cities			
1. Parks		232	
2. Airports		215	
3. Other		10	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			593,440
		Grand Total	603,325

LAND OWNERSHIP

COUNTY: Dewitt

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			0
A. Corps of Engineers		--	
B. Parks, Refuges, etc.		--	
C. Military Installations		--	
D. Other			
II. STATE			5,254
A. Public Free School Land		--	
B. Roads & Highways		4,354	
C. State Prison Lands		--	
D. State Parks, etc.		--	
E. Submerged Lands & Islands		--	
F. River Beds Acreage		900	
G. University & College Campuses			
H. Other			
III. LOCAL			3,585
A. River Authorities		Incomplete	
B. Navigation Districts		--	
C. Water Districts		--	
D. Counties			
1. Parks		--	
2. Roads		3,345	
3. Airports			
4. Junior Colleges			
5. Other		--	
E. Cities			
1. Parks		165	
2. Airports		75	
3. Other		--	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			558,337
		Grand Total	567,176

LAND OWNERSHIP

COUNTY: Duval

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			0
A. Corps of Engineers		--	
B. Parks, Refuges, etc.		--	
C. Military Installations		--	
D. Other			
II. STATE			6,933
A. Public Free School Land		2,760	
B. Roads & Highways		4,173	
C. State Prison Lands		--	
D. State Parks, etc.		--	
E. Submerged Lands & Islands		--	
F. River Beds Acreage		--	
G. University & College Campuses			
H. Other			
III. LOCAL			2,361
A. River Authorities		--	
B. Navigation Districts		--	
C. Water Districts		Incomplete	
D. Counties			
1. Parks		--	
2. Roads		2,355	
3. Airports			
4. Junior Colleges			
5. Other		--	
E. Cities			
1. Parks		6	
2. Airports		--	
3. Other		--	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			1,119,472
		Grand Total	1,128,766

LAND OWNERSHIP

COUNTY: Fort Bend

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			7,699
A. Corps of Engineers		7,699	
B. Parks, Refuges, etc.		--	
C. Military Installations		--	
D. Other			
II. STATE			18,009
A. Public Free School Land		17	
B. Roads & Highways		4,532	
C. State Prison Lands		10,860	
D. State Parks, etc.		--	
E. Submerged Lands & Islands		--	
F. River Beds Acreage		2,600	
G. University & College Campuses			
H. Other			
III. LOCAL			3,508
A. River Authorities		Incomplete	
B. Navigation Districts		--	
C. Water Districts			
D. Counties			
1. Parks		--	
2. Roads		3,425	
3. Airports			
4. Junior Colleges			
5. Other		--	
E. Cities			
1. Parks		83	
2. Airports		--	
3. Other		--	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			534,273
		Grand Total	563,489

LAND OWNERSHIP

COUNTY: Galveston

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			2,458
A. Corps of Engineers	6.6 miles	2,458	
B. Parks, Refuges, etc.		--	
C. Military Installations		--	
D. Other			
II. STATE			560,156
A. Public Free School Land		409	
B. Roads & Highways		3,437	
C. State Prison Lands		--	
D. State Parks, etc.		1,922	
E. Submerged Lands & Islands		553,988	
F. River Beds Acreage		400	
G. University & College Campuses			
H. Other			
III. LOCAL			6,815
A. River Authorities		--	
B. Navigation Districts		--	
C. Water Districts		Incomplete	
D. Counties			
1. Parks	10.0 miles	1,797	
2. Roads		1,800	
3. Airports			
4. Junior Colleges		114	
5. Other			
E. Cities			
1. Parks		683	
2. Airports		1,766	
3. Other		655	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			240,192
		Grand Total	809,621

LAND OWNERSHIP

COUNTY: Goliad

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			0
A. Corps of Engineers		--	
B. Parks, Refuges, etc.		--	
C. Military Installations		--	
D. Other			
II. STATE			4,714
A. Public Free School Land		--	
B. Roads & Highways		3,089	
C. State Prison Lands		--	
D. State Parks, etc.		225	
E. Submerged Lands & Islands		--	
F. River Beds Acreage		1,400	
G. University & College Campuses			
H. Other			
III. LOCAL			1,460
A. River Authorities		--	
B. Navigation Districts		--	
C. Water Districts		Incomplete	
D. Counties			
1. Parks		--	
2. Roads		1,460	
3. Airports			
4. Junior Colleges			
5. Other		--	
E. Cities			
1. Parks		--	
2. Airports		--	
3. Other		Incomplete	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			546,232
		Grand Total	552,406

LAND OWNERSHIP

COUNTY: Harris

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			30,126
A. Corps of Engineers		26,306	
B. Parks, Refuges, etc.		--	
C. Military Installations		3,820	
D. Other			
II. STATE			13,060
A. Public Free School Land		152	
B. Roads & Highways		7,365	
C. State Prison Lands		295	
D. State Parks, etc.		2,974	
E. Submerged Lands & Islands		--	
F. River Beds Acreage		1,600	
G. University & College Campuses		329	
H. Other			
III. LOCAL			29,897
A. River Authorities		1,407	
B. Navigation Districts		3,769	
C. Water Districts		--	
D. Counties			
1. Parks		3,071	
2. Roads		8,483	
3. Airports			
4. Junior Colleges		193	
5. Other			
E. Cities			
1. Parks		4,370	
2. Airports		8,604	
3. Other		12,240	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			1,026,962
		Grand Total	1,100,045

LAND OWNERSHIP

COUNTY: Hidalgo

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			1,981
A. Corps of Engineers		--	
B. Parks, Refuges, etc.		1,981	
C. Military Installations		--	
D. Other			
II. STATE			10,961
A. Public Free School Land		--	
B. Roads & Highways		9,228	
C. State Prison Lands		--	
D. State Parks, etc.		588	
E. Submerged Lands & Islands		--	
F. River Beds Acreage		1,100	
G. University & College Campuses		45	
H. Other			
III. LOCAL			10,539
A. River Authorities		Incomplete	
B. Navigation Districts		--	
C. Water Districts		3,277	
D. Counties			
1. Parks		1,026	
2. Roads		8,098	
3. Airports			
4. Junior Colleges			
5. Other			
E. Cities			
1. Parks		449	
2. Airports		966	
3. Other		--	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			1,002,466
		Grand Total	1,025,947

LAND OWNERSHIP

COUNTY: Jackson

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			0
A. Corps of Engineers		--	
B. Parks, Refuges, etc.		--	
C. Military Installations		--	
D. Other			
II. STATE			12,525
A. Public Free School Land		20	
B. Roads & Highways		3,784	
C. State Prison Lands		--	
D. State Parks, etc.		--	
E. Submerged Lands & Islands		6,821	
F. River Beds Acreage		2,000	
G. University & College Campuses			
H. Other			
III. LOCAL			3,413
A. River Authorities			
B. Navigation Districts		1,083	
C. Water Districts		--	
D. Counties			
1. Parks		35	
2. Roads		2,219	
3. Airports		70	
4. Junior Colleges			
5. Other			
E. Cities			
1. Parks		6	
2. Airports		--	
3. Other		--	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			518,657
		Grand Total	534,695

LAND OWNERSHIP

COUNTY: Jefferson

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			1,165
A. Corps of Engineers	10.0 miles	1,165	
B. Parks, Refuges, etc.		--	
C. Military Installations		--	
D. Other			
II. STATE			281,081
A. Public Free School Land		838	
B. Roads & Highways		3,927	
C. State Prison Lands		--	
D. State Parks, etc.		8,403	
E. Submerged Lands & Islands		266,245	
F. River Beds Acreage		1,500	
G. University & College Campuses		174	
H. Other			
III. LOCAL			17,541
A. River Authorities		Incomplete	
B. Navigation Districts		64	
C. Water Districts		--	
D. Counties			
1. Parks		--	
2. Roads		1,802	
3. Airports		1,139	
4. Junior Colleges			
5. Other			
E. Cities			
1. Parks		3,005	
2. Airports		276	
3. Other		11,255	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			587,761
		Grand Total	887,548

LAND OWNERSHIP

COUNTY: Jim Wells

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			0
A. Corps of Engineers		--	
B. Parks, Refuges, etc.		--	
C. Military Installations		Incomplete	
D. Other			
II. STATE			3,947
A. Public Free School Land		157	
B. Roads & Highways		3,690	
C. State Prison Lands		--	
D. State Parks, etc.		--	
E. Submerged Lands & Islands		--	
F. River Beds Acreage		100	
G. University & College Campuses			
H. Other			
III. LOCAL			3,894
A. River Authorities		--	
B. Navigation Districts		--	
C. Water Districts		880	
D. Counties			
1. Parks		--	
2. Roads		2,287	
3. Airports			
4. Junior Colleges			
5. Other			
E. Cities			
1. Parks		171	
2. Airports		556	
3. Other		--	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			548,491
		Grand Total	556,332

LAND OWNERSHIP

COUNTY: Kenedy

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			93,646
A. Corps of Engineers		--	
B. Parks, Refuges, etc.	47.5 miles	93,646	
C. Military Installations		--	
D. Other			
II. STATE			441,196
A. Public Free School Land		--	
B. Roads & Highways		678	
C. State Prison Lands		--	
D. State Parks, etc.		--	
E. Submerged Lands & Islands		440,438	
F. River Beds Acreage		80	
G. University & College Campuses			
H. Other			
III. LOCAL			29
A. River Authorities		--	
B. Navigation Districts		--	
C. Water Districts		--	
D. Counties			
1. Parks		--	
2. Roads		29	
3. Airports			
4. Junior Colleges			
5. Other		--	
E. Cities			
1. Parks		--	
2. Airports		--	
3. Other		--	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			868,398
		Grand Total	1,403,269

LAND OWNERSHIP

COUNTY: Kleberg

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			35,183
A. Corps of Engineers		--	
B. Parks, Refuges, etc.	20.0 miles	31,423	
C. Military Installations		3,760	
D. Other			
II. STATE			221,464
A. Public Free School Land		--	
B. Roads & Highways		1,988	
C. State Prison Lands		--	
D. State Parks, etc.		--	
E. Submerged Lands & Islands		218,013	
F. River Beds Acreage		200	
G. University & College Campuses		1,263	
H. Other			
III. LOCAL			2,145
A. River Authorities		--	
B. Navigation Districts		--	
C. Water Districts		--	
D. Counties			
1. Parks	0.7 mile	260	
2. Roads		681	
3. Airports		263	
4. Junior Colleges			
5. Other			
E. Cities			
1. Parks		11	
2. Airports		--	
3. Other		930	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			509,322
		Grand Total	768,114

LAND OWNERSHIP

COUNTY: Lavaca

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			0
A. Corps of Engineers		--	
B. Parks, Refuges, etc.		--	
C. Military Installations		--	
D. Other			
II. STATE			5,849
A. Public Free School Land		0	
B. Roads & Highways		4,266	
C. State Prison Lands		0	
D. State Parks, etc.		0	
E. Submerged Lands & Islands		0	
F. River Beds Acreage		1,500	
G. University & College Campuses		83	
H. Other			
III. LOCAL			4,787
A. River Authorities		2	
B. Navigation Districts			
C. Water Districts			
D. Counties			
1. Parks			
2. Roads		3,886	
3. Airports			
4. Junior Colleges			
5. Other		180	
E. Cities			
1. Parks		364	
2. Airports		151	
3. Other		91	
F. School Districts		113	
G. Other			
IV. PRIVATE			568,101
		Grand Total	578,737

LAND OWNERSHIP

COUNTY: Liberty

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			0
A. Corps of Engineers		Incomplete	
B. Parks, Refuges, etc.		--	
C. Military Installations		--	
D. Other			
II. STATE			9,586
A. Public Free School Land		464	
B. Roads & Highways		5,022	
C. State Prison Lands		--	
D. State Parks, etc.		--	
E. Submerged Lands & Islands		--	
F. River Beds Acreage		4,100	
G. University & College Campuses			
H. Other			
III. LOCAL			2,497
A. River Authorities		Incomplete	
B. Navigation Districts		--	
C. Water Districts		Incomplete	
D. Counties			
1. Parks		--	
2. Roads		2,367	
3. Airports			
4. Junior Colleges			
5. Other		--	
E. Cities			
1. Parks		13	
2. Airports		117	
3. Other		--	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			727,308
		Grand Total	739,391

LAND OWNERSHIP

COUNTY: Live Oak

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			0
A. Corps of Engineers		Incomplete	
B. Parks, Refuges, etc.		--	
C. Military Installations		--	
D. Other			
II. STATE			5,258
A. Public Free School Land		235	
B. Roads & Highways		4,352	
C. State Prison Lands		--	
D. State Parks, etc.		31	
E. Submerged Lands & Islands		--	
F. River Beds Acreage		640	
G. University & College Campuses			
H. Other			
III. LOCAL			2,103
A. River Authorities		Incomplete	
B. Navigation Districts		--	
C. Water Districts		Incomplete	
D. Counties			
1. Parks		--	
2. Roads		2,055	
3. Airports		12	
4. Junior Colleges			
5. Other			
E. Cities			
1. Parks		36	
2. Airports		--	
3. Other		--	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			651,529
		Grand Total	658,890

LAND OWNERSHIP

COUNTY: Matagorda

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			75
A. Corps of Engineers		75	
B. Parks, Refuges, etc.		--	
C. Military Installations		--	
D. Other			
II. STATE			571,918
A. Public Free School Land		502	
B. Roads & Highways		4,296	
C. State Prison Lands		--	
D. State Parks, etc.		--	
E. Submerged Lands & Islands		564,820	
F. River Beds Acreage		2,300	
G. University & College Campuses			
H. Other			
III. LOCAL			6,651
A. River Authorities		Incomplete	
B. Navigation Districts		2,118	
C. Water Districts		Incomplete	
D. Counties			
1. Parks	1,200 feet	Incomplete	
2. Roads		2,554	
3. Airports			
4. Junior Colleges			
5. Other		--	
E. Cities			
1. Parks		301	
2. Airports		1,678	
3. Other		--	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			707,978
		Grand Total	1,286,622

LAND OWNERSHIP

COUNTY: McMullen

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			0
A. Corps of Engineers		--	
B. Parks, Refuges, etc.		--	
C. Military Installations		--	
D. Other			
II. STATE			2,561
A. Public Free School Land		64	
B. Roads & Highways		2,027	
C. State Prison Lands		--	
D. State Parks, etc.		--	
E. Submerged Lands & Islands		--	
F. River Beds Acreage		470	
G. University & College Campuses			
H. Other			
III. LOCAL			777
A. River Authorities		Incomplete	
B. Navigation Districts		--	
C. Water Districts		Incomplete	
D. Counties			
1. Parks		--	
2. Roads		777	
3. Airports			
4. Junior Colleges			
5. Other		--	
E. Cities			
1. Parks		--	
2. Airports		--	
3. Other		Incomplete	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			737,557
		Grand Total	740,895

LAND OWNERSHIP

COUNTY: Montgomery

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			46,324
A. Corps of Engineers		Incomplete	
B. Parks, Refuges, etc.		46,324	
C. Military Installations		--	
D. Other			
II. STATE			8,767
A. Public Free School Land		358	
B. Roads & Highways		4,692	
C. State Prison Lands		--	
D. State Parks, etc.		1,709	
E. Submerged Lands & Islands		--	
F. River Beds Acreage		600	
G. University & College Campuses		1,408	
H. Other			
III. LOCAL			25,750
A. River Authorities		20,985	
B. Navigation Districts		--	
C. Water Districts		--	
D. Counties			
1. Parks		--	
2. Roads		3,464	
3. Airports		1,277	
4. Junior Colleges			
5. Other			
E. Cities			
1. Parks		24	
2. Airports		--	
3. Other		--	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			611,451
		Grand Total	692,292

LAND OWNERSHIP

COUNTY: Nueces

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			3,054
A. Corps of Engineers	0.2 mile	110	
B. Parks, Refuges, etc.		--	
C. Military Installations	8.5 miles	2,944	
D. Other			
II. STATE			274,013
A. Public Free School Land			
B. Roads & Highways		5,793	
C. State Prison Lands		--	
D. State Parks, etc.		5	
E. Submerged Lands & Islands		267,875	
F. River Beds Acreage		340	
G. University & College Campuses			
H. Other			
III. LOCAL			29,428
A. River Authorities		--	
B. Navigation Districts		20,022	
C. Water Districts		--	
D. Counties			
1. Parks	3,900 feet	686	
2. Roads		3,650	
3. Airports		220	
4. Junior Colleges		159	
5. Other			
E. Cities			
1. Parks	3.0 miles	923	
2. Airports		2,075	
3. Other		1,693	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			513,845
		Grand Total	820,340

LAND OWNERSHIP

COUNTY: Orange

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			0
A. Corps of Engineers		--	
B. Parks, Refuges, etc.		--	
C. Military Installations		--	
D. Other			
II. STATE			6,034
A. Public Free School Land		45	
B. Roads & Highways		2,537	
C. State Prison Lands		--	
D. State Parks, etc.		--	
E. Submerged Lands & Islands		1,852	
F. River Beds Acreage		1,600	
G. University & College Campuses			
H. Other			
III. LOCAL			1,286
A. River Authorities		Incomplete	
B. Navigation Districts		3	
C. Water Districts		--	
D. Counties			
1. Parks		--	
2. Roads		1,181	
3. Airports			
4. Junior Colleges			
5. Other		--	
E. Cities			
1. Parks		102	
2. Airports		--	
3. Other		--	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			234,193
		Grand Total	241,513

LAND OWNERSHIP

COUNTY: Refugio

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			240
A. Corps of Engineers		--	
B. Parks, Refuges, etc.		240	
C. Military Installations		--	
D. Other			
II. STATE			21,480
A. Public Free School Land		100	
B. Roads & Highways		2,680	
C. State Prison Lands		--	
D. State Parks, etc.		--	
E. Submerged Lands & Islands		16,800	
F. River Beds Acreage		1,900	
G. University & College Campuses			
H. Other			
III. LOCAL			823
A. River Authorities		--	
B. Navigation Districts		--	
C. Water Districts		Incomplete	
D. Counties			
1. Parks	1,500 feet	Incomplete	
2. Roads		781	
3. Airports		--	
4. Junior Colleges			
5. Other		--	
E. Cities			
1. Parks		42	
2. Airports		--	
3. Other		--	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			495,219
		Grand Total	517,762

LAND OWNERSHIP

COUNTY: San Patricio

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			0
A. Corps of Engineers		--	
B. Parks, Refuges, etc.		--	
C. Military Installations		--	
D. Other			
II. STATE			19,892
A. Public Free School Land		971	
B. Roads & Highways		4,267	
C. State Prison Lands		--	
D. State Parks, etc.		14,188	
E. Submerged Lands & Islands		66	
F. River Beds Acreage		400	
G. University & College Campuses			
H. Other			
III. LOCAL			3,535
A. River Authorities		--	
B. Navigation Districts		230	
C. Water Districts		Incomplete	
D. Counties			
1. Parks		--	
2. Roads		2,828	
3. Airports			
4. Junior Colleges			
5. Other		--	
E. Cities			
1. Parks	1,200 feet	242	
2. Airports		235	
3. Other		--	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			456,811
		Grand Total	480,238

LAND OWNERSHIP

COUNTY: Victoria

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			4
A. Corps of Engineers		--	
B. Parks, Refuges, etc.		--	
C. Military Installations		4	
D. Other			
II. STATE			5,330
A. Public Free School Land		146	
B. Roads & Highways		3,384	
C. State Prison Lands		--	
D. State Parks, etc.		--	
E. Submerged Lands & Islands		--	
F. River Beds Acreage		1,800	
G. University & College Campuses			
H. Other			
III. LOCAL			6,024
A. River Authorities		--	
B. Navigation Districts		335	
C. Water Districts		6	
D. Counties			
1. Parks		--	
2. Roads		2,978	
3. Airports		2,104	
4. Junior Colleges		60	
5. Other		21	
E. Cities			
1. Parks		421	
2. Airports		--	
3. Other		180	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			578,818
		Grand Total	590,176

LAND OWNERSHIP

COUNTY: Walker

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			53,461
A. Corps of Engineers		--	
B. Parks, Refuges, etc.		53,461	
C. Military Installations		--	
D. Other			
II. STATE			20,180
A. Public Free School Land		17	
B. Roads & Highways		3,993	
C. State Prison Lands		11,616	
D. State Parks, etc.		2,369	
E. Submerged Lands & Islands		--	
F. River Beds Acreage		1,000	
G. University & College Campuses		1,185	
H. Other			
III. LOCAL			3,986
A. River Authorities		1,328	
B. Navigation Districts		--	
C. Water Districts		--	
D. Counties			
1. Parks		--	
2. Roads		1,825	
3. Airports			
4. Junior Colleges			
5. Other		5	
E. Cities			
1. Parks		--	
2. Airports		99	
3. Other		629	
F. School Districts		100	
G. Other			
IV. PRIVATE			438,957
		Grand Total	516,584

LAND OWNERSHIP

COUNTY: Waller

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			0
A. Corps of Engineers		--	
B. Parks, Refuges, etc.		--	
C. Military Installations		--	
D. Other			
II. STATE			5,694
A. Public Free School Land		0	
B. Roads & Highways		2,886	
C. State Prison Lands		--	
D. State Parks, etc.		--	
E. Submerged Lands & Islands		--	
F. River Beds Acreage		1,400	
G. University & College Campuses		1,408	
H. Other			
III. LOCAL			6,057
A. River Authorities		--	
B. Navigation Districts		--	
C. Water Districts		--	
D. Counties			
1. Parks		--	
2. Roads		2,140	
3. Airports			
4. Junior Colleges			
5. Other		--	
E. Cities			
1. Parks		17	
2. Airports		--	
3. Other		3,900	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			319,372
		Grand Total	331,123

LAND OWNERSHIP

COUNTY: Wharton

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			0
A. Corps of Engineers		--	
B. Parks, Refuges, etc.		--	
C. Military Installations		--	
D. Other			
II. STATE			8,571
A. Public Free School Land		313	
B. Roads & Highways		5,073	
C. State Prison Lands		--	
D. State Parks, etc.		--	
E. Submerged Lands & Islands		--	
F. River Beds Acreage		2,000	
G. University & College Campuses		1,185	
H. Other			
III. LOCAL			4,694
A. River Authorities		Incomplete	
B. Navigation Districts		--	
C. Water Districts		--	
D. Counties			
1. Parks		--	
2. Roads		4,502	
3. Airports			
4. Junior Colleges		82	
5. Other			
E. Cities			
1. Parks		11	
2. Airports		99	
3. Other		--	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			672,074
		Grand Total	685,339

LAND OWNERSHIP

COUNTY: Willacy

	WATERFRONTAGE	ACREAGE SUB-TOTAL	ACREAGE TOTAL
I. FEDERAL			7,278
A. Corps of Engineers		Incomplete	
B. Parks, Refuges, etc.	13.5 miles	7,278	
C. Military Installations		--	
D. Other			
II. STATE			164,039
A. Public Free School Land		0	
B. Roads & Highways		2,697	
C. State Prison Lands		--	
D. State Parks, etc.		--	
E. Submerged Lands & Islands		161,242	
F. River Beds Acreage		100	
G. University & College Campuses			
H. Other			
III. LOCAL			5,692
A. River Authorities		--	
B. Navigation Districts		3,249	
C. Water Districts		Incomplete	
D. Counties			
1. Parks	800 feet	Incomplete	
2. Roads		2,440	
3. Airports			
4. Junior Colleges			
5. Other		--	
E. Cities			
1. Parks		3	
2. Airports		--	
3. Other		--	
F. School Districts		Incomplete	
G. Other			
IV. PRIVATE			388,246
		Grand Total	565,255

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