

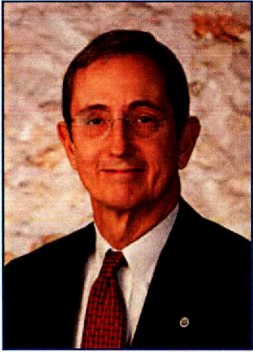


The Cabin Connection

A publication of the Asset Inspection Division of the Texas General Land Office • Jerry Patterson, Commissioner

May 2013

A Message from Texas Land Commissioner Jerry Patterson



Welcome to the Spring 2013 edition of the *Cabin Connection*.

It has been a busy and exciting year for the Cabin Program. Year in and year out, the Cabin Program continues to be one of the most popular programs at the Texas General Land Office, and as a result, I'm pleased to announce the just approved sealed bid offering for two cabin permits. A site on the Upper Coast and a site on the Lower Coast will be available, both in prime fishing locations. This is a great opportunity for anyone desiring a cabin permit.

As always, the Land Office strives to keep you up to date on potential changes to the Cabin Program. This past summer, the program was reviewed by the House Committee on Land and Resource Management. An article in this issue summarizes the review, but ultimately, no legislative changes were proposed. Another story describes a project to create an offshore reef that will offer world-class Gulf of Mexico fishing only nine miles from Corpus Christi.

And of course, the yearly *Cabin Connection* newsletter would be incomplete without your photos and stories. Thank you for sharing your cabin experiences with us. We also value your feedback and welcome your comments on the program. Please contact us with any questions, concerns, or ideas. Once again, I thank you for being great stewards of the Texas Coast. Have a safe and fun summer at the cabin.

JERRY PATTERSON
Commissioner, Texas General Land Office

Breaking News – Two Cabin Permits Available Near Prime Fishing

Spread the word: Two lucky bidders will have the opportunity to join the General Land Office Cabin Program this summer. This year, for the first time, the Land Office is offering a site in the Upper Coast area, as well as a site in the Lower Coast area. Both sites are near prime fishing locations.

For bidders looking for a cabin permit on the Upper Coast, a cabin site will be available on the highly popular Moody's Island off Titlam Tatum Bayou. This site, near San Luis Pass, offers easy access from the Houston metropolitan area. The sealed bid minimum is only \$5,000 for this site since the bid winner will be required to remove the existing derelict structure before building a new cabin.

The Lower Coast site is for bidders who want to be farther south, where they can enjoy world-class fishing and the wide open spaces of the Land Cut area of the Laguna Madre. This site is just a few hundred yards from the entrance to "Nine Mile Hole." Bidding for this site will start at \$10,000, on a sealed bid basis, with no derelict structure removal requirement.

The winning bidders will construct the cabins, which can be up to 1,000 square feet in size. Bid packets will be available until May 31st. **All bids are due June 14, 2013 at 5:00 pm.** Visit our website at www.glo.texas.gov for bid packets and additional details or contact us directly at cabins@glo.texas.gov for more information.



The Upper Coast site.



The Lower Coast site.

Contacts for the Texas General Land Office Cabin Program

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Please send us photographs, stories, recipes or any other items of interest for future newsletters. We welcome your input.

Tips and Information

- Thanks to all of you who braved our new DocuSign process and signed your contracts electronically! This has shortened the contract signing process to one day in most cases. Please note, you will still receive an original contract in the mail, once the Commissioner signs it. If you have not yet sent us your email address, please send it to cabins@glo.texas.gov so we can add it to our database. If you would like to learn more about DocuSign, please visit their website at www.docuSign.com or contact us.
- Moving? We've had quite a few instances of people moving without notifying us. It's your responsibility to keep the General Land Office staff informed of your current contact information at all times (TAC §155.4). If you don't, you could lose your cabin permit. Don't take the risk—notify us before your Post Office Automatic Forwarding expires. Please make sure we always have your most current address, phone number and email address. Contact us, and we'll be happy to verify that we have your correct information on file.
- Update on the 2012 Dumpsters for Cabin Cleanup. Thank you for making great use of the dumpsters. You helped us remove 25 tons of debris from the cabin sites!
- In case of emergencies, please use VHF channel 16, or call 911 or your local county sheriff. Also, contact your county sheriff if you notice any suspicious activity or if you have break-ins occur at the cabin. Please notify us of these occurrences as well.
- We have a newly designed Land Office website. Please visit www.glo.texas.gov to learn about the history, responsibilities and programs of the agency. GISWEB is an interactive mapping application which provides access to vast collections of land and energy data at the Land Office. GISWEB displays upland and submerged land survey boundaries, Permanent School Fund land, coastal leases, well locations, and current imagery. You can even find your cabin permit.
- You must have prior written approval from the Land Office before making any changes to the cabin or associated structures. Please draw the requested changes on a copy of your most current Exhibit C from your contract, and email it to us at cabins@glo.texas.gov. We'll let you know if the changes can be authorized, and a timeline for processing the request will be provided. Please note that if you request changes during your contract term which result in an Amendment Contract, a \$175 amendment fee will now be required.
- Burning trash and debris of any kind at the cabin site or neighboring state-owned land is strictly prohibited and anyone found in violation may face termination of his or her permit.
- Bird disturbance is a violation of state and federal law. Avoid nesting waterbirds from February 15th to September 1st of every year. Be sure to keep all domestic animals on a leash and away from the birds as well.
- Please see the Texas Parks and Wildlife Department's (TPWD) website at http://www.tpwd.state.tx.us/regulations/fish_hunt/ for the most current fishing, hunting and boating regulations. There is also a link to Floating Cabins, which are managed by TPWD.
- Are you interested in the water quality and biological productivity in Baffin Bay? The Baffin Bay Group was formed by the local community to bring together scientists, natural resource managers, guides, and other bay users to discuss issues related to the bay. Supported by the Coastal Bend Bays and Estuaries Program, the group meets periodically to discuss ongoing research, planned projects, and ways to help fund these initiatives. Find out more at <http://www.cbep.org/projectsbaffinbay.html>.
- **No commercial activity of any kind is allowed in connection with the GLO Cabin Program. It is a violation of your contract to charge people for guide services and let them stay "free" at the cabin. These state-owned structures may be used only for recreational purposes. Direct or indirect commercial use may subject your permit to termination.**

Permit Holders



Darrell Kouba of PC1118 letting his niece, Emma, "drive" the boat in her Fourth of July dress.



Alan Vizi of PC1363 showing off their newly rebuilt porch.



Dave Foreman said, "This has been the biggest trout ever caught" at cabin PC1378, but it was reeled in by Al Rearick, my brother-in-law from Georgia. He weighed in at 9.5 lb. and was 30" long. He was proud, but I was jealous."



Dr. Mike Hoffman of PC1604 shares a picture from the first meeting of the 'Roloff Island Permit Holders.' They discussed topics of mutual interest and then enjoyed a social hour hosted by the Hasslocher family of PC1430.



Fathers' Day 2012 Fishing Trip for PC1439, on the back row is Steve Helm Jr., Darrin Koenig, Steve Helm Sr., and Raymond Helm and in front is Shane Helm and Dalton Koenig (great-grandson).



Carley Hagar of PC1220 showing us the fish they saved from the shallows and released back into the water while Mitchell Fagan looks on.



Dorothy Seay of PC1401 with their day's catch.



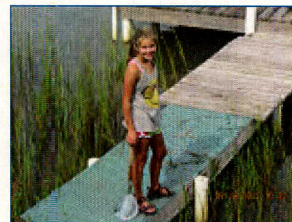
Erin Abraham from PC1081 sent us this picture taken by Erin Merks while they were relaxing on the deck enjoying their favorite time of day at the cabin.



The whole family enjoying the day at PC1091. In front are Jared Garza, Steven Garza, Gonio Garza, Thomas Garza and Mary Garza. In the back are Maddy Garza and Tim Garza.



Chris Perez and Don Zvonek of PC1557 showing off their day's catch; largest red was 27.5" and the largest trout was 26".



Gil Livanec of PC1505 sent us this picture of his beautiful grand-daughter, Marie Louise Livanec, at the cabin.



Kit Corbin of PC1561 had his buddies from Rhode Island in for some fishing. They were excited to pull these in. They love our Gulf Coast.



Great day fishing on the pier for Christy Lankart and Angela Woolery of PC1454.



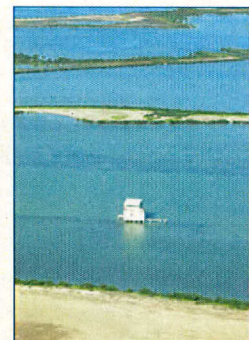
Don McFarlin of PC1479 took this picture of a very rare bird, called a Brown Booby at Mud Cut at San Luis Pass.



Carley Hagar, Austin Conner and Dalton Combs from PC1220 trying to find Dean Conner's keys to the cabin.



Phil Perez at PC1393 showing off his nice large black drum.



Great bird's-eye view of PC1220 sent in by Curtis Hagar.

82nd Legislative Update—House Committee Reviews Cabin Program

In 2012, the Cabin Program was reviewed by the House Committee on Land and Resource Management during the 82nd Legislative Interim. The Interim Charge of the Committee was to examine the Cabin Program, review its history, review the current fee structure, review the renewal process and determine if the program is achieving the goals for which it was created.

General Land Office staff members prepared a summary document for the committee and presented the information at a hearing on July 23, 2012. Following the hearing, the House Land and Resource Management Committee concluded that the Land Office, with its real estate expertise, is uniquely qualified to make decisions about how to handle cabin permits. The committee requested that the agency make any rule changes it deems necessary to

maximize the financial, recreational and environmental benefits of the program. No legislative changes to the Cabin Program have been proposed at this time.

The Land Office staff will continue to seek ways to improve and efficiently manage the Cabin Program with existing personnel and resources. This would not be possible without your help as Permit Holders. As partners in the Cabin Program, you are the stewards of the Texas Coast. We look forward to continuing that partnership for many years to come.

The full report is available on the Texas House of Representatives website http://www.house.state.tx.us/_media/pdf/committees/reports/82interim/House-Committee-on-Land-and-Resource-ManagementInterim-Report-2012.pdf.

Teamwork Makes Artificial Reef a Reality

The General Land Office is proud to participate in a project to create a new artificial reef about nine miles offshore from Packery Channel in Corpus Christi. A team effort, the project was initially led by the Saltwater Enhancement Association, which approached the Texas Parks and Wildlife Department (TPWD) about creating the reef to enhance habitat in the area. It will provide an opportunity for anglers looking for a Gulf of Mexico fishing experience closer to shore. Presently, the partnership has grown to include the Coastal Conservation Association, the City of Corpus Christi, Hanson Pipe & Precast, and Gulf Coast Crane Services. The total cost for the reef creation project is estimated to be about \$2.5 million, however, donations of materials and services by the partners listed above have reduced this cost.

The Land Office has leased a total of 200 acres of gulf seafloor to the TPWD for the reef. This no-cost lease allows the TPWD to create and maintain the reef using pre-approved materials, such as concrete, natural rock, platform legs, and clean steel-hull vessels. To store the collected material, the City of Corpus Christi and the Land Office worked together to negotiate a low rent lease for the use of state land on Rincon Channel near the Port of Corpus Christi. This secure site provides a staging area and deep water access to assemble, create, and store the reef material until it's ready to be barged to the reef site.

To date, 200 tons of material have been assembled and the first set of pyramid reef blocks has been built. These are all set for de-



Reef pyramids waiting to be transported to the reef location.

ployment, along with additional concrete material, starting in May 2013. This reef serves as an example of how much can be accomplished when people and organizations combine their expertise, services, and money. As a result, great fishing awaits, so start organizing your offshore gear and stay tuned as the reef creation continues.

Garlic Jalapeño Fish

from Margaret Abraham of PC1081

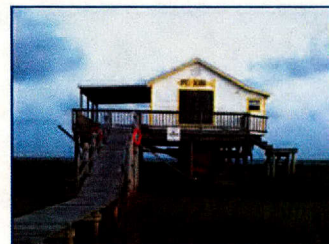
Dredge the fish fillets in seasoned flour and pan fry.
Set off to side.

Sauce:

3-4 cloves of garlic chopped
4-5 jalapeños sliced (more or less to your liking)
½ cup finely chopped onion
1 quart heavy cream
½ cup white wine
4 tablespoon butter
Cooked angel hair pasta or your preference of pasta.

Melt butter in a large saucepan and add onions and jalape-

ños. Cook for about 4 minutes or until the onions are transparent—no color. Add the chopped garlic and cook for another 2 minutes. Stir in the white wine. Add the heavy cream and cook on medium/low heat until reduced and thickened. Sauce is ready when you coat the back of a spoon and run your finger through it and a clear path remains. To serve—place fish on top of pasta and then spoon the sauce over it.



PC1081.

Permit Holder Stories

Fishing Trip of a Lifetime

by Bill Alyn of PC1430

My father gifted me the cabin when I was only 16 years old. What used to be a shack that simply provided an escape from the bugs and sun now had creature comforts like air conditioning.

It was now June of 2000, and I was planning to take my oldest sister Jody and her two children, Courtney and Jacob, out to the cabin.

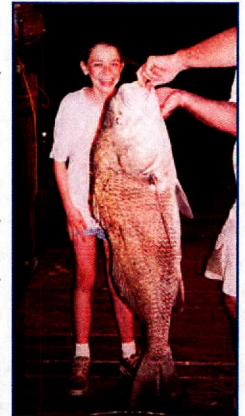
Prior to taking my niece and nephew, I took a group of friends to the cabin to complete some repairs and maintenance before bringing my family out. My friends spotted a pair of large black drum in the very clear water that night feeding on barnacles on the dock. Of course, my friends tried everything in their tackle boxes to entice the fish to bite but to no avail. I returned the adults to the mainland, picked up another friend and his two children, and headed back to the cabin. Again the black drum were visible under the lights, and this guest tried everything including live bait to catch these brutes but still no success.

A few nights later I returned my friend and his kids and finally picked up Jody, Courtney and Jacob. And yes, again the large pair of black drum were seen at night. We tried everything to catch these fish, but it seemed nothing caught their attention. After cleaning out a bait well, I pushed a pile of fresh dead shrimp off the porch into the water; and the drum moved up and began feeding on them. Courtney was the only person to notice the drum feeding. Since she had a fresh dead shrimp on her hook, she simply lowered it into the pile of shrimp the fish were feeding on; and right away the bigger fish picked up her bait causing her little Zebco 888 to scream as the fish swam down the channel.

Courtney was only 13 and weighed about 90 pounds sopping wet; but with a little verbal coaching and a lot of time, she eventually pulled the 60-inch, 60-pound fish to my waiting net. We released the exhausted fish, and in the clear water we watched it eventually join its smaller friend.

Jacob, who was 9 and weighed about 60 pounds, was almost sobbing when he said to me, "I've fished more and harder than my sister. Why didn't I catch that fish?" The only response I could think of was, "Jake, a drum's favorite food is blue crab so if you can catch a crab maybe you can catch a big drum." The next day everywhere we went and every time he saw something he thought might be a crab, Jake would ask, "Is that a blue crab?" Eventually he spotted one. I kept an eye on the crab while he ran back to the cabin for a net and a bucket. We were able to scoop up the crab and keep it alive until that night. Standing on the dock, I felt a tug on my sleeve and heard Jake say, "Uncle Bill they're back." I reached into the bucket for the crab and cut the crab in half and then baited Jake's hook. He tossed that crab out there and within ten minutes the old Shakespeare Wondercast I had used as a child began to sing. After a long battle, the fish was exhausted when the reel gave out. I had to pinch the line and pull it to the reel to get the last of the line back on the spool, enabling Jake to bring the fish in. After we took pictures with the 40-inch, 40-pound fish, we released it; later we saw it swimming again with its friend.

I will forget more things than I ever knew in this lifetime, but I will never forget the trip to the cabin when my niece and nephew each caught a fish that was two-thirds their own size. And so the next generation of fishing fanatics was born!



Courtney and her drum.



Jake's drum.

Hurricane Ike Rebuilding Friends

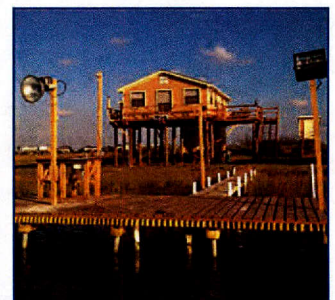
by Eddy Stitt of PC1518

Many memories have been made with friends and family at our Fish Camp-PC1518 on Titlum Tatum Bayou. Because of damage from Hurricane Ike, PC1518 had to be rebuilt and many friends helped when the work began in January 2010. Kevin Wall and Lloyd Grier installed the electrical work on the entire camp, including a generator room. Kevin also guided the plumbing installation. Kevin and Lloyd even made the work a learning event for all

the young men helping out. In May of 2011, we completed rebuilding and the fishing began once again. Kevin even bought his first fly rod to use on the bayou under the lights at the end of the pier. He also brought one of his sons and his grandson and we ended up catching 30 legal speckled trout that Saturday night. It was a great trip. Sadly, the next year, Kevin died of a heart attack. We will miss him greatly. Jimmy LeFevers was another good friend we lost during the rebuilding. Jimmy had his own camp two houses down and had his permit since 1958. His camp survived many large storms while he saw many camps destroyed over the years. So he encouraged us to get started on our rebuilding project and helped with the design and placement of our pilings. Many thanks to Bill Moore, Frank Schomer, Lloyd Grier, Mike Davis, Kevin Wall (RIP), Sheldon Cote, Brennan Cote, and Stephen Mudry. It took these friends and many more to create these wonderful memories—far too many friends to name here, but we thank them all.



Kevin's redfish.



The rebuilt fishing camp.