

Survey of the Mean High Water Line as found and staked on the ground February 19, 2001 along OSR 1, OSR 2 and Block 2 of Pirates Cove, Section 7, a subdivision in Section 3, Trimble and Lindsey Survey of Galveston Island, Galveston County, Texas, as recorded in Volume 18, Page 915 of the Map Records in the office of the County Clerk, Galveston County, Texas, said Mean High Water Line being more particularly described by metes and bounds as follows:

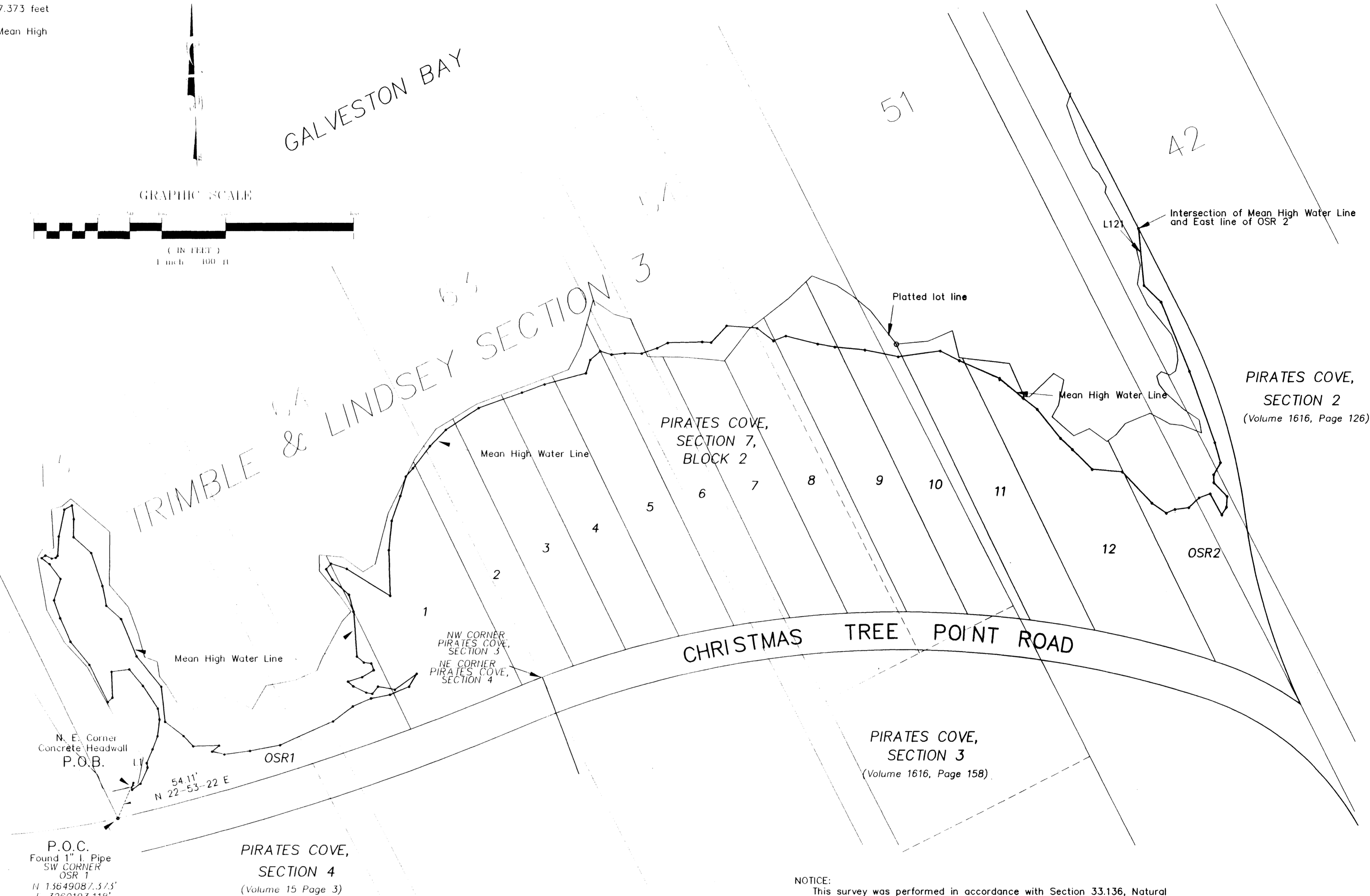
COMMENCING at a found 1" I. pipe marking the Southwest corner of said OSR 1, SPC TXSC North: 13649087.373 feet and East: 3260193.118 feet (Grid Coordinates);  
 THENCE N 22-53-22 E, a distance of 54.11 feet to the Northeast corner of a concrete headwall and the Mean High Water line of Galveston Bay and the POINT OF BEGINNING;

THENCE along the Mean High Water Line of Galveston Bay the following courses and distances;

(L1) S 13-03-58 E, a distance of 4.87 feet;  
 THENCE N 54-57-39 E, a distance of 15.94 feet;  
 THENCE N 24-04-01 E, a distance of 27.38 feet;  
 THENCE N 12-22-31 W, a distance of 7.00 feet;  
 THENCE N 23-37-30 E, a distance of 23.25 feet;  
 THENCE N 20-53-43 E, a distance of 21.31 feet;  
 THENCE N 07-38-11 E, a distance of 26.39 feet;  
 THENCE N 08-45-54 W, a distance of 17.13 feet;  
 THENCE N 33-26-19 W, a distance of 42.37 feet;  
 THENCE N 39-46-06 W, a distance of 33.43 feet;  
 THENCE S 82-32-48 W, a distance of 28.10 feet;  
 THENCE S 01-50-40 E, a distance of 40.55 feet;  
 THENCE S 46-17-25 W, a distance of 9.99 feet;  
 THENCE N 26-18-05 W, a distance of 64.92 feet;  
 THENCE N 39-11-31 W, a distance of 46.41 feet;  
 THENCE N 23-28-45 W, a distance of 40.41 feet;  
 THENCE N 19-17-11 W, a distance of 30.12 feet;  
 THENCE N 17-17-09 E, a distance of 35.32 feet;  
 THENCE N 36-44-52 W, a distance of 28.82 feet;  
 THENCE N 52-33-40 W, a distance of 15.55 feet;  
 THENCE N 57-05-22 E, a distance of 7.05 feet;  
 THENCE S 65-49-25 E, a distance of 10.77 feet;  
 THENCE N 80-16-50 E, a distance of 6.30 feet;  
 THENCE N 42-54-23 E, a distance of 4.26 feet;  
 THENCE N 03-41-31 E, a distance of 30.16 feet;  
 THENCE N 11-39-24 E, a distance of 42.82 feet;  
 THENCE N 60-42-10 E, a distance of 13.86 feet;  
 THENCE S 07-25-08 E, a distance of 21.87 feet;  
 THENCE S 00-17-48 W, a distance of 28.00 feet;  
 THENCE S 47-47-14 E, a distance of 36.91 feet;  
 THENCE S 18-43-34 E, a distance of 54.68 feet;  
 THENCE S 11-09-14 E, a distance of 31.60 feet;  
 THENCE S 47-38-42 E, a distance of 31.14 feet;  
 THENCE S 22-23-35 E, a distance of 63.44 feet;  
 THENCE S 39-22-33 E, a distance of 60.98 feet;  
 THENCE S 06-08-26 E, a distance of 55.15 feet;  
 THENCE S 52-18-30 E, a distance of 36.30 feet;  
 THENCE S 44-02-40 E, a distance of 21.97 feet;  
 THENCE N 88-26-49 E, a distance of 40.56 feet;  
 THENCE S 49-22-23 W, a distance of 14.47 feet;  
 THENCE S 77-08-51 E, a distance of 19.54 feet;  
 THENCE N 82-09-28 E, a distance of 40.78 feet;  
 THENCE N 79-12-20 E, a distance of 47.78 feet;  
 THENCE N 66-01-16 E, a distance of 90.37 feet;  
 THENCE N 53-00-42 E, a distance of 38.83 feet;  
 THENCE N 66-33-57 E, a distance of 30.97 feet;  
 THENCE N 79-06-12 E, a distance of 30.21 feet;  
 THENCE N 66-45-19 E, a distance of 32.40 feet;  
 THENCE N 31-32-01 E, a distance of 23.44 feet;  
 THENCE S 54-14-48 W, a distance of 42.37 feet;  
 THENCE N 79-12-12 W, a distance of 26.78 feet;  
 THENCE S 38-48-28 W, a distance of 14.52 feet;  
 THENCE N 79-50-33 W, a distance of 9.42 feet;  
 THENCE N 63-49-55 W, a distance of 22.47 feet;  
 THENCE N 48-41-38 W, a distance of 11.12 feet;  
 THENCE N 72-30-53 E, a distance of 23.09 feet;  
 THENCE N 59-12-28 E, a distance of 21.30 feet;  
 THENCE N 21-00-09 W, a distance of 11.15 feet;  
 THENCE N 83-01-28 W, a distance of 11.51 feet;  
 THENCE N 49-50-28 W, a distance of 14.49 feet;  
 THENCE N 04-08-27 W, a distance of 70.91 feet;  
 THENCE N 15-25-48 W, a distance of 27.58 feet;  
 THENCE N 47-29-24 W, a distance of 35.05 feet;  
 THENCE N 30-18-40 W, a distance of 19.18 feet;  
 THENCE N 41-41-54 E, a distance of 11.59 feet;  
 THENCE S 71-31-56 E, a distance of 26.02 feet;  
 THENCE S 57-59-03 E, a distance of 79.81 feet;  
 THENCE N 01-37-23 W, a distance of 71.64 feet;  
 THENCE N 05-27-29 E, a distance of 46.20 feet;  
 THENCE N 19-11-27 E, a distance of 41.14 feet;  
 THENCE N 15-52-46 E, a distance of 31.69 feet;

THENCE N 41-28-05 E, a distance of 17.09 feet;  
 THENCE N 37-35-52 E, a distance of 43.17 feet;  
 THENCE N 44-05-49 E, a distance of 36.03 feet;  
 THENCE N 56-13-23 E, a distance of 61.80 feet;  
 THENCE N 70-02-02 E, a distance of 71.97 feet;  
 THENCE N 69-37-48 E, a distance of 37.59 feet;  
 THENCE N 74-34-18 E, a distance of 67.05 feet;  
 THENCE N 18-17-38 E, a distance of 21.96 feet;  
 THENCE N 48-32-29 E, a distance of 20.91 feet;  
 THENCE S 73-09-48 E, a distance of 18.50 feet;  
 THENCE N 84-13-07 E, a distance of 20.84 feet;  
 THENCE S 89-32-16 E, a distance of 26.54 feet;  
 THENCE N 70-18-52 E, a distance of 25.61 feet;  
 THENCE N 63-52-12 E, a distance of 18.62 feet;  
 THENCE N 88-15-09 E, a distance of 53.92 feet;  
 THENCE S 85-19-32 E, a distance of 13.86 feet;  
 THENCE N 42-43-08 E, a distance of 36.03 feet;  
 THENCE S 85-17-24 E, a distance of 48.05 feet;  
 THENCE S 52-24-47 E, a distance of 32.29 feet;  
 THENCE N 68-50-42 E, a distance of 20.91 feet;  
 THENCE S 76-01-26 E, a distance of 51.41 feet;  
 THENCE S 80-01-39 E, a distance of 27.25 feet;  
 THENCE S 84-35-49 E, a distance of 47.49 feet;  
 THENCE S 78-27-55 E, a distance of 53.22 feet;  
 THENCE N 82-04-07 E, a distance of 66.58 feet;  
 THENCE S 63-08-58 E, a distance of 33.67 feet;  
 THENCE S 66-00-10 E, a distance of 69.10 feet;  
 THENCE S 50-03-43 E, a distance of 47.55 feet;  
 THENCE S 50-51-47 E, a distance of 28.88 feet;  
 THENCE S 38-34-33 E, a distance of 58.70 feet;  
 THENCE S 46-20-25 E, a distance of 25.46 feet;  
 THENCE S 45-13-01 E, a distance of 43.92 feet;  
 THENCE S 85-17-34 E, a distance of 47.18 feet;  
 THENCE S 43-44-47 E, a distance of 66.94 feet;  
 THENCE S 55-00-42 E, a distance of 27.56 feet;  
 THENCE N 66-11-12 E, a distance of 14.56 feet;  
 THENCE N 82-29-03 E, a distance of 21.95 feet;  
 THENCE N 46-14-09 E, a distance of 21.91 feet;  
 THENCE N 69-42-49 E, a distance of 18.85 feet;  
 THENCE S 28-59-56 E, a distance of 37.41 feet;  
 THENCE N 31-22-36 E, a distance of 13.90 feet;  
 THENCE N 02-52-09 E, a distance of 16.74 feet;  
 THENCE N 43-44-58 W, a distance of 29.94 feet;  
 THENCE N 01-17-24 W, a distance of 12.08 feet;  
 THENCE N 29-49-16 E, a distance of 21.44 feet;  
 THENCE N 15-34-53 W, a distance of 32.84 feet;  
 THENCE N 19-25-48 W, a distance of 119.35 feet;  
 THENCE N 22-15-39 W, a distance of 116.57 feet;  
 THENCE N 45-57-07 W, a distance of 37.21 feet;

(L 121) THENCE N 05-21-31 W, a distance of 88.13 feet to the intersection of the said Mean High Water line and the East line of said OSR 2, the East line of said Pirates Cove, Section 7 and the West line of PIRATES COVE, SECTION 2, as recorded in Volume 1616, Page 126 in the office of the County Clerk, Galveston County, Texas;



February 19, 2001

Scale 1" = 100'

Survey referenced to the Galveston Pier 21 Tide Gauge.  
 Tidal Datum at Galveston Pier 21, Galveston Channel are based on the following:

LENGTH OF SERIES 5 YEARS  
 TIME PERIOD JANUARY 1990- DECEMBER 1994  
 TIDAL EPOCH 1960-1978

Elevation of Tidal Datums referred to Mean lower low water (MLLW) is Mean High Water (MHW) = +0.400 METERS.

Mean High Water Line established and shown as referenced to NGS Monument K1186 (PID AW0623).

Bearings SPC TXSC grid. Distances are ground distances.

K 1186: 2.184 feet above Mean High Water (MHW) based on GPS by Sidney Bouse RPLS 5287 January 4-29, 2001 as referenced to 1450-A reference monument for Pier 21 Tide Gauge.

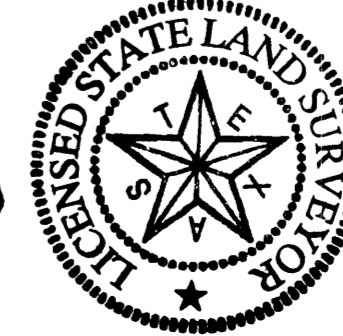
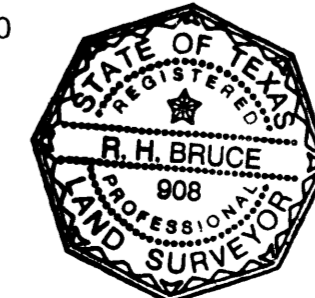
NOTICE:

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.

I hereby certify that on the above date, the above described line was surveyed to the best of my knowledge and abilities on the ground, and that the above map together with dimensions as shown is true and correct as of the above date.

*Richard H. Bruce*  
 Richard H. Bruce  
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 Registered Professional Land Surveyor No. 908  
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 Vidor, Texas 77662  
 PH (409) 745-4830

PC7NEWMHW.DWG



TEXAS GENERAL LAND OFFICE  
 Act 33.136, Natural Resources  
 COUNTY: GALVESTON, Sk. No. 3  
 File Date: 6/11/01, by D.J.H.

**PIRATES COVE, SECTION 7, BLOCK 2**  
 GALVESTON ISLAND, GALVESTON COUNTY, TEXAS

**HALL, JOHNSON & BOUSE, SURVEYORS**  
 8017 HARBORSIDE DRIVE P.O. BOX 877  
 GALVESTON, TEXAS 77554 GALVESTON, TEXAS 77553  
 (409) 740-1517

REVISED 04-24-2001 TO SHOW TITLE BLOCK  
 FEBRUARY 19, 2001 PC7NEWMHW SCALE: 1" = 100'