

VICINITY MAP (nts)



SCALE 1"=200'
1"=72 Varas

September 20, 2004

Location of Project Tide Gauge

West Galveston Bay

Ross Novelli, Jr. East Line

TRIMBLE AND LINDSEY SURVEY
of GALVESTON ISLAND,
Galveston County, Texas

Ross Novelli, Jr.
East 1/2 Section 12 Hall & Jones Survey

Set 1, 1/2" I. Rod (Tidal Monument)
N 13625137.6124
E 3234424.3873

POB Line 1
N 13625119.9144
E 3234443.3763

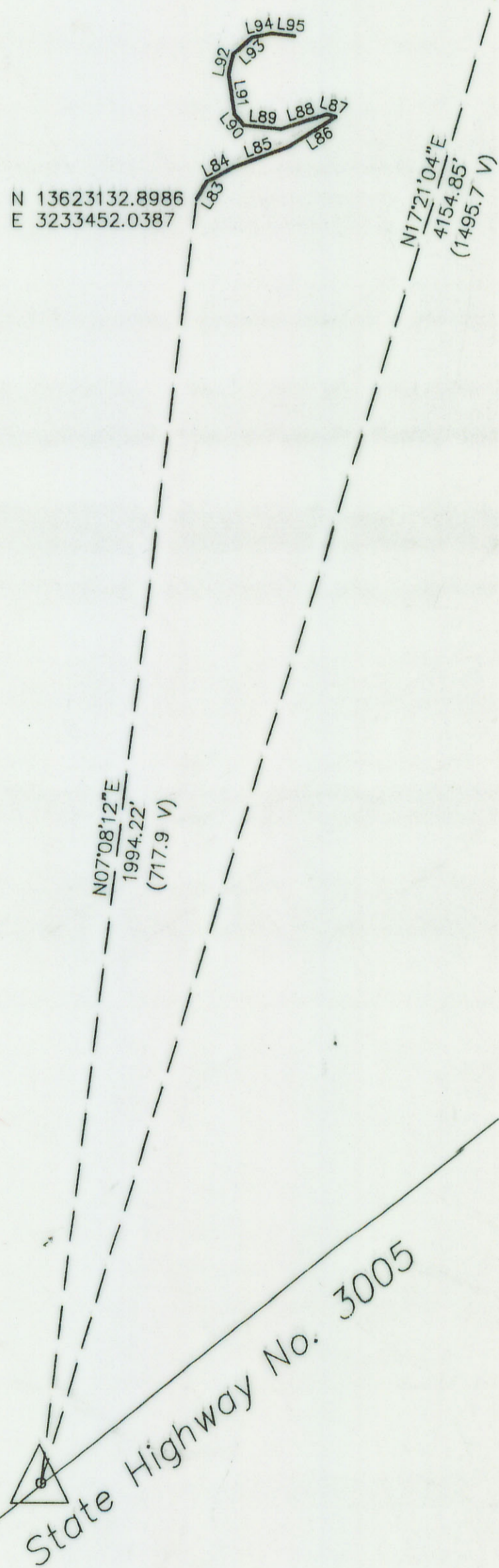
TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code, 28 Large Format
File Date 1-4-2005 by DJH
See Report, etc., sheets 2 - 7, Small format

Line 1
Mean High Water Survey of Part of the East one-half (1/2) of Section 12 of the Hall and Jones Survey according to the District Court Decree of Partition of a portion of the Trimble and Lindsey Survey of Galveston Island, Galveston County, Texas, as recorded in Book No. 5, Page 547 Deed Records, Galveston County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at NGS Monument G 460 Reset (N= 13,621,154.13, E= 3,233,204.29); THENCE N 17-21-04 E, a distance of 4154.85 feet (1495.7 varas) to the MEAN HIGH WATER LINE of West Galveston Bay, and the POINT OF BEGINNING; THENCE along and with the said Mean High Water line of West Galveston Bay, the courses and distances listed as Lines 96 through Line 142 to the East line of the said Ross Novelli, Jr. tract;

Line 2
Mean High Water Survey of Part of the East one-half (1/2) of Section 12 of the Hall and Jones Survey according to the District Court Decree of Partition of a portion of the Trimble and Lindsey Survey of Galveston Island, Galveston County, Texas, as recorded in Book No. 5, Page 547 Deed Records, Galveston County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at NGS Monument G 460 Reset (N= 13,621,154.13, E= 3,233,204.29); THENCE N 07-08-12 E, a distance of 1994.22 feet (717.9 varas) to the MEAN HIGH WATER LINE of West Galveston Bay, and the POINT OF BEGINNING; THENCE along and with the said Mean High Water line of West Galveston Bay, the courses and distances listed as Lines 83 through Line 95;



PIER 21, GALVESTON CHANNEL, Texas- National Ocean Service Station ID: 8771450:
LENGTH OF SERIES: 5 Years
TIME PERIOD: January 1997-December 2001
TIDAL EPOCH: 1983-2001
CONTROL TIDE STATION: N/A.

- 1.) ALL COORDINATES REFER TO THE STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (1983 ADJUSTMENT) AS TIED TO NGS MONUMENT G-460 RESET (GIVEN IN FEET).
- 2.) ALL DISTANCES ARE GRID DISTANCES IN FEET AND VARAS.
- 3.) MEAN HIGH WATER LINE ESTABLISHED ON JULY 8, 2004.
- 4.) TIDE DATA COLLECTED ON JUNE 22-25, 2004 @ SITE AS SHOWN.

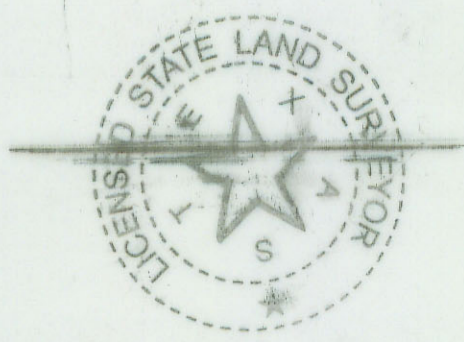
Lines Shown were surveyed on the ground September 16, 2004
Field Personnel: Sidney Bouse
Jim Belchner

September 20, 2004

I hereby certify that the above described property was surveyed in the field according to law under my direction on the above referenced dates, and that the above map together with dimensions and coordinates is true and correct as of the above date.

COASTAL SURVEYING OF TEXAS

Sidney Bouse
Sidney Bouse
Licensed State Land Surveyor
email: sld@surveygalveston.com

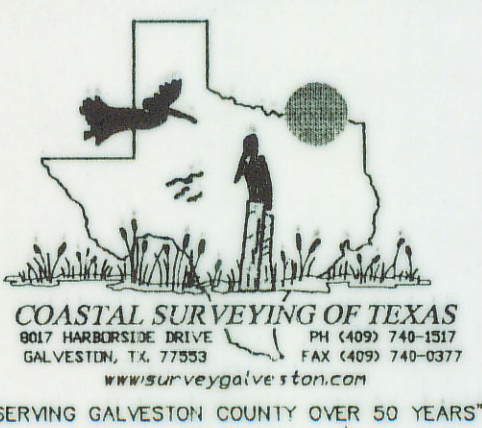


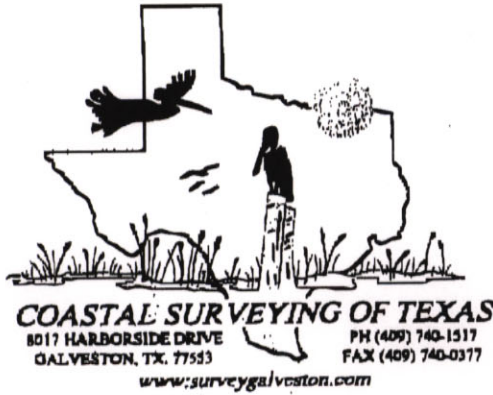
NGS Monument
G 460
N 13621154.13
E 3233204.29

State Highway No. 3005

LINE	GRID FT	BEARING	VARAS
L83	30.26	N32°31'24"E	10.9
L84	47.12	N63°35'09"E	16.7
L85	91.49	N69°43'29"E	32.9
L86	85.83	N58°25'31"E	30.9
L87	14.96	N74°41'46"W	5.4
L88	74.95	S72°23'08"W	27.0
L89	58.49	N84°29'06"W	21.0
L90	22.39	N39°18'12"W	8.1
L91	60.45	N08°49'36"W	21.8
L92	31.74	N15°10'04"E	11.4
L93	38.53	N49°34'33"E	13.9
L94	30.98	N78°06'02"E	11.1
L95	36.05	S82°53'20"E	13.0
L96	71.02	S73°41'36"E	25.6
L97	156.41	S75°09'54"E	56.3
L98	72.91	N86°56'29"E	26.2
L99	76.65	N57°22'07"E	27.6
L100	17.55	N29°41'22"E	6.3
L101	45.23	N74°32'38"E	16.3
L102	112.88	N86°30'31"E	40.6
L103	110.59	S66°50'14"E	39.8
L104	99.53	N63°31'56"E	35.8
L105	104.66	N32°58'58"W	37.7
L106	73.81	N53°55'56"E	26.6
L107	101.36	N84°46'37"E	36.5
L108	51.57	N15°51'14"E	18.6
L109	68.61	N60°06'26"E	24.7
L110	14.80	S89°39'42"E	5.3
L111	106.09	S69°06'47"E	38.2
L112	114.62	N87°16'15"E	41.3
L113	71.07	N30°28'25"E	25.6
L114	115.04	N81°15'59"E	41.4
L115	71.87	N43°53'25"E	25.9
L116	63.52	N07°56'39"W	22.9
L117	148.92	N38°03'35"W	53.6
L118	24.95	N22°27'07"E	9.0
L119	18.84	N21°24'40"E	6.8
L120	117.40	N46°47'00"W	42.3
L121	64.48	N67°40'18"W	23.2
L122	53.43	N48°14'34"W	19.2
L123	38.72	N13°01'19"W	14.0
L124	75.33	N59°00'56"E	27.1
L125	107.64	N74°12'22"E	38.8
L126	91.50	S82°26'30"E	32.9
L127	73.11	S52°53'14"E	26.3
L128	54.48	S19°55'01"E	19.6
L129	41.15	S04°57'58"W	14.8
L130	134.13	S43°37'33"W	48.3
L131	100.43	N89°22'52"W	36.1
L132	55.70	N82°11'20"E	20.1
L133	131.71	N21°59'37"W	47.4
L134	129.86	N55°45'22"E	46.7
L135	109.75	N11°42'51"E	39.5
L136	61.28	N60°07'04"W	22.1
L137	46.66	N01°26'08"E	16.8
L138	100.24	N07°59'49"W	36.1
L139	13.55	N27°25'00"E	4.9
L140	76.16	N63°52'21"E	27.4
L141	107.70	S85°03'52"E	38.8
L142	160.50	S75°29'26"E	57.8

MEAN HIGH WATER SURVEY OF PART OF THE TRIMBLE AND LINDSEY SURVEY OF GALVESTON ISLAND, GALVESTON COUNTY, TEXAS 17.7 MILES SOUTH 51° 30' WEST OF THE GALVESTON COUNTY COURTHOUSE





Andrew Johnson, Jr. _____
 Sidney Bouse X _____
 Patrick A. Jordan _____

Joann Bouse _____
 Sherry Royce _____

TOTAL NO. PAGES: 5 INCLUDING THIS PAGE

TO: Doug Howard DATE: 12/23/04

FIRM NAME: GLO

FAX NO.: 512-463-5098

RE: Ross Novelli

NOTE: Call if you have any questions.
- Sid

IF YOU DID NOT RECEIVE ALL OF THE PAGES OR FIND THAT THEY ARE ILLEGIBLE,
 PLEASE CALL BACK AS SOON AS POSSIBLE SO THAT THEY CAN BE RESENT TO YOU.

TEXAS GENERAL LAND OFFICE
 Art. 33.136, Natural Resources Code
 Co. Galveston, Sketch No. 28, sht. 3, small format
 File Date 1-4-2005 by D. J. H.
 See Sketch 28, Large Format

Mean High Water Survey of Part of Section 4 of the Trimble and Lindsey Survey of Galveston Island, Galveston County, Texas.

I surveyed the Mean High Water line on part of the Northerly Shoreline of a tract of land out of the East one-half (1/2) of Section 12 of the Hall and Jones District Court Partition of part of the Trimble and Lindsey Survey of Galveston Island, Galveston County, Texas as recorded in the Galveston County Deed Records in Book No. 5, Page 547 et. Seq., as authorized by Ross Novelli, Jr. in my official capacity as Licensed State Land Surveyor for the State of Texas.

HISTORY

Laws of First Congress of the Republic of Texas authorized and required the Island of Galveston, except the previously granted M. B. Menard Grant, to be surveyed into Lots of between 10 and 40 acres. The Act to dispose of Galveston and other islands of the Republic was approved on June 12, 1837. The remainder of the island of Galveston was surveyed and divided into lots as shown on the survey by R. C. Trimble and Wm. Lindsey dated 1837.

According to this act, the sale was to be held in "November next" in the City of Houston. The Republic of Texas sold the majority of the Lots in the Trimble and Lindsey Survey of Galveston Island to Levi Jones and Edward Hall. Normally, an original grant is considered effective the date the surveyor was on the ground, and at that point the rights of the sovereign are officially severed. The Republic of Texas, however, authorized and required a survey, or subdivision, of this part of Galveston Island without a particular grantee as party to the survey.

An Act to adapt the Common Law of England was approved on January 20, 1840. The Littoral State boundary of land granted prior to this date must be surveyed according to the Spanish and Mexican Civil Laws and has been determined to be along the Mean Higher High Water Line. Lands granted after this date are to be located along the Mean High Water Line as required under current Common Law. Mirabeau B. Lamar, President of the Republic signed the grant to Hall and Jones on November 28, 1840 in Austin, Texas. The effective date of the grant is November 28, 1840.

The line surveyed is the line of Mean high Water.

CONSTRUCTION

I placed a tide gauge and staff in the waters of West Galveston Bay as shown on the accompanying map. Tide Data was collected on June 22-25, 2004. The data was referenced to Tide Station PIER 21, GALVESTON CHANNEL, Texas- National Ocean Service Station ID: 8771450:

LENGTH OF SERIES: 5 Years
TIME PERIOD: January 1997-December 2001
TIDAL EPOCH: 1983-2001
CONTROL TIDE STATION: N/A.

I set a 1/2" I. Rod as a tidal reference point within this project as shown on said accompanying map. The Mean High Water elevation was transferred to the shoreline on September 16, 2004 and the lines so located were surveyed on the ground using Trimble RTK GPS equipment and referenced to NGS Monument G- 460 and described as Lines 1 and 2 as shown.

I hereby certify that the attached survey was surveyed according to law in the field on above date.


Sidney Bouse
Registered Professional Land Surveyor No. 5287 LSLs
P.O. Box 877
Galveston, Texas 77553
(409) 740- 1517
sid@surveygalveston.com

LSLS of Sunset cove(Sunbird Beach).wps



TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Galveston, Sketch No. 28 ^{sh. 2} _{small format}
File Date 1-4-2005 by D. J. H.
See Sketch 28, Large Format

GRAPHIC SCALE



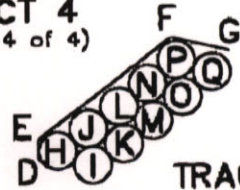
(IN FEET)
 1 inch = 1000 ft.
 1" = 360 Varas

Snake Island
 Audubon Society Lease
 West Galveston Bay
 Submerged Area Map 31

Galveston Bay
 Submerged Tracts

45
 46
 47

TRACT 4
 (Page 4 of 4)



TRACT 3
 L36-L39
 (Page 3 of 4)

TRACT 1
 (Page 2 of 4)

TRACT 2
 L21-L35
 (Page 2 of 4)

- 1.) ALL COORDINATES REFER TO THE STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (1993 ADJUSTMENT) AS TIED TO NGS MONUMENT G-460 RESET (GIVEN IN FEET).
- 2.) ALL DISTANCES ARE GRID DISTANCES IN FEET AND VARAS.
- 3.) MEAN HIGH WATER LINE ESTABLISHED ON SEPTEMBER 16, 2004.
- 4.) TIDE DATA COLLECTED ON JUNE 22-25, 2004 @ SITE AS SHOWN.

BOAT CHANNEL	
Centerline Coordinates	
A	N 13,625,075.2 (ft) E 3,234,753.3 (ft)
B	N 13,626,139.9 (ft) E 3,233,531.7 (ft)
C	N 13,626,388.8 (ft) E 3,232,313.3 (ft)



1" = 1000'

Water's Edge
 Mean High Water Line

150 foot channel

NGS Monument
 G 460
 N 13621154.13
 E 3233204.29
 G-460 RESET (Convergence 01 56 29.32726)
 (Combined Scale Factor 0.999868367)

Applicant: Ross Novelli, Jr
 4171 Pirates Beach, Galveston, Texas 77554
 PROJECT: Sunset Cove
 Prepared by Sidney Bouse, LSLS-September 16, 2004
 PROJECT LOCATION: Galveston County,
 Galveston Bay Submerged Tracts 46 and 47

COASTAL SURVEYING OF TEXAS

Sidney Bouse, RPLS 5287, LSLS
 P.O. Box 877 Galveston, Texas 77553
 409-740-1517

1 of 4

D3-0882 modified L3.3 rev 04/04
 REV 12-18-04

TEXAS GENERAL LAND OFFICE

Art. 33.136, Natural Resources Code

Co. Galveston, Sketch No. 28, sht. 4, small format

File Date 1-3-2005 by D. J. H.

See Sketch 28, Large Format

TRACT 1

Being a proposed boat channel of varying width out of Galveston Bay Submerged Tracts 46 and 47, Galveston County, Texas, said channel easement being more particularly described by metes and bounds as follows;

COMMENCING at NGS Monument G 460 Reset;

THENCE N 20°29'32" E, a distance of 4169.74 feet to a point on the Southerly Mean High Water Line of West Galveston Bay and the POINT OF BEGINNING of the said channel easement;

THENCE the following courses and distances:

LINE TABLE			
LINE	FEET	BEARING	VARAS
L5	285.74	N48°54'55"W	102.9
L6	600.93	N45°04'18"W	216.3
L7	666.74	N48°54'55"W	240.0
L8	1233.04	N78°27'19"W	443.9
L9	80.00	N11°32'41"E	28.8
L10	1254.13	S78°27'19"E	451.5
L11	687.83	S48°54'55"E	247.6
L12	600.73	S51°48'06"E	216.3
L13	355.43	S48°54'55"E	128.0
L18	17.00	S29°41'22"W	6.1
L19	76.66	S57°22'07"W	27.6
L20	71.61	S86°56'29"W	25.8

to the POINT OF BEGINNING, and containing 6.124 Acres.

TRACT 2

Being a channel easement out of that certain 150 foot boat channel out of Galveston Bay Submerged Tract 47, Galveston County, Texas, as conveyed to Ross Novelli, Jr. as recorded in Film Code No. 015-33-1716 G.C.D.R., said area being the area within the limits of the 150 foot wide channel between the waters edge of Galveston Bay and the Mean High Water Line of Galveston Bay, and being more particularly described by metes and bounds as follows;

COMMENCING at NGS Monument G 460 Reset;

THENCE N 07°07'46" E, a distance of 2008.75 feet to the point of intersection of the Southerly shoreline of West Galveston Bay and the southerly line of the said 150 foot channel, and the POINT OF BEGINNING of the said channel easement;

THENCE the following courses and distances:

LINE TABLE			
LINE	FEET	BEARING	VARAS
L21	6.17	N27°57'44"E	2.2
L22	84.08	N27°33'06"E	30.3
L23	16.11	N12°32'54"E	5.8
L24	49.37	N07°33'00"W	17.8
L25	26.22	N19°35'04"W	9.4
L26	27.90	S50°38'56"E	10.0
L27	39.28	S08°49'36"E	14.1
L28	22.39	S39°18'12"E	8.1
L29	54.95	S84°29'06"E	19.8
L30	32.95	S50°38'56"E	11.9
L31	10.81	S58°25'31"W	3.9
L32	91.49	S69°43'29"W	32.9
L33	47.12	S63°35'09"W	17.0
L34	18.02	S32°31'24"W	6.5
L35	6.61	N50°38'56"W	2.4

to the POINT OF BEGINNING, and containing 0.161 Acres.

TEXAS GENERAL LAND OFFICE

Art. 33.136, Natural Resources Code

Co. Galveston, Sketch No. 28, sht. 5, small format

File Date 1-⁴ 2005 by D. J. H.

See Sketch 28, Large Format

TRACT 3

Being a channel easement out of a 25 foot circulation channel out of Galveston Bay Submerged Tract 47, Galveston County, Texas, as conveyed to Ross Novelli, Jr. as recorded in Film Code No. 015-33-1716 G.C.D.R and being more particularly described by metes and bounds as follows;

COMMENCING at NGS Monument G 460 Reset;

THENCE N 29°26'07" E, a distance of 4814.62 feet to the point of intersection of the Mean High Water line of West Galveston Bay and the southerly line of the said 25 foot channel, and the POINT OF BEGINNING of the said channel easement;

THENCE the following courses and distances:

LINE TABLE			
LINE	FEET	BEARING	VARAS
L36	649.05	N43°45'27"W	233.6
L37	25.00	N46°14'33"E	9
L38	641.99	S43°45'27"E	231.1
L39	25.98	S30°28'25"W	9.4

to the POINT OF BEGINNING, and containing 0.370 Acres.

- 1.) ALL COORDINATES REFER TO THE STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (1993 ADJUSTMENT) AS TIED TO NGS MONUMENT G-460 RESET (GIVEN IN FEET).
- 2.) ALL DISTANCES ARE GRID DISTANCES IN FEET
- 3.) MEAN HIGH WATER LINE ESTABLISHED ON SEPTEMBER 16, 2004.
- 4.) TIDE DATA COLLECTED ON JUNE 22-25, 2004 @ SITE AS SHOWN.

NGS Monument
G 460
N 13621154.13
E 3233204.29

G-460 RESET (Convergence 01 56 29.32726)
(Combined Scale Factor 0.999868367)

COASTAL SURVEYING OF TEXAS

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TEXAS GENERAL LAND OFFICE

Art. 33.136, Natural Resources Code

Co. Galveston, Sketch No. 28, smt. 6, small format

File Date 1-4-2005 by D. J. H.

See Sketch 28, Large Format

TRACT 4

Being a proposed 1328 foot Geo-tube defined by points D, E, F & G together with 10-100 foot radius creation mounds out of Submerged Tract 47 in West Galveston Bay, Galveston County, Texas, and being described by center coordinates as follows.

GEO TUBE Coordinates

D N 13626089.48
E 3234782.08
E N 13626200.36
E 3234775.03
F N 13626746.39
E 3235486.13
G N 13626671.00
E 3235798.44

100 FOOT RADIUS MOUNDS
CENTER COORDINATES

H N 13626141.55
E 3234879.98
I N 13626064.94
E 3235066.60
J N 13626260.52
E 3235042.90
K N 13626178.03
E 3235232.00
L N 13626377.15
E 3235205.05
M N 13626301.85
E 3235389.84
N N 13626500.55
E 3235359.06
O N 13626429.02
E 3235547.00
P N 13626627.31
E 3235513.29
Q N 13626558.70
E 3235704.31

TEXAS GENERAL LAND OFFICE

Art. 33.136, Natural Resources Code

Co. Galveston, Sketch No. 28, ⁷ ~~5~~, *Small format*File Date 1-4-2005 by D. J. H.See Sketch 28, *Large format*