



LINE	VARAS	DIST.	BEARING
L1	49.18	136.62	S26° 49' 34" E
L2	114.47	317.96	S67° 38' 20" E
L3	85.78	238.28	S68° 54' 16" E
L4	46.93	130.36	S43° 24' 39" E
L5	70.02	194.51	S9° 30' 06" E
L6	58.71	163.08	S17° 00' 22" E
L7	53.61	148.93	S29° 07' 27" E
L8	47.28	131.33	S40° 36' 22" E
L9	52.32	145.34	S63° 43' 18" E
L10	40.39	112.19	S34° 25' 28" E
L11	32.21	89.47	S84° 53' 47" E
L12	44.68	124.12	S63° 19' 30" E
L13	77.43	215.07	S34° 57' 10" E
L14	60.47	167.96	S32° 38' 49" E
L15	55.04	152.90	S34° 40' 42" E
L16	58.39	162.20	S40° 41' 06" E
L17	65.32	181.45	S30° 22' 26" E
L18	65.13	180.92	S50° 11' 33" E
L19	65.64	182.32	S41° 06' 06" E
L20	83.74	232.62	S58° 10' 25" E
L21	49.50	137.51	S43° 43' 39" E
L22	53.06	147.39	S38° 20' 11" E
L23	43.87	121.85	S49° 13' 20" E
L24	64.59	179.42	S55° 59' 16" E
L25	32.01	88.92	S34° 26' 41" E
L26	46.59	129.42	S42° 17' 08" E
L27	30.09	83.57	S44° 55' 56" E
L28	46.01	127.80	S47° 51' 34" E
L29	32.16	89.32	S54° 00' 10" E
L30	47.40	131.67	S63° 38' 36" E
L31	45.57	126.58	S53° 52' 49" E
L32	39.39	109.43	S63° 26' 45" E
L33	33.47	92.97	S61° 39' 59" E
L34	40.91	113.63	S46° 41' 47" E
L35	37.95	105.42	S44° 44' 43" E
L36	37.61	104.47	S55° 52' 32" E
L37	39.63	110.09	S60° 36' 38" E
L38	41.80	116.12	S66° 28' 59" E
L39	48.23	133.98	S74° 08' 32" E
L40	50.64	140.66	N75° 09' 43" E

TEXAS GENERAL LAND OFFICE
 Art. 33.136, Natural Resources Code
 Co. REFUGIO, Sketch No. 3
 File Date 6-8-2005 by D.J.H.

Tract One
 JACK HARDIN
 408.08 Acres
 Vol. 177, Pg. 804
 D. R., R. C., Tx.

JAMES COLLYER
 A-13

J. REYNOLDS
 A-261

NOTES:

- 1) There FEMA Flood Maps indicate that the property described herein is located in Flood Zone C, Zone B, Zone V18, and Zone A11. Community Panel 485501 0189. March 18, 1985.
- 2) Bearings were determined from a GPS Survey, NAD 27, Texas South Central Zone.
- 3) There may be existing pipelines not shown on map. Use the Texas One Call System to locate pipelines before performing any excavations on this property.

PLAT SHOWING SURVEY OF
 THE 1.5 ft. CONTOUR ALONG THE NORTHEAST LINE OF A
 408.08 ACRE TRACT OF LAND AND
 THE SOUTHWEST LINE OF HYNES BAY
 OUT OF THE
 JAMES COLLYER SURVEY, ABSTRACT 13 AND
 THE J. REYNOLDS SURVEY, ABSTRACT 261
 REFUGIO COUNTY, TEXAS
 SCALE 1" = 600 FEET

I, Michael Haas, Licensed State Land Surveyor of Texas, do hereby certify that this plat represents an actual survey made under my direction, to the best of my knowledge and ability, this the 23rd day of May, 2005.

Michael Haas

Licensed State Land Surveyor
 COUNTER 83013

"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."

- 1) Bearings shown on this plat are grid, determined from a GPS survey performed in State Plane Coordinates, Texas South Central Zone, North American Datum of 1927. Distances shown on this plat are grid. Convergence Factor: 01' 03' 42.86764" Combined Scale Factor: 1.000001268
- 2) The Mean Higher High Water Line was established from the Blutcher Tide Gauge located at Seadrift, Texas. Elevation 1.49' NAVD 1988.
- 3) There may be existing pipelines not shown on this map.