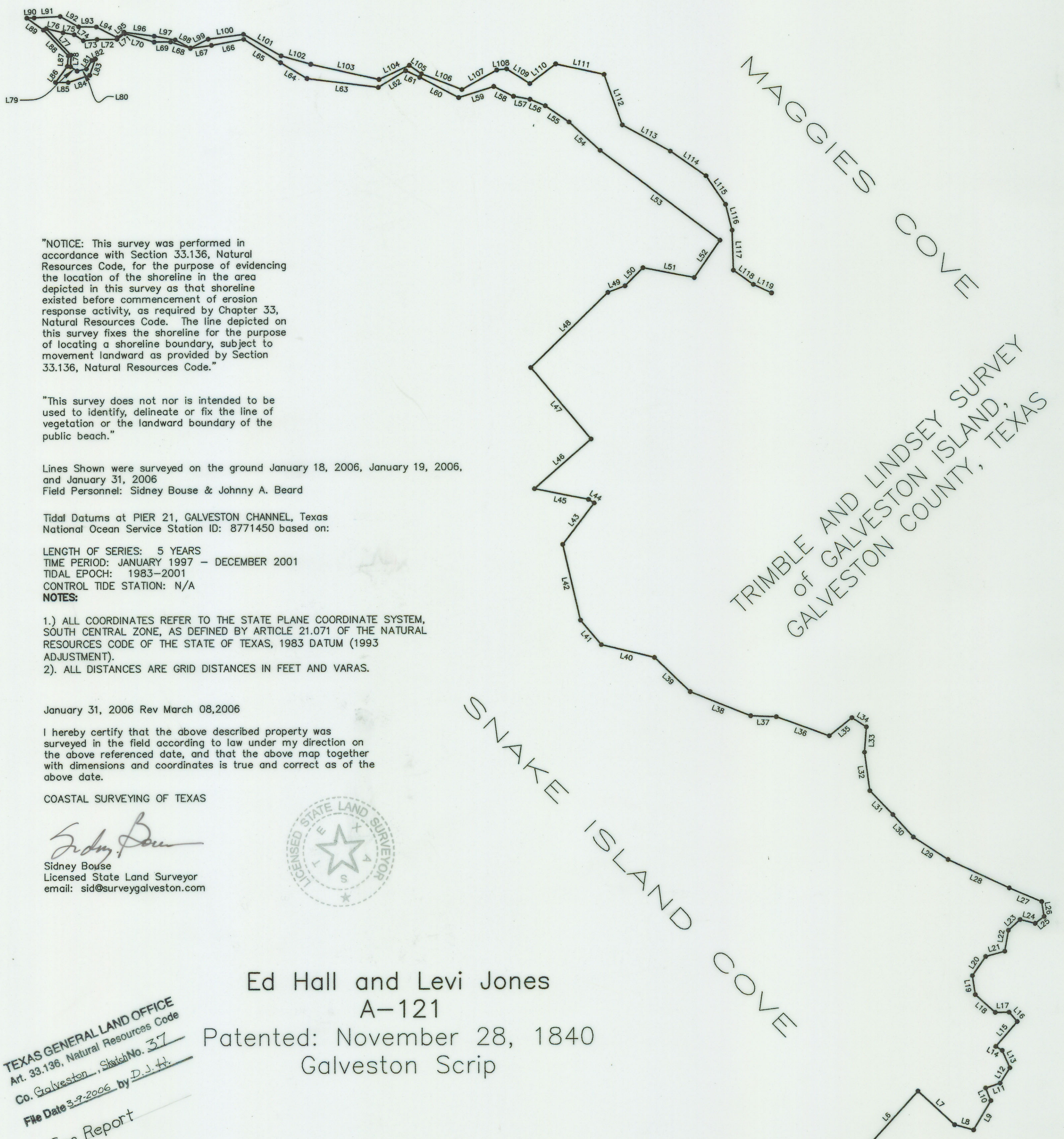


COMMENCING at NGS Monument "G 460 RESET";

THENCE N 32°34'03" E, a distance of 5728.39 feet 2062.2 (varas) to the POINT OF BEGINNING;

L1 THENCE N 76°47'42" E, a distance of 207.96 feet 74.9 (varas);
 L2 THENCE N 67°06'20" E, a distance of 178.99 feet 64.4 (varas);
 L3 THENCE N 38°49'06" E, a distance of 184.90 feet 66.6 (varas);
 L4 THENCE N 80°21'03" E, a distance of 162.92 feet 58.7 (varas);
 L5 THENCE N 41°00'24" E, a distance of 70.62 feet 25.4 (varas);
 L6 THENCE N 42°45'26" E, a distance of 238.62 feet 85.9 (varas);
 L7 THENCE S 47°51'56" E, a distance of 149.09 feet 53.7 (varas);
 L8 THENCE S 74°45'59" E, a distance of 58.70 feet 21.1 (varas);
 L9 THENCE N 30°59'31" E, a distance of 100.57 feet 36.2 (varas);
 L10 THENCE N 22°45'00" W, a distance of 40.80 feet 14.7 (varas);
 L11 THENCE N 71°41'04" E, a distance of 45.87 feet 16.5 (varas);
 L12 THENCE N 32°57'19" E, a distance of 54.49 feet 19.6 (varas);
 L13 THENCE N 24°04'02" W, a distance of 56.62 feet 20.4 (varas);
 L14 THENCE N 58°07'29" W, a distance of 22.57 feet 8.1 (varas);
 L15 THENCE N 41°16'49" E, a distance of 97.86 feet 35.2 (varas);
 L16 THENCE N 41°23'47" W, a distance of 37.20 feet 13.4 (varas);
 L17 THENCE S 89°18'18" W, a distance of 41.85 feet 15.1 (varas);
 L18 THENCE N 48°17'13" W, a distance of 80.11 feet 28.8 (varas);
 L19 THENCE N 08°48'39" W, a distance of 57.37 feet 20.7 (varas);
 L20 THENCE N 35°11'39" E, a distance of 89.52 feet 32.0 (varas);
 L21 THENCE N 74°49'20" E, a distance of 59.56 feet 21.4 (varas);
 L22 THENCE N 09°47'19" E, a distance of 63.51 feet 22.9 (varas);
 L23 THENCE N 48°00'01" E, a distance of 47.23 feet 17.0 (varas);
 L24 THENCE S 75°41'10" E, a distance of 46.90 feet 16.9 (varas);
 L25 THENCE N 52°12'57" E, a distance of 33.78 feet 12.2 (varas);
 L26 THENCE N 09°26'34" W, a distance of 44.52 feet 16.0 (varas);
 L27 THENCE N 67°05'50" W, a distance of 105.60 feet 38.0 (varas);
 L28 THENCE N 65°00'20" W, a distance of 202.19 feet 72.8 (varas);
 L29 THENCE N 57°03'00" W, a distance of 124.98 feet 45.0 (varas);
 L30 THENCE N 42°26'10" W, a distance of 90.78 feet 32.7 (varas);
 L31 THENCE N 43°46'56" W, a distance of 99.35 feet 35.8 (varas);
 L32 THENCE N 07°51'09" W, a distance of 116.24 feet 41.8 (varas);
 L33 THENCE N 04°22'47" E, a distance of 75.80 feet 27.3 (varas);
 L34 THENCE N 57°17'35" W, a distance of 51.48 feet 18.5 (varas);
 L35 THENCE S 51°38'45" W, a distance of 86.56 feet 31.2 (varas);
 L36 THENCE N 69°56'08" W, a distance of 168.27 feet 60.6 (varas);
 L37 THENCE N 87°37'53" W, a distance of 76.49 feet 27.5 (varas);
 L38 THENCE N 68°16'04" W, a distance of 195.09 feet 70.2 (varas);
 L39 THENCE N 46°36'00" W, a distance of 148.39 feet 53.4 (varas);
 L40 THENCE N 76°11'29" W, a distance of 163.34 feet 58.8 (varas);
 L41 THENCE N 40°01'47" W, a distance of 96.63 feet 34.8 (varas);
 L42 THENCE N 13°04'18" W, a distance of 232.31 feet 83.6 (varas);
 L43 THENCE N 37°26'48" E, a distance of 155.05 feet 55.8 (varas);
 L44 THENCE N 57°22'11" W, a distance of 20.32 feet 7.3 (varas);
 L45 THENCE N 78°34'06" W, a distance of 163.93 feet 59.0 (varas);
 L46 THENCE N 48°43'49" E, a distance of 224.84 feet 80.9 (varas);
 L47 THENCE N 39°43'09" W, a distance of 278.62 feet 100.3 (varas);
 L48 THENCE N 45°48'08" E, a distance of 322.14 feet 116.0 (varas);
 L49 THENCE N 69°31'11" E, a distance of 54.48 feet 19.6 (varas);
 L50 THENCE N 45°08'34" E, a distance of 76.10 feet 27.4 (varas);
 L51 THENCE S 79°01'41" E, a distance of 157.53 feet 56.7 (varas);
 L52 THENCE N 35°05'34" E, a distance of 135.00 feet 48.6 (varas);
 L53 THENCE N 53°03'52" W, a distance of 449.35 feet 161.8 (varas);
 L54 THENCE N 47°19'39" W, a distance of 126.09 feet 45.4 (varas);
 L55 THENCE N 55°22'10" W, a distance of 85.66 feet 30.8 (varas);
 L56 THENCE N 66°50'28" W, a distance of 50.01 feet 18.0 (varas);
 L57 THENCE N 79°33'13" W, a distance of 50.26 feet 18.1 (varas);
 L58 THENCE N 63°22'01" W, a distance of 66.62 feet 24.0 (varas);
 L59 THENCE S 72°43'14" W, a distance of 110.57 feet 39.8 (varas);
 L60 THENCE N 62°20'54" W, a distance of 131.85 feet 47.5 (varas);
 L61 THENCE N 64°40'10" W, a distance of 46.73 feet 16.8 (varas);
 L62 THENCE S 58°39'18" W, a distance of 95.48 feet 34.4 (varas);
 L63 THENCE N 82°39'23" W, a distance of 214.90 feet 77.4 (varas);
 L64 THENCE N 59°06'03" W, a distance of 92.92 feet 33.5 (varas);
 L65 THENCE N 57°47'06" W, a distance of 131.52 feet 47.3 (varas);
 L66 THENCE S 79°41'30" W, a distance of 98.16 feet 35.7 (varas);
 L67 THENCE S 82°00'15" W, a distance of 63.40 feet 22.8 (varas);
 L68 THENCE N 71°33'25" W, a distance of 62.80 feet 22.6 (varas);
 L69 THENCE S 89°48'27" W, a distance of 48.84 feet 17.6 (varas);
 L70 THENCE N 73°10'56" W, a distance of 91.43 feet 32.9 (varas);
 L71 THENCE S 52°53'42" W, a distance of 29.35 feet 10.6 (varas);
 L72 THENCE N 89°51'49" W, a distance of 59.85 feet 21.5 (varas);
 L73 THENCE S 85°23'14" W, a distance of 41.05 feet 14.8 (varas);
 L74 THENCE N 56°33'30" W, a distance of 33.33 feet 12.0 (varas);
 L75 THENCE N 79°59'05" W, a distance of 34.20 feet 12.3 (varas);
 L76 THENCE N 75°45'37" W, a distance of 52.43 feet 18.9 (varas);
 L77 THENCE S 43°06'39" E, a distance of 110.04 feet 39.6 (varas);
 L78 THENCE S 03°06'46" W, a distance of 34.46 feet 12.4 (varas);
 L79 THENCE S 56°43'32" E, a distance of 23.94 feet 8.6 (varas);
 L80 THENCE N 78°06'43" E, a distance of 28.33 feet 10.2 (varas);
 L81 THENCE N 32°34'09" E, a distance of 30.31 feet 10.9 (varas);
 L82 THENCE N 68°08'07" E, a distance of 11.91 feet 4.3 (varas);
 L83 THENCE S 19°36'39" W, a distance of 51.42 feet 18.5 (varas);
 L84 THENCE S 71°47'46" W, a distance of 68.69 feet 24.7 (varas);
 L85 THENCE N 89°12'15" W, a distance of 38.45 feet 13.8 (varas);
 L86 THENCE N 37°00'45" E, a distance of 59.89 feet 21.6 (varas);
 L87 THENCE N 06°06'19" E, a distance of 31.61 feet 11.4 (varas);
 L88 THENCE N 44°11'18" W, a distance of 108.23 feet 39.0 (varas);
 L89 THENCE N 54°09'04" W, a distance of 22.21 feet 8.0 (varas);
 L90 THENCE N 87°29'59" E, a distance of 78.85 feet 28.4 (varas);
 L91 THENCE N 87°29'32" E, a distance of 64.19 feet 23.1 (varas);
 L92 THENCE S 60°34'29" E, a distance of 64.19 feet 23.1 (varas);
 L93 THENCE S 89°21'16" E, a distance of 52.98 feet 19.1 (varas);
 L94 THENCE S 62°20'29" E, a distance of 70.64 feet 25.4 (varas);
 L95 THENCE N 50°25'41" E, a distance of 25.92 feet 9.3 (varas);
 L96 THENCE S 82°02'51" E, a distance of 90.99 feet 32.8 (varas);
 L97 THENCE S 79°22'46" E, a distance of 63.60 feet 22.9 (varas);
 L98 THENCE S 62°14'43" E, a distance of 52.07 feet 18.7 (varas);
 L99 THENCE N 64°02'52" E, a distance of 58.90 feet 21.2 (varas);
 L100 THENCE N 82°23'08" E, a distance of 107.46 feet 38.7 (varas);
 L101 THENCE S 60°19'57" E, a distance of 130.89 feet 47.1 (varas);
 L102 THENCE S 74°11'09" E, a distance of 92.91 feet 33.4 (varas);
 L103 THENCE S 77°06'53" E, a distance of 209.07 feet 75.3 (varas);
 L104 THENCE N 65°13'22" E, a distance of 99.92 feet 36.0 (varas);
 L105 THENCE S 54°50'10" E, a distance of 44.36 feet 16.0 (varas);
 L106 THENCE S 68°43'32" E, a distance of 130.08 feet 46.8 (varas);
 L107 THENCE N 61°14'54" E, a distance of 120.05 feet 43.2 (varas);
 L108 THENCE N 84°01'37" E, a distance of 29.73 feet 10.7 (varas);
 L109 THENCE S 57°39'49" E, a distance of 82.52 feet 29.7 (varas);
 L110 THENCE N 52°59'18" E, a distance of 96.72 feet 34.8 (varas);
 L111 THENCE S 77°23'43" E, a distance of 147.78 feet 53.2 (varas);
 L112 THENCE S 19°46'15" E, a distance of 160.63 feet 57.8 (varas);
 L113 THENCE S 61°18'59" E, a distance of 164.37 feet 59.2 (varas);
 L114 THENCE S 55°16'18" E, a distance of 130.36 feet 46.9 (varas);
 L115 THENCE S 34°22'59" E, a distance of 103.71 feet 37.3 (varas);
 L116 THENCE S 14°15'09" E, a distance of 79.48 feet 28.6 (varas);
 L117 THENCE S 01°38'42" E, a distance of 119.13 feet 42.9 (varas);
 L118 THENCE S 54°27'34" E, a distance of 73.24 feet 26.4 (varas);
 L119 THENCE S 64°40'41" E, a distance of 59.97 feet 21.6 (varas).

GALVESTON BAY



"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."

"This survey does not nor is intended to be used to identify, delineate or fix the line of vegetation or the landward boundary of the public beach."

Lines Shown were surveyed on the ground January 18, 2006, January 19, 2006, and January 31, 2006
 Field Personnel: Sidney Bouse & Johnny A. Beard

Tidal Datums at PIER 21, GALVESTON CHANNEL, Texas
 National Ocean Service Station ID: 8771450 based on:

LENGTH OF SERIES: 5 YEARS
 TIME PERIOD: JANUARY 1997 - DECEMBER 2001
 TIDAL EPOCH: 1983-2001
 CONTROL TIDE STATION: N/A
 NOTES:

- 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).
- 2.) ALL DISTANCES ARE GRID DISTANCES IN FEET AND VARAS.

January 31, 2006 Rev March 08, 2006

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

COASTAL SURVEYING OF TEXAS

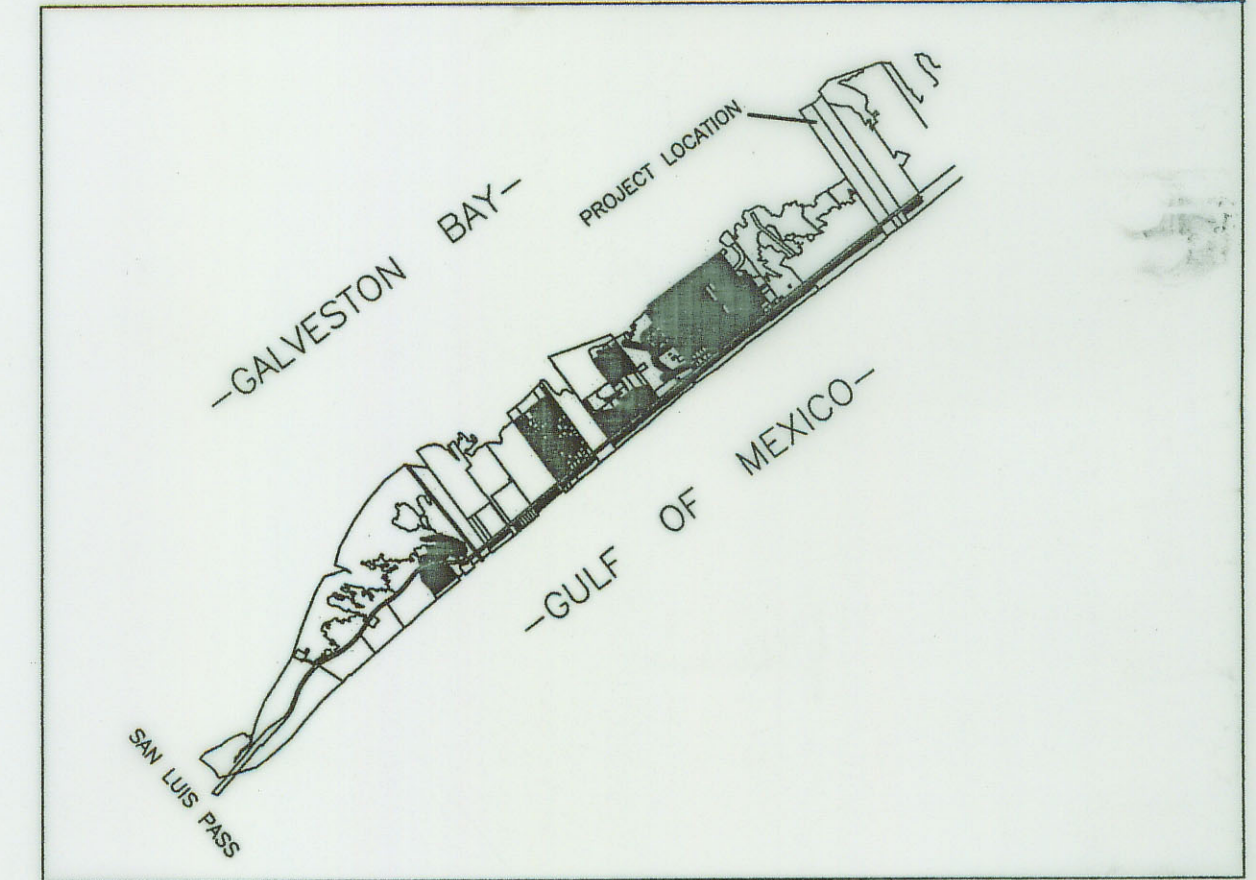
Sidney Bouse
 Sidney Bouse
 Licensed State Land Surveyor
 email: sid@surveygalveston.com



Ed Hall and Levi Jones
 A-121
 Patented: November 28, 1840
 Galveston Scrip

TEXAS GENERAL LAND OFFICE
 Art. 33.136, Natural Resources Code
 Co. Galveston, Sketch No. 37
 File Date 3-9-2006 by D.J.H.
 See Report

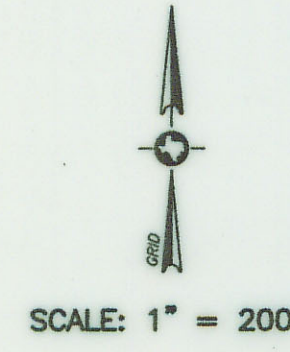
Mean High Water Survey of part of the Trimble and Lindsey Survey of Galveston Island, in Galveston County, Texas 17.7 miles Southwest of the Galveston County Courthouse



VICINITY MAP (nts)

TIDAL ROD
 N 13629137.61 ft
 E 3234424.39 ft

P.O.C.
 G 460 RESET
 N 13621154.13 ft
 E 3232204.29 ft



SCALE: 1" = 200'

Counter 83551
 Sheet 1

NRC Article 33.136 Galveston Co. Sketch 37
 Counter 83551
 08-0045

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code

Co. Galveston, ^{Sketch}~~Report~~ No. 37

File Date 3-9-2006 by D. J. H.



COASTAL SURVEYING OF TEXAS
8017 HARBORSIDE DRIVE PH (409) 740-1517
GALVESTON, TX 77554 FAX (409) 740-0377

www.surveygolveston.com

"SERVING GALVESTON COUNTY OVER 55 YEARS"

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 of Section 11 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 Jim Dobbersteine, W.P.R. Program Manager of the Galveston Bay Foundation, 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 ½" 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 January 18, 2006, January 19, 2006, and January 31, 2006 and the line so located was surveyed on the ground using Trimble RTK GPS equipment and referenced to NGS Monument G- 460 and described as the line shown on the survey.

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


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

06-0045 LSLS of Snake Island Cove.doc

