

GALVESTON COUNTY
Samuel C. Bundick League

I.H. 45
To Houston

JONES LAKE

West Galveston Bay

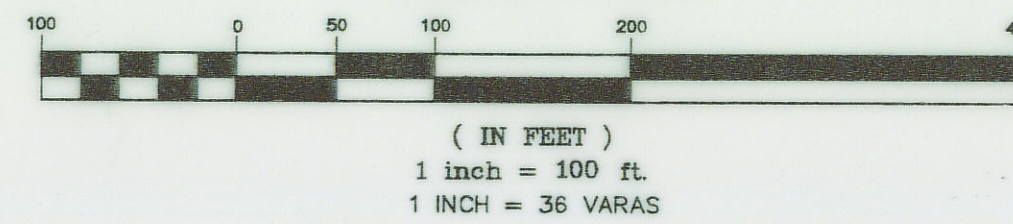
I.H. 45
To Galveston

**PROJECT
LOCATION**

VICINITY MAP
(NOT TO SCALE)

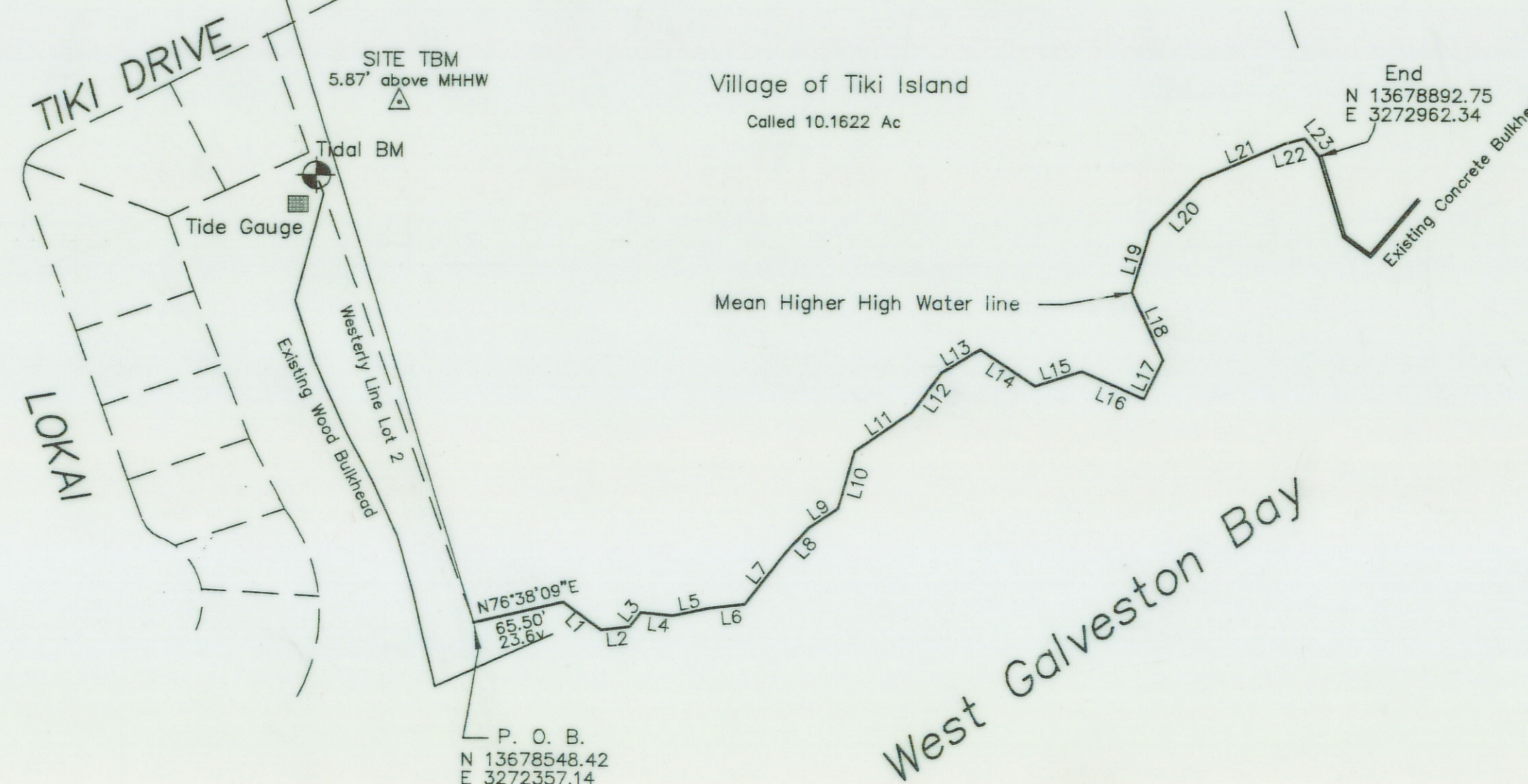
NGS "DUMP"
N 13692570.63
E 3268080.74

GRAPHIC SCALE



Samuel C. Bundick League
Abstract No. 7

November 12, 1835



Survey of the Mean Higher High Water Line of a portion of the Samuel C. Bundick League, Abstract No. 7 Galveston County, Texas and being more particularly described by metes and bounds as follows;

COMMENCING at NGS Monument "DUMP" with NAD 83 (1993 SPC TXSC Grid Coordinates of X=3,268,080.74 (ft) Y=13,692,570.63 (ft) Scale Factor of 0.99986324 and Convergence of + 1'59'55.7"; THENCE S 16°57'37" E, a distance of 14,659.81 feet or 5,277.5 Varas to the intersection of the West line of Lot 2 having been awarded to J.C. League by partition as set forth in District Court Cause # 11,503 and the Mean Higher High water line of West Galveston Bay and the POINT OF BEGINNING (X=3,272,357.14 Y=13,678,548.47); THENCE along the MEAN HIGHER HIGH WATER line of West Galveston Bay N 76°38'09" E, a distance of 85.50 feet (23.5varas); THENCE continuing along the said Mean Higher High Water line of West Galveston Bay, the following courses and distances:

LINE	LENGTH (GRID)	BEARING
L1	34.09 feet	S53°45'51"E
	12.3 varas	
L2	20.22 feet	N83°31'24"E
	7.3 varas	
L3	13.74 feet	N38°31'14"E
	4.9 varas	
L4	22.74 feet	S83°44'11"E
	8.2 varas	
L5	26.95 feet	N77°55'55"E
	9.7 varas	
L6	25.71 feet	N83°22'45"E
	9.3 varas	
L7	47.96 feet	N37°43'03"E
	17.3 varas	
L8	26.68 feet	N42°52'43"E
	9.2 varas	
L9	24.27 feet	N55°22'56"E
	8.7 varas	
L10	43.47 feet	N15°44'31"E
	15.6 varas	
L11	50.48 feet	N54°56'29"E
	18.2 varas	
L12	35.48 feet	N36°00'43"E
	12.8 varas	
L13	33.14 feet	N58°37'01"E
	11.9 varas	
L14	48.01 feet	S56°23'23"E
	17.3 varas	
L15	35.32 feet	N72°03'27"E
	12.7 varas	
L16	46.32 feet	S65°45'44"E
	17.4 varas	
L17	31.26 feet	N25°13'38"E
	11.3 varas	
L18	54.72 feet	N24°32'26"W
	19.7 varas	
L19	47.05 feet	N16°20'51"E
	16.9 varas	
L20	52.60 feet	N43°19'23"E
	18.9 varas	
L21	64.66 feet	N66°42'44"E
	23.3 varas	
L22	15.19 feet	N75°03'29"E
	5.5 varas	

THENCE continuing along the said MEAN HIGHER HIGH WATER line of West Galveston Bay, (L 23) S 38°40'44" E, 16.10 feet (5.8 varas) to the corner of a concrete bulkhead and the end of this survey with ending coordinates of X=3,272,962.34 Y=13,678,892.75.

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

LENGTH OF SERIES: 5 YEARS
TIME PERIOD: January 1994- December 2001
TIDAL EPOCH: 1983-2001
CONTROL TIDE STATION: GALVESTON PIER 21

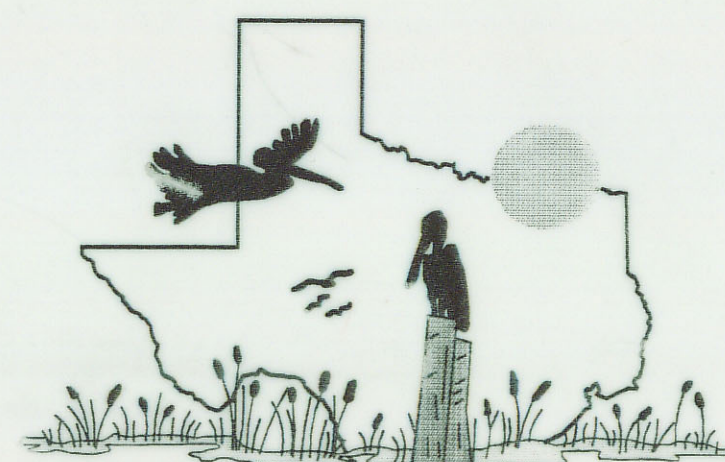
NOTES:

- 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, 1963 DATUM (1993 ADJUSTMENT).
- 2.) ALL DISTANCES ARE GRID DISTANCES IN FEET AND VARAS.
- 3.) TIDE DATA COLLECTED ON SITE AS SHOWN OCTOBER 01-07, 2003

Lines Shown were surveyed on the ground October 07, 2003, 2003
Field Personnel: Sidney Bouse, Jim Belschner

"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."

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Galveston, Sketch No. 24
File Date 11-04-2003 by S.D.H.



COASTAL SURVEYING OF TEXAS
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GALVESTON, TX. 77553 FAX (409) 740-0377
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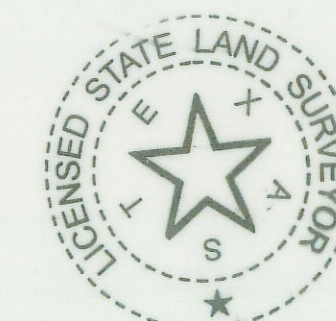
03-0959

October 07, 2003

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
Licensed State Land Surveyor
email: sid@surveygalveston.com



Mean Higher High Water Line of part of the Samuel C. Bundick League, Abstract No. 7, Galveston County, Texas
7 Miles West of the Galveston County Courthouse

Surveyors Report

of the Mean Higher High Water Line Survey of a portion of the **Samuel C. Bundick League, Abstract No. 7**, GALVESTON COUNTY, TEXAS, approximately 7 Miles West of the Galveston County courthouse.

Authority

I surveyed the line of Mean Higher High Water of a portion of the above-described Galveston County survey, as authorized by Charlie Everts, Mayor of the Village of Tiki Island, Texas and in my capacity as Licensed State Land Surveyor for the State of Texas.

History

The Samuel C. Bundick League was a grant made from Mexico according to the State Colonization law of March 24, 1825. The field notes are filed in the Spanish Archives of the General Land Office, Austin, Texas in Volume 8, Page 707 with English Translation in Book 6, Page 147. Seth Ingram, surveyor for Stephen F. Austin, does not give us a date of the survey or a sketch on the said field notes.

Construction

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 that were in effect at the time of the grant. This line 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. The Samuel C. Bundick League is a Mexican grant, therefore the boundary of the State of Texas is along the line of Mean Higher High Water.

The elevation of the Mean Higher High Water line on this project site was established using a project Tide Gauge located on site as shown on the attached drawing. The Gauge was read every 3 minutes between October 1 & 7, 2003. The data was compared to the GALVESTON PIER 21, GALVESTON CHANNEL Tide Control Station (NOS ID 8771450) and the elevation of Mean Higher High Water was determined on this site. This elevation was then transferred to the shoreline and tied to NGS Monument "DUMP" as shown. This drawing and report reflect the result of this work.

Sidney Bouse

Sidney Bouse, LSLs
October 28, 2003



TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Galveston, Report No. 16
File Date 11-4-2003 by D.J.H.