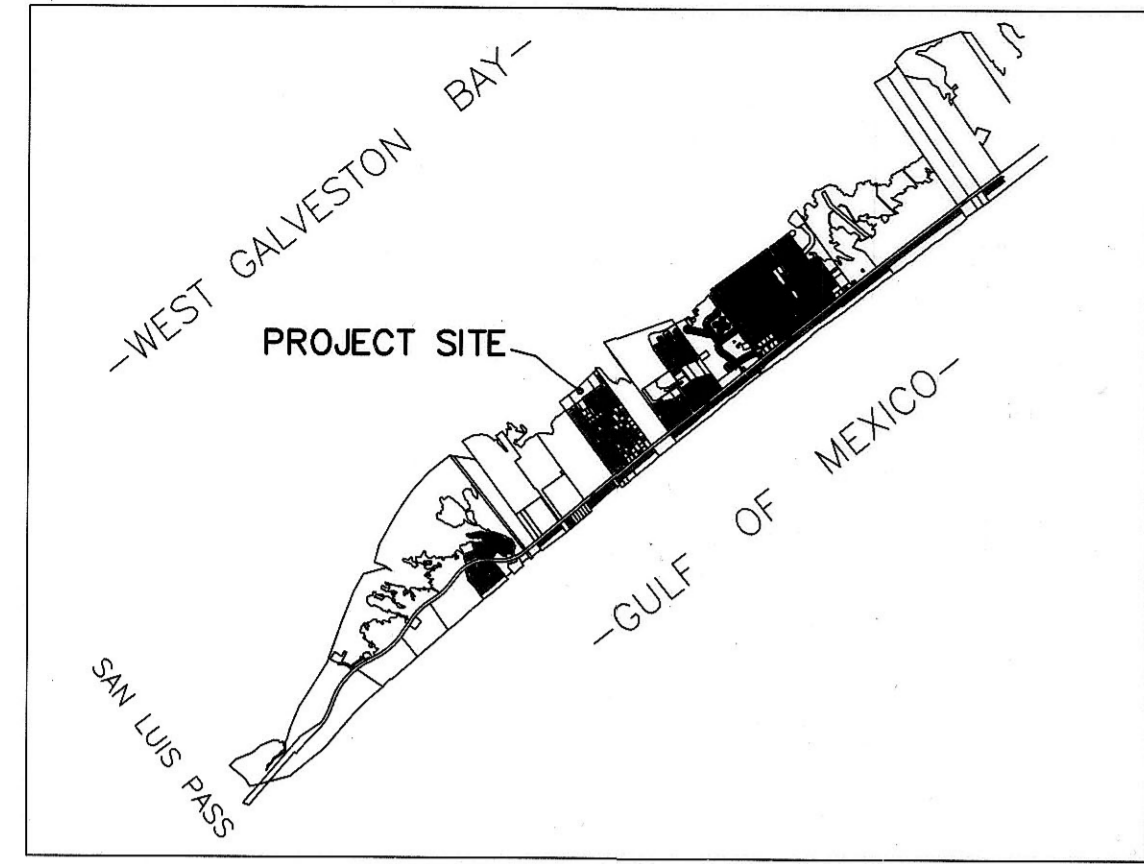
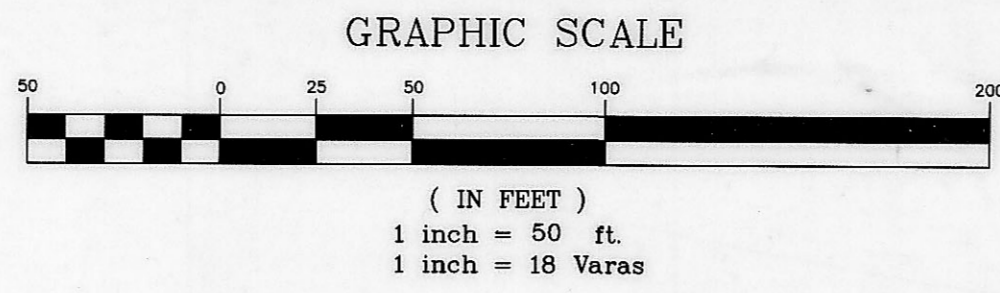


GALVESTON ISLAND



VICINITY MAP (nts)
WEST GALVESTON COUNTY,
TEXAS



Area 36

Area 37

Submerged Area Map No. 2995-114,
General Land Office, Austin, Texas,

NGS Monument
G 460 Reset
N: 13621154.13
E: 3233204.29

"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 by Sidney Bouse and Richard Long

NOTES:

- 1.) ALL COORDINATES ARE STATE PLANE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS IN FEET.
- 2.) ALL DISTANCES ARE GRID DISTANCES IN FEET AND VARAS.

Local Tide Gauge referenced to:

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.

Rev February 14, 2008
July 18, 2007

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, Inc.

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



Survey of an island in West Galveston Bay, Galveston County, Texas, in Area 37 as shown on Submerged Area Map No. 2995-114, General Land Office, Austin, Texas, and being more particularly described by metes and bounds as follows:
COMMENCING at NGS Monument G-460 Reset (N 13621154.13 feet, E 3233204.29 feet);
THENCE S 69°33'11" W, a distance of 12,280.05 feet (4,420.8 varas) to the Mean High Water line of the said island and the POINT OF BEGINNING (N 13616864.20 feet, E 3221697.94 feet);
THENCE following the said Mean High Water line the following courses and distances:

- L1 THENCE S 18°31'58" W, a distance of 10.11 feet (3.6 varas);
- L2 THENCE S 23°29'01" W, a distance of 11.16 feet (4.0 varas);
- L3 THENCE S 08°01'02" W, a distance of 30.68 feet (11.0 varas);
- L4 THENCE S 17°29'15" W, a distance of 31.44 feet (11.3 varas);
- L5 THENCE S 15°42'33" W, a distance of 10.18 feet (3.7 varas);
- L6 THENCE N 86°58'41" W, a distance of 5.25 feet (1.9 varas);
- L7 THENCE N 67°26'04" W, a distance of 11.41 feet (4.1 varas);
- L8 THENCE N 30°01'10" W, a distance of 16.15 feet (5.8 varas);
- L9 THENCE N 16°09'22" E, a distance of 23.93 feet (8.6 varas);
- L10 THENCE N 43°33'08" E, a distance of 15.04 feet (5.4 varas);
- L11 THENCE N 54°27'20" W, a distance of 12.76 feet (4.6 varas);
- L12 THENCE N 65°01'43" W, a distance of 56.17 feet (20.2 varas);
- L13 THENCE N 86°00'34" W, a distance of 29.30 feet (10.5 varas);
- L14 THENCE N 75°53'29" W, a distance of 59.35 feet (21.4 varas);
- L15 THENCE N 49°21'44" W, a distance of 30.23 feet (10.9 varas);
- L16 THENCE N 49°46'12" W, a distance of 22.01 feet (7.9 varas);
- L17 THENCE N 45°14'32" W, a distance of 10.77 feet (3.9 varas);
- L18 THENCE S 68°33'56" W, a distance of 28.44 feet (10.2 varas);
- L19 THENCE N 73°19'14" W, a distance of 5.99 feet (2.2 varas);
- L20 THENCE S 25°17'01" W, a distance of 8.34 feet (3.0 varas);
- L21 THENCE S 01°55'10" W, a distance of 46.55 feet (16.7 varas);
- L22 THENCE S 14°31'43" E, a distance of 15.20 feet (5.5 varas);
- L23 THENCE S 50°29'15" W, a distance of 14.09 feet (5.1 varas);
- L24 THENCE S 09°05'30" W, a distance of 7.52 feet (2.7 varas);
- L25 THENCE S 23°00'25" W, a distance of 20.07 feet (7.2 varas);
- L26 THENCE S 52°00'14" W, a distance of 57.63 feet (20.7 varas);
- L27 THENCE S 24°58'52" W, a distance of 21.15 feet (7.6 varas);
- L28 THENCE S 05°47'23" E, a distance of 30.75 feet (11.1 varas);
- L29 THENCE S 13°25'02" W, a distance of 13.17 feet (4.7 varas);
- L30 THENCE S 62°19'16" W, a distance of 10.16 feet (3.7 varas);
- L31 THENCE N 85°54'48" W, a distance of 16.07 feet (5.8 varas);
- L32 THENCE N 68°34'15" W, a distance of 37.59 feet (13.5 varas);
- L33 THENCE N 64°35'36" W, a distance of 11.17 feet (4.0 varas);
- L34 THENCE N 44°54'38" W, a distance of 21.97 feet (7.9 varas);
- L35 THENCE N 21°28'32" W, a distance of 18.68 feet (6.7 varas);
- L36 THENCE N 68°01'39" E, a distance of 27.57 feet (9.9 varas);
- L37 THENCE N 79°32'17" E, a distance of 24.21 feet (8.7 varas);
- L38 THENCE S 69°23'21" E, a distance of 63.45 feet (23.6 varas);
- L39 THENCE N 50°34'19" E, a distance of 26.97 feet (9.7 varas);
- L40 THENCE N 26°45'49" E, a distance of 30.62 feet (11.0 varas);
- L41 THENCE N 14°47'04" W, a distance of 25.81 feet (9.3 varas);
- L42 THENCE N 00°46'27" W, a distance of 21.82 feet (7.9 varas);
- L43 THENCE N 17°03'43" W, a distance of 21.24 feet (7.6 varas);
- L44 THENCE N 44°31'29" E, a distance of 16.93 feet (6.1 varas);
- L45 THENCE N 41°34'22" E, a distance of 11.43 feet (4.1 varas);
- L46 THENCE N 75°03'49" E, a distance of 34.95 feet (12.6 varas);
- L47 THENCE N 77°20'04" E, a distance of 39.75 feet (14.3 varas);
- L48 THENCE N 22°17'48" E, a distance of 9.70 feet (3.5 varas);
- L49 THENCE N 89°54'34" E, a distance of 42.19 feet (15.2 varas);
- L50 THENCE S 16°01'36" E, a distance of 12.03 feet (4.3 varas);
- L51 THENCE S 01°51'44" W, a distance of 10.04 feet (3.6 varas);
- L52 THENCE S 66°18'25" E, a distance of 14.35 feet (5.2 varas);
- L53 THENCE S 62°13'38" E, a distance of 15.30 feet (5.5 varas);
- L54 THENCE S 46°22'33" E, a distance of 37.42 feet (13.5 varas);
- L55 THENCE S 69°23'51" E, a distance of 26.21 feet (9.4 varas);
- L56 THENCE N 70°00'21" E, a distance of 27.57 feet (9.9 varas);
- L57 THENCE S 78°26'40" E, a distance of 14.00 feet (5.0 varas);
- L58 THENCE S 34°43'26" E, a distance of 18.26 feet (6.6 varas);
- L59 THENCE N 57°21'23" E, a distance of 8.66 feet (3.1 varas);
- L60 THENCE S 54°51'16" E, a distance of 22.00 feet (7.9 varas) and containing 0.50 acres;

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Galveston, Sketch No. 50, sheet 1
File Date 7/26/07 by D.J.H.
For Report See Sheets 2 & 3



07-5393 LSLS Bay Harbor

Control Point
Fnd 5/8" I Rod
N 13615726.26
E 3222109.55
2.89 Feet above MHW

Control Point
NGS Monument Bay Harbor 1982
N 13613564.93
E 3223723.25
6.32 Feet above MHW

Mean High Water Survey of part of Division 1, Section 13 of the Edward Hall and Levi Jones Subdivision, of the Trimble and Lindsey Survey of Galveston Island, Abstract No. 121, Galveston County, Texas 20.76 miles S53°36' W of the Galveston County Courthouse

Galveston Co. NRC § 33.136 sketch 50, sheet 1

Counter 88750

NRC Article 33.136
Galveston Sketch 50
Area: Island off Bay Harbor Subd.
Counter 88750
See report in box.

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code

Co. Galveston, sketch No. 50, sh. 3

File Date 2/20/2008 by D. J. H.

For Plat - See sheet 1



Mean High Water Survey of Part of Division 1, Section 13 of the Edward Hall and Levi Jones Subdivision of the Trimble and Lindsey Survey of Galveston Island, Galveston County, Texas and Being North of the shoreline of Bay Harbor Subdivision on Galveston Island, Texas.

I surveyed the Mean High Water line of an island that is part of Division 1, Section 13 of the Hall and Jones District Court Partition recorded in the Galveston County Deed Records in Book No. 5, Page 547 et. Seq. of that part of the Trimble and Lindsey Survey of Galveston Island, Galveston County, Texas as originally granted to said Edward Hall and Levi Jones on November 28, 1840, as authorized by Robert Kite, P.E. Senior Coastal Engineer Coastal Engineering Division Gahagan & Bryant Associates, Inc. , 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.

The island being surveyed appears to be the remains of the subdivision parent tract as contained in deed Volume 1765, Page 886, Galveston County Deed Records and as evidenced on the Submerged Area Map No. 2995-114, Tract 37.


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. I also occupied Tidal Benchmark 1450-A on June 27, 2006. The data was calculated and matched to the tidal data previously collected. 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 found a 5/8" I. Rod to use 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 July 18, 2007 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 2742
Crystal Beach, Texas 77554
(409) 684-6400
sid@surveygalveston.com

07-5393 LSLS Bay Harbor.doc



TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Galveston, Sketch No. 50, sht. 3
File Date 2-20-2008 by D. J. H

Counter 88752