



Mean High Water Survey of Part of Lots 498 and 499, Section 2, and Lots 5, 6, 9, 10, 19 and 26, Section 3 and the Adjacent 50 Foot Roadways 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 Lots 498 and 499, Section 2, and Lots 5, 6, 9, 10, 19, and 26, Section 3 and the Adjacent 50 Foot Roadways of the Trimble and Lindsey Survey of Galveston Island, Galveston County, Texas as authorized by Cherie O'Brien of the Texas Parks and Wildlife Department 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, which included all of the Lots listed hereon. 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.

Therefore, the line surveyed is the line of Mean High Water.

CONSTRUCTION

Using Real Time Kinematic GPS techniques I transferred the National Oceanic and Atmospheric Administration derived Mean High Water Elevation from a NOAA established Tidal Benchmark with designation "877 1450 A" to a drill hole in a bulkhead at the West side of the subject property, designated as "Tidal Benchmark" on the accompanying survey. The information regarding the Tide Station is as follows:

PIER 21, GALVESTON CHANNEL
 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.

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 Art. 33.136, Natural Resources Code
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File Date 2-8-2011 by P.J. Howard

The Elevation that I used for the monument "877 1450 A" was 5.68 feet, and the published relationship of monument "877 1450 A" is that it is 1.384 meters above Mean High Water, so the elevation I used for Mean High Water is 1.14 feet. Using this relationship, I then transferred the elevation of 1.14 feet to the ground at each meander point using a level, and then collected the horizontal position of each meander point using Real Time Kinematic GPS techniques. The accompanying survey reflects my findings. I hereby certify that the attached survey was surveyed according to law in the field on April 8, 2010.

Stephen C. Blaskey
 Stephen C. Blaskey, Licensed State Land Surveyor
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 CST Job # 10-0412





**Surveying Division
Coastal Boundary Survey Approval**

Project: Starvation Gap Marsh Restoration

Project No: SL 20110003 (Texas General Land Office)
125020 (Texas Parks and Wildlife Department)

Project Manager: Jeffrey Davis, Regional Director, Upper Coast

Surveyor: Stephen C. Blaskey, Licensed State Land Surveyor

Description: Coastal Boundary Survey, conducted April 8, 2010, by Mr. Stephen C. Blaskey, Licensed State Land Surveyor, along the line of Mean High Water, on the south shore of West Galveston Bay, same line being the littoral boundary of portions of Lots 498 & 499, Section 2 and Lots 5, 6, 9, 10, 19 & 26, Section 3, and adjacent 50 foot roadways of the Trimble and Lindsey Survey of Galveston Island, situated on the western shore of Pirates Cove, Section 8, Galveston County.

A Coastal Boundary Survey for the above-referenced project has been reviewed and accepted; upon completion of public notice requirements, the survey will be filed in the Texas General Land Office, Archives and Records, in accordance with provisions of the *Texas Natural Resources Code*, Chapter 33.136.

Approved:

Signed: David A. Kye
Survey Division

Sept. 17, 2010
Date

Approval Filed as:

Tex. Nat. Res. Code Article 33.136, Galveston County Report No. 64

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Galveston, Report No. 64-2
File Date 2-8-2011 by D.J. Howard

From: Bill O'Hara
To: christian@boundaryone.com
CC: Alex Chiba
Date: 2/4/2011 12:05 PM
Subject: Re: Galveston County Survey

Christian,

I am going to refer you to Alex Chiba with our Archives and Records department and in charge of the records in the map room where the Coastal Boundary Surveys are filed; he can help provide you a copy of the map. Alex is copied on this email.

Obtaining licensure as an LSLS is a great goal. I suggest you consider attending one of the boundary retracement seminars sponsored by TSPS, either the Heart of Texas Boundary Retracement seminar in Brady or the Original Corners seminar in Concan. Both are good prep work for the LSLS exam. I also suggest obtaining and reading the early editions of the Texas Surveyors Association short course volumes. They contain many excellent articles on topics relative to state land surveying. Also, read as much case law relative to boundaries as you can stand. Ken Gold's book Decisions is a good resource for a listing of relevant common law.

Best of luck.

Bill O

Bill: I recently read in the Galveston County Daily News of a notification to the public that the GLO had recently completed a survey of Pirate's Cove Subdivision to determine the new tidal boundary. If I recall correctly Stephen Blakeley performed the survey. Could I please get a copy of that survey? I am a fairly young RPLS (37 years old) and worked with an LSLS named Bill Merten in my younger days. He piqued my interest in obtaining an LSLS license. What would be a good first step towards eventually taking the exam? I figure with my company in a bit of a slowdown this may be a good time to begin studying. Any recommended reading? Thought you would be a good resource. Thanks for your time and kindly forward the survey to me at: Christian Offenburger, RPLS Boundary One Surveyors, LLC 150 W. Shadowbend, Suite 303 Friendswood, TX 77546 (281) 648-3131 (281) 648-3737
FAX www.boundaryone.com
TO: bill.ohara

Bill O'Hara
Director, Surveying Division
Professional Services
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TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
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