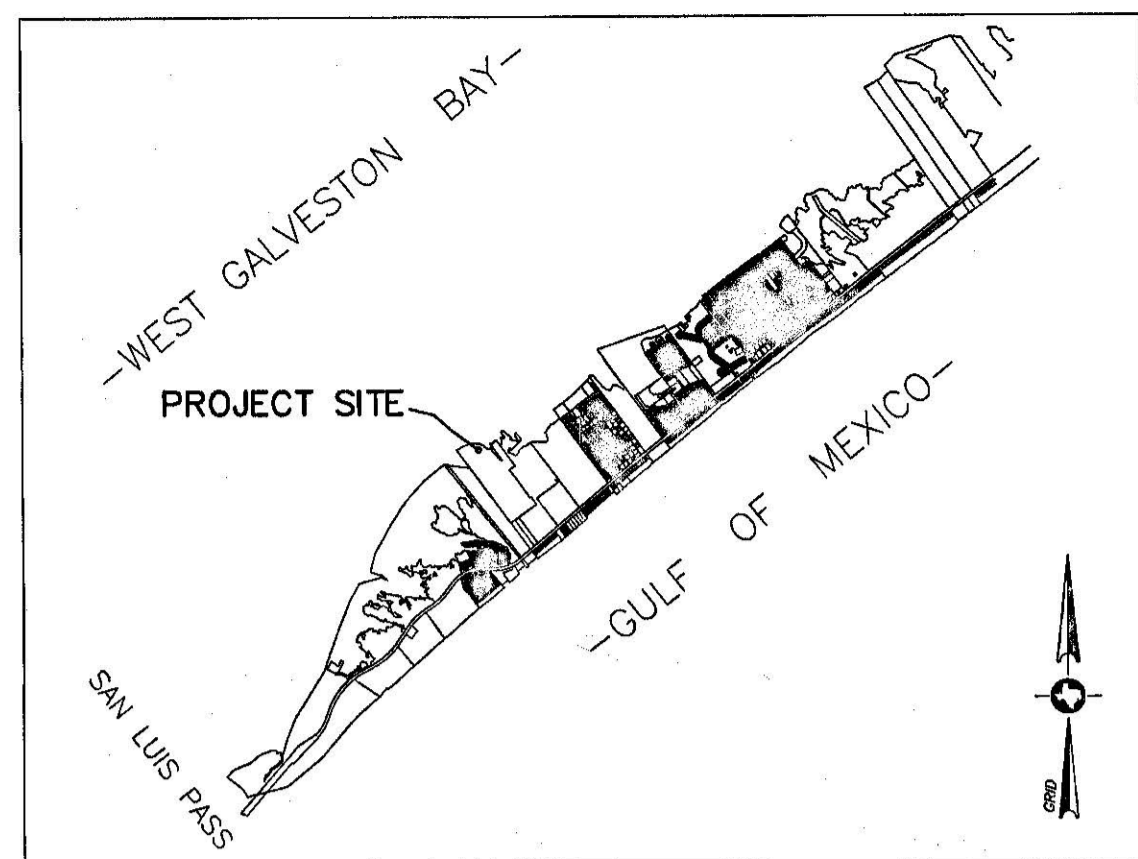
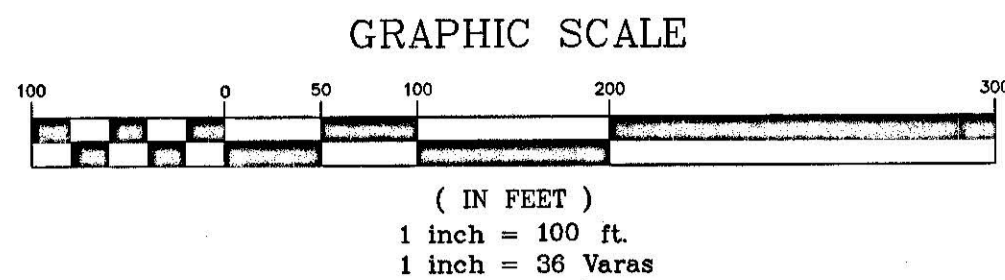


GALVESTON ISLAND



VICINITY MAP (nts)
WEST GALVESTON COUNTY,
TEXAS



TEXAS GENERAL LAND OFFICE
Art. 25, 136, Natural Resources Code
Galveston Co. Sketch No. 49
File Date: 08/14/07 by B. Neuhoff

"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 Stephen Blaskey on October 1, 2007; and by Stephen Blaskey and James Kerneckel on October 30, 2007.

NOTES:

- 1.) ALL COORDINATES ARE GRID COORDINATES AS ESTABLISHED FOR USE IN THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE GIVEN IN FEET.
- 2.) ALL DISTANCES ARE GRID DISTANCES IN FEET AND VARAS.

Local Tide Gauge referenced to:

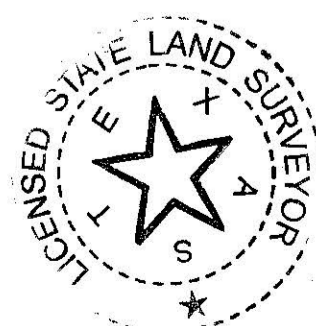
PIER 21, GALVESTON CHANNEL, Texas- National Ocean Service Station ID: 8771450;
LENGTH OF SERIES: 5 Years
TIME PERIOD: January 1997-December 2001
TIDAL EPOCH: 1983-2001
CONTROL TIDE STATION: N/A.

October 30, 2007

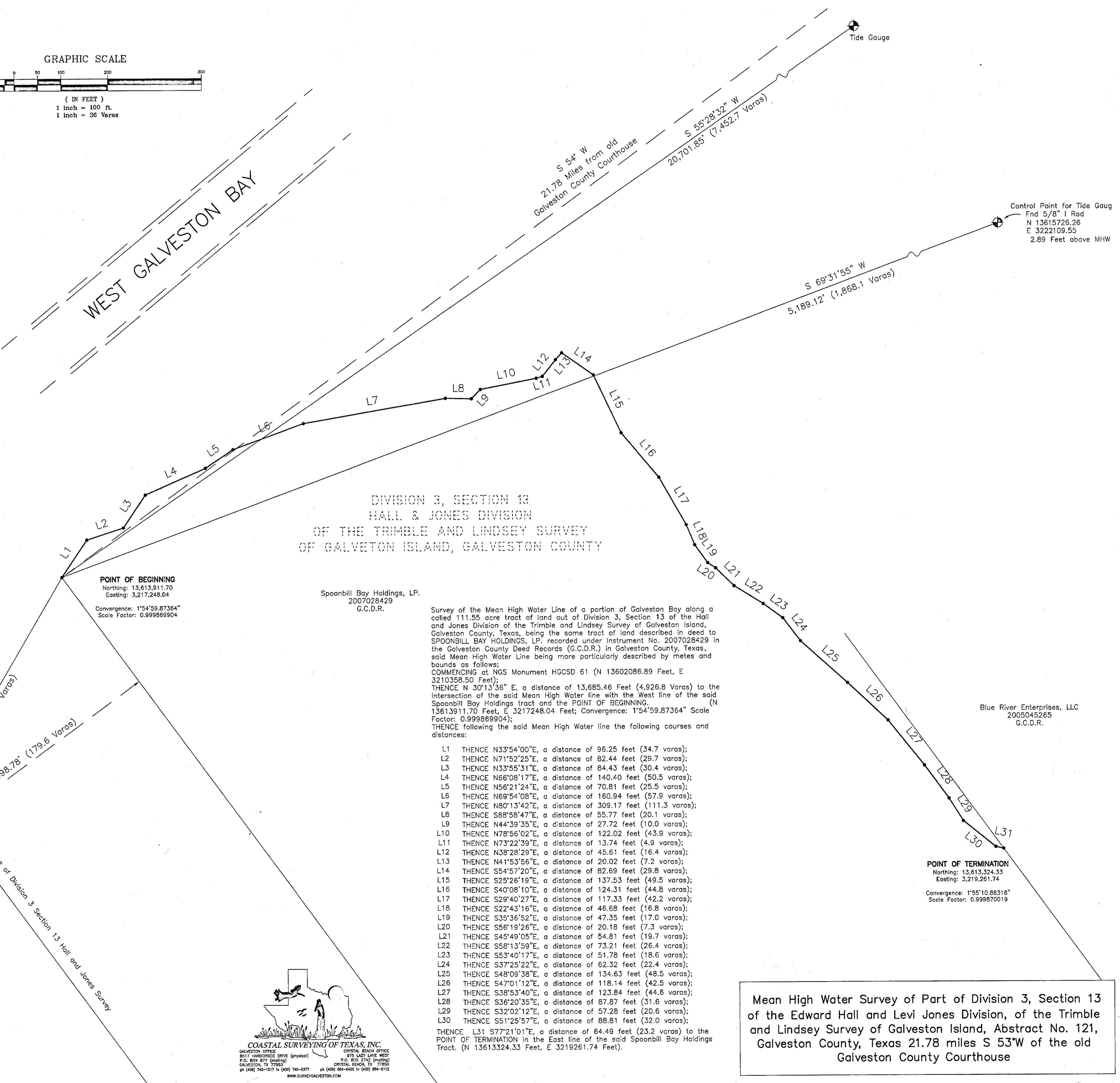
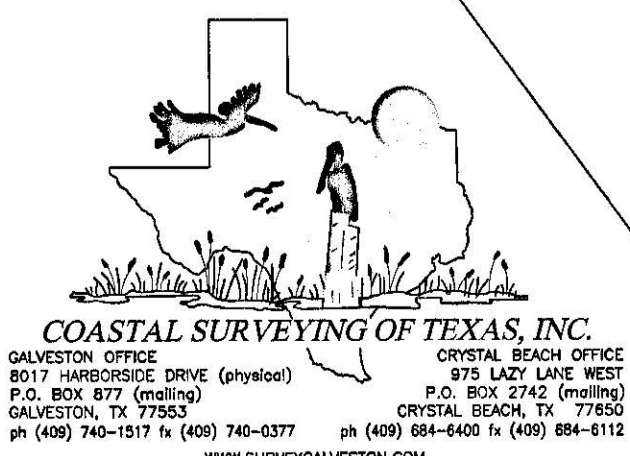
I hereby certify that the above described property was surveyed in the field according to law under my direction on the above referenced date, and that the above map together with dimensions and coordinates is true and correct as of the above date.

COASTAL SURVEYING OF TEXAS, INC.

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



NGS Monument HGCS 61
Northing: 13,602,086.89
Easting: 3,210,358.50

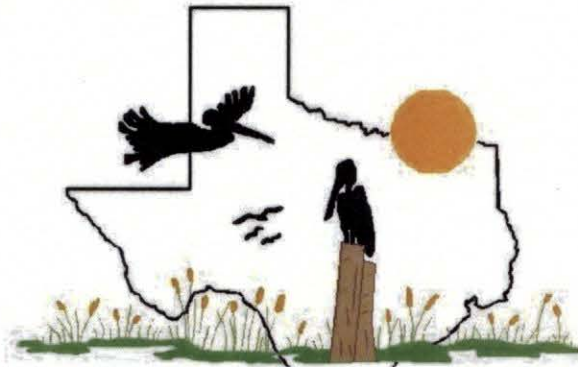


Mean High Water Survey of Part of Division 3, Section 13 of the Edward Hall and Levi Jones Division, of the Trimble and Lindsey Survey of Galveston Island, Abstract No. 121, Galveston County, Texas 21.78 miles S 53°W of the old Galveston County Courthouse

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code

Co. Galveston, Sketch No. 49

File Date 06/27/2018 by R. Kandye



COASTAL SURVEYING OF TEXAS, INC.

GALVESTON OFFICE
8017 Harborside Drive (physical)
P.O. Box 877
Galveston, TX 77553
409-740-1517 ph 409-740-0377 fx

CRYSTAL BEACH OFFICE
975 Lazy Lane West (physical)
P.O. Box 2742
Crystal Beach, TX 77650
409-684-6400 ph 409-684-6112 fx

Survey of the Mean High Water Line of a portion of West Galveston Bay along a called 111.55 acre tract of land described in deed to Spoonbill Bay Holdings, LP. recorded under Instrument No. 2007028429 in the Galveston County Deed Records (G.C.D.R.) in Galveston County, Texas, out of Division 3, Section 13 of the Hall and Jones Division of the Trimble and Lindsey Survey of Galveston Island, Galveston County, Texas.

I surveyed the Mean High Water Line of a portion of West Galveston Bay along a called 111.55 acre tract of land described in deed to Spoonbill Bay Holdings, LP. recorded under Instrument No. 2007028429 in the Galveston County Deed Records (G.C.D.R.) in Galveston County, Texas, out of Division 3, Section 13 of the Hall and Jones Division of the Trimble and Lindsey Survey of Galveston Island, Galveston County, Texas as authorized by William J. Hamm, member of Spoonbill Bay Development, LLC., 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 and sold. This Act to dispose of Galveston and other islands of the Republic was approved on June 12, 1837. According to this act, the sale was to be held in "November next" in the City of Houston. The portion 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. This map can be found in the City Collection, Map Number 1954, Archives and Records, General Land Office, Austin, Texas. Lots were then sold from of this Trimble and Lindsey Survey. These Original Lots have their own Patent Numbers and can be found in the Galveston County Files in the Class of Galveston Island in the General Land Office, Austin, Texas.

The Republic of Texas later sold the unsold portion of the Trimble and Lindsey Survey of Galveston Island to Levi Jones and Edward Hall.

Normally, seniority of original grants is determined by the date the surveyor was on the ground. The Republic of Texas, as owner, 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 land was later divided between Edward Hall and Levi Jones in District Court Partition Suit and is recorded in the Galveston County Deed Records in Book No. K, Page 547, Galveston County Deed Records, Galveston County, Texas. The land is now referred to using the Hall and Jones Partition lines and the original Trimble and Lindsey Survey lines within the area of the Hall and Jones Partition have been lost

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. 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" Rod previously used as a tidal reference point near this project as shown on said accompanying map. The Mean High Water elevation was transferred to the shoreline of our project site on October 1, 2007 and the line so located was surveyed on the ground using Trimble RTK GPS equipment and referenced to NGS Monument HGCS D 61 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

07-0662 Spoonbill LSLS.doc

TEXAS GENERAL LAND OFFICE

Art. 33.136, Natural Resources Code

Co. Galveston, Sketch No. 49

File Date 06/22/2018 by R. Kartye

