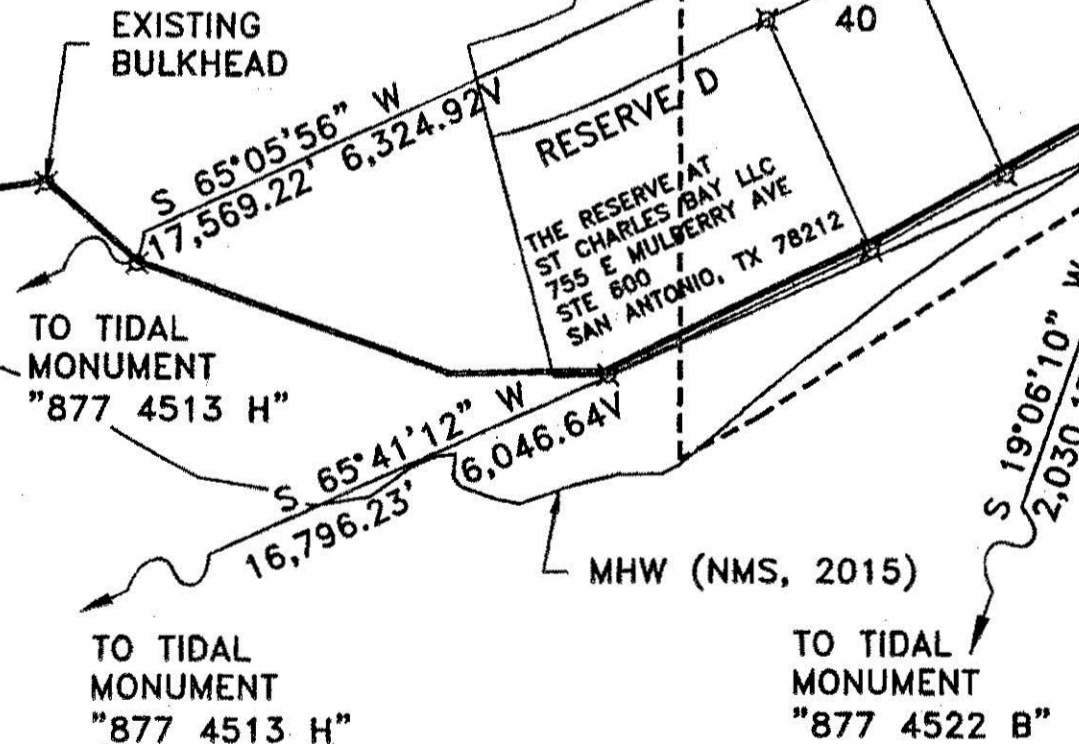


- 29
CJB ST CHARLES BAY LLC
2505 STRATFORD DR
AUSTIN, TX 78746-5755
- 30
MCKENZIE WILLIAM S ETUX AMANDA L
406 MCGOWEN LN
HOUSTON, TX 77006-2240
- 31
WALKER JAMES T ETUX DENISE L
220 RESERVE LN
ROCKPORT, TX 78382
- 32
JATIN BHAKTA
P O BOX 459
FULTON, TX 78358-0459
- 33
BOHN ENTERPRISES, INC
2304 LAKESIDE COURT
ROCKPORT, TX 78382-3519
- 34
FRED A RIGBY & MARTHA I
232 RESERVE LN
ROCKPORT, TX 78382-8013
- 35
BOARDWALK AT ST CHARLES BAY LLC
755 E MULBERRY AVE #600
SAN ANTONIO, TX 78212
- 23, 24, 26
BOARDWALK AT ST CHARLES BAY LLC
755 E MULBERRY AVE #600
SAN ANTONIO, TX 78212
- 25
ROBERT D SIDLES & SHERRY E
23042 260TH AVE
CENTERVILLE, IA 52544-9041
- 27
BOHN ENTERPRISES, INC
2304 LAKESIDE COURT
ROCKPORT, TX 78382-3519
- 28
JERRY KISSICK CUSTOM HOMES INC
5936 BURGANDY ST
PLANO, TX 75093-1304

- NOTES:
- ALL COORDINATES REFER TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4204), AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM, US FEET. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL DISTANCES GRID. THE SCALE FACTOR IS 1.000082 AND MAPPING ANGLE IS 00d 59' 28".
 - COORDINATES AND ELEVATIONS ARE BASED ON MONUMENTS & ON OPUS SOLUTIONS. VERTICAL DATUM: NAVD88
- TIDAL REFERENCE MONUMENT "877 4522 B" (STAMPED '1992 B')
 N: 13,235,080.41
 E: 2,619,445.27
 ELEV: 3.3' NAVD88
- TIDAL REFERENCE MONUMENT "877 4513 H" (STAMPED '2009 4513 H')
 -PART OF BENCH MARK NETWORK FOR COPANO STATION ID: 8774513
 N: 13,230,063.33
 E: 2,604,803.14
 ELEV: 4.5' NAVD88
- ALL POSITIONS AND ELEVATIONS RECORDED USING SURVEY GRADE, RTK GPS. EQUIPMENT: HEMISPHERE S320 OR TRIMBLE R8.
 - STATE OWNERSHIP BOUNDARY BASED ON MHW SHORELINE POSITION (2015). MHW ELEVATION AT SITE WAS DETERMINED TO BE 1.05' NAVD88 BASED ON THE STANDARD METHOD TIDAL DATUM TRANSFER FROM NOAA TIDE GAUGE STATION ID: 8774770 ROCKPORT TO ONSITE TIDE GAUGE. MHW DATUM AT COPANO STATION ID: 8774513 = 1.1' NAVD88.
 - TO CONVERT FEET TO VARAS MULTIPLY BY 0.36.
 - UPLAND TRACT LINES SHOWN HEREON ARE BASED ON DEED DESCRIPTIONS AND APPRAISAL DISTRICT MAPS. LINES ARE SHOWN FOR REFERENCE ONLY.
 - THE RESERVE AT ST. CHARLES BAY SUBDIVISION IS RECORDED IN OPRACT MAP RECORDS VOLUME 5, PAGE 332
 - OPRACT - OFFICIAL PUBLIC RECORDS ARANSAS COUNTY TEXAS
 - EROSION RESPONSE WORK: SHORELINE PLANTING - MITIGATION, AUTHORIZED UNDER GLO PERMIT NO. SL20150040
 - REFERENCE ACCOMPANYING REPORT DATED DECEMBER, 2015 FOR ADDITIONAL INFORMATION.

- 36
STEPHEN CUNNINGHAM & TAMARA J
112 E PECAN ST
70
SAN ANTONIO, TX 78205-1512
- 37
MARK HALPAIN & TINA C
335 MEADOW VIEW DR
LAVON, TX 75166-1247
- 38
KEITH W SCHUMANN
& SIMON, MATTHEW M
2507 ACORN AVE NE
ATLANTA, GA 30305-3701
- 39
DAVID C MOORE & KELLY W
4902 W PARK DR
AUSTIN, TX 78731-5536
- 40
ROBERT L WALTRIP & CLAIRE H
CHILDREN'S TRUST
F/B/O WALTRIP ROBERT L JR
4265 SAN FELIPE ST #8
HOUSTON, TX 77027-2920

CABANISS ET AL TO
THE BOARDWALK AT
ST. CHARLES
PARCEL NO. 1
OPRACT DOC 289727



P.O.B. CBS
N: 13,236,978.78
E: 2,620,109.68

FILING NOTICE:
 THIS "COASTAL BOUNDARY SURVEY" MAP TOGETHER WITH ITS ACCOMPANYING REPORT, IS BEING FILED IN THE PLAT RECORDS OF ARANSAS COUNTY, TEXAS, AS A PUBLIC RECORD AS REQUIRED BY SECTION 33.136, NATURAL RESOURCES CODE.

J.L. BRUNDRETT, JR.
ARANSAS COUNTY SURVEYOR

COUNTY CLERK CERTIFICATION:
 STATE OF TEXAS
 COUNTY OF ARANSAS

I, VALERIE K. AMASON, CLERK OF THE COUNTY COURT IN AND FOR ARANSAS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING DATED THE 1st DAY OF December, A.D., 2015, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 10th DAY OF February, A.D., 2016, AT 2:39 O'CLOCK P.M., AND DULY RECORDED THE 10th DAY OF February, A.D., 2016, AT 2:39 O'CLOCK P.M. IN THE PLAT RECORDS OF ARANSAS COUNTY, TEXAS, IN VOLUME 6, PAGE 224

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR ARANSAS COUNTY, TEXAS, AT OFFICE IN ROCKPORT, TEXAS THE DAY AND YEAR LAST WRITTEN ABOVE.

BY: Valerie K. Amason
 VALERIE K. AMASON
Deputy
 DEPUTY
 CLERKS FILE NO. 346545

LINE	BEARING	DISTANCE	VARAS
L1	N 41°12'52" E	17.41'	6.27V
L2	N 71°24'43" E	21.55'	7.76V
L3	N 85°16'34" E	25.74'	9.27V
L4	N 62°47'57" E	92.56'	33.32V
L5	N 45°14'41" E	34.58'	12.45V
L6	N 67°57'12" E	50.22'	18.08V
L7	N 25°47'18" E	20.06'	7.22V
L8	N 32°42'05" W	19.14'	6.89V
L9	N 47°53'28" E	25.74'	9.27V
L10	N 57°18'28" E	92.90'	33.44V
L11	N 47°09'45" E	56.20'	20.23V
L12	S 54°15'11" E	21.17'	7.62V
L13	N 77°29'53" E	62.32'	22.44V
L14	N 32°02'56" E	65.97'	23.75V
L15	N 62°20'52" E	30.83'	11.10V
L16	N 15°32'01" E	52.12'	18.76V
L17	N 46°47'27" E	132.68'	47.76V
L18	N 55°13'53" E	30.88'	11.12V
L19	N 47°30'46" E	6.96'	2.51V

TIDAL STATION ID: 8774513 COPANO BAY
 LEVELS RELATIVE TO TIDAL MONUMENT '877 4513 H':

'877 4513 H' = +9.04' COPANO STATION DATUM
 PUBLISHED Z = +4.5' NAVD88 (GPS)
 NMS (AVG) Z = +4.5' NAVD88

MHW COPANO = 5.64' COPANO STATION DATUM
 MHW COPANO = 1.1' NAVD88

- ⊗ - FOUND IRON ROD
- MHW 2015 (NMS)
- - RESERVE TRACT SURVEY (MHW 2007)
- - RESERVE LOT LINES



Naismith Marine
 Hydrographic • Geophysical
 Environmental
 WWW.NAISMITHMARINE.COM
 (361) 945-0248
 FIRM #10078500

NO	DATE	REVISION
0	2/15/2016	GLO REV1

COASTAL BOUNDARY SURVEY
 THE RESERVE AT ST. CHARLES - SHORELINE PLANTING
 A PORTION OF THE WILLIAM LEWIS SURVEY A-96,
 SITUATED ALONG ST. CHARLES BAY ADJACENT
 TO STATE TRACTS 68 AND 69
 ARANSAS COUNTY, TEXAS

SCALE: 1" = 100'
 DWN. BY: JZG

PLAN SHEET 1 OF 1
 DATE: DEC 2015

SURVEYED BY NAISMITH MARINE SERVICES (NMS):
 NOVEMBER 30 AND DECEMBER 1, 2015

SURVEY PERSONNEL:
 JAMES M. NAISMITH
 J.Z. GIESSEL

JAMES M. NAISMITH
 LICENSED STATE LAND SURVEYOR



TEXAS GENERAL LAND OFFICE

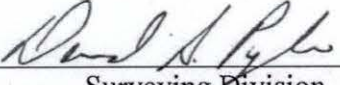
Surveying Division Coastal Boundary Survey Approval

Project: Reserve at St. Charles Bay-Shoreline Planting
Project No: SL20150040 (GLO)
Project Manager: Amy Nuñez, Manager, Corpus Christi-Lower Coast
Texas General Land Office
Surveyor: James M. Naismith, Licensed State Land Surveyor

Description: A Coastal Boundary Survey, dated November 30 and December 1, 2015, by James M. Naismith, Licensed State Land Surveyor, delineating the line of Mean High Water, along the western shore of St. Charles Bay, being a portion of the littoral boundary of the William Lewis Survey, Abstract 96, same line being the western boundary of Submerged Land Tracts 68 and 69, situated north of Goose Island State Park, approximately 0.55 mile easterly from Park Road 13 (So. Palmetto St.) at coordinates N28°07'50" (28.130736°), W96°58'40" (96.977798°), WGS84, in Aransas 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: 
Surveying Division

Dec. 30, 2016
Date

Approval Filed as:

Tex. Nat. Res. Code Article 33.136; Aransas County, Sketch No. 14

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Aransas, Sketch No. 14
File Date 06/21/2018 by R. Kartye



Zac Giessel
Naismith Marine Services, Inc.
2007 FM 3036 N.
Rockport, TX 78382

February 17, 2016

Attn: Mr. David Pyle
Texas General Land Office
Survey Division
1700 N. Congress Ave.
Rm. 131
Austin, TX 78701

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Aransas, Sketch No. 14
File Date 06/21/2018 by R. Kartve

RE: Coastal Boundary Survey: 33.136 The Reserve at St. Charles Bay, Aransas Co., Texas

Mr. David Pyle:

Please find enclosed signed and sealed Coastal Boundary Survey (CBS) maps and report of a CBS for a portion of The Reserve at St. Charles Bay, Aransas County, Texas as pertains to shoreline planting authorized under GLO permit number SL20150040. Two Mylar copies of the coastal boundary map are enclosed. One is a Mylar COPY of the CBS filed at Aransas County with signatures from James Naismith, LSLs, Valerie Amason, Aransas County Clerk, as well as Jerry Brundrett, County surveyor. The second is an original Mylar copy with only James Naismith's LSLs original signature and seal. The Aransas County Clerk would not allow two originals signed and sealed by the County Clerk. It might be preferred to add filing information to the original Mylar so that the digital records are more legible. A paper color copy is also included with a background image. The accompanying report was filed with Aransas County Clerk and is enclosed. Please call me if you have any questions.

Thank you,

Justin ZAC Giessel
Naismith Marine Services, Inc.
zac@naismithmarine.com
361-920-0436

Encl.

- (2) Mylar CBS – Reserve at St. Charles (one original, one copy with Aransas County filing information)
- (1) CBS Map with aerial
- (1) CBS Report (3 pages)

Naismith Marine Services, Inc.

www.naismithmarine.com
(361) 945-0248
FIRM #10078500



DECEMBER, 2015

**COASTAL BOUNDARY SURVEY
THE RESERVE AT ST. CHARLES – SHORELINE PLANTING
A PORTION OF THE WILLIAM LEWIS SURVEY A-96,
SITUATED ALONG ST. CHARLES BAY ADJACENT
TO STATE TRACTS 68 AND 69
ARANSAS COUNTY, TEXAS**

This report accompanies a map of survey dated December 2015.

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code

Co. Aransas, Sketch No. 14
File Date 06/21/2016 by R. Remye



Figure 1: Typical shoreline along The Reserve at St. Charles Bay

SURVEY CONTROL: Survey along the shoreline of St. Charles Bay was performed using survey grade RTK GPS base and rover: Hemisphere S320 receivers. Survey was conducted November 30 and December 1, 2015. Horizontal control for this project was based on tidal reference monument "877 4522 B" – stamped '1992 B' (Figure 2), (N=13,235,060.41, E=2,619,445.27, Z=3.3' NAVD88) and tidal reference monument "877 4513 H" (stamped '2009 4513 H') (N=13,230,063.33', E=2,604,803.14', Z= 4.5' NAVD88). Monument coordinates and elevations are based on GPS observation and OPUS solutions in the South Central Zone of the Texas Coordinate system. Datum is NAD83, US Feet. OPUS solutions for these monuments were used to adjust published values.

STATE OWNERSHIP BOUNDARY: The Reserve at St. Charles subdivision is located on the William Lewis survey (abstract 96) patented April 5, 1841. Since this land was patented post-1840, common law dictates that the state ownership boundary be located at the mean high water line (MHW). A tide gauge was installed at the job site and values were adjusted to NAVD88 by transferring elevation (OPUS) from tidal reference monument "877 4522 B" using RTK GPS. The standard method (NOAA) was used to transfer the established 19 year MHW datum from NOAA tide Station

ID: 8774770, Rockport to the project area at St. Charles Bay using correlated tidal data. The established MHW tidal datum for tidal station ID: 8774513 Copano Bay was transferred to the project site by tying in NGS tidal reference monument "877 4513 H" (stamped '2009 4513 H') using RTK GPS. "877 4513 H" = +9.04' Copano Station Datum with an observed elevation of +4.5' NAVD88 (OPUS). MHW at Copano Bay = 5.64' Copano Station Datum. MHW at Copano Bay = 1.1' NAVD88. MHW established for this project was 1.05' NAVD88.

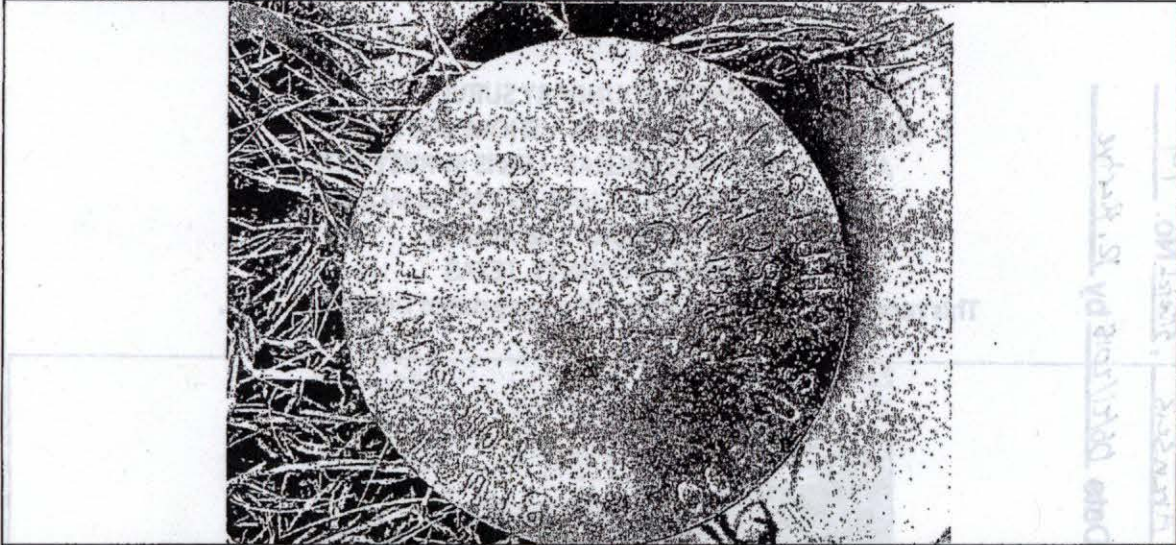


Figure 2: tidal reference monument "877 4522 B" – stamped '1992 B' was used as horizontal and vertical control for the coastal boundary survey along a portion of The Reserve at St. Charles Bay subdivision.

EXISTING FILL:

No existing artificial fill exists at the survey area. The MHW line has migrated landward as a result of erosion and is coincident with the bulkhead constructed landward of 2007 MHW in some places. 2007 MHW is documented in the official public records of Aransas County, Texas (OPRACT) in document number 289727.

FIELD NOTES of a coastal boundary survey along a portion of The Reserve at St. Charles subdivision situated on the William Lewis Survey A-96, along St. Charles Bay and adjacent to State Tracts 68 and 69, Aransas County, Texas. Property consists of a portion of Outlots 63, 64, 62 of the Lamar Townsite, as recorded in Volume 2, Page 37 of the OPRACT.

Beginning at a point on the MHW line of St. Charles adjacent to the Reserve at St. Charles Bay subdivision recorded in Volume 5, Page 332 of OPRACT (N= 13,236,978.78, E= 2,620,109.68) which is the **point of beginning**, from which tidal reference monument "877 4522 B" (Stamped '1992 B') (N= 13,235,060.41, E= 2,619,445.27) bears S 19°06'10" W a distance of 2,030.17' (730.86V) and tidal reference monument "877 4513 H" (stamped '2009 4513 H') (N= 13,230,063.33, E= 2,604,803.14) bears S 65°41'12" W a distance of 16,796.23' (6,046.64V),

thence N 41°12'52" E continuing along the vegetated MHW line of St. Charles Bay a distance of 17.41' (6.27V);

346545

File No. _____
County Clerk, Aransas County, Texas

thence N 71°24'43" E a distance of 21.55' (7.76V);
thence N 85°16'34" E a distance of 25.74' (9.27V);
thence N 62°47'57" E a distance of 92.56' (33.32V);
thence N 45°14'41" E a distance of 34.58' (12.45V);
thence N 67°57'12" E a distance of 50.22' (18.08V);
thence N 25°47'18" E a distance of 20.06' (7.22V);
thence N 32°42'05" W a distance of 19.14' (6.89V);
thence N 47°53'28" E a distance of 25.74' (9.27V) to a point along the MHW line where
vegetated bay bottom and the edge of existing bulkhead intersect;

thence N 57°18'28" E along existing bulkhead a distance of 92.90' (33.44V) to a bulkhead
corner;
thence N 47°09'45" E a distance of 56.20' (20.23V) to a bulkhead corner;
thence S 54°15'11" E a distance of 21.17' (7.62V) to a point along the MHW line where the
edge of bulkhead and vegetated bay bottom intersect;

thence N 77°29'53" E along the vegetated MHW line a distance of 62.32' (22.44V);
thence N 32°02'56" E a distance of 65.97' (23.75V);
thence N 62°20'52" E a distance of 30.83' (11.10V);
thence N 15°32'01" E a distance of 52.12' (18.76V) to a point along the MHW line where
vegetated bay bottom and the edge of existing bulkhead intersect;

thence N 46°47'27" E along existing bulkhead a distance of 132.68' (47.76V) to a point along
the MHW line where the edge of bulkhead and unvegetated bay bottom intersect;

thence N 55°13'53" E along unvegetated bay bottom a distance of 30.88' (11.12V);

thence N 47°30'46" E a distance of 6.96' (2.51V) to a point where the MHW line intersects
the northeast line of lot 29 of the Reserve at St. Charles Bay subdivision as recorded in
OPRACT map records volume 5, page 332 which is the **end point** (N=13,237,460.92,
E=2,620,739.05) from which tidal reference monument "877 4522 B" bears S 28°19'22" W a
distance of 2,726.96' 981.71V, and tidal reference monument "877 4513 H" bears S
65°05'56" W a distance of 17,569.22' (6,324.92V).

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Aransas, Sketch No. 14
File Date 06/20/2016 by R. Kurtz



James M. Naismith, RPLS, LSLs

Naismith Marine Services, Inc.

2/9/2016

INDEXED

FILED FOR RECORD IN
OFFICIAL PUBLIC RECORDS

AT 2:39 P.M. 5/6/16 pd
FEB 17 2016 5 total pgs.

STATE OF TEXAS - COUNTY OF ARANSAS
I hereby certify that this Instrument was FILED on the date and at the time affixed
hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of
ARANSAS COUNTY, TEXAS, as stamped hereon by me.



Valerie K. Amason
VALERIE K. AMASON, COUNTY CLERK,
ARANSAS COUNTY, TEXAS

CLERK'S FILE NO. 346545

COASTAL BOUNDARY SURVEY

THE RESERVE AT ST. CHARLES - SHORELINE PLANTING

A PORTION OF THE WILLIAM LEWIS SURVEY A-96

SITUATED ALONG ST. CHARLES BAY ADJACENT

TO STATE TRACTS 68 AND 69

ARANSAS COUNTY, TEXAS

BEING THE COASTAL BOUNDARY SURVEY ALONG A PORTION OF THE RESERVE AT ST CHARLES SUBDIVISION SITUATED ON THE WILLIAM LEWIS SURVEY, A-96, ALONG ST CHARLES BAY AND ADJACENT TO STATE TRACTS 68 AND 69, ARANSAS COUNTY, TEXAS. PROPERTY CONSISTS OF A PORTION OF OUTLOTS 63, 64, 62 OF THE LAMAR TOWNSITE AS RECORDED IN VOL: 2, PAGE: 37 OF THE OPRACT.

DATE OF PLAT: DECEMBER 1, 2015
DATE FILED: FEBRUARY 17, 2016
TIME FILED: 02:39 P.M.

VOLUME: 6, PAGES: 224

FILED BY: NAISMITH MARINE SERVICES, INC

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Aransas, Sketch No. 14
File Date 06/21/2018 by R. Kerby

COASTAL BOUNDARY SURVEY

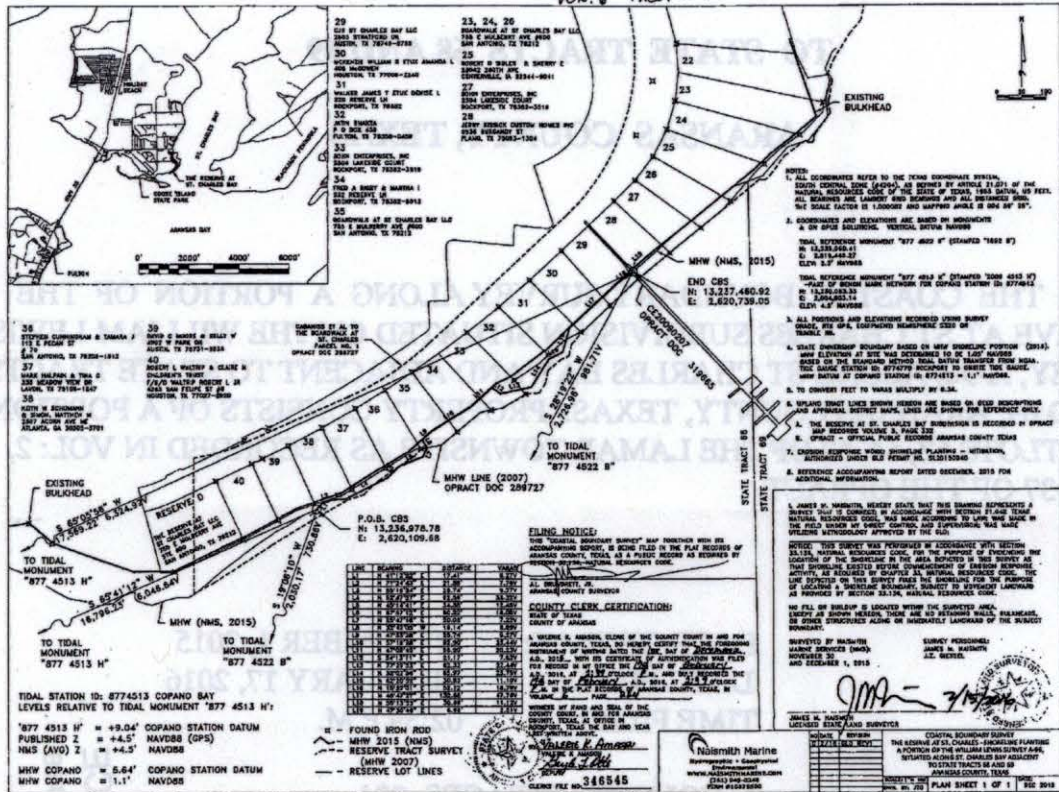
THE RESERVE AT ST. CHARLES - SHORELINE PLANTING

A PORTION OF THE WILLIAM LEWIS SURVEY A-90

STUATED ALONG ST. CHARLES BAY ADJACENT

VOL: 6 PAGE: 224

346545
County Clerk, Aransas County, Texas



FILED BY: NASHSMITH MARINE SERVICES, INC

DATE: 11/10/2010

FILED AT: ARANSAS COUNTY, TEXAS

CLERK'S FILE NO. 346545

VOL: 6 PAGE: 224

MEMO TO: REPORT FILED WITH SECTION 33.136 (COASTAL BOUNDARY SURVEY) PLAT OF THE RESERVE
AT ST. CHARLES BAY - SHORELINE PLANTING, ARANSAS COUNTY

In keeping with the intent of Texas Administrative Code – Title 31 – Part 1 – Chapter 7 – Rule §7.6 – (c),
the county recording data has been added in red ink to the county clerk's certification.

Douglas Howard
4/30/2018

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Aransas, Sketch No. 14
File Date 06/21/2018 by R. Kerby