

BEING THE SOUTH SHORELINE OF COPANO BAY SUBMERGED TRACT 40, ARANSAS COUNTY, TEXAS LYING WITHIN THE C.O.D. GILLAND SURVEY, ABSTRACT NO. 70, ARANSAS COUNTY, TEXAS AND SAID SHORELINE BEING THE MEAN HIGH WATER LINE DETERMINED AT ELEVATION 1.25' NAVD'88 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE WEST END CORNER OF THIS SHORELINE, SAID CORNER HAVING A STATE PLANE GRID COORDINATE OF N 13,231,795.64', E 2,601,327.97', NAD'83, TEXAS SOUTH CENTRAL ZONE, AND BEARING S 65°19'19" E 2,925.67' TO NGS MONUMENT DP0716 HAVING A COORDINATE OF N 13,230,063.33 AND E 2,604,803.14 AND SAID CORNER LYING ON THE MEAN HIGH WATER LINE BOUNDARY BETWEEN SAID GILLAND SURVEY AND COPANO BAY SUBMERGED TRACT 40, THENCE WITH SAID MEAN HIGH WATER BOUNDARY AS FOLLOWS:

LINE	BEARING	DISTANCE	VARAS
L1	N81°33'16"E	15.40'	5.54
L2	N02°24'45"W	8.75'	3.15
L3	S75°28'52"E	18.43'	6.63
L4	S55°39'00"E	13.50'	4.86
L5	S81°21'41"E	21.08'	7.59
L6	S82°42'21"E	18.74'	6.75
L7	S68°43'06"E	25.29'	9.10
L8	S48°25'30"E	31.48'	11.33
L9	S06°50'07"W	18.92'	6.81
L10	S06°37'43"W	32.37'	11.65
L11	S12°44'15"W	24.72'	8.90
L12	S14°07'22"W	24.10'	8.68
L13	N85°49'59"E	8.53'	3.07
L14	N82°47'04"E	10.99'	3.96
L15	S89°48'04"E	14.41'	5.19
L16	S86°39'38"E	11.16'	4.02
L17	N23°40'58"E	15.39'	5.54
L18	N66°14'17"E	11.89'	4.28
L19	S62°24'11"E	31.54'	11.35
L20	S51°58'11"E	23.31'	8.39
L21	S59°05'54"E	22.18'	7.98
L22	S49°19'15"E	26.37'	9.49
L23	S56°52'51"E	13.36'	4.81
L24	S63°12'38"E	25.94'	9.34
L25	N87°53'37"E	48.97'	17.63
L26	N84°12'49"E	73.60'	26.50
L27	N89°42'07"E	25.71'	9.26
L28	N63°33'05"E	4.76'	1.71
L29	N77°10'04"E	11.12'	4.00
L30	N62°00'10"E	21.55'	7.76
L31	S37°01'07"E	23.51'	8.46
L32	S00°16'50"W	32.67'	11.76
L33	S20°03'02"E	81.00'	29.16
L34	S42°03'43"E	63.07'	22.71
L35	S65°58'00"E	46.81'	16.85

TO THE EAST END POINT OF THIS MEAN HIGH WATER BOUNDARY HAVING A COORDINATE OF N 13,231,284.81', E 2,602,144.71' AND BEARING S 65°19'19" E 2,925.67' TO NGS MONUMENT DP0716 HAVING A COORDINATE OF N 13,230,063.33 AND E 2,604,803.14

NOTES:

- ALL SURVEYING WAS PERFORMED BY GOVIND DEVELOPMENT, LLC FROM GPS OBSERVATIONS. THIS DRAWING REPRESENTS THE CONDITIONS THAT EXISTED AT THE TIME OF THE SURVEY CONDUCTED OCTOBER 10, 2021.
FIELD PERSONNEL: GEORGE RUBALCABA, PRLS, LSLS
JASON CANTU
AUSTIN DAVIS, SIT
- ALL ELEVATIONS ARE IN U.S. FEET AND REFERENCED TO NAVD'88 DATUM.
- COORDINATES SHOWN ARE GRID IN U.S. FEET AND REFERENCED TO TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM.
- COORDINATES AND ELEVATIONS DETERMINED FROM A NETWORK AND CHECKED AGAINST THE FOLLOWING NGS MONUMENTS:
NGS MONUMENT DP0716 NGS MONUMENT DR3189
N 13,230,063.33' N 13,230,602.17'
E 2,604,803.14' E 2,605,221.20'
ELEV. 4.58' ELEV. 7.46'
- MEAN HIGH WATER TO BE AT ELEVATION 1.25' NAVD'88 AFTER A THREE DAY STUDY AT THE SITE AND COMPUTATIONS USING THE AMPLITUDE RATIO METHOD AND THE NOAA ROCKPORT TIDE GAUGE AS THE CONTROL STATION.
- BASIS OF BEARINGS IS "TEXAS COORDINATE SYSTEM" PER SECTION 21.071 OF THE NATURAL RESOURCES CODE.
- DISTANCES AND BEARINGS ARE GRID. SCALE FACTOR FOR NGS MONUMENT "DP0716" IS 1.0000000009292. CONVERGENCE IS + 0 58 01.0
- THE LIMITS OF THESE LITORAL BOUNDARIES ARE DETERMINED BY METHODOLOGY APPROVED BY THE TEXAS GENERAL LAND OFFICE AS PER TITLE 31, CHAPTER 3, RULE 7.2 (COASTAL LANDS) OF THE TEXAS ADMINISTRATIVE CODE.
- THIS SURVEY DOES NOT, NOR IS IT INTENDED TO BE USED TO IDENTIFY, DELINEATE OR FIX THE LINE OF VEGETATION OR THE LANDWARD BOUNDARY OF THE PUBLIC BEACH.
- ARTIFICIAL FILL AND AN OLD BULKHEAD ARE IN THE VICINITY OF THE SURVEYED BOUNDARY.
- AERIAL OBTAINED FROM GOOGLE EARTH.
- UPLAND OWNER: MISHO'S OYSTER COMPANY, P.O. BOX 8417, BAGLIFF, TX. 77518-8417.
- CONTACTS: GEORGE RUBALCABA, PRLS, LSLS, PE GOVIND DEVELOPMENT, LLC 9510 LEOPARD STREET, CORPUS CHRISTI, TEXAS 78410 (361)876-0498 Rubalco@govinddevelopment.com
- PLANNED EROSION CONTROL ACTIVITIES WILL CONSIST OF INSTALLING TWO OFFSHORE BREAKWATERS [GL# LC 20220001](#)

NOTICE: THIS SURVEY WAS PERFORMED IN ACCORDANCE 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 THE MOVEMENT LANDWARD AS PROVIDED BY SECTION 33.136, NATURAL RESOURCES CODE.



SUBMERGED TRACT 40

COPANO BAY

SUBMERGED TRACT 40

UPLAND OWNER: MISHO'S OYSTER COMPANY, P.O. BOX 8417, BAGLIFF, TX. 77518-8417.

FILING NOTICE:
THIS COASTAL BOUNDARY SURVEY PLAT IS BEING FILED IN THE PLAT RECORDS OF ARANSAS COUNTY, TEXAS AS A PUBLIC RECORD AS REQUIRED BY SECTION 33.136, NATURAL RESOURCES CODE.
[Signature]
J.L. BRUNDRETT
ARANSAS COUNTY SURVEYOR

COUNTY CLERK CERTIFICATION:
I, CARRIE ARRINGTON, CLERK OF THE COUNTY COURT IN AND FOR ARANSAS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING DATED THE 26th DAY OF April, A.D., 2022, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 1st DAY OF May A.D., 2022, AT 3:24 O'CLOCK P. M. AND DULY RECORDED THE 13th DAY OF May A.D., 2022 AT 3:24 O'CLOCK P. M. IN THE PLAT RECORDS OF ARANSAS COUNTY, TEXAS IN VOLUME 1, PAGE 222.

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: *[Signature]*
CARRIE ARRINGTON
DEPUTY
391416
CLERK FILE NO. _____

03/26/2022
I, GEORGE RUBALCABA, A LICENSED STATE LAND SURVEYOR, HEREBY STATE THAT THIS DRAWING REPRESENTS THE CONDITIONS THAT EXISTED IN THE FIELD AT THE TIME OF THE MEAN HIGH WATER SURVEY CONDUCTED ON OCTOBER 10, 2021, ACCORDING TO LAW AND UNDER MY DIRECT CONTROL AND SUPERVISION AND WITH METHODOLOGY APPROVED BY THE TEXAS GENERAL LAND OFFICE AND IS CORRECT AND IN ACCORDANCE WITH TEXAS NATURAL RESOURCES CODE 21.042.
STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
4229
GEORGE RUBALCABA, LICENSED STATE LAND SURVEYOR
9510 LEOPARD STREET
CORPUS CHRISTI, TEXAS 78410
(361)876-0498

NO.	DESCRIPTION	CHECKED	DATE
0	ISSUED TO CLIENT	GR	04/26

EXHIBIT A

GOVIND DEVELOPMENT, LLC.
TBPLS FIRM NO. 10193800

BELAIRE ENVIRONMENTAL, INC.
COASTAL BOUNDARY SURVEY

ARANSAS COUNTY TEXAS

DATE: 04/2022	SCALE: AS SHOWN CLIENT APPROVAL	JOB NO. 21BEI0077	DRAWING NO. SHT 1
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TEXAS GENERAL LAND OFFICE
GEORGE P. BUSH, COMMISSIONER

Surveying Division
Coastal Boundary Survey Approval

Project: Coastal boundary survey on the line of mean high water along Copano Bay Submerged Tract 40 and C.O.D. Gilland Survey, Abstract 70, Aransas County.

Project No: Survey associated with GLO Project No. CL20220001 and USACE SWG 2021-00041.

Project Manager: Amy Nunez, Director, Coastal Field Operations

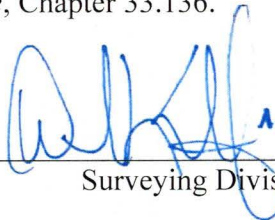
Surveyor: George Rubalcaba, Licensed State Land Surveyor

Description: Coastal Boundary Survey delineating the south shoreline of Copano Bay Submerged Tract 40, Aransas County, Texas lying within the C.O.D. Gilland Survey, Abstract No. 70, Aransas County, Texas and said shoreline being the Mean High Water (MHW) line determined at elevation 1.25' NAVD'88. Survey associated with GLO Project No. CL20220001 and USACE SWG 2021-00041. Centroid coordinates N 28° 06'58.93", W 97° 02'07.51", WGS84. A copy of the survey has been filed in Volume 7, Page 222, Aransas County Plat Records.

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

06/09/2022

Date

Approval Filed as:

Tex.Nat.Res.Code Article 33.136, Aransas County, Sketch No. 20

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Aransas, SK No. 20
File Date 06/14/2022 by K. Schreiber