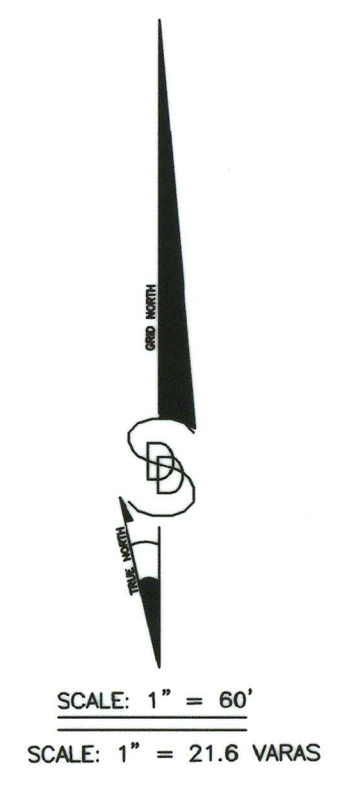




PROJECT LOCATION

VICINITY MAP

**Coastal Boundary Survey
of a portion of
the western shore of
Carancahua Bay
adjacent to the
William Arnold League, A-2
Calhoun County, Texas**



Field Notes for the littoral boundary of a portion of the western shore of Carancahua Bay, a portion of the northern and eastern boundary of a called 10.26 acre tract or record in Volume 329 Page 468, Official Public Records of Calhoun County, Texas, located in the William Arnold League, Abstract No. 2 titled April 15, 1833, and lying adjacent State Submerged Tracts 222 and 297 in Carancahua Bay, Distances, Bearings, and Coordinates are grid, NAD83, Texas South Central Zone.

BEGINNING at a point, N: 13,435,620.97' and E: 2,799,914.14', on the MHHW (Mean Higher High Water) line on the western shore of Carancahua Bay, from which NGS Monument PID: AN0138, Desig: CAMPO bears S 82°29'36" E 15,490.47' (5576.57 v.);

THENCE along the MHHW line the following courses:

- L101 S 10° 01' 24" W 78.39' 28.22 v
- L102 S 00° 59' 50" W 45.43' 16.35 v
- L103 S 14° 18' 28" E 44.43' 15.99 v
- L104 N 84° 21' 45" E 24.30' 8.75 v
- L105 S 85° 42' 48" E 8.52' 3.07 v
- L106 S 54° 31' 07" E 64.34' 23.16 v
- L107 S 63° 43' 55" E 61.46' 22.13 v
- L108 N 66° 16' 25" E 13.75' 4.95 v
- L109 S 58° 54' 10" E 30.84' 11.10 v
- L110 S 47° 33' 16" E 30.75' 11.07 v
- L111 S 77° 19' 33" E 28.27' 10.18 v
- L112 N 48° 42' 57" E 19.60' 7.06 v
- L113 N 84° 16' 37" E 22.62' 8.14 v
- L114 S 41° 44' 59" E 48.61' 17.50 v
- L115 S 37° 18' 01" E 39.86' 14.35 v
- L116 S 51° 00' 16" E 4.27' 1.54 v
- L64 S 29° 27' 01" E 1.70' 0.61 v
- L63 S 19° 57' 28" E 29.30' 10.55 v
- L118 S 03° 30' 47" W 13.50' 4.86 v
- L119 S 21° 58' 47" W 5.28' 1.90 v
- L120 S 81° 55' 49" W 11.89' 4.28 v
- L121 S 61° 47' 48" W 27.61' 9.94 v
- L122 S 86° 03' 03" W 31.21' 11.24 v
- L123 S 49° 35' 09" W 64.63' 23.27 v
- L124 S 45° 09' 32" W 70.38' 25.34 v
- L125 S 47° 20' 40" W 90.37' 32.53 v
- L126 S 48° 37' 59" W 93.69' 33.73 v
- L127 S 50° 37' 49" W 86.07' 30.99 v
- L128 S 50° 50' 49" W 92.68' 33.36 v
- L129 S 50° 51' 10" W 86.48' 31.13 v
- L130 S 50° 41' 06" W 135.53' 48.79 v
- L131 S 47° 36' 37" W 213.11' 76.72 v
- L132 S 44° 25' 05" W 92.91' 33.45 v
- L133 S 37° 16' 20" W 31.05' 11.18 v
- L134 S 19° 24' 50" W 13.33' 4.80 v
- L135 S 12° 46' 44" E 10.61' 3.82 v
- L136 S 33° 31' 57" E 17.03' 6.13 v
- L137 S 68° 05' 59" E 9.99' 3.60 v
- L138 S 26° 20' 50" E 31.49' 11.34 v

to the End Point, N: 13,434,463.37' and E: 2,799,421.13', from which NGS Monument PID: AN0138, Desig: CAMPO bears S 86°52'21" E 15,874.36' (5714.77 v).

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.

- NOTES:
- All bearings, distances, and coordinates are grid and are referenced to the Texas Coordinate System, NAD 83, South Central Zone, U. S. survey feet. The mapping angle is +01°16'10" and the combined scale factor is 0.999935501 at N: 13,434,463.37' and E: 2,799,421.13'.
 - NGS Benchmark PID: AN0138 Desig: CAMPO is hereby made reference, having a State Plane Coordinate value of N: 13,433,597.26' and E: 2,815,271.85'.
 - Tide gauges 8773259 Port Lavaca and 8773701 Port O'Conner were utilized in this survey along with benchmarks 877 3259 GLO-2 and Naismith 1" Rod at site. Mean higher high water was determined to be 1.1 feet NAVD88 at project site.
 - There are two areas of fill that appear to have been made in connection with Texas General Land Office Lease# CL 2004001. The area along the northern and eastern side of the 10.26 acres, which is the western shore of Carancahua Bay has been subjected to extensive erosion since the 2012 Coastal Boundary Survey by Naismith. Part of this erosion has opened a small rivulet into the low lying part of the 10.26 acre tract between the shoreline and the eastern toe of the berm of the man made canal. The man made canal has been in existence since at least September of 1949 per Map of Boat Lot Subdivision by Robert J. Bryan, LSL and filed in Volume Z Page 130 Map Records of Calhoun County, Texas.
 - The man made canal, berm, and Area No. 3 appear to be a remainder of Part of Fractional Section Number Nine (9) of J.D. Mitchell's Subdivision, Dedicated April 30, 1895, and filed as Map in Vol. M Pgs 446 and 447, Map Records of Calhoun County, Texas. Calhoun County Appraisal District GIS does not show ownership of the man made canal, berm, or Area No. 3.
 - Survey performed in connection with Texas General Land Office Project Number - CEPR-Project No. 1762.
 - Littoral Owner:
10.26 acres
Calhoun County, Texas
211 S Ann
Port Lavaca, Texas 77979
 - Field personnel:
John C. Tucker
Juan C. Damian

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOE A. MATTOX, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

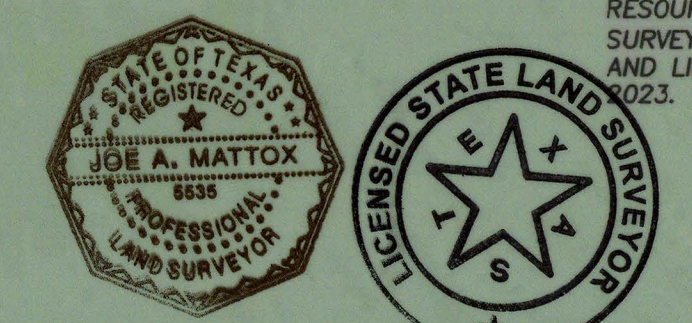
GIVEN UNDER MY HAND AND SEAL OF OFFICE,
THIS 25th DAY of September, 2023.

Carrie Bliss Sims
Notary Public in and for the State of Texas
Commission Expires: _____



I, JOE A. MATTOX, DO HEREBY CERTIFY THAT THE LINE OF MEAN HIGHER HIGH WATER SHOWN HEREON WAS CORRECTLY SURVEYED BY ME ON THE GROUND AND ACCORDING TO LAW ON MAY, 11 2023. THIS WORK WAS PERFORMED UNDER MY DIRECT CONTROL AND SUPERVISION. (IN ACCORDANCE WITH TEXAS NATURAL RESOURCES CODE SEC. 21.042 AND IN ACCORDANCE WITH METHODOLOGY FOR THE PROJECT APPROVED BY THE SURVEYING DIVISION OF THE GLO). POINTS SHOWN HEREON ARE ON THE LINE OF MEAN HIGHER HIGH WATER AND LINES CONNECTING ARE MEANDER LINES. GIVEN UNDER MY HAND AND SEAL THIS 31ST DAY OF MAY, 2023. SEE PAGE 1 OF 2 FOR NOTES.

End Point:
N: 13,434,463.37'
E: 2,799,421.13'
From which:
NGS Monument PID: AN0138
Desig: CAMPO brs.
S 86°52'21" E 15,874.36'
(5714.77 v.)



Joe A. Mattox
Joe A. Mattox
Licensed State Land Surveyor, RPLS No. 5535

THIS SURVEY HAS BEEN FILED AND DULY RECORDED THE 26th DAY of September, 2023, IN VOLUME _____, PAGE 701A & B OF THE MAP OR PLAT RECORDS OF CALHOUN COUNTY, TEXAS.
INST: 2023-03191 SLIAB 701A & 701B

FOR GENERAL LAND OFFICE USE ONLY

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Calhoun, sk. No. 10
File Date 6/6/24 by L. Parsons



VICINITY MAP

FILL AREA NO. 1: Field Notes for the littoral boundary of a 0.115 acre tract along a portion of the western shore of Carancahua Bay...

BEGINNING at a point, N: 13,435,666.39' and E: 2,799,877.23', on the MHHW (Mean Higher High Water) line...

THENCE along the MHHW line the following courses:

- L28 N 41° 23' 48" E 43.40' 15.62 v
L29 N 48° 36' 13" E 48.46' 17.45 v
L30 N 43° 19' 37" E 41.80' 15.05 v
L31 N 66° 02' 19" E 14.57' 5.25 v
L32 S 89° 25' 07" E 65.50' 23.58 v
L33 S 88° 28' 39" E 73.35' 26.41 v
L34 S 05° 41' 09" E 12.73' 4.58 v
L35 S 87° 18' 16" W 54.19' 19.51 v
L36 S 89° 38' 05" W 70.19' 25.27 v
L37 S 80° 51' 39" W 19.13' 6.89 v
L38 S 42° 51' 50" W 52.40' 18.86 v
L39 S 27° 55' 52" W 44.54' 16.03 v
L40 S 13° 04' 27" W 39.47' 14.21 v
L41 S 10° 01' 24" W 8.95' 3.22 v
L42 N 11° 16' 27" W 8.52' 3.07 v
L43 N 03° 19' 17" W 24.13' 8.69 v
L44 N 15° 45' 27" E 22.75' 8.19 v
L45 N 07° 20' 21" E 14.30' 5.15 v
L46 N 18° 13' 28" W 8.55' 3.08 v
L47 S 49° 05' 25" W 50.47' 18.17 v
L48 N 30° 06' 53" W 2.10' 0.76 v

to the Point and Place of Beginning, containing 0.115 acres of land, more less.

FILL AREA NO. 2:

Field Notes for the littoral boundary of a 0.088 acre tract along a portion of the western shore of Carancahua Bay...

BEGINNING at a point, N: 13,435,299.68' and E: 2,800,237.21', on the MHHW (Mean Higher High Water) line...

THENCE along the MHHW line the following courses:

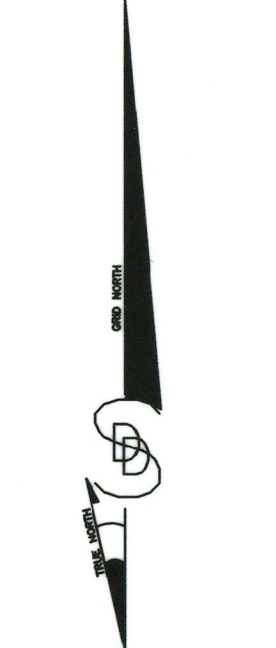
- L49 S 51° 00' 16" E 29.97' 10.79 v
L50 S 76° 33' 30" E 25.51' 9.18 v
L51 S 88° 58' 52" E 66.36' 23.89 v
L52 N 73° 27' 41" E 12.57' 4.53 v
L53 N 35° 55' 20" E 36.14' 13.01 v
L54 S 73° 52' 07" E 10.01' 3.60 v
L55 S 17° 59' 35" W 42.57' 15.33 v
L56 S 20° 00' 44" E 43.66' 15.72 v
L57 S 74° 32' 28" W 10.71' 3.86 v
L58 N 34° 45' 05" W 44.78' 16.12 v
L59 N 86° 48' 39" W 62.96' 22.67 v
L60 S 81° 56' 27" W 52.89' 19.04 v
L61 N 21° 58' 47" E 5.28' 1.90 v
L62 N 03° 30' 47" E 13.50' 4.86 v
L63 N 19° 57' 28" W 29.30' 10.55 v
L64 N 29° 27' 01" W 1.70' 0.61 v

to the Point and Place of Beginning, containing 0.088 acres of land, more less.

SHINE Shine | DCCM | TxSurv F-10040800
330 N 4th St, Silsbee, TX 77656
409.385.9383 | ShineandAssociates.com



Coastal Boundary Survey of a portion of the western shore of Carancahua Bay adjacent to the William Arnold League, A-2 Calhoun County, Texas



SCALE: 1" = 60'
SCALE: 1" = 21.6 VARAS

AREA NO. 3: Field Notes for the littoral boundary of a 0.525 acre tract along a portion of the western shore of Carancahua Bay...

BEGINNING at a point, N: 13,435,666.39' and E: 2,799,877.23', on the MHHW (Mean Higher High Water) line...

THENCE the following courses to and along an old bulkhead:

- S 30° 06' 53" E 2.10' 0.76 v
L1 S 35° 18' 42" W 45.30' 16.31v
L2 S 26° 16' 59" W 25.13' 9.05 v
L3 S 32° 52' 15" W 19.74' 7.11 v

THENCE along the MHHW line the following courses:

- L4 N 82° 19' 50" W 9.85' 3.55 v
L5 N 84° 10' 54" W 34.48' 12.41 v
L6 N 73° 12' 50" W 27.03' 9.73 v
L7 N 62° 52' 13" W 37.81' 13.61 v
L8 S 41° 35' 29" W 18.25' 6.57 v
L9 S 06° 32' 33" W 35.09' 12.63 v
L10 S 15° 09' 59" W 59.81' 21.53 v
L11 S 72° 30' 59" W 37.16' 13.38 v
L12 N 18° 01' 04" W 64.73' 23.30 v
L13 N 20° 00' 14" W 30.65' 11.03 v
L14 N 24° 17' 18" W 31.78' 11.44 v
L15 N 25° 18' 06" W 41.69' 15.01 v
L16 N 34° 12' 30" W 39.18' 14.10 v
L17 N 29° 00' 02" E 13.77' 4.96 v
L18 N 22° 40' 44" E 7.34' 2.64 v
L19 S 70° 32' 14" E 46.29' 16.66 v
L20 S 59° 34' 17" E 11.89' 4.28 v
L21 N 83° 24' 18" E 9.84' 3.54 v
L22 S 58° 48' 22" E 11.80' 4.25 v
L23 S 69° 25' 13" E 54.08' 19.47 v
L24 S 81° 39' 19" E 61.90' 22.28 v
L25 S 82° 14' 12" E 86.66' 31.20 v
L26 N 40° 51' 17" E 30.86' 11.11 v

to the Point and Place of Beginning, containing 0.525 acres of land, more less.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOE A. MATTOX, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

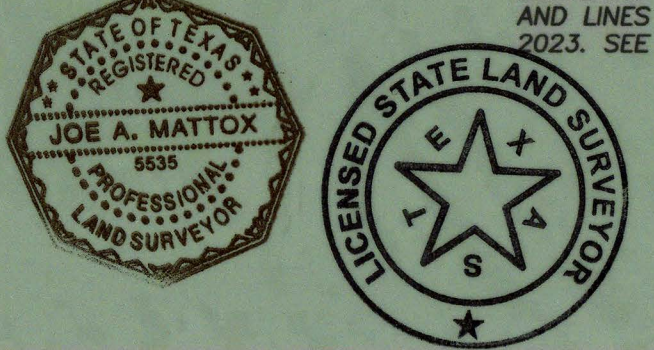
GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS 25th DAY of September, 2023.

Carrie Bliss Sims
Notary Public in and for the State of Texas
Commission Expires: 08-08-2024



I, JOE A. MATTOX, DO HEREBY CERTIFY THAT THE LINE OF MEAN HIGHER HIGH WATER SHOWN HEREON WAS CORRECTLY SURVEYED BY ME ON THE GROUND AND ACCORDING TO LAW ON MAY, 11 2023. THIS WORK WAS PERFORMED UNDER MY DIRECT CONTROL AND SUPERVISION. (IN ACCORDANCE WITH TEXAS NATURAL RESOURCES CODE SEC. 21.042 AND IN ACCORDANCE WITH METHODOLOGY FOR THE PROJECT APPROVED BY THE SURVEYING DIVISION OF THE GLO). POINTS SHOWN HEREON ARE ON THE LINE OF MEAN HIGHER HIGH WATER AND LINES CONNECTING ARE MEANDER LINES. GIVEN UNDER MY HAND AND SEAL THIS 31ST DAY OF MAY, 2023. SEE PAGE 1 OF 2 FOR NOTES.



Joe A. Mattox
Licensed State Land Surveyor, RPLS No. 5535

INST: 2023-03191
SLICE 701 A & 701 B



TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

**Surveying Services
Coastal Boundary Survey**

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Calhoun, Sk No. 10
File Date 6/6/24 by L. Parsons

Project: West Carancahua Bay - Wm Arnold A-2
Project No: CEPRA 1762
Project Manager: Kevin Frenzel, P.G. CEPRA Program Manager
Surveyor: Joe Mattox, Licensed State Land Surveyor

Description: Coastal Boundary Survey dated September 26, 2023, delineating the littoral boundary of a portion of the western shore of Carancahua Bay adjacent to the William Arnold League, Abstract No. 2 and, to State Submerged Tracts 222 and 297 in Calhoun County, Texas in connection with CEPRA No. 1762. Centroid coordinates N 28° 39' 54", W 96° 24' 26", WGS84. A copy of the survey has been filed in Instrument: 2023-03191, Slide 701A & 701B, Map or Plat Records of Calhoun County, Texas.

A Coastal Boundary Survey for the above-referenced project has been reviewed and accepted by Surveying Services; 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.

by:

Signed:

Surveying Services

Date

Pursuant to §33.136 of the *Texas Natural Resources Code*, the herein described Coastal Boundary Survey is approved by Dawn Buckingham, M.D., Commissioner of the Texas General Land Office.

by:

Signed:

DocuSigned by:

Chief Clerk
7028874874E7497...

6/3/2024


Date

Filed as:


Tex.Nat.Res.Code Article 33.136 Calhoun County, Sketch No. 10.


ROUTING FOR INTERNAL DOCUSIGN PACKET


Staff Surveyor 


Surveying 
E:49E7FD22A9A06...
DS

Legal 

Director 

Dep. Gen. Counsel 

Gen. Counsel 

Deputy Land Commissioner 

Chief Clerk 