

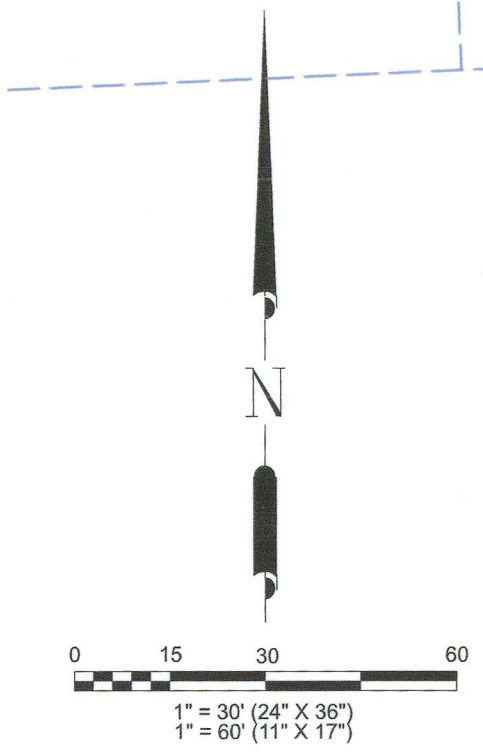
**CALHOUN COUNTY TEXAS**

- NOTES:**
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM OF 1983. SOUTH CENTRAL ZONE AND NGS MONUMENT "LAVAPORT" AT NATIONAL GEODETIC SURVEY (NGS) MONUMENT "LAVAPORT" AT CALLED ELEVATION 21.7 FEET.
  2. ALL DISTANCES ARE HORIZONTAL GRID LEVEL LENGTHS. (C.S.F. = 0.99994097291)
  3. ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) AND ARE ORTHOMETRIC HEIGHTS DETERMINED USING GEODIN. BASED ON NATIONAL GEODETIC SURVEY (NGS) MONUMENT "LAVAPORT" AT CALLED ELEVATION 21.7 FEET.
  4. MEAN HIGHER HIGH WATER ELEVATION IS FIXED TO NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION MONUMENT "77 3259 GLO-3" AT A CALCULATED VALUE OF 4.54 FEET (NAVD83 GEODIN).
  5. AERIAL IMAGERY IS SHOWN FOR GENERAL LOCATION BACKGROUND PURPOSES ONLY.
  6. FIELD PERSONNEL LIST: KIM DOYLE R.P.L.S. L.S.L.S., JIM PARTEN, JEREMIAH VOGEL.
  7. TXGLO CMP PROJECT NO. 23-020-013-0607.

**WILLIAM ARNOLD SURVEY  
ABSTRACT 2**  
SURVEYED: SETH INGRAM  
DATE: FEBRUARY 12, 1930

**LEGEND**  
\* SOME ELEMENTS MAY NOT BE USED ON SURVEY

● FOUND IRON PIPE/ROD	— SUBJECT TRACT
○ SET TO IRON ROD/W	— ADJACENT TRACT
○ SURVEY GAP "TO GO"	— SURVEY LINE
○ CONTROLLING MONUMENT	— TRACT LINE
○ MON. OF RECORD DIGNITY	— FENCE
○ CONCRETE MONUMENT	— FENCE
○ CONC. + CONCRETE	— FENCE
○ MON. MONUMENT	— FENCE
○ B.L. + BUILDING LINE	— FENCE
○ U.E. + UTILITY EASEMENT	— CHAIN LINK
○ D.E. + DRAINAGE EASEMENT	— BARRIERS
○ A.E. + AERIAL EASEMENT	— FENCE
○ C.C.O.R. + CALHOUN COUNTY DEED RECORDS	— FENCE
○ C.C.O.R. + CALHOUN COUNTY OFFICIAL RECORDS	— FENCE
○ C.C.O.R. + CALHOUN COUNTY PLAT RECORDS	— FENCE



**FIELD NOTE DESCRIPTION**  
BEING THE LINE OF MEAN HIGHER HIGH WATER OF THE NORTH SHORELINE OF KELLER BAY ADJACENT TO THE WILLIAM ARNOLD SURVEY ABSTRACT 2, AND SUBMERGED STATE TRACT 77 OF KELLER BAY IN CALHOUN COUNTY, TEXAS. THE MEANER LINE OF SAID MEAN HIGHER HIGH WATER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (COORDINATES AND BEARINGS ARE GRID VALUES REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE AND NGS MONUMENT "LAVAPORT". ALL DISTANCES SHOWN ARE GRID DISTANCES (C.S.F. = 0.99994097291))

**POINT OF BEGINNING** BEING AN UNMARKED POINT, LOCATED AT X = 2784976.98, Y = 13424554.76 (X = 1002795.476 VS, Y = 4832854.812 VS), FROM WHICH NGS MONUMENT "LAVAPORT" BEARS NORTH 86°49'47" WEST A DISTANCE OF 73127.07 FEET (26325.745 VS).

**THENCE** WITH THE MEAN HIGHER HIGH WATER LINE OF KELLER BAY THE FOLLOWING BEARINGS AND DISTANCES:

LINE NO.	BEARING	DISTANCE	
		FEET	VARAS
L-1	N 81°42'40" E	50.39'	16.140 VS
L-2	N 38°34'23" E	68.83'	24.779 VS
L-3	N 36°58'41" E	45.75'	16.470 VS
L-4	N 51°49'37" E	41.24'	14.846 VS
L-5	S 58°16'02" E	88.18'	31.025 VS
L-6	N 78°08'15" E	56.83'	20.459 VS
L-7	N 38°12'52" E	16.07'	5.785 VS
L-8	N 70°48'35" E	58.68'	21.125 VS
L-9	S 74°07'09" E	16.63'	5.897 VS
L-10	S 62°59'42" E	74.49'	26.816 VS
L-11	S 75°15'35" E	84.30'	30.348 VS
L-12	S 69°27'30" E	56.00'	20.160 VS

**TO THE POINT OF TERMINUS**, BEING AN UNMARKED POINT, LOCATED AT X = 2785542.99, Y = 13424996.70 (X = 1002795.476 VS, Y = 4832854.812 VS), FROM WHICH NGS MONUMENT "LAVAPORT" BEARS NORTH 86°53'11" WEST A DISTANCE OF 73687.23 FEET (26527.403 VS).

**POINT OF BEGINNING**  
UNMARKED POINT FROM WHICH NGS MONUMENT "LAVAPORT" BEARS N 86°49'47" W 73127.07' (26325.745 VS)

**POINT OF TERMINUS**  
UNMARKED POINT FROM WHICH NGS MONUMENT "LAVAPORT" BEARS N 86°53'11" W 73687.23' (26527.403 VS)

**MEANDER LINE OF MEAN HIGHER HIGH WATER ON JULY 24, 2023**  
ELEV. = 1.24'

**NOTICE:**  
THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 33.136, NATURAL RESOURCES CODE, FOR THE PURPOSE OF EVIDENCING THE LOCATION OF THE SHORLINE IN THE AREA DEPICTED IN THIS SURVEY AS THAT SHORLINE EXISTED BEFORE COMMENCEMENT OF EROSION RESPONSE ACTIVITY, AS REQUIRED BY CHAPTER 33, NATURAL RESOURCES CODE, THE LINE DEPICTED ON THIS SURVEY FIXES THE SHORLINE FOR THE PURPOSE OF LOCATING A SHORLINE BOUNDARY, SUBJECT TO MOVEMENT LANDWARD AS PROVIDED BY SECTION 33.136, NATURAL RESOURCES CODE.

THIS SURVEY HAS BEEN FILED FOR RECORD AND DULY RECORDED THIS 20TH DAY OF FEBRUARY, 2024, IN INSTRUMENT NO. 2024-00435, OF THE CALHOUN COUNTY RECORDS.

I, KIM THOMAS DOYLE, A LICENSED STATE LAND SURVEYOR IN AND FOR THE STATE OF TEXAS, DO HEREBY CERTIFY THAT DURING THE MONTH OF JULY 2023, I HAVE LOCATED THE NATURAL CONTOUR LINE OF MEAN HIGHER HIGH WATER IN ACCORDANCE WITH METHODOLOGY APPROVED BY THE GENERAL LAND OFFICE, ON THE GROUND, UNDER MY DIRECT CONTROL AND SUPERVISION, ACCORDING TO LAW, IN ACCORDANCE WITH THE NATURAL RESOURCE CODE SECTION 21.042 AND THE WITH THE PERSONNEL STATED, AND THAT SAID CONTOUR LINE IS TRUE AND CORRECT AS SHOWN HEREON. TO THE BEST OF MY KNOWLEDGE NO ARTIFICIAL, ANY DEVELOPMENT OR PLACEMENT OF RETAINING WALLS, OTHER THAN AS SHOWN HEREON, THAT WOULD CAUSE ALTERATION TO SAID CONTOUR LINE HAS OCCURRED WITHIN THE AREA SURVEYED.  
DATE OF SURVEY: JULY 24, 2023  
DATE OF PLATMAP: NOVEMBER 29, 2023

*Kim T. Doyle*  
KIM THOMAS DOYLE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSED STATE LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 6526

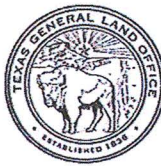
STATE TRACT 77 (SUBMERGED)  
**KELLER BAY**

MAP SHOWING  
COASTAL BOUNDARY SURVEY OF  
THE MEAN HIGHER HIGH WATER LINE  
OF THE NORTH SHORELINE OF  
KELLER BAY  
ADJACENT TO THE  
WILLIAM ARNOLD SURVEY, ABSTRACT 2  
IN  
CALHOUN COUNTY, TEXAS  
FOR  
**MATAGORDA BAY FOUNDATION**  
KELLER BAY AREA

THIS DOCUMENT IS RECORDED IN  
FILE NO. 2024-00435  
SLIDE NO. 719A AND 719B OF THE  
CALHOUN COUNTY OFFICIAL RECORDS.

**Doyle & Wachtstetter, Inc.**  
Surveying and Mapping GPS/GIS  
131 COMMERCE STREET, CLUTE, TEXAS 77531  
OFFICE: 979.265.3622 FAX: 979.265.9940 FIRM NO.: 10024500

SURVEYED:	JAP 07-24-23	BOOK NO.:	JAP VOL. 43	PROJ. NO.:	12995-23-01
DRAWN BY:	JDD 11-29-23	CHECKED:	KTD 11-30-23	REVISED:	JDD 01-23-24



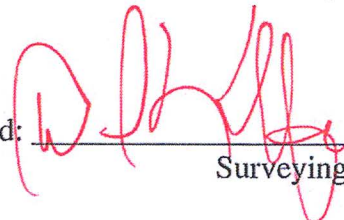
TEXAS GENERAL LAND OFFICE  
COMMISSIONER DAWN BUCKINGHAM, M.D.

TEXAS GENERAL LAND OFFICE  
Art. 33.136, Natural Resources Code  
Co. Calhoun, SK No. 12  
File Date 6/17/24 by L. Parsons

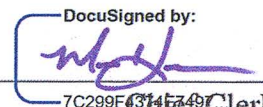
**Surveying Services  
Coastal Boundary Survey**

**Project:** Matagorda Bay Foundation-Keller Bay Area, Calhoun County.  
**Project No:** TGLO CMP No.23-020-013-D607  
**Project Manager:** Jessica Chappell, TGLO Coastal Management Program  
**Surveyor:** Kim Thomas Doyle, Licensed State Land Surveyor  
**Description:** Coastal Boundary Survey dated July 24, 2023, delineating the mean higher high-water line of the north shoreline of Keller Bay, State Tract 77, adjacent to the William Arnold Survey, Abstract 2, in Calhoun County, Texas in connection with TGLO CMP No.23-020-013-D607. Centroid coordinates N 28.6374510°, W 96.453671° WGS84. A copy of the survey has been filed in Instrument: 2024-00435, Slide 719A & 719B, Official 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: \_\_\_\_\_ Date: 6/5/2024  
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: \_\_\_\_\_ Date: 6/13/2024  
7C299F4314749C Chief Clerk Date


Filed as: *Tex.Nat.Res.Code* Article 33.136 Calhoun County, Sketch No. 12.

ROUTING FOR INTERNAL DOCUSIGN PACKET

Staff Surveyor 

Surveying 

Legal 

Director 

Dep. Gen. Counsel 

Gen. Counsel 

Deputy Land Commissioner 

Chief Clerk 