

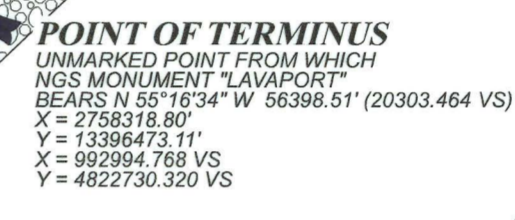
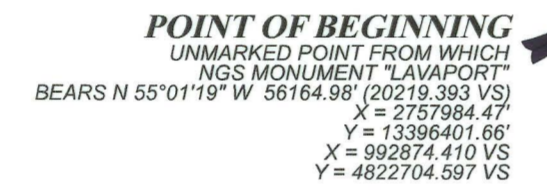
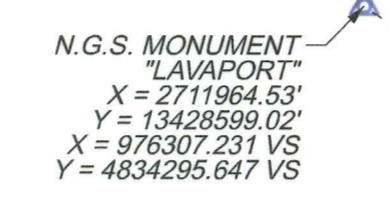
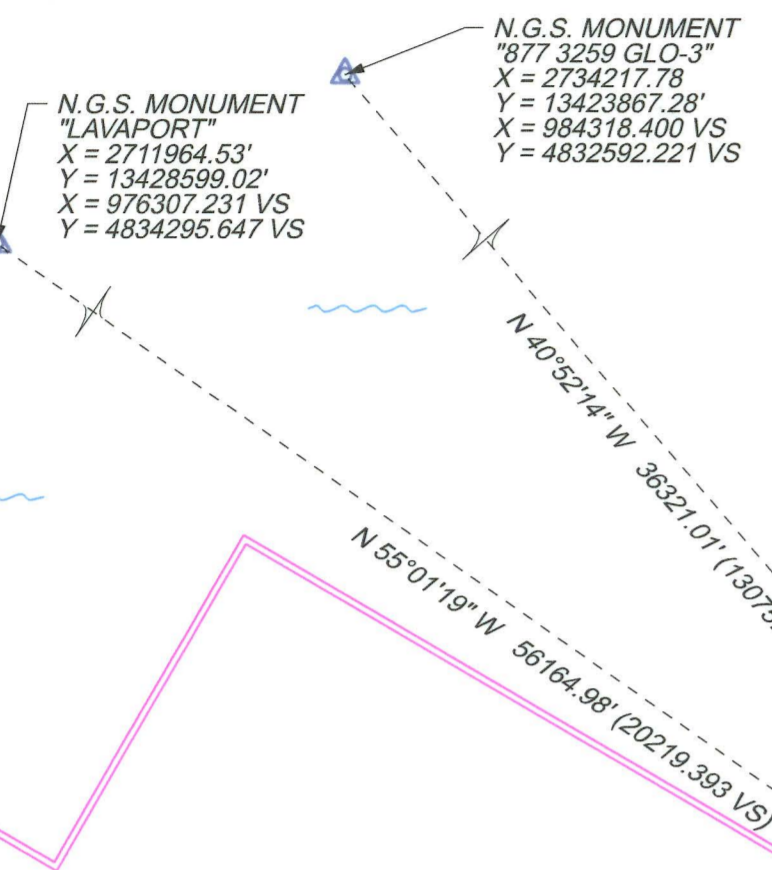
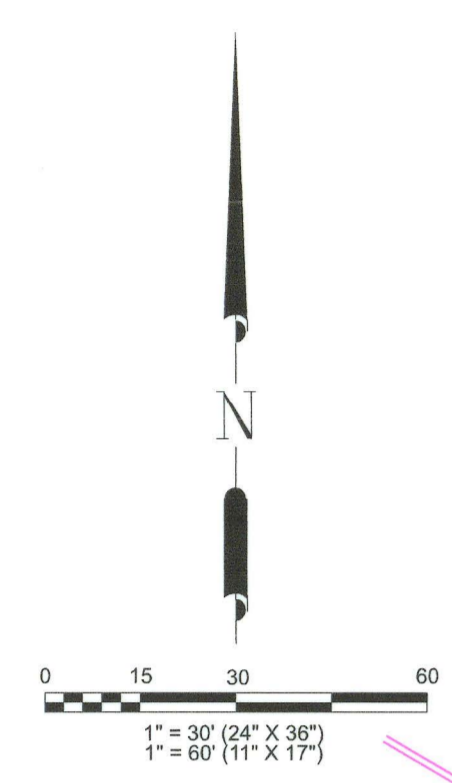
CALHOUN COUNTY TEXAS

- NOTES:**
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM OF THE SOUTH CENTRAL ZONE, NORTH ARROW SHOWN. A GRAPHIC REPRESENTATION OF TEXAS STATE PLANE GRID NORTH CONVERGENCE ANGLE AT NATIONAL GEODETIC SURVEY (NGS) MONUMENT "LAVAPORT" = +1.0808."
 2. ALL DISTANCES ARE HORIZONTAL GRID LEVEL LENGTHS. (C.S.F. AT "LAVAPORT" = 0.10003661)
 3. ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) AND ARE ORTHOMETRIC HEIGHTS DETERMINED USING GEOID19, BASED ON NATIONAL GEODETIC SURVEY (NGS) MONUMENT "LAVAPORT" AT CALLED ELEVATION 27.1 FEET.
 4. MEAN HIGH WATER ELEVATION IS FIXED TO OCEANIC AND ATMOSPHERIC ADMINISTRATION MONUMENT "207 3269 GLO-3" AT A CALCULATED VALUE OF 4.6 FEET (NAVD83 GEOD19).
 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. 23-020-013-0807

LEGEND
* SOME ELEMENTS MAY NOT BE USED ON SURVEY

● FOUND IRON PIPEROD	— SUBJECT TRACT
○ SET IN IRON ROD W/ SURVEY CAP / TID BESS	— ADJACENT TRACT
○ CONTROLLING MONUMENT	— SURVEY LINE
● MON. OF RECORD DIGNITY	— TRACT LINE
□ CONCRETE MONUMENT	— COMMENCEMENT
CONC. + CONCRETE MON. + MONUMENT	— FENCE
EL. + BUILDING LINE	— WOODEN CHAIN LINK
UL. + UTILITY EASEMENT	— BARBIRE
DE. + DRAINAGE EASEMENT	
LE. + AERIAL EASEMENT	
C.C.O.R. = CALHOUN COUNTY DEED RECORDS	
C.C.O.R. = CALHOUN COUNTY OFFICIAL RECORDS	
C.C.P.R. = CALHOUN COUNTY PLAT RECORDS	

LAVACA BAY



FIELD NOTE DESCRIPTION
BEING THE LINE OF MEAN HIGH WATER OF THE SOUTH SHORELINE OF LAVACA BAY ADJACENT TO THE JOSE MARIA MANCHA SURVEY, ABSTRACT 236, AND SUBMERGED STATE TRACT 33 OF LAVACA BAY IN CALHOUN COUNTY, TEXAS. THE MEANDER LINE OF SAID MEAN 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. = 0.99993660).
POINT OF BEGINNING BEING AN UNMARKED POINT, LOCATED AT X = 2757984.47, Y = 1339601.66 (X = 992874.410 VS, Y = 4822704.597 VS), FROM WHICH NGS MONUMENT "LAVAPORT" BEARS NORTH 55° 01' 19" WEST A DISTANCE OF 56164.88 FEET (20219.383 VS).
THENCE WITH THE MEAN HIGH WATER LINE OF LAVACA BAY THE FOLLOWING BEARINGS AND DISTANCES:

LINE NO.	BEARING	DISTANCE	
		FEET	VARAS
L-1	S 59° 47' 44" E	47.40'	17.064 VS
L-2	S 59° 51' 30" E	44.55'	16.038 VS
L-3	S 60° 12' 02" E	41.03'	14.771 VS
L-4	S 67° 20' 28" E	47.12'	16.963 VS
L-5	S 67° 27' 16" E	59.69'	21.488 VS
L-6	S 22° 37' 02" W	2.07'	0.745 VS
L-7	N 76° 42' 55" E	3.64'	1.310 VS
L-8	N 83° 11' 11" E	12.36'	4.480 VS
L-9	S 81° 50' 05" E	5.78'	2.081 VS
L-10	N 62° 03' 26" E	21.35'	7.686 VS
L-11	N 38° 48' 38" E	31.49'	11.336 VS
L-12	N 17° 36' 35" E	81.06'	29.182 VS
L-13	N 15° 09' 51" E	39.26'	14.134 VS
L-14	N 38° 59' 16" E	24.52'	8.827 VS
L-15	N 42° 06' 17" E	15.37'	5.533 VS

TO THE POINT OF TERMINUS, BEING AN UNMARKED POINT, LOCATED AT X = 275818.89, Y = 13396473.11 (X = 992904.768 VS, Y = 4822730.320 VS), FROM WHICH NGS MONUMENT "LAVAPORT" BEARS NORTH 55° 16' 34" WEST A DISTANCE OF 56398.51 FEET (20303.464 VS).

STATE TRACT 33 (SUBMERGED)

MEANDER LINE OF MEAN HIGH WATER ON JULY 25, 2023 ELEV. = 1.21'

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, 2023, IN INSTRUMENT NO. 2024-00433, 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 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 25, 2023
DATE OF PLATMAP: NOVEMBER 30, 2023

JOSE MARIA MANCHA SURVEY ABSTRACT 236
ORIGINAL SURVEY DATE: FEBRUARY, 1887
CORRECTED SURVEY DATE: MAY 7, 1887
CORRECTION SURVEYOR: H. M. HENDERSON

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Calhoun, s.k. No. 14
File Date 6/17/24 by L. Parsons

MAP SHOWING
COASTAL BOUNDARY SURVEY OF
THE MEAN HIGH WATER LINE
OF THE SOUTH SHORELINE OF
LAVACA BAY
ADJACENT TO THE
JOSE MARIA MANCHA SURVEY, ABSTRACT 236

IN
CALHOUN COUNTY, TEXAS
FOR
MATAGORDA BAY FOUNDATION
MAGNOLIA BEACH AREA

SURVEYED:	JAP 07-25-23	BOOK NO.:	JAP VOL. 43	PROJ. NO.:	12995-23-01
DRAWN BY:	JDD 11-30-23	CHECKED:	KTD 12-01-23	REVISED:	JDD 01-23-24

THIS DOCUMENT IS RECORDED IN
FILE NO. 2024-00433
SLIDE NO. 717A AND 717B OF THE
CALHOUN COUNTY OFFICIAL RECORDS. SHEET 1 OF 1



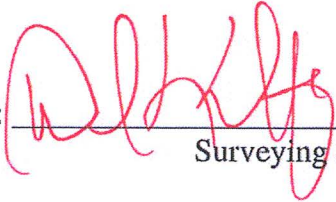
TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Calhoun, SK No. 14
File Date 6/17/24 by L. Parsons

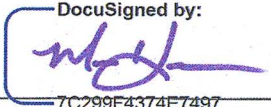
Surveying Services
Coastal Boundary Survey

Project: Matagorda Bay Foundation- Magnolia Beach 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 25, 2023, delineating the mean higher high-water line of the south shoreline of Lavaca Bay, State Tract 33, adjacent to the Jose Maria Mancha Survey, Abstract 236, in Calhoun County, Texas in connection with TGLO CMP No. 23-020-013-D607. Centroid coordinates 28.561184°, -96.539677° WGS84. A copy of the survey has been filed in Instrument: 2024-00433, Slide 717A & 717B, 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:  Surveying Services 6/5/2024 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:  Chief Clerk 6/13/2024 Date

Filed as: *Tex.Nat.Res.Code* Article 33.136 Calhoun County, Sketch No. 14.


ROUTING FOR INTERNAL DOCUSIGN PACKET

Staff Surveyor 

Surveying 

Legal 

Director 

Dep. Gen. Counsel 

Gen. Counsel 

Deputy Land Commissioner 

Chief Clerk 