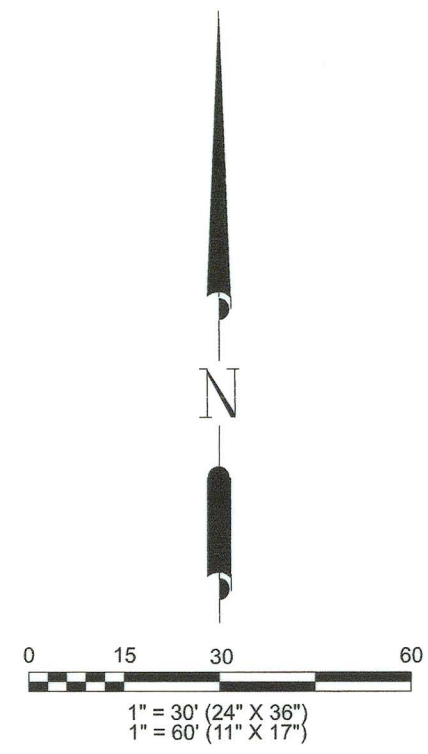


MATAGORDA COUNTY TEXAS

- NOTES:**
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM OF 1883, SOUTH CENTRAL ZONE, NORTH ARROW. SHOWN IS A GRAPHIC REPRESENTATION OF TEXAS STATE PLANE GRID NORTH CONVERGENCE ANGLE AT NATIONAL GEODETIC SURVEY (NGS) MONUMENT "PALAPORT" = 47.20613.
 2. ALL DISTANCES ARE HORIZONTAL GRID LEVEL LENGTHS (C.S.F. AT "PALAPORT" = 0.99982316).
 3. ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AND ARE ORTHOMETRIC HEIGHTS DETERMINED USING "GLOBE" BASED ON NATIONAL GEODETIC SURVEY (NGS) MONUMENT "PALAPORT" AT CALLED ELEVATION 12.2 FEET.
 4. MEAN HIGHER HIGH WATER ELEVATION WAS CALCULATED BASED ON TWO WEEKS OF OBSERVATIONS OBTAINED AND USED TO COMPUTE LOCAL MHHW DATUM UTILIZING THE STANDARD METHOD OF DATUM COMPUTATION.
 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, JEREMAH VOGEL.
 7. TXGLO PROJECT NO. 23-020-013-0067



LEGEND
* SOME ELEMENTS MAY NOT BE USED ON SURVEY

● FOUND IRON PIPE/ROD	— SUBJECT TRACT
○ SET "X" FROM ROD W/ SLOTTED CAP TO 620"	— ADJACENT TRACT
⊙ CONTROLLING MONUMENT	— SURVEY LINE
⊠ MON. OF RECORD IDENTITY	— TRACT LINE
⊡ CONCRETE MONUMENT	— COMMENCEMENT
□ CONC. = CONCRETE	— FENCE
■ BLDG. = BUILDING	— WOODEN
⊔ U.E. = UTILITY EASEMENT	— CHAIN LINK
⊔ D.E. = DRAINAGE EASEMENT	— BARB WIRE
⊔ A.E. = AERIAL EASEMENT	
M.C.D.R. = MATAGORDA COUNTY DEED RECORDS	
M.C.P.R. = MATAGORDA COUNTY PLAT RECORDS	

STATE TRACT 315
(SUBMERGED)
MATAGORDA BAY

N.G.S. MONUMENT
"PALAPORT"
X = 2848918.45'
Y = 13457822.34'
X = 1025610.642 VS
Y = 4844816.042 VS

N.G.S. MONUMENT
"PALAPORT"
X = 2848918.45'
Y = 13457822.34'
X = 1025610.642 VS
Y = 4844816.042 VS

POINT OF BEGINNING
UNMARKED POINT FROM WHICH
NGS MONUMENT "PALAPORT"
BEARS N 18°01'05" W 42763.11' (15394.720 VS)
X = 2862145.76'
Y = 13417126.36'
X = 1030372.474 VS
Y = 4830176.280 VS

FIELD NOTE DESCRIPTION
BEING THE LINE OF MEAN HIGHER HIGH WATER OF THE SOUTH SHORELINE OF MATAGORDA BAY ADJACENT TO THE ISAAC E. ROBERTSON SURVEY, SECTION 17, ABSTRACT 85, AND SUBMERGED STATE TRACT 315 OF MATAGORDA COUNTY, TEXAS. THE MEANDER 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 1883, SOUTH CENTRAL ZONE AND NGS MONUMENT "PALAPORT". ALL DISTANCES SHOWN ARE GRID DISTANCES (C.S.F. = 0.99984642249).
POINT OF BEGINNING BEING AN UNMARKED POINT, LOCATED AT X = 2862145.76, Y = 13417126.36 (X = 1030372.474 VS, Y = 4830176.280 VS), FROM WHICH NGS MONUMENT "PALAPORT" BEARS NORTH 18°01'05" WEST A DISTANCE OF 42763.11 FEET (15394.720 VS).
THENCE WITH THE MEAN HIGHER HIGH WATER LINE OF MATAGORDA BAY THE FOLLOWING BEARINGS AND DISTANCES:

LINE NO.	BEARING	DISTANCE	
		FEET	VARAS
L-1	S 35°33'21" W	47.52'	17.107 VS
L-2	S 36°20'01" W	47.51'	17.104 VS
L-3	S 35°49'29" W	48.13'	17.327 VS
L-4	S 32°30'51" W	58.49'	21.056 VS
L-5	S 38°22'16" W	47.67'	17.161 VS
L-6	S 42°04'30" W	44.83'	16.139 VS
L-7	S 63°56'48" W	25.96'	9.346 VS
L-8	S 65°13'28" W	21.94'	7.863 VS
L-9	S 29°49'11" W	34.06'	12.262 VS
L-10	S 25°21'40" W	11.90'	4.284 VS

TO THE **POINT OF TERMINUS**, BEING AN UNMARKED POINT, LOCATED AT X = 2861907.25, Y = 13416866.58 (X = 1030286.610 VS, Y = 4830068.369 VS), FROM WHICH NGS MONUMENT "PALAPORT" BEARS NORTH 17°35'31" WEST A DISTANCE OF 42975.60 FEET (15471.216 VS).

N 17°35'31" W 42975.60' (15471.216 VS)

ISAAC E. ROBERTSON SURVEY
ABSTRACT 85
SURVEYED: ELIAS R. WRIGHTMAN
DATE: NOVEMBER 19, 1832

MEANDER LINE OF
MEAN HIGHER HIGH WATER
ON JULY 19, 2023
ELEV. = 1.17'

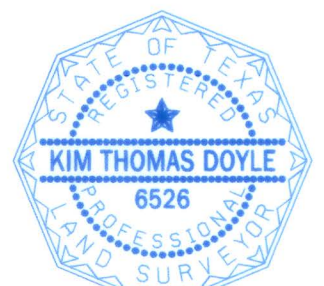
"WILLIAM E. GREEN" #1
P.O. BOX 1270
BAY CITY, TX 77494-1270

POINT OF TERMINUS
UNMARKED POINT FROM WHICH
NGS MONUMENT "PALAPORT"
BEARS N 17°35'31" W 42975.60' (15471.216 VS)
X = 2861907.25'
Y = 13416866.58'
X = 1030286.610 VS
Y = 4830068.369 VS

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 SHORELINE 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 15TH DAY OF FEBRUARY, 2024, IN INSTRUMENT NO. 2024-7, OF THE MATAGORDA 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 RESOURCES 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 19, 2023
DATE OF PLAT/MAP: NOVEMBER 28, 2023



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

APPROXIMATE PARCEL MAP LINE FOR THE DEPICTION OF LITTORAL OWNERSHIP (LOCATION BASED ON PARCELS SHOWN) (TYPICAL)

APPLICABLE SHORELINE BOUNDARY

12" WOOD BULKHEAD (ROUND UNKOWN)

OYSTER LAKE ROAD

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Matagorda, s.k. No. 18
File Date 7/2/24 by L. Parsons

MAP SHOWING
COASTAL BOUNDARY SURVEY OF
THE MEAN HIGHER HIGH WATER LINE
OF THE SOUTH SHORELINE OF
MATAGORDA BAY
ADJACENT TO THE
ISAAC E. ROBERTSON SURVEY
SECTION 17, ABSTRACT 85
IN
MATAGORDA COUNTY, TEXAS
FOR
MATAGORDA BAY FOUNDATION
OYSTER LAKE AREA

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 07-19-23	BOOK No.: JAP VOL 43	PROJ. NO.: 12995-23-01
DRAWN BY: JDD 11-28-23	CHECKED: KTD 11-28-23	REVISED: JDD 01-23-24

THIS DOCUMENT IS RECORDED IN
INSTRUMENT NO. 2024-7
SLIDE NO. 444A OF THE
MATAGORDA COUNTY MAP RECORDS.
674A (AK)



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

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Matagorda, SK No. 18
File Date 7/2/24 by L. Parsons

**Surveying Services
Coastal Boundary Survey**

Project: Matagorda Bay Foundation- Oyster Lake Area, Matagorda 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 19, 2023, delineating the mean higher high-water line of the south shoreline of Matagorda Bay, State Tract 315, adjacent to the Isaac E. Robertson Survey, Abstract 85, in Matagorda County, Texas in connection with TGLO CMP No. 23-020-013-D607. Centroid coordinates 28.611660°, -96.214876° WGS84. A copy of the survey has been filed in Instrument: 2024-7, Slide 674A, Matagorda County Map Records, Matagorda 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

6/6/2024

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:

DocuSigned by:

Signed:

7C25914374E247...


6/13/2024

Date


Filed as: *Tex.Nat.Res.Code* Article 33.136 Matagorda County, Sketch No. 18.


ROUTING FOR INTERNAL DOCUSIGN PACKET

Staff Surveyor 

Surveying 

Legal 

Director 

Dep. Gen. Counsel 

Gen. Counsel 

Deputy Land Commissioner 

Chief Clerk 