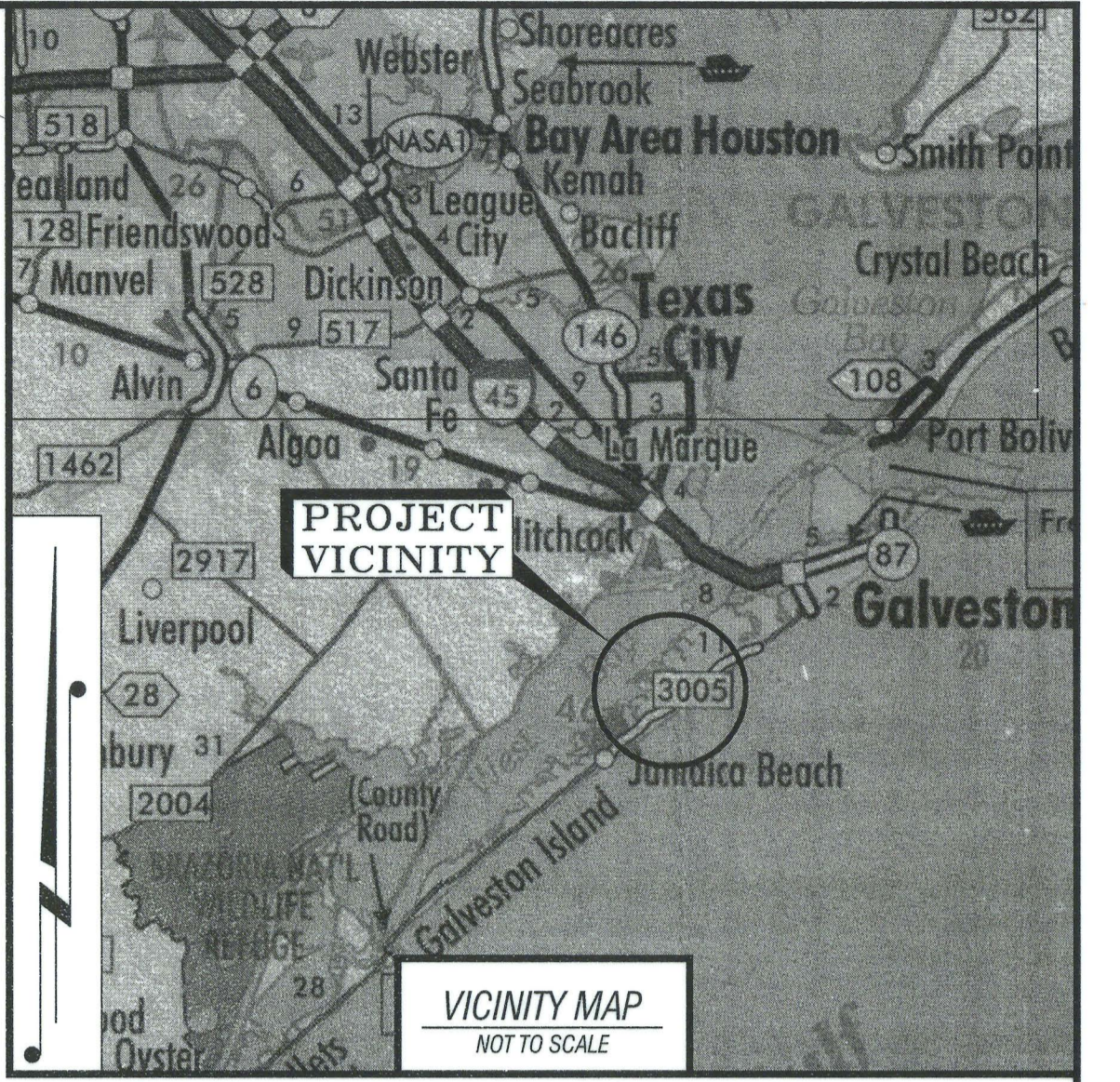
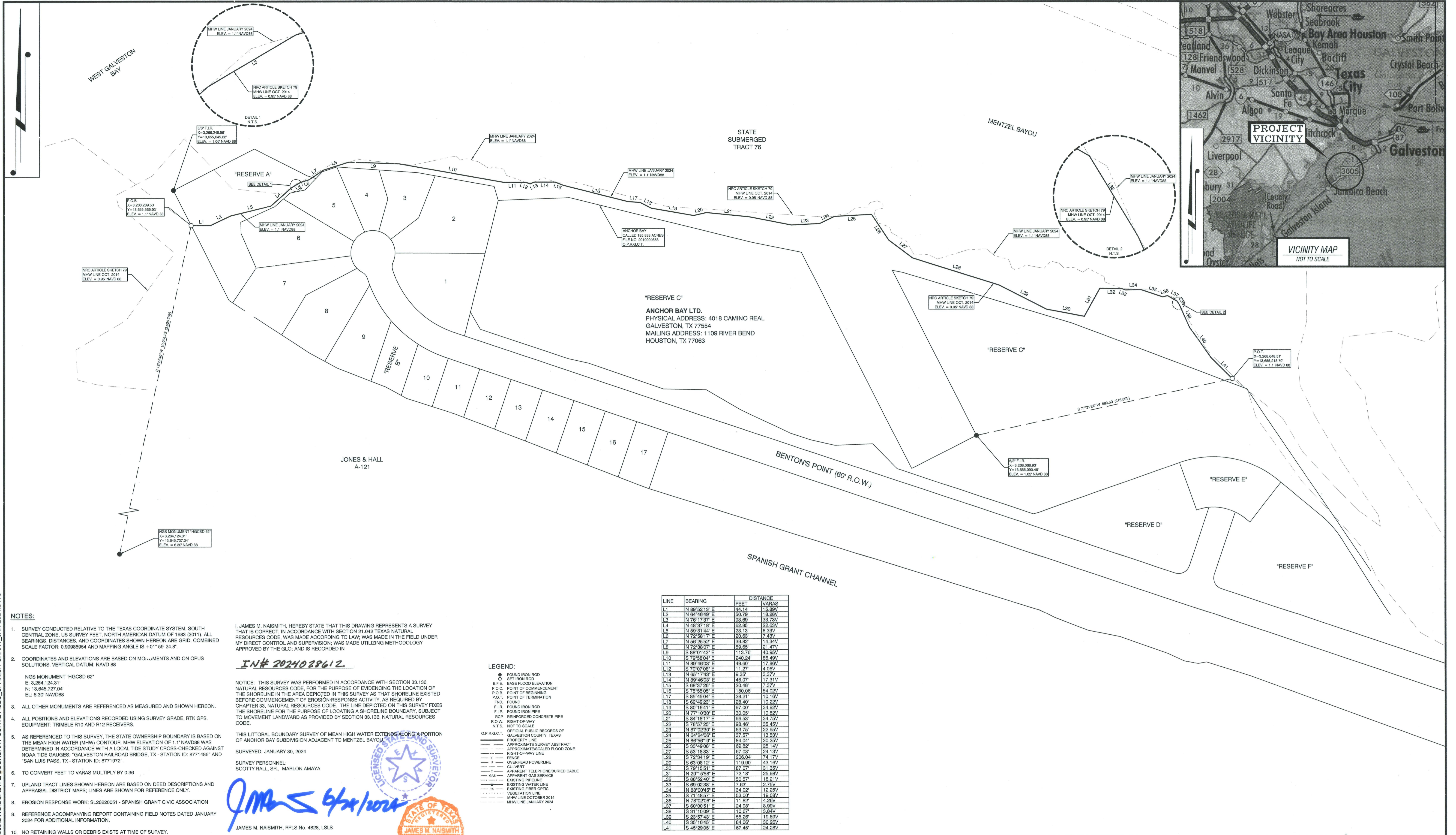


6/13/2024 - P:\Y-2021\2021-0358\DWG\COASTAL BOUNDARY SURVEY\SPANISH GRANT_JAN 2024.DWG



NOTES:

- SURVEY CONDUCTED RELATIVE TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, US SURVEY FEET, NORTH AMERICAN DATUM OF 1983 (2011). ALL BEARINGS, DISTANCES, AND COORDINATES SHOWN HEREON ARE GRID. COMBINED SCALE FACTOR: 0.99999954 AND MAPPING ANGLE IS -01° 59' 24.5".
- COORDINATES AND ELEVATIONS ARE BASED ON MONUMENTS AND ON OPUS SOLUTIONS. VERTICAL DATUM: NAVD 88
 NGS MONUMENT HGCSD 62
 X=3,264,124.31'
 N=13,845,727.04'
 EL: 6.30' NAVD88
- ALL OTHER MONUMENTS ARE REFERENCED AS MEASURED AND SHOWN HEREON.
- ALL POSITIONS AND ELEVATIONS RECORDED USING SURVEY GRADE, RTK GPS. EQUIPMENT: TRIMBLE R10 AND R12 RECEIVERS.
- AS REFERENCED TO THIS SURVEY, THE STATE OWNERSHIP BOUNDARY IS BASED ON THE MEAN HIGH WATER (MHW) CONTOUR. MHW ELEVATION OF 1.1' NAVD88 WAS DETERMINED IN ACCORDANCE WITH A LOCAL TIDE STUDY CROSS-CHECKED AGAINST NOAA TIDE GAUGES: GALVESTON RAILROAD BRIDGE, TX - STATION ID: 8771496* AND SAN LUIS PASS, TX - STATION ID: 8771972*.
- TO CONVERT FEET TO VARAS MULTIPLY BY 0.36
- UPLAND TRACT LINES SHOWN HEREON ARE BASED ON DEED DESCRIPTIONS AND APPRAISAL DISTRICT MAPS; LINES ARE SHOWN FOR REFERENCE ONLY.
- EROSION RESPONSE WORK: SL20220051 - SPANISH GRANT CIVIC ASSOCIATION
- REFERENCE ACCOMPANYING REPORT CONTAINING FIELD NOTES DATED JANUARY 2024 FOR ADDITIONAL INFORMATION.
- NO RETAINING WALLS OR DEBRIS EXISTS AT TIME OF SURVEY.

I, JAMES M. NAISMITH, HEREBY STATE THAT THIS DRAWING REPRESENTS A SURVEY THAT IS CORRECT, IN ACCORDANCE WITH SECTION 21.042 TEXAS NATURAL RESOURCES CODE, WAS MADE ACCORDING TO LAW; WAS MADE IN THE FIELD UNDER MY DIRECT CONTROL AND SUPERVISION; WAS MADE UTILIZING METHODOLOGY APPROVED BY THE GLO; AND IS RECORDED IN

IN# 2024028612

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.

THIS LITTORAL BOUNDARY SURVEY OF MEAN HIGH WATER EXTENDS ALONG A PORTION OF ANCHOR BAY SUBDIVISION ADJACENT TO MENTZEL BAYOU.

SURVEYED: JANUARY 30, 2024

SURVEY PERSONNEL:
 SCOTTY RALL, SR., MARLON AMAYA

James M. Naismith 6/12/2024

JAMES M. NAISMITH, RPLS No. 4828, LSL5

LEGEND:

- FOUND IRON ROD
- SET IRON ROD
- BASE FLOOD ELEVATION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- FINO. FOUND IRON ROD
- F.I.P. FOUND IRON PIPE
- RCP. REINFORCED CONCRETE PIPE
- R.O.W. RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS
- APPROXIMATE SURVEY ABSTRACT
- APPROXIMATE SCALED FLOOD ZONE
- RIGHT-OF-WAY LINE
- X FENCE
- P OVERHEAD POWERLINE
- T CULVERT
- APPARENT TELEPHONE/BURIED CABLE
- APPARENT GAS SERVICE
- EXISTING PIPELINE
- EXISTING WATER LINE
- EXISTING FIBER OPTIC
- VEGETATION LINE
- MHW LINE OCTOBER 2014
- MHW LINE JANUARY 2024

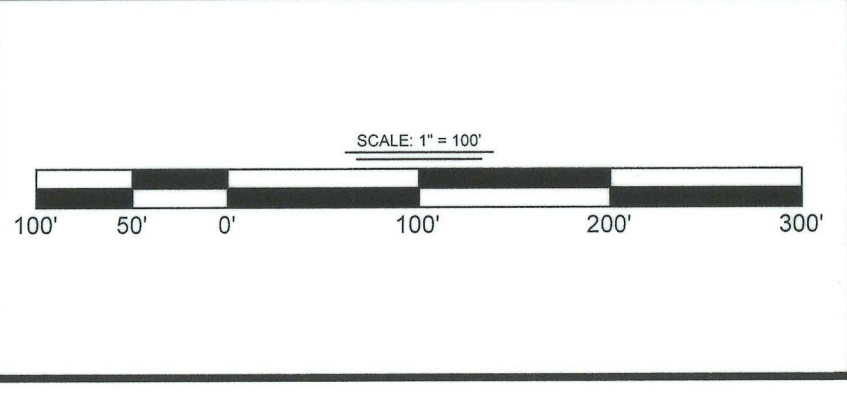
LINE	BEARING	DISTANCE	
		FEET	VARAS
L1	N 89°52'13" E	44.14	16.09V
L2	N 94°48'02" E	50.79	18.28V
L3	N 76°17'37" E	83.69	30.33V
L4	N 48°37'18" E	62.85	22.63V
L5	N 59°51'44" E	23.13	8.33V
L6	N 72°58'17" E	20.83	7.43V
L7	N 66°25'52" E	39.82	14.34V
L8	N 72°58'07" E	59.85	21.47V
L9	S 88°01'43" E	113.76	40.95V
L10	S 79°58'04" E	240.24	86.49V
L11	N 89°46'03" E	49.82	17.86V
L12	S 79°07'08" E	11.67	4.20V
L13	N 65°17'43" E	9.35	3.37V
L14	N 89°46'03" E	48.07	17.31V
L15	S 68°57'28" E	20.48	7.37V
L16	S 75°55'05" E	150.06	54.02V
L17	S 85°45'04" E	28.21	10.16V
L18	S 82°49'23" E	28.40	10.22V
L19	S 80°18'41" E	87.00	31.35V
L20	N 77°10'30" E	30.05	10.82V
L21	S 84°18'17" E	86.53	31.17V
L22	S 78°57'25" E	98.46	35.45V
L23	N 67°02'30" E	63.75	22.95V
L24	N 64°24'06" E	37.57	13.53V
L25	N 86°56'19" E	84.04	30.25V
L26	S 33°48'08" E	59.82	21.43V
L27	S 55°18'33" E	67.03	24.13V
L28	S 72°34'19" E	206.04	74.17V
L29	S 63°08'12" E	118.90	43.16V
L30	S 79°15'51" E	87.07	31.35V
L31	N 29°15'58" E	72.18	26.09V
L32	S 85°52'40" E	59.57	21.21V
L33	S 68°02'38" E	7.63	2.75V
L34	N 88°00'45" E	34.02	12.25V
L35	S 71°48'57" E	83.00	29.88V
L36	N 78°22'08" E	11.82	4.29V
L37	S 60°05'11" E	24.88	8.99V
L38	S 31°10'09" E	10.67	3.84V
L39	S 23°57'43" E	55.26	19.89V
L40	S 35°16'45" E	84.06	30.26V
L41	S 45°28'05" E	67.45	24.28V

NOTES:

TEXAS GENERAL LAND OFFICE
 At: 28.185, Natural Resources Code
 Co Galveston, s.k. no. 94
 File Date 7/22/24 by L. Parsons

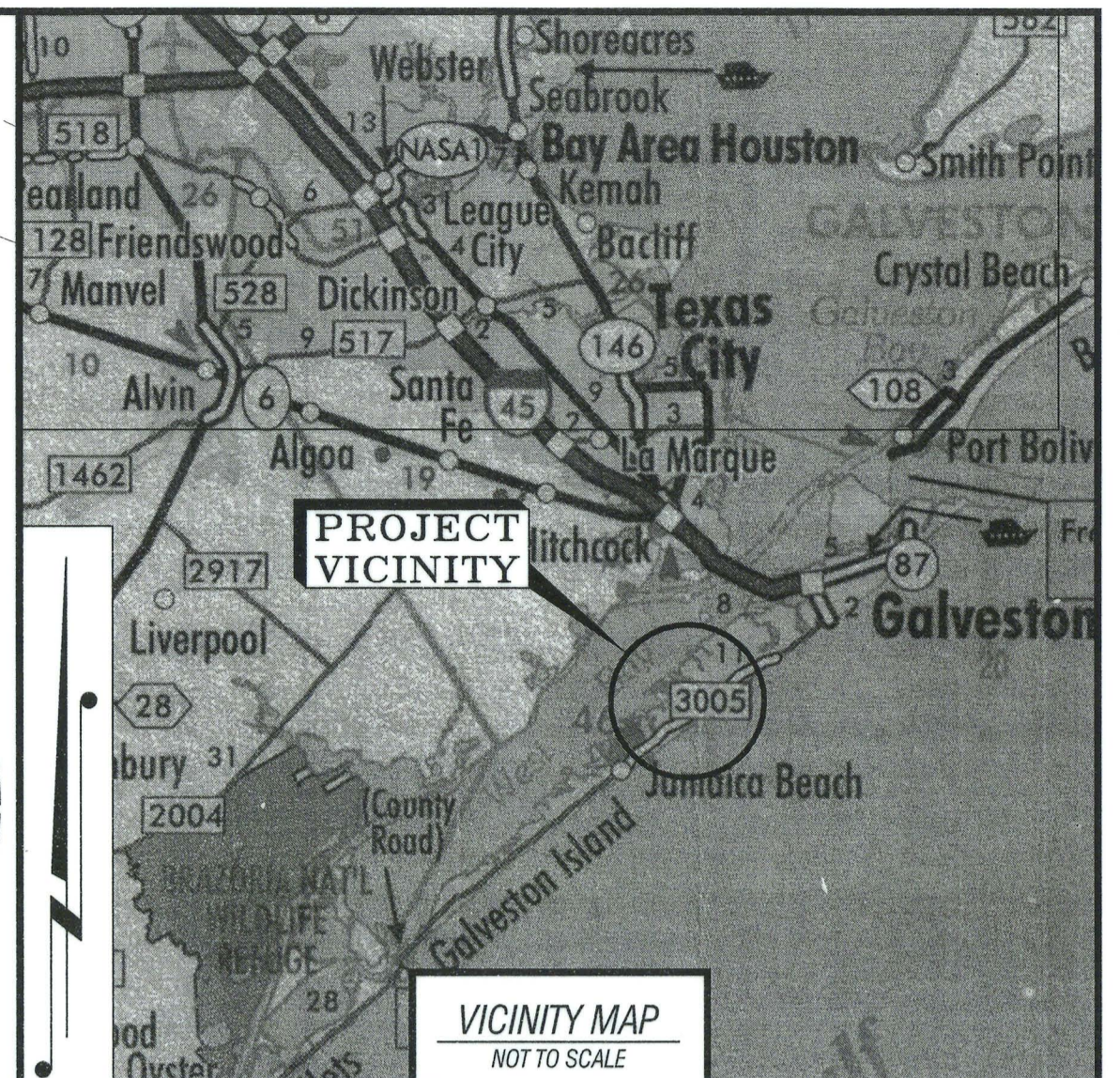
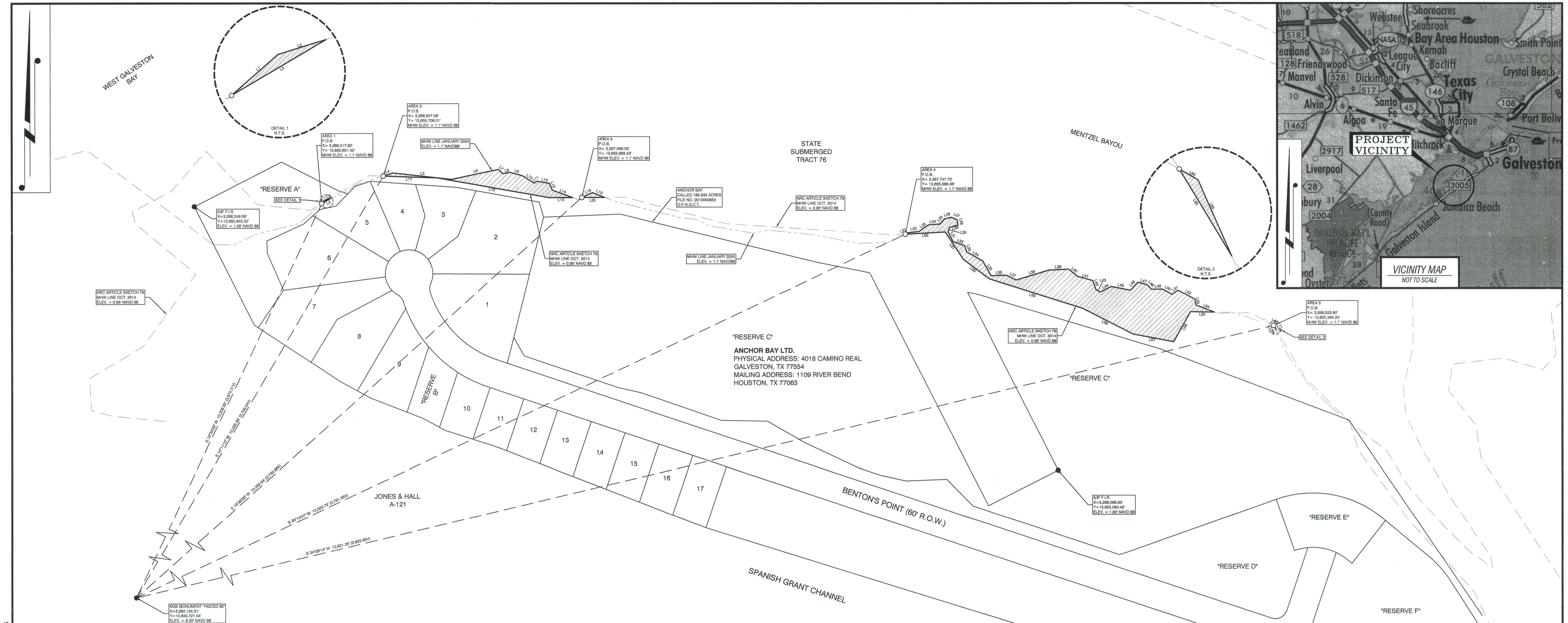
REV. NO.	REV. DATE	REV. DESCRIPTION	REV. BY:
02	06/13/24	GENERAL REVISIONS	MM
01	06/03/24	GENERAL REVISIONS	MM

TBS T. BAKER SMITH
 A CENTURY OF SOLUTIONS
 412 South Van Ave, Houma, LA 70363
 (985)868-1050 - tbsmith.com



DRAWN BY: JHC APPROVED BY: JTR
 DATE: 05/13/2024 JOB NO: 2021.0359
 DRAWING NAME: CBS_SPANISH GRANT_JAN 2024.DWG
 PROJECTION: TEXAS SOUTH CENTRAL ZONE
 GEO. DATUM: NAD83 (2011) VERT. DATUM: NAVD88
 GRID UNITS: US SURVEY FEET
 SHEET NO: 1 OF 1

COASTAL BOUNDARY SURVEY
 COASTAL BOUNDARY SURVEY ALONG A PORTION OF ANCHOR BAY SUBDIVISION ADJACENT TO MENTZEL BAYOU, SITUATED IN THE EDWARD HALL AND LEVI JONES SURVEY, ABSTRACT 121, ADJACENT TO WEST GALVESTON BAY AND STATE SUBMERGED TRACT 76 GALVESTON COUNTY, TEXAS



NOTES:

- SURVEY CONDUCTED RELATIVE TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, US SURVEY FEET, NORTH AMERICAN DATUM OF 1983 (2011). ALL BEARINGS, DISTANCES, AND COORDINATES SHOWN HEREON ARE GRID. COMBINED SCALE FACTOR: 0.9998654 AND MAPPING ANGLE IS +01° 59' 24.8".
- COORDINATES AND ELEVATIONS ARE BASED ON MONUMENTS AND ON OPUS SOLUTIONS. VERTICAL DATUM: NAVD 88
- ALL OTHER MONUMENTS ARE REFERENCED AS MEASURED AND SHOWN HEREON.
- ALL POSITIONS AND ELEVATIONS RECORDED USING SURVEY GRADE, RTK GPS. EQUIPMENT: TRIMBLE R10 AND R12 RECEIVERS.
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- TO CONVERT FEET TO VARAS MULTIPLY BY 0.36
- UPLAND TRACT LINES SHOWN HEREON ARE BASED ON DEED DESCRIPTIONS AND APPRAISAL DISTRICT MAPS; LINES ARE SHOWN FOR REFERENCE ONLY.
- EROSION RESPONSE WORK: SL20220051 - SPANISH GRANT CIVIC ASSOCIATION
- REFERENCE ACCOMPANYING REPORT CONTAINING FIELD NOTES DATED JANUARY 2024 FOR ADDITIONAL INFORMATION.
- NO RETAINING WALLS OR DEBRIS EXISTS AT TIME OF SURVEY.

I, JAMES M. NAISMITH, HEREBY STATE THAT THIS DRAWING REPRESENTS A SURVEY THAT IS CORRECT; IN ACCORDANCE WITH SECTION 21.042 TEXAS NATURAL RESOURCES CODE, WAS MADE ACCORDING TO LAW. WAS MADE IN THE FIELD UNDER MY DIRECT CONTROL AND SUPERVISION, WAS MADE UTILIZING METHODOLOGY APPROVED BY THE GEO; AND IS RECORDED IN

I.N.#. 2024028612

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 FURTHER LANDWARD AS PROVIDED BY SECTION 33.136, NATURAL RESOURCES CODE.

THIS LITTORAL BOUNDARY SURVEY OF MEAN HIGH WATER EXTENDS ALONG A PORTION OF ANCHOR BAY SUBDIVISION ADJACENT TO MENTZEL BAYOU.

SURVEYED: JANUARY 30, 2024

SURVEY PERSONNEL:
SCOTTY RALL, SR., MARLON AMAYA

JAMES M. NAISMITH, RPLS No. 4828, LLSL

LEGEND:

- FOUND IRON ROD
- SET IRON ROD
- B.F.E. BASE FLOOD ELEVATION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- FOUND
- F.I.R. FOUND IRON ROD
- F.I.P. FOUND IRON PIPE
- R.O.P. REINFORCED CONCRETE PIPE
- R.O.W. RIGHT-OF-WAY
- FENCE
- OVERHEAD POWERLINE
- CULVERT
- APPARENT TELEPHONE/BURIED CABLE
- APPARENT GAS SERVICE
- EXISTING PIPELINE
- EXISTING WATER LINE
- EXISTING FIBER OPTIC
- VEGETATION LINE
- MHW LINE OCTOBER 2014
- MHW LINE JANUARY 2024

AREA 1				
LINE	BEARING	FEET	DISTANCE	VARAS
L1	N 48°37'18" E	13.04'	4.69V	
L2	N 72°28'17" E	10.62'	3.82V	
L3	S 59°31'44" W	23.13'	8.33V	

AREA 2				
LINE	BEARING	FEET	DISTANCE	VARAS
L4	N 72°38'07" E	21.70'	7.81V	
L5	S 83°44'15" E	124.09'	44.65V	
L6	N 78°04'23" E	101.32'	36.55V	
L7	S 44°31'59" E	12.75'	4.58V	
L8	N 79°21'38" E	15.22'	5.48V	
L9	S 75°00'42" E	27.30'	9.83V	
L10	S 57°34'14" E	29.47'	10.61V	
L11	N 96°33'04" E	7.32'	2.64V	
L12	S 79°38'53" E	26.55'	9.56V	
L13	S 23°24'38" E	15.51'	5.59V	
L14	S 10°07'09" E	45.90'	16.42V	
L15	S 89°48'03" W	49.60'	17.86V	
L16	N 79°58'04" W	240.24'	86.49V	
L17	N 88°01'43" W	113.76'	40.95V	

AREA 3				
LINE	BEARING	FEET	DISTANCE	VARAS
L18	N 65°17'43" E	24.58'	8.65V	
L19	S 66°37'28" E	27.63'	9.86V	
L20	S 89°48'03" W	48.07'	17.31V	

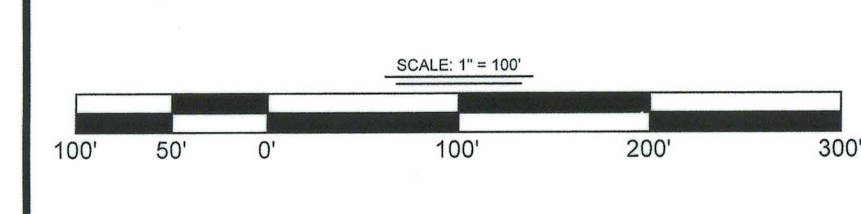
AREA 4				
LINE	BEARING	FEET	DISTANCE	VARAS
L21	N 84°24'06" E	7.17'	2.58V	
L22	N 83°14'55" E	22.86'	8.24V	
L23	N 84°44'12" E	23.54'	8.47V	
L24	N 85°47'46" E	24.56'	8.64V	
L25	N 40°44'44" E	13.69'	4.93V	
L26	N 79°29'53" E	15.50'	5.58V	
L27	S 67°48'31" E	13.27'	4.78V	
L28	S 10°09'42" E	11.69'	4.21V	
L29	S 76°24'04" W	18.85'	6.79V	
L30	S 19°30'49" W	9.19'	3.31V	
L31	S 72°24'11" E	23.45'	8.44V	
L32	S 70°31'30" E	26.77'	9.28V	
L33	S 17°19'03" E	13.48'	4.86V	
L34	S 01°19'20" E	39.10'	14.00V	
L35	S 29°36'43" E	35.19'	12.67V	
L36	N 88°18'41" E	31.90'	11.48V	
L37	S 64°22'23" E	22.45'	8.44V	
L38	N 73°15'41" E	71.87'	25.87V	
L39	N 87°35'19" E	42.07'	15.15V	
L40	S 50°49'28" E	23.52'	8.47V	
L41	S 14°42'50" E	33.45'	12.04V	
L42	S 19°35'21" E	19.89'	7.16V	
L43	S 58°39'36" E	10.13'	3.65V	
L44	N 84°03'55" E	26.59'	9.54V	
L45	S 79°03'40" E	41.21'	14.84V	
L46	N 43°51'04" E	22.71'	8.18V	
L47	S 74°46'29" E	20.30'	7.31V	
L48	S 41°30'40" E	15.52'	5.52V	
L49	N 89°23'18" E	23.42'	8.43V	
L50	S 61°46'15" E	23.30'	8.39V	
L51	N 80°12'22" E	15.05'	5.42V	
L52	S 82°50'02" E	40.54'	14.59V	
L53	S 05°54'11" E	12.14'	4.37V	
L54	S 69°03'08" E	42.39'	15.24V	
L55	N 88°52'40" W	50.57'	18.21V	
L56	S 29°15'58" W	72.18'	25.98V	
L57	N 78°15'51" W	87.07'	31.35V	
L58	N 83°18'15" W	119.90'	43.19V	
L59	N 72°34'19" W	206.04'	74.17V	
L60	N 53°18'33" W	87.03'	24.13V	
L61	N 53°40'08" W	69.82'	25.14V	
L62	S 86°56'19" W	84.04'	30.25V	

AREA 5				
LINE	BEARING	FEET	DISTANCE	VARAS
L63	S 80°00'51" E	2.27'	0.82V	
L64	S 23°37'43" E	8.74'	3.15V	
L65	N 31°10'08" W	10.67'	3.84V	

NOTES:

REV. NO.	REV. DATE:	REV. DESCRIPTION:	REV. BY:
02	06/13/24	GENERAL REVISIONS	MM
01	06/03/24	GENERAL REVISIONS	MM

REV. NO.	REV. DATE:	REV. DESCRIPTION:	REV. BY:



DRAWN BY: MM APPROVED BY: JTR

DATE: 05/13/24 JOB NO: 2021.0359

DRAWING NAME: CBS_SPANISH GRANT_JAN 2024_FILL.DWG

PROJECTION: TEXAS SOUTH CENTRAL ZONE
GEO. DATUM: NAD83 (2011) VERT. DATUM: NAVD88
GRID UNITS: US SURVEY FEET

SHEET NO: 1 OF 1

COASTAL BOUNDARY SURVEY - FILL MAP

ARTIFICIAL FILL AREAS ALONG A PORTION OF ANCHOR BAY SUBDIVISION ADJACENT TO MENTZEL BAYOU, SITUATED IN THE EDWARD HALL AND LEVI JONES SURVEY, ABSTRACT 121, ADJACENT TO WEST GALVESTON BAY AND STATE SUBMERGED TRACT 76 GALVESTON COUNTY, TEXAS

6/13/2024 - P:\1Y-2021\2021\0359\DWG\COASTAL BOUNDARY SURVEY\CBS_SPANISH GRANT_JAN 2024_FILL.DWG




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

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Galveston, SK No. 94
File Date 7/23/24 by L. Parsons


**Surveying Services
Coastal Boundary Survey**

Project: E Hall-Levi Jones-Anchor Bay Subdivision (Spanish Grant)
Project No: GLO Project No SL20220051
Project Manager: Amy Nunez, Dianna Ramirez, Coastal Field Operations
Surveyor: Jim M. Naismith, Licensed State Land Surveyor
Description: Coastal Boundary Survey dated January 30, 2024, delineating the Mean High-Water line along a portion of Anchor Bay Subdivision adjacent to Mentzel Bayou, situated in the Edward Hall and Levi Jones Survey, Abstract 121, adjacent to West Galveston Bay and State Submerged Land Tract 76 in Galveston County, Texas, in connections with GLO No. SL20220051. Centroid coordinates 29.234877° N, 94.924984° W, WGS84. A copy of the survey has been filed under Instrument No. 2024028612, Official Public Records of Galveston 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 Tex. Nat. Res. Code §33.136.

by: 
Signed: _____ 7/16/2024
David Klotz, Staff Surveyor Surveying Services Date

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

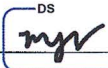
by: DocuSigned by:
Signed:  7/22/2024
Jennifer JONES99B56540E... Date
Chief Clerk, Deputy Land Commissioner


1700 North Congress Avenue, Austin, Texas 78701-1495
P.O. Box 12873, Austin, Texas 78711-2873
512-463-5001 glo.texas.gov

Filed as: Galveston County, NRC Article 33.136 Sketch No. 94
Tex. Nat. Res. Code §33.136


ROUTING FOR INTERNAL DOCUSIGN PACKET

Staff Surveyor 

Surveying 

Legal 

Director 

Dep. Gen. Counsel 

Gen. Counsel 



T. BAKER SMITH
A CENTURY OF SOLUTIONS
3854 FM 1069
Aransas Pass, TX 78336
(361)334-5719 - tbsmith.com

JANUARY 2024

COASTAL BOUNDARY SURVEY ALONG A PORTION OF ANCHOR BAY SUBDIVISION ADJACENT TO MENTZEL BAYOU, SITUATED IN THE EDWARD HALL AND LEVI JONES SURVEY, ABSTRACT 121, ADJACENT TO WEST GALVESTON BAY AND STATE SUBMERGED TRACT 76 GALVESTON COUNTY, TEXAS

This report accompanies a map of survey dated January 30, 2024.



Figure 1: The typical shoreline along Anchor Bay Subdivision adjacent to Mentzel Bayou. (Looking Westerly)

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Galveston, SK No. 94
File Date 7/23/2024 by L. Parsons

Galv 94 97293

5



Figure 2: The typical shoreline along Anchor Bay Subdivision adjacent to Mentzel Bayou. (Looking Easterly)

A coastal boundary survey was conducted along a portion of Anchor Bay Subdivision adjacent to Mentzel Bayou, situated in the Edward Hall and Levi Jones Survey, Abstract 121, adjacent to West Galveston Bay and State Submerged Land Tract 76 in Galveston County, Texas. All survey work was performed using survey grade RTK GPS base and rover: Trimble R10 and R12 receivers. The survey was conducted on January 30, 2024.

SURVEY CONTROL: One NGS monument used as primary control:
"HGCS D 62" (N: 13,645,727.04', E: 3,264,124.31', EL: 6.30' NAVD88)

Datum is NAD 83 (2011), South Central Zone of the Texas Coordinate System (US Survey Feet).
Orthometric heights referenced to NAVD88 datum (Geoid 18).



Figure 3: NGS benchmark "HGCS D 62" (N: 13,645,727.04', E: 3,264,124.31', EL: 6.30' NAVD88)

STATE OWNERSHIP BOUNDARY: As referenced to this survey, the state ownership boundary is based on the Mean High Water (MHW) contour. MHW elevation of 1.1' NAVD88 was determined in accordance with a local tide study cross-checked against NOAA Tide Gauges: "Galveston Railroad Bridge, TX – Station ID: 8771486" and "San Luis Pass, TX – Station ID: 8771972".

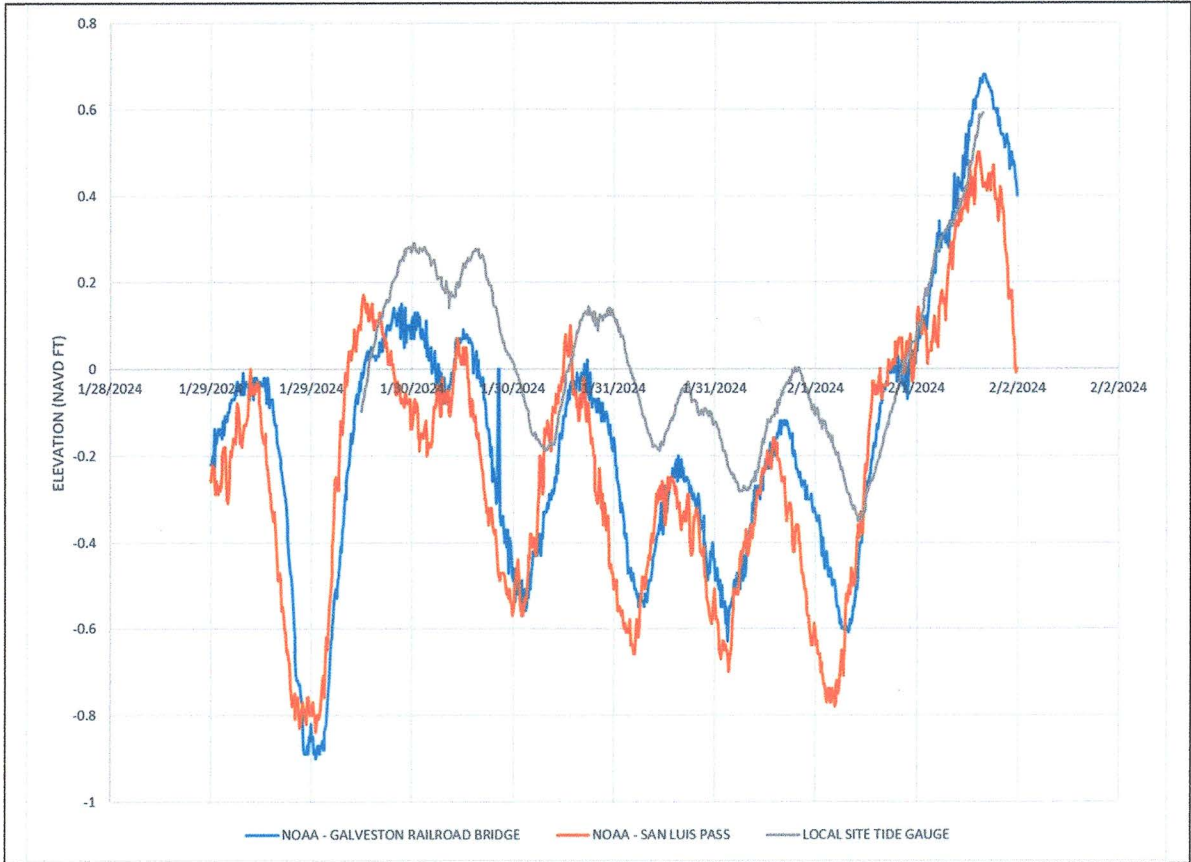


Figure 5: Tide Study Chart

FIELD NOTES for the coastal boundary survey along a portion of Anchor Bay Subdivision as recorded in File No. 2010000853 of the Official Public Records of Galveston County, Texas (O.P.R.G.C.T.), adjacent to Mentzel Bayou, situated in the Edward Hall and Levi Jones Survey, Abstract 121, adjacent to West Galveston Bay and State Submerged Land Tract 76 in Galveston County, Texas. Distances, bearings, and Coordinates are grid, North American Datum of 1983 (2011), South Central Zone (4204) of the Texas Coordinate System. The survey was conducted on January 30, 2024.

Beginning on the 2024 MHW line (N: 13,655,565.93', E: 3,266,289.53', EL: 1.1' NAVD 88), from which NGS monument "HGCSD 62" (N: 13,645,727.04', E: 3,264,124.31', EL: 6.30' NAVD 88) bears S 12°24'40" W, a distance of 10,074.32 feet (3,626.76V);

Thence along said 2024 MHW line, the following courses and distances:

- N 89°52'13" E, a distance of 44.14 feet (15.89V);
- N 64°46'49" E, a distance of 50.79 feet (18.28V);
- N 76°17'37" E, a distance of 93.69 feet (33.73V);

N 48°37'18" E, a distance of 62.85 feet (22.63V) to a point on the 2014 MHW line, as referenced in NRC Article Sketch 79;

Thence N 59°31'44" E, departing said 2024 MHW line and continuing along said 2014 MHW line, a distance of 23.13 feet (8.33V) to a point on said 2024 MHW line;

Thence departing said 2014 MHW line and continuing along said 2024 MHW line, the following courses and distances:

N 72°58'17" E, a distance of 20.63 feet (7.43V);
N 56°25'52" E, a distance of 39.82 feet (14.34V);
N 72°38'07" E, a distance of 59.65 feet (21.47V) to a point on said 2014 MHW line;

Thence departing said 2024 MHW line and continuing along said 2014 MHW line, the following courses and distances:

S 88°01'43" E, a distance of 113.76 feet (40.95V);
S 79°58'04" E, a distance of 240.24 feet (86.49V);
N 89°46'03" E, a distance of 49.60 feet (17.86V) to a point on said 2024 MHW line;

Thence departing said 2014 MHW line and continuing along said 2024 MHW line, the following courses and distances:

S 70°07'08" E, a distance of 11.27 feet (4.06V);
N 65°17'43" E, a distance of 9.35 feet (3.37V) to a point on said 2014 MHW line;

Thence N 89°46'03" E, departing said 2024 MHW line and continuing along said 2014 MHW line, a distance of 48.07 feet (17.31V) to a point on said 2024 MHW line;

Thence departing said 2014 MHW line and continuing along said 2024 MHW line, the following courses and distances:

S 68°37'26" E, a distance of 20.48 feet (7.37V);
S 75°55'05" E, a distance of 150.06 feet (54.02V);
S 85°45'04" E, a distance of 28.21 feet (10.16V);
S 62°49'23" E, a distance of 28.40 feet (10.22V);
S 80°16'41" E, a distance of 97.00 feet (34.92V);
N 77°10'30" E, a distance of 30.05 feet (10.82V);
S 84°18'17" E, a distance of 96.53 feet (34.75V);
S 78°57'25" E, a distance of 98.46 feet (35.45V);
N 87°02'30" E, a distance of 63.75 feet (22.95V);
N 64°24'06" E, a distance of 37.57 feet (13.53V) to a point on said 2014 MHW line;

Thence departing said 2024 MHW line and continuing along said 2014 MHW line, the following courses and distances:

N 86°56'19" E, a distance of 84.04 feet (30.25V);
S 33°49'08" E, a distance of 69.82 feet (25.14V);
S 53°18'33" E, a distance of 67.03 feet (24.13V);
S 72°34'19" E, a distance of 206.04 feet (74.17V);
S 63°08'12" E, a distance of 119.90 feet (43.16V);
S 79°15'51" E, a distance of 87.07 feet (31.35V);
N 29°15'58" E, a distance of 72.18 feet (25.98V);
S 88°52'40" E, a distance of 50.57 feet (18.21V) to a point on said 2024 MHW line;

Thence departing said 2014 MHW line and continuing along said 2024 MHW line, the following courses and distances:

S 69°02'38" E, a distance of 7.63 feet (2.75V);
N 88°00'45" E, a distance of 34.02 feet (12.25V);
S 71°48'57" E, a distance of 53.00 feet (19.08V);
N 78°02'06" E, a distance of 11.82 feet (4.26V);
S 60°00'51" E, a distance of 24.98 feet (8.99V) to a point on said 2014 MHW line;

Thence S 31°10'09" E, departing said 2024 MHW line and continuing along said 2014 MHW line, a distance of 10.67 feet (3.84V) to a point on said 2024 MHW line;

Thence departing said 2014 MHW line and continuing along said 2024 MHW line, the following courses and distances:

S 23°57'43" E, a distance of 55.26 feet (19.89V);
S 35°16'45" E, a distance of 84.06 feet (30.26V);

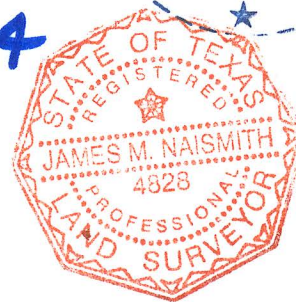
THENCE S 45°29'05" E, a distance of 67.45 feet (24.28V) to the **POINT OF TERMINATION** (N: 13,655,218.70', E: 3,268,648.51', EL: 1.1' NAVD 88), from which a 5/8" iron rod found at an interior corner of "RESERVE C" of said Anchor Bay Subdivision (N: 13,655,090.46', E: 3,268,068.93', EL: 1.62' NAVD88) bears S 77°31'24" W a distance of 593.59 feet (213.69V).

Prepared 05/29/2024. Revised 06/13/2024.



James M. Naismith, RPLS No. 4828, LSLS

6/24/2024
4828





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JANUARY 2024

ARTIFICIAL FILL AREAS ALONG
 A PORTION OF ANCHOR BAY SUBDIVISION ADJACENT TO MENTZEL BAYOU, SITUATED IN THE
 EDWARD HALL AND LEVI JONES SURVEY, ABSTRACT 121,
 ADJACENT TO WEST GALVESTON BAY AND STATE SUBMERGED TRACT 76
 GALVESTON COUNTY, TEXAS

This report accompanies a map of survey dated January 30, 2024.



Figure 1: The typical shoreline along Anchor Bay Subdivision adjacent to Mentzel Bayou. (Looking Westerly)

TEXAS GENERAL LAND OFFICE
 Art. 33.136, Natural Resources Code
 Co. Galveston, No. 94
 File Date 7/23/2024 by L. Parsons

GALV. 94 97293



Figure 2: The typical shoreline along Anchor Bay Subdivision adjacent to Mentzel Bayou. (Looking Easterly)

A coastal boundary survey was conducted along a portion of Anchor Bay Subdivision adjacent to Mentzel Bayou, situated in the Edward Hall and Levi Jones Survey, Abstract 121, adjacent to West Galveston Bay and State Submerged Land Tract 76 in Galveston County, Texas. All survey work was performed using survey grade RTK GPS base and rover: Trimble R10 and R12 receivers. The survey was conducted on January 30, 2024.

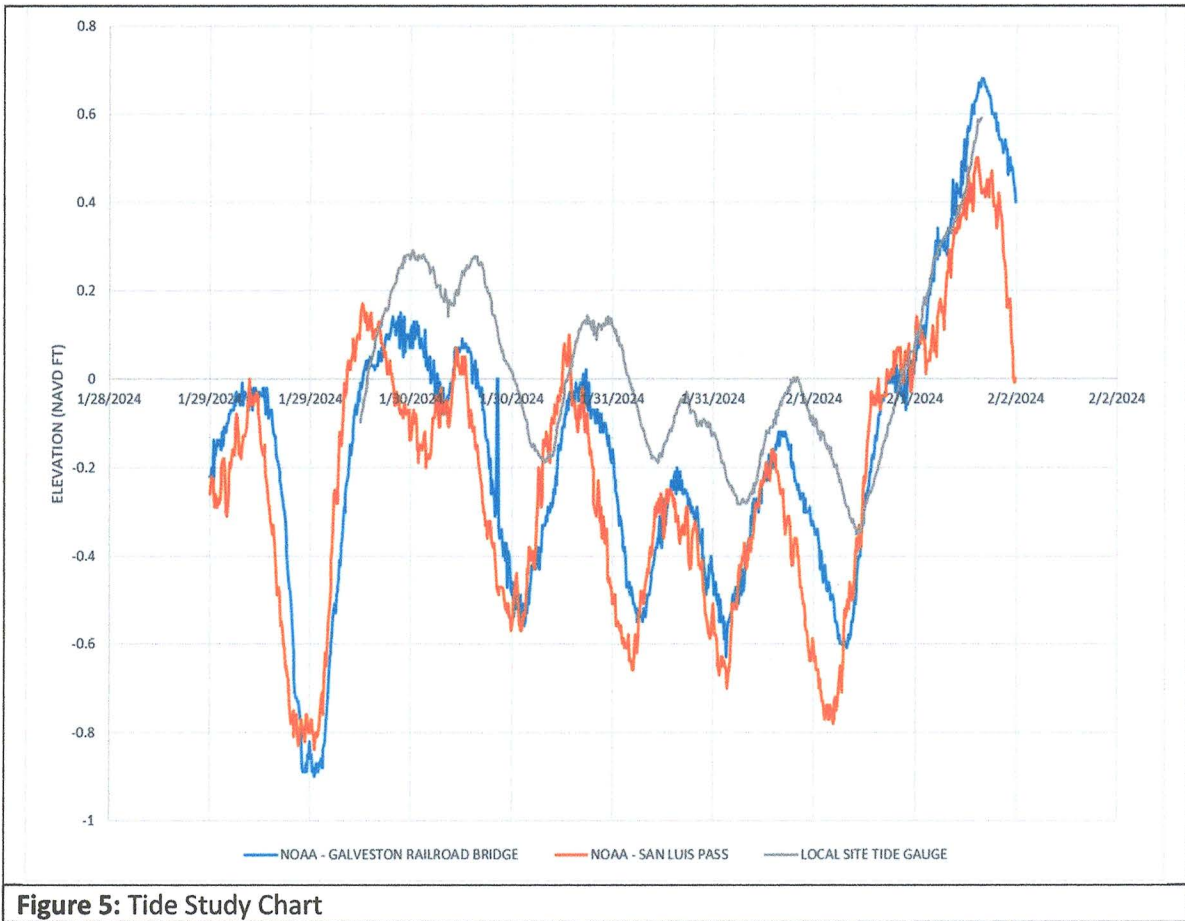
SURVEY CONTROL: One NGS monument used as primary control:
"HGCS D 62" (N: 13,645,727.04', E: 3,264,124.31', EL: 6.30' NAVD88)

Datum is NAD 83 (2011), South Central Zone of the Texas Coordinate System (US Survey Feet).
Orthometric heights referenced to NAVD88 datum (Geoid 18).



Figure 3: NGS benchmark “HGCS D 62” (N: 13,645,727.04’, E: 3,264,124.31’, EL: 6.30’ NAVD88)

STATE OWNERSHIP BOUNDARY: As referenced to this survey, the state ownership boundary is based on the Mean High Water (MHW) contour. MHW elevation of 1.1’ NAVD88 was determined in accordance with a local tide study cross-checked against NOAA Tide Gauges: “Galveston Railroad Bridge, TX – Station ID: 8771486” and “San Luis Pass, TX – Station ID: 8771972”.



FIELD NOTES for the artificial fill areas along a portion of Anchor Bay Subdivision as recorded in File No. 201000853 of the Official Public Records of Galveston County, Texas (O.P.R.G.C.T.), adjacent to Mentzel Bayou, situated in the Edward Hall and Levi Jones Survey, Abstract 121, adjacent to West Galveston Bay and State Submerged Land Tract 76 in Galveston County, Texas. Distances, bearings, and Coordinates are grid, North American Datum of 1983 (2011), South Central Zone (4204) of the Texas Coordinate System. The survey was conducted on January 30, 2024.

AREA 1 – BUILD UP / ARTIFICIAL FILL AREA

Beginning on the current 2024 MHW line (N: 13,655,651.42', E: 3,266,517.80', EL: 1.1' NAVD 88), from which NGS monument "HGCS D 62" (N: 13,645,727.04', E: 3,264,124.31', EL: 6.30' NAVD 88) bears S 13°33'33" W, a distance of 10,208.92 feet (3,675.21V);

Thence along said 2024 MHW line, the following courses and distances:

- N 48°37'18" E, a distance of 13.04 feet (4.69V);
- N 72°58'17" E, a distance of 10.62 feet (3.82V);

Thence S 59°31'44" W, departing said 2024 MHW line and continuing along the 2014 MHW line, a distance of 23.13 feet (8.33V) to the **POINT OF BEGINNING**, containing 0.001 acres, more or less

AREA 2 – BUILD UP / ARTIFICIAL FILL AREA

Beginning on the current 2024 MHW line (N: 13,655,709.01', E: 3,266,647.58', EL: 1.1' NAVD 88), from which NGS monument "HGCS D 62" (N: 13,645,727.04', E: 3,264,124.31', EL: 6.30' NAVD 88) bears S 14°11'10" W, a distance of 10,295.95 feet (3,706.54V);

Thence along said 2024 MHW line, the following courses and distances:

- N 72°38'07" E, a distance of 21.70 feet (7.81V);
- S 83°44'15" E, a distance of 124.03 feet (44.65V);
- N 78°04'23" E, a distance of 101.52 feet (36.55V);
- S 44°31'59" E, a distance of 12.75 feet (4.59V);
- N 79°21'38" E, a distance of 15.22 feet (5.48V);
- S 75°00'42" E, a distance of 27.30 feet (9.83V);
- S 57°54'14" E, a distance of 29.47 feet (10.61V);
- N 56°43'04" E, a distance of 7.33 feet (2.64V);
- S 79°38'53" E, a distance of 26.55 feet (9.56V);
- S 23°24'38" E, a distance of 15.51 feet (5.58V);
- S 70°07'08" E, a distance of 45.60 feet (16.42V);

Thence departing said 2024 MHW line and continuing along the 2014 MHW line, the following courses and distances:

- S 89°46'03" W, a distance of 49.60 feet (17.86V);
- N 79°58'04" W, a distance of 240.24 feet (86.49V);

Thence N 88°01'43" W, continuing along said 2014 MHW line, a distance of 113.76 feet (40.95V) to the **POINT OF BEGINNING**, containing 0.153 acres, more or less

AREA 3 – BUILD UP / ARTIFICIAL FILL AREA

Beginning on the current 2024 MHW line (N: 13,655,663.53', E: 3,267,066.53', EL: 1.1' NAVD 88), from which NGS monument "HGCS D 62" (N: 13,645,727.04', E: 3,264,124.31', EL: 6.30' NAVD 88) bears S 16°29'39" W, a distance of 10,362.94 feet (3,730.66V);

Thence along said 2014 MHW line, the following courses and distances:

- N 65°17'43" E, a distance of 24.58 feet (8.85V);
- S 68°37'26" E, a distance of 27.65 feet (9.95V);

Thence S 89°46'03" W, departing said 2024 MHW line and continuing along the 2014 MHW line, a distance of 48.07 feet (17.31V) to the **POINT OF BEGINNING**, containing 0.006 acres, more or less

AREA 4 – BUILD UP / ARTIFICIAL FILL AREA

Beginning on the current 2024 MHW line (N: 13,655,586.06', E: 3,267,747.75', EL: 1.1' NAVD 88), from which NGS monument "HGCS D 62" (N: 13,645,727.04', E: 3,264,124.31', EL: 6.30' NAVD 88) bears S 20°10'47" W, a distance of 10,503.79 feet (3,781.36V);

Thence along said 2014 MHW line, the following courses and distances:

N 64°24'06" E, a distance of 7.17 feet (2.58V);
N 83°14'55" E, a distance of 22.88 feet (8.24V);
N 54°44'12" E, a distance of 23.54 feet (8.47V);
N 85°47'46" E, a distance of 24.56 feet (8.84V);
N 40°44'44" E, a distance of 13.69 feet (4.93V);
N 76°29'53" E, a distance of 15.50 feet (5.58V);
S 67°46'31" E, a distance of 13.27 feet (4.78V);
S 10°09'42" E, a distance of 11.69 feet (4.21V);
S 75°24'04" W, a distance of 18.85 feet (6.79V);
S 19°30'49" W, a distance of 9.19 feet (3.31V);
S 27°22'41" E, a distance of 23.45 feet (8.44V);
S 70°31'30" E, a distance of 25.77 feet (9.28V);
S 17°19'03" E, a distance of 13.49 feet (4.86V);
S 60°19'30" E, a distance of 39.10 feet (14.08V);
S 29°36'43" E, a distance of 35.19 feet (12.67V);
N 88°18'41" E, a distance of 31.90 feet (11.48V);
S 64°22'37" E, a distance of 23.45 feet (8.44V);
N 73°15'41" E, a distance of 71.87 feet (25.87V);
N 87°35'19" E, a distance of 42.07 feet (15.15V);
S 50°49'28" E, a distance of 23.52 feet (8.47V);
S 74°42'50" E, a distance of 33.45 feet (12.04V);
S 19°35'21" E, a distance of 19.89 feet (7.16V);
S 58°39'36" E, a distance of 10.13 feet (3.65V);
N 64°00'55" E, a distance of 26.50 feet (9.54V);
S 79°03'40" E, a distance of 41.21 feet (14.84V);
N 43°51'04" E, a distance of 22.71 feet (8.18V);
S 75°46'25" E, a distance of 20.30 feet (7.31V);
S 41°49'40" E, a distance of 12.56 feet (4.52V);
N 89°23'18" E, a distance of 23.42 feet (8.43V);
S 61°46'15" E, a distance of 23.30 feet (8.39V);
N 56°01'22" E, a distance of 15.05 feet (5.42V);
S 62°50'02" E, a distance of 40.54 feet (14.59V);
S 05°54'11" E, a distance of 12.14 feet (4.37V);
S 69°02'38" E, a distance of 42.33 feet (15.24V);

Thence departing said 2024 MHW line and continuing along the 2014 MHW line, the following courses and distances:

- N 88°52'40" W, a distance of 50.57 feet (18.21V);
- S 29°15'58" W, a distance of 72.18 feet (25.98V);
- N 79°15'51" W, a distance of 87.07 feet (31.35V);
- N 63°08'12" W, a distance of 119.90 feet (43.16V);
- N 72°34'19" W, a distance of 206.04 feet (74.17V);
- N 53°18'33" W, a distance of 67.03 feet (24.13V);
- N 33°49'08" W, a distance of 69.82 feet (25.14V);

Thence S 86°56'19" W, continuing along said 2014 MHW line, a distance of 84.04 feet (30.25V) to the **POINT OF BEGINNING**, containing 0.711 acres, more or less

AREA 5 – BUILD UP / ARTIFICIAL FILL AREA

Beginning on the current 2024 MHW line (N: 13,655,394.24', E: 3,268,523.90', EL: 1.1' NAVD 88), from which NGS monument "HGCSD 62" (N: 13,645,727.04', E: 3,264,124.31', EL: 6.30' NAVD 88) bears S 24°28'14" W, a distance of 10,621.25 feet (3,823.65V);

Thence along said 2024 MHW line, the following courses and distances:

- S 60°00'51" E, a distance of 2.27 feet (0.82V);
- S 23°57'43" E, a distance of 8.74 feet (3.15V);

Thence N 31°10'09" W, departing said 2024 MHW line and continuing along the 2014 MHW line, a distance of 10.67 feet (3.84V) to the **POINT OF BEGINNING**, containing 0.0001 acres, more or less

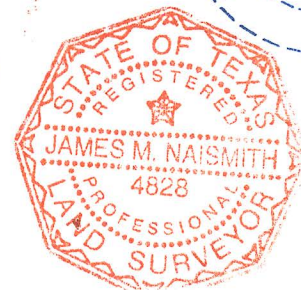
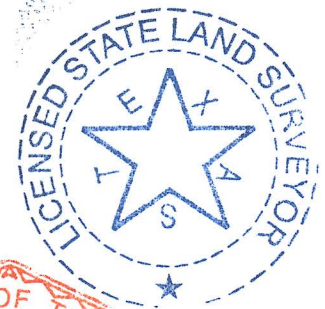
Prepared 5/13/2024. Revised 6/13/2024.



James M. Naismith, RPLS No. 4828, LSLS

6/24/2024

#4828



FILED AND RECORDED

Instrument Number: 2024028612

Recording Fee: 145.00

Number Of Pages: 32

Filing and Recording Date: 06/25/2024 3:13PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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