

LITTORAL BOUNDARY LINE DESCRIPTION
TRIMBLE AND LINDSEY SURVEY, SECTION No. 2
GALVESTON COUNTY, TEXAS
November 1, 2024

COMMENCING at NGS Monument NASS RM 1 (PID AW0617) having a coordinate pair of North: 13,659,075.36; East: 3,281,657.80, a convergence angle of + 02 Degrees 01 Minutes 04.3 Seconds, and a grid scale factor of 0.99986452;

THENCE, South 36 Degrees 52 Minutes 25 Seconds West, a distance of 7,965.68 feet (2,867.64 varas) to a point lying on the Mean Higher High Water Line of the southerly shore of the Gulf of Mexico, the southerly line of the Henry T Woody Grant, Abstract Number 594, and a northerly line of State Submerged Tract 242 to the northeasterly end of and POINT OF BEGINNING of the herein described littoral boundary line (N: 13,652,704.02; E: 3,276,878.64);

THENCE, with the littoral boundary line, meandering along the Mean Higher High Water Line of the southerly shore of the Gulf of Mexico and the southerly line of said Woody Grant and the northerly line of State Submerged Tract 242, the following two (2) courses:

- 1) South 51 Degrees 08 Minutes 52 Seconds West, a distance of 220.42 feet (79.35 varas);
- 2) South 55 Degrees 07 Minutes 39 Seconds West, a distance of 107.08 feet (38.53 varas) to a point in the westerly line of said Woody Grant and the easterly line of a 50 foot wide avenue being a part of the Edward Hall and Levi Jones Grant, Abstract Number 121;

THENCE, with the easterly line of said 50 foot wide avenue, South 27 Degrees 02 Minutes 23 Seconds East, a distance of 10.39 feet (3.74 varas) to a point lying on the Mean Higher High Water Line of the southerly shore of the Gulf of Mexico;

THENCE, with the Mean High Water Line of the southerly shore of the Gulf of Mexico, the southerly line of said Hall and Jones Grant, and a northerly line of said State Submerged Tract 242, South 54 Degrees 07 Minutes 08 Seconds West, a distance of 50.60 feet (18.22 varas) to a point in the westerly line of said 50 foot wide avenue, and the easterly line of the Samuel Millett Grant, Abstract Number 481;

THENCE, with the westerly line of said 50 foot wide avenue and the easterly line of said Millett Grant, North 27 Degrees 02 Minutes 23 Seconds East, a distance of 11.29 feet (4.06 varas) to a point in the Mean Higher High Water Line of the southerly shore of the Gulf of Mexico and the northerly line of said State Submerged Tract 242;

THENCE, meandering along the Mean Higher High Water Line of the southerly shore of the Gulf of Mexico and the southerly line of said Millett Grant and the William F Nelson Grant, Abstract Number 482, and the northerly line of said State Submerged Tract 242, the following five (5) courses:

- 1) South 55 Degrees 07 Minutes 39 Seconds West, a distance of 59.87 feet (21.55 varas);
- 2) South 50 Degrees 47 Minutes 00 Seconds West, a distance of 216.23 feet (77.84 varas);
- 3) South 52 Degrees 16 Minutes 43 Seconds West, a distance of 52.21 feet (18.80 varas);
- 4) South 54 Degrees 42 Minutes 12 Seconds West, a distance of 268.89 feet (97.20 varas);
- 5) South 53 Degrees 08 Minutes West, a distance of 70.96 feet (25.55 varas) to a point in the easterly line of said Nelson Grant, and the easterly line of a 50 foot wide avenue being a part of the Edward Hall and Levi Jones Grant, Abstract Number 121;

THENCE, with the easterly line of said 50 foot wide avenue, South 27 Degrees 02 Minutes 23 Seconds East, a distance of 6.73 feet (2.42 varas) to a point in the Mean Higher High Water Line of the southerly shore of the Gulf of Mexico;

THENCE, meandering along the Mean High Water Line of the southerly shore of the Gulf of Mexico, the southerly line of said Hall and Jones Grant, and the John Price Grants, Abstract Numbers 524, 527, and 528, and a northerly line of said State Submerged Tracts 242 and 252, the following five (5) courses:

- 1) South 52 Degrees 55 Minutes 54 Seconds West, a distance of 565.75 feet (203.67 varas);
- 2) South 56 Degrees 56 Minutes 04 Seconds West, a distance of 196.70 feet (70.81 varas);
- 3) South 53 Degrees 53 Minutes 38 Seconds West, a distance of 198.22 feet (71.36 varas);
- 4) South 45 Degrees 26 Minutes 12 Seconds West, a distance of 102.49 feet (36.90 varas);
- 5) South 56 Degrees 57 Minutes 40 Seconds West, a distance of 44.05 feet (15.66 varas) to a point in the westerly line of said John Price Grant, Abstract Number 528, and the easterly line of the Thomas League Grant, Abstract Number 440;

THENCE, with the westerly line of said John Price Grant, and the easterly line of said Thomas League Grant, North 27 Degrees 02 Minutes 23 Seconds West, a distance of 9.69 feet (3.49 varas) to a point in the Mean Higher High Water Line of the southerly shore of the Gulf of Mexico and the northerly line of said State Submerged Tract 252;

THENCE, meandering along the Mean Higher High Water Line of the southerly shore of the Gulf of Mexico, the southerly line of said League Grant, Abstract Number 440, and a northerly line of said State Submerged Tract 252, the following four (4) courses:

- 1) South 58 Degrees 42 Minutes 28 Seconds West, a distance of 58.25 feet (20.97 varas);
- 2) South 52 Degrees 25 Minutes 49 Seconds West, a distance of 207.22 feet (74.60 varas);
- 3) South 62 Degrees 39 Minutes 18 Seconds West, a distance of 54.05 feet (19.46 varas);
- 4) South 42 Degrees 53 Minutes 03 Seconds West, a distance of 6.42 varas) to a point in the westerly line of said League Grant, Abstract Number 440, and the easterly line of a 50 foot wide avenue being a part of the Edward Hall and Levi Jones Grant, Abstract Number 121;

THENCE, with the easterly line of said 50 foot wide avenue, and the westerly line of said League Grant, Abstract Number 440, South 27 Degrees 02 Minutes 23 Seconds East, a distance of 9.05 feet (3.26 varas) to a point in the Mean High Water Line of the southerly shore of the Gulf of Mexico;

THENCE, with the Mean High Water Line of the southerly shore of the Gulf of Mexico, the southerly line of said Hall and Jones Grant, and a northerly line of said State Submerged Tract 252, South 51 Degrees 11 Minutes 32 Seconds West, a distance of 51.07 feet (18.39 varas) to a point in the westerly line of said 50 foot wide avenue, and the easterly line of the Thomas League Grant, Abstract Number 441;

THENCE, with the westerly line of said 50 foot wide avenue, and the easterly line of said League Grant, Abstract Number 441, North 27 Degrees 02 Minutes 23 Seconds West, a distance of 7.15 feet (2.57 varas) to a point in the Mean Higher High Water Line of the southerly shore of the Gulf of Mexico;

LITTORAL PROPERTY OWNERSHIP TABLE

Table with 3 columns: LABEL, PROPERTY OWNER, MAILING ADDRESS. Lists various property owners and their addresses along the littoral boundary.

THENCE, meandering along the Mean Higher High Water Line of the southerly shore of the Gulf of Mexico, the southerly line of said League Grant, Abstract 441, and the Thomas League Grant, Abstract Number 457, and a northerly line of said State Submerged Tract 252, the following four (4) courses:

- 1) South 58 Degrees 24 Minutes 16 Seconds West, a distance of 27.89 feet (10.04 varas);
- 2) South 48 Degrees 11 Minutes 02 Seconds West, a distance of 54.29 feet (19.54 varas);
- 3) South 54 Degrees 36 Minutes 57 Seconds West, a distance of 216.76 feet (78.03 varas);
- 4) South 52 Degrees 16 Minutes 40 Seconds West, a distance of 371.68 feet (133.80 varas) to a point in the westerly line of said League Grant, Abstract Number 457, and the easterly line of a 50 foot wide avenue being a part of the Edward Hall and Levi Jones Grant, Abstract Number 121;

THENCE, with the easterly line of said 50 foot wide avenue, and the westerly line of said League Grant, Abstract Number 457, South 27 Degrees 02 Minutes 23 Seconds East, a distance of 4.96 feet (1.79 varas) to the Mean High Water Line of the southerly shore of the Gulf of Mexico;

THENCE, with the Mean High Water Line of the southerly shore of the Gulf of Mexico, the southerly line of said Hall and Jones Grant, and a northerly line of said State Submerged Tract 252, to the westerly line of said 50 foot avenue, and the east line of the Thomas League Grant, Abstract Number 458;

THENCE, with the westerly line of said 50 foot avenue, and the easterly line of said League Grant, Abstract Number 458, North 27 Degrees 02 Minutes 23 Seconds West, a distance of 4.99 feet (1.80 varas) to a point in the Mean Higher High Water Line of the southerly shore of the Gulf of Mexico and the northerly line of said State Submerged Tract 252;

THENCE, meandering along the Mean Higher High Water Line of the southerly shore of the Gulf of Mexico, the southerly line of said League Grant, Abstract 458, and a northerly line of said State Submerged Tract 252, the following three (3) courses:

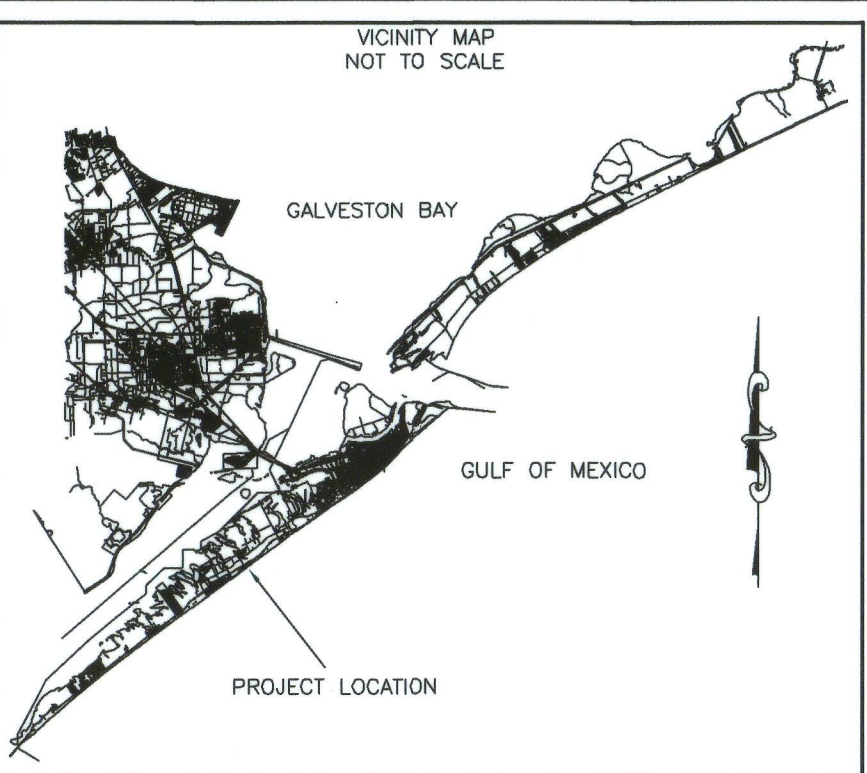
- 1) South 55 Degrees 02 Minutes 20 Seconds West, a distance of 204.14 feet (73.49 varas);
- 2) South 48 Degrees 20 Minutes 02 Seconds West, a distance of 107.54 feet (38.71 varas);
- 3) South 55 Degrees 10 Minutes 01 Seconds West, a distance of 50.81 feet (18.29 varas) to a point in the easterly line of said League Grant, Abstract Number 458, and a westerly line of said Hall and Jones Grant;

THENCE, with the easterly line of said League Grant, Abstract Number 458, and a westerly line of said Hall and Jones Grant, South 27 Degrees 02 Minutes 23 Seconds East, a distance of 6.61 feet (2.38 varas) to a point in the Mean High Water Line of the southerly shore of the Gulf of Mexico;

THENCE, meandering along the Mean High Water Line of the southerly shore of the Gulf of Mexico, the southerly line of said Hall and Jones Grant, and a northerly line of said State Submerged Tracts 252 and 253, the following forty-four (44) courses:

- 1) South 56 Degrees 11 Minutes 17 Seconds West, a distance of 198.51 feet (71.46 varas);
- 2) South 48 Degrees 26 Minutes 46 Seconds West, a distance of 93.16 feet (33.54 varas);
- 3) South 55 Degrees 10 Minutes 01 Seconds West, a distance of 220.09 feet (79.23 varas);
- 4) South 51 Degrees 04 Minutes 20 Seconds West, a distance of 199.51 feet (71.82 varas);
- 5) South 55 Degrees 29 Minutes 38 Seconds West, a distance of 206.66 feet (74.40 varas);
- 6) South 52 Degrees 21 Minutes 16 Seconds West, a distance of 317.19 feet (114.19 varas);
- 7) South 59 Degrees 45 Minutes 37 Seconds West, a distance of 87.41 feet (31.47 varas);
- 8) South 53 Degrees 07 Minutes 40 Seconds West, a distance of 675.86 feet (243.31 varas);
- 9) South 56 Degrees 37 Minutes 32 Seconds West, a distance of 112.99 feet (40.88 varas);
- 10) South 50 Degrees 05 Minutes 14 Seconds West, a distance of 194.94 feet (70.18 varas);
- 11) South 55 Degrees 43 Minutes 21 Seconds West, a distance of 105.36 feet (37.93 varas);
- 12) South 52 Degrees 33 Minutes 51 Seconds West, a distance of 440.59 feet (158.61 varas);
- 13) South 55 Degrees 35 Minutes 44 Seconds West, a distance of 200.04 feet (72.01 varas);
- 14) South 45 Degrees 45 Minutes 05 Seconds West, a distance of 91.04 feet (32.77 varas);
- 15) South 56 Degrees 07 Minutes 44 Seconds West, a distance of 156.42 feet (56.31 varas);
- 16) South 51 Degrees 57 Minutes 07 Seconds West, a distance of 204.57 feet (73.65 varas);
- 17) South 55 Degrees 49 Minutes 45 Seconds West, a distance of 219.05 feet (78.86 varas);
- 18) South 50 Degrees 34 Minutes 10 Seconds West, a distance of 215.92 feet (77.73 varas);
- 19) South 60 Degrees 38 Minutes 45 Seconds West, a distance of 105.51 feet (37.98 varas);
- 20) South 52 Degrees 37 Minutes 24 Seconds West, a distance of 321.35 feet (115.69 varas);
- 21) South 54 Degrees 47 Minutes 32 Seconds West, a distance of 422.10 feet (151.96 varas);
- 22) South 48 Degrees 43 Minutes 33 Seconds West, a distance of 222.58 feet (80.13 varas);
- 23) South 55 Degrees 24 Minutes 19 Seconds West, a distance of 106.32 feet (38.28 varas);
- 24) South 66 Degrees 31 Minutes 43 Seconds West, a distance of 67.00 feet (24.12 varas);
- 25) South 57 Degrees 11 Minutes 42 Seconds West, a distance of 88.38 feet (31.82 varas);
- 26) South 52 Degrees 30 Minutes 37 Seconds West, a distance of 431.35 feet (155.29 varas);
- 27) South 55 Degrees 55 Minutes 16 Seconds West, a distance of 219.48 feet (79.01 varas);
- 28) South 52 Degrees 20 Minutes 59 Seconds West, a distance of 110.07 feet (39.63 varas);
- 29) South 39 Degrees 16 Minutes 48 Seconds West, a distance of 47.38 feet (17.06 varas);
- 30) South 57 Degrees 09 Minutes 06 Seconds West, a distance of 153.39 feet (55.22 varas);
- 31) South 41 Degrees 09 Minutes 54 Seconds West, a distance of 36.83 feet (13.26 varas);
- 32) South 55 Degrees 58 Minutes 38 Seconds West, a distance of 155.29 feet (55.90 varas);
- 33) South 46 Degrees 36 Minutes 57 Seconds West, a distance of 63.63 feet (22.91 varas);
- 34) South 58 Degrees 39 Minutes 31 Seconds West, a distance of 109.13 feet (39.29 varas);
- 35) South 50 Degrees 55 Minutes 17 Seconds West, a distance of 107.20 feet (38.59 varas);
- 36) South 54 Degrees 36 Minutes 48 Seconds West, a distance of 207.94 feet (74.86 varas);
- 37) South 44 Degrees 25 Minutes 48 Seconds West, a distance of 49.28 feet (17.74 varas);
- 38) South 60 Degrees 19 Minutes 13 Seconds West, a distance of 49.79 feet (17.92 varas);
- 39) South 51 Degrees 47 Minutes 11 Seconds West, a distance of 152.75 feet (54.99 varas);
- 40) South 59 Degrees 42 Minutes 22 Seconds West, a distance of 104.27 feet (37.54 varas);
- 41) South 54 Degrees 45 Minutes 21 Seconds West, a distance of 111.93 feet (40.29 varas);
- 42) South 45 Degrees 35 Minutes 07 Seconds West, a distance of 61.39 feet (22.10 varas);
- 43) South 53 Degrees 00 Minutes 04 Seconds West, a distance of 158.23 feet (56.96 varas);
- 44) South 56 Degrees 48 Minutes 06 Seconds West, a distance of 148.48 feet (53.45 varas) to the southwesterly end of and POINT OF TERMINATION of the herein described littoral boundary line (North: 13,645,974.14; East: 3,267,767.21, and from which NGS Monument 62 (PID AW5708) bears South 86 Degrees 07 Minutes 19 Seconds West, a distance of 3,651.78 feet (1,314.64 varas).

POINT OF TERMINATION
N: 13,645,974.14
E: 3,267,767.21
Convergence Angle: 01° 59' 44.96"
Scale Factor: 0.99986566
NGS Monument 62 (AW5708) bears South 86° 07' 19" West, 3,651.78' (1,314.64 varas)



GRANT TABLE

Table with 3 columns: ABSTRACT, GRANTEE, PATENT DATE. Lists various grants and their dates.

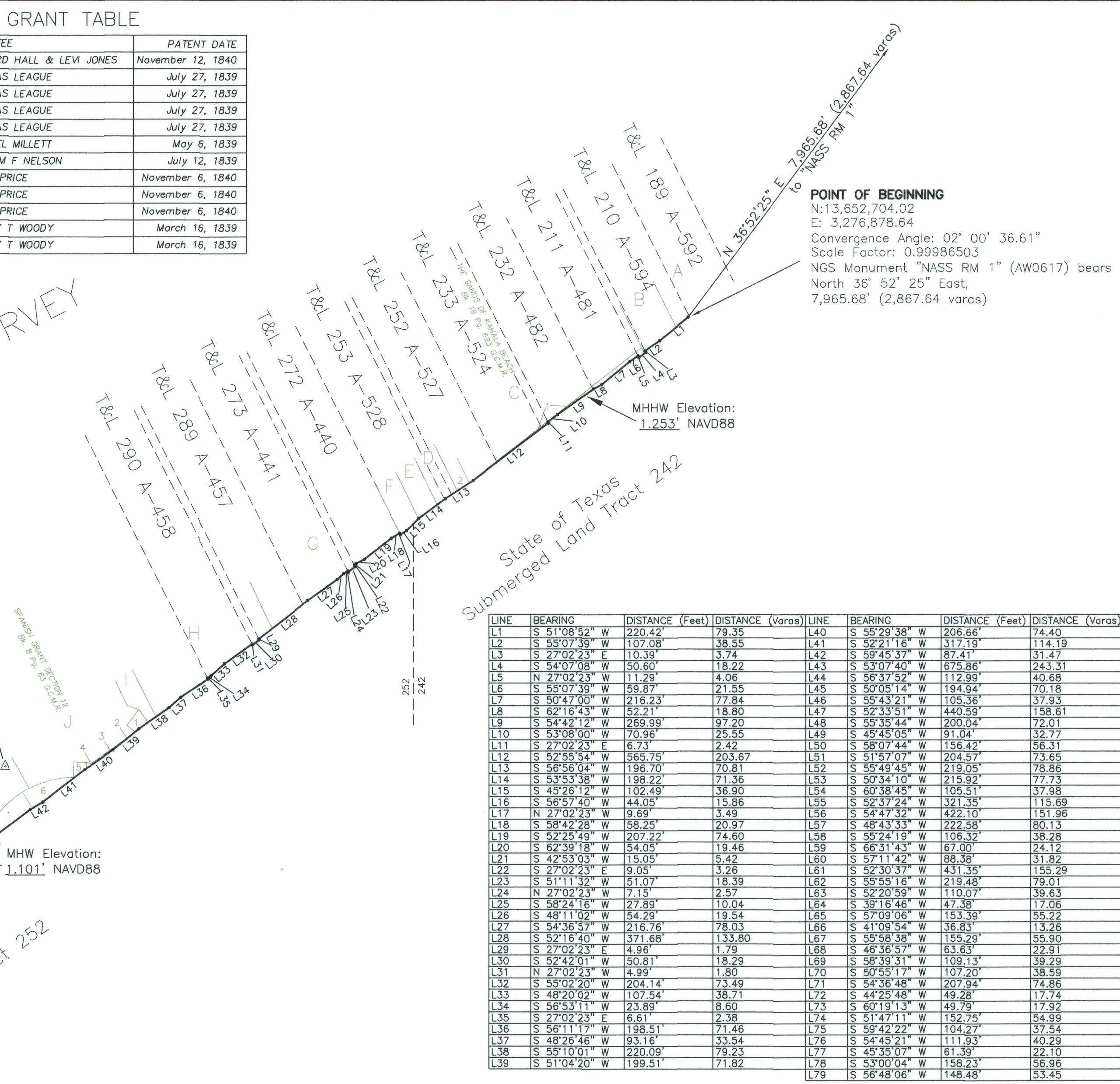
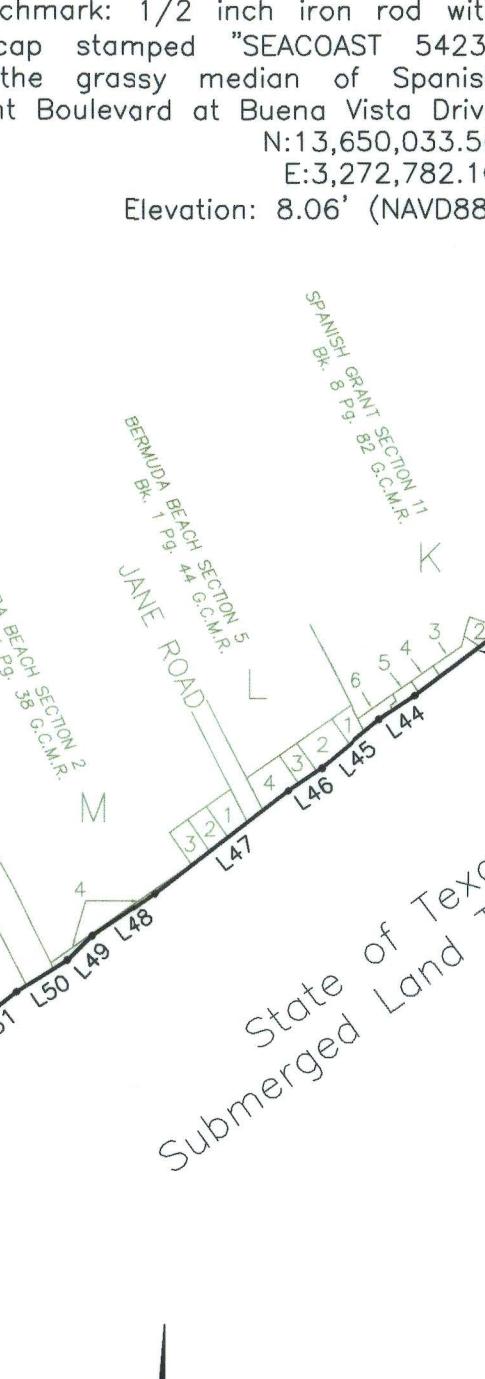
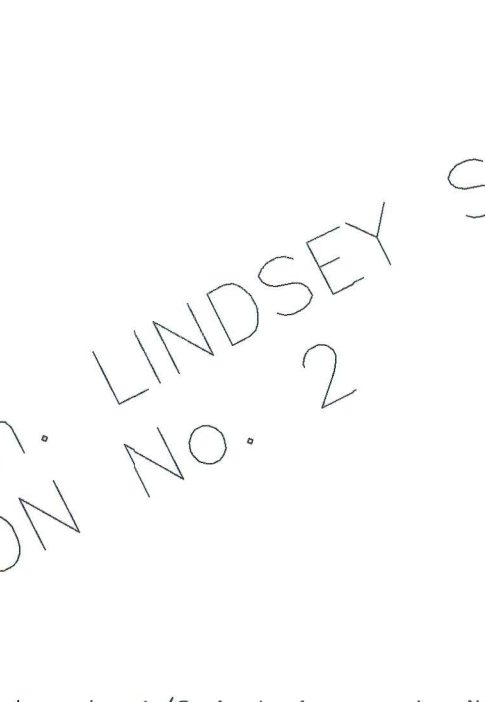


Table with 4 columns: LINE, BEARING, DISTANCE (Feet), DISTANCE (Varas). Lists various lines and their measurements.

NOTE: 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 survey does not, nor is it intended to be used to identify, delineate, or fix the line of vegetation or the landward boundary of the public beach.

GENERAL NOTES: 1) All distances are surface distances and are shown in U.S. survey feet and varas. Grid distances can be obtained by multiplying by a scale factor of 0.99986903.

2) All bearings shown hereon are grid bearings and refer to the Texas Coordinate System of 1983 - South Central Zone 4204, as defined by article 21.071 of the Natural Resource Code of the State of Texas.

3) All coordinates shown hereon are grid coordinates and refer to the Texas Coordinate System of 1983 - South Central Zone 4204, as defined by article 21.071 of the Natural Resource Code of the State of Texas.

4) All elevations shown hereon are referenced to the North American Datum of 1988, and are tied to NGS Mark "62" (AW5708) with a published elevation of 6.5 feet NAVD88.

5) Local tide gauges referenced: Galveston Pleasure Pier TX National Oceanic and Atmospheric Administration Station Identification No. 8771510 Status: Accepted October 19, 2011 Tidal Epoch: 1983-2001

6) The littoral boundary line depicted on this survey is located landward of the previously surveyed line on the map "Dune Restoration for Riviera & West Grand Beach Condominiums" recorded in Galveston County Abstract 33,136 Sketch No. 2, performed in May of 2000. This determination is based on a comparison between field measurements obtained on November 1, 2024 and the provided coordinates of said Sketch No. 2.

7) The littoral boundary line depicted on this survey is located landward of the previously surveyed line on the map "Beach Survey of West Galveston Island" recorded in Galveston County Article 33.136 Sketch No. 4, performed in December of 2000 and January of 2001. This determination is based on a comparison between field measurements obtained on November 1, 2024 and the provided coordinates of said Sketch No. 4.

8) On the date of this Survey there was no apparent artificial fill or buildup upon or adjacent to the line of mean higher high water and mean high water except as shown hereon.

9) On the date of this Survey there was no apparent retaining wall or other structure upon or adjacent to the line of mean higher high water and mean high water except as noted on this survey.

10) The Littoral Boundary as shown on this survey was located in accordance with methodology approved by the Texas General Land Office.

11) This survey complies with requirements in Chapter 21 of the Natural Resource Code of the State of Texas.

12) This survey has been prepared by the request of the City of Galveston Development Services Department for Galveston Island West End Beach Nourishment (Coastal Erosion Planning and Response Project No. 1753).

13) G.C.M.R.: Galveston County Map Records; O.P.R.G.C.T.: Official Public Records of Galveston County, Texas; MHW: Mean High Water; MHHW: Mean Higher High Water.

14) A Surveyors Report of even date accompanies this Coastal Boundary Survey.

I, Michael Hoover, Licensed State Land Surveyor in and for the State of Texas, do hereby certify that on November 1, 2024, I have located the natural contour lines of Mean High Water and Mean Higher High Water on the ground, according to law and with the personnel stated, under my direct control and supervision, and that the meanders of said contour line are true and correct as shown hereon. To the best of my knowledge, no artificial fill or any development other than shown hereon that would cause alteration of said contour line has occurred with the area surveyed.

Field Personnel: Michael Hoover, RPLS, LSLs Coleb Tomlinson, SIT Colten Martin, SIT

Michael Hoover
Licensed State Land Surveyor
License No. 220004



COASTAL BOUNDARY SURVEY

SHORELINE LOCATION AND COASTAL BOUNDARY SURVEY OF A PORTION OF THE LITTORAL BOUNDARY OF THE TRIMBLE AND LINDSEY SURVEY, SECTION 2, EDWARD HALL AND LEVI JONES GRANT, ABSTRACT NUMBER 121, AND PATENTED OUTLOTS OF TRIMBLE AND LINDSEY SURVEY SECTION 2 TO JOHN PRICE, ABSTRACT Nos. 524, 527, AND 528, GALVESTON COUNTY, TEXAS, ALONG THE LINE OF MEAN HIGH WATER, AND PATENTED OUTLOTS OF TRIMBLE AND LINDSEY SURVEY SECTION 2 TO HENRY T WOODY, ABSTRACT No. 594, SAMUEL MILLETT, ABSTRACT No. 481, WILLIAM F NELSON, ABSTRACT No. 482, AND THOMAS LEAGUE, ABSTRACT Nos. 440, 441, 457, and 458, ALL IN GALVESTON COUNTY, TEXAS, ALONG THE LINE OF MEAN HIGHER HIGH WATER; ALL SITUATED ON A SOUTHERLY SHORELINE OF THE GULF OF MEXICO AND THE NORTHERLY LINE OF STATE SUBMERGED TRACT No. 252 AND A PORTION OF STATE SUBMERGED TRACT No.'s 242 and 253 IN GALVESTON COUNTY, TEXAS, APPROXIMATELY 9 MILES SOUTH 51' WEST OF THE GALVESTON COUNTY COURTHOUSE.

DRAWN BY: CT DATE: 11-01-2024 SCALE: 1" = 500'

CHECKED BY: MH JOB No. 24-0694 SHEET No. 1 OF 1

SEACOAST SURVEYORS 409-684-6400 975 West Lazy Lane / Crystal Beach, Texas 77650 Mailing: P.O. Box 2579/Crystal Beach Texas 77650 Texas Firm Registration No.: 10194703 www.seacoastsurveyors.com

TEXAS GENERAL LAND OFFICE Act. 33.136, Natural Resources Code of GALVESTON, s.k. No. 98 File Date 1/21/2025 by L. Parsons




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

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. GALVESTON, SK No. 98
File Date 2/27/2025 by L. Parsons

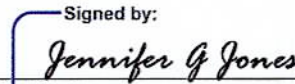
**Surveying Services
Coastal Boundary Survey**

Project: City of Galveston Beach Nourishment-Hoover
Project No: CEPRA Project No. 1753
Project Manager: Carver Wray, Coastal Field Operations
Surveyor: Michael Hoover, Licensed State Land Surveyor
Description: Coastal Boundary Survey, being the littoral boundary of the Trimble and Lindsey Survey, Section 2, Edward Hall and Levi Jones Grant, Abstract number 121, and Patented Outlots of Trimble and Lindsey Section 2 to John Price, Abstract nos. 524, 527, and 528, Galveston County, Texas, along the line of mean high water, and Patented Outlots of Trimble and Lindsey Survey Section 2 to Henry T Woody, Abstract no. 594, Samuel Millett, Abstract no. 481, William F Nelson, Abstract no. 482, and Thomas League, Abstract nos. 440, 441, 457, and 458, all in Galveston County, Texas, also along the southerly shoreline of the Gulf of Mexico and the northerly line of State Submerged Tract no. 252 and a portion of State Submerged Tract no.'s 242 and 253 in Galveston County, Texas, in connection with CEPRA Project No. 1753. Centroid coordinates 29.218001° N, - 94.910325° W, WGS84. A copy of the survey has been filed under Instrument No. SLS2025000001, 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: David Klotz, Staff Surveyor 2/3/2025
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.

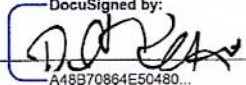
by: 
Signed: Jennifer G. Jones 2/7/2025
Date
Jennifer G. Jones, P.O. Box 09B56540E...
Chief Clerk and Deputy Land Commissioner


Filed as: Galveston County, NRC Article 33.136 Sketch No. 98, Tex. Nat. Res. Code §33.136




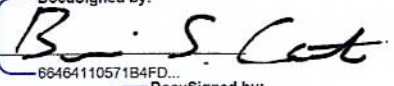
TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

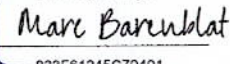
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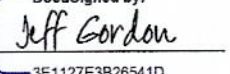
Staff Surveyor 
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Surveying 
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Legal 
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Director 
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Dep. Gen. Counsel 
DocuSigned by:
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Gen. Counsel 
DocuSigned by:
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1700 North Congress Avenue, Austin, Texas 78701-1495
P.O. Box 12873, Austin, Texas 78711-2873
512-463-5001 glo.texas.gov

FILED FOR RECORD

Instrument Number: SLS2025000001

Recording Fee: 0.00

Number Of Pages:5

Filing and Recording Date: 01/09/2025 2:27PM

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

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*



**SEACOAST
SURVEYORS**

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. GALVESTON, JK No. 98
File Date 2/27/25 by L. Parsons

**SURVEYORS REPORT
COASTAL BOUNDARY SURVEY
NOVEMBER 1, 2024**

SURVEY OF THE LINE OF MEAN HIGH WATER ALONG THE SOUTHERLY LINE OF THE TRIMBLE AND LINDSEY SURVEY, SECTION 2, EDWARD HALL and LEVI JONES GRANT, ABSTRACT NUMBER 121, AND PATENTED OUTLOTS OF TRIMBLE AND LINDSEY SECTION 2 TO JOHN PRICE, ABSTRACT Nos. 524, 527, AND 528, AND THE LINE OF MEAN HIGHER HIGH WATER ALONG THE SOUTHERLY LINE OF PATENTED OUTLOTS OF TRIMBLE AND LINDSEY SURVEY SECTION 2 TO HENRY T WOODY, ABSTRACT No. 594, SAMUEL MILLETT, ABSTRACT No. 481, WILLIAM F NELSON, ABSTRACT No. 482, AND THOMAS LEAGUE, ABSTRACT Nos. 440, 441, 457, and 458; ALL SITUATED ON A SOUTHERLY SHORELINE OF THE GULF OF MEXICO AND THE NORTHERLY LINE OF STATE SUBMERGED TRACT No. 252 AND A PORTION OF STATE SUBMERGED TRACT No.'s 242 and 253. GALVESTON COUNTY, TEXAS

At the request of the City of Galveston Development Services Department, and in my capacity as a Licensed State Land Surveyor in the State of Texas, I have determined the line of Mean High Water and Mean Higher High Water along a portion of the southerly line of the Trimble and Lindsey Survey, Section 2 in Galveston County, Texas, and along a portion of the Gulf of Mexico and State Submerged Tracts 242, 252, and 253.

This survey was performed as per the requirements outlined in the Coastal Public Lands Management Act of 1973, as amended, Chapter 33, Natural Resources Code, and specifically per Section 33.136, Natural Resources Code, "Property Rights: Preservation of Littoral Rights."

The purpose of the survey is to evidence "... the location of the shoreline in the area depicted in this survey as that shoreline existed before the commencement of erosion response activity..." (Section 33.136(b), Natural Resources Code), and is in connection with planned beach renourishment activities by the City of Galveston.

HISTORY

On June 12, 1837, President of the Republic of Texas, Sam Houston, signed "An Act to dispose of Galveston and other Islands of the Republic of Texas" into law, which required the Island of Galveston, except the League and Labor sold to M.B. Menard and associates, to be surveyed into lots not less than ten nor exceeding forty acres each, and that he cause the same to be sold at auction to the highest bidder on the second Monday of "November next," which would be in 1838.



These lots are shown on the survey by R.C. Trimble and Wm. Lindsey dated 1837. A number of these lots were sold and granted to individuals, and the remainder portion were sold and granted to Edward Hall and Levi Jones through the virtue of 28 sections worth of land certificates. The field notes of the Hall and Jones grant has an exhaustive list of previously granted Trimble and Lindsey Lots to be excluded, but makes no effort towards the exclusion of the 50 foot wide avenues. The 50 foot wide avenues lie within the described boundaries of the Hall and Jones grant.

In the case of Humble Oil & Refining Co. vs. Sun Oil (190 F.2d 191) (5th Cir. 1951), the court held that “grants issued by the King of Spain and the Mexican State before the adoption of common law in Texas, the boundary between sea and upland must be determined in accordance with principals announced in Las Siete Partidas, the basic law of Spain and Mexico which defines “shore” as all ground covered with water at high tide during the whole year, whether in winter or summer.”

In a decision by the Texas Supreme Court in the case of Luttes vs. State (324 S.W. 2d 167) (1958), on remand 328 S.W. 2d 920) it was found that the littoral boundaries for civil law grants differs from the boundaries of common law grants. The Court states that for civil law grants (made before January 20, 1840) the boundary is the line of Mean Higher High Water (MHHW) and for common law grants (grants made after January 20, 1840) the boundary is the line of Mean High Water (MHW).

Normally, an original grant is considered effective the date the surveyor was on the ground, and at that point the rights of the sovereign are officially severed. The Republic of Texas, however, authorized and required a survey, or subdivision, of this part of Galveston Island without a particular grantee as party to the survey. Therefore, the rights were not severed from the sovereign until the date of the grant or patent.

The following table details the grants in the surveyed area, their grant dates, and the applicable boundary line surveyed for the grant.

Abstract No.	Grantee	Grant Date	Line Surveyed
121	Edward Hall and Levi Jones	November 12, 1840	MHW
481	Samuel Millett	May 6, 1839	MHHW
482	William F Nelson	July 12, 1839	MHHW
440	Thomas League	July 27, 1839	MHHW
441	Thomas League	July 27, 1839	MHHW
457	Thomas League	July 27, 1839	MHHW
458	Thomas League	July 27, 1839	MHHW
524	John Price	November 6, 1840	MHW
527	John Price	November 6, 1840	MHW
528	John Price	November 6, 1840	MHW
594	Henry T Woody	March 16, 1839	MHHW



METHODOLOGY

The Luttles case defined Mean Higher High Water as a tidal datum that is the average of the higher of the two daily tides observed over a specific 19 year period (epoch) and Mean High Water as a tidal datum that is the average of all high tides over a specific 19 year period (epoch). Tides being defined as the regular and predictable rise and fall in sea level due to the gravitational pull of the sun and moon. Also, sea levels are influenced by weather conditions, geographical location, and topography of the coastline. The combination of these conditions can result in a wide variation in the elevation of the tidal datum from location to location.

During the month of October 2024, I retrieved the tide level data from the Galveston Pleasure Pier TX (ID 8771510) and San Luis Pass TX (ID 8771972) gauges for Mean High Water and Mean Higher High Water in the North American Vertical Datum of 1988 for the 1983-2001 Tidal Epoch, using the NOAA Tides and Currents Website. Using Inverse Distance Weighted Interpolation, I determined the elevation of Mean High Water and Mean Higher High Water for the project site, 1.101 feet NAVD 88 and 1.253 feet NAVD 88, respectively.

The NGS Monuments "62" (AW5708) and "NASS RM 1" (AW0617), both being First Order, Class I horizontal benchmarks, were utilized for this project.

NGS Monument "62" (AW5708), First Order, Class I Vertical Benchmark, was utilized as the vertical benchmark for this project, and was transferred to the project site via RTK GPS to a 1/2" iron rod with plastic cap stamped "SEACOAST 5423" set in the grassy median of Spanish Grant Boulevard at Buena Vista Drive, near the approximate midpoint of the surveyed line.

To the best of my knowledge no artificial fill or development, other than previously stated, that would cause alteration to the line of MHW or MHHW, has occurred within the area surveyed.

A plat dated November 1, 2024 showing the results of this survey has been prepared by Seacoast Surveyors, LLC, and accompanies this report.

Respectfully submitted,



Michael Hoover
Licensed State Land Surveyor
Texas License No. 220004

