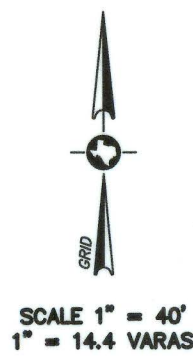


VICINITY MAP - NOT TO SCALE



SAN LUIS PASS ROAD (a.k.a. F.M. 3005)

#### BOUNDARY LINE DESCRIPTION

COMMENCING at N.G.S. Monument "62" (PID AW5708), said point having the following coordinates: Northing: 13,645,727.08, Easting: 3,264,124.39, a convergence angle of 01°59'24.79", and a grid scale factor of: 0.99865674;

THENCE South 48°29'32" West, a distance of 20,714.76 feet (7,457.3 Varas) to the POINT OF BEGINNING, said point lies on the Mean High Water Line of the Northernly shore of the Gulf of Mexico (State Submerged Tracts 280) and the Southerly line of KARANKAWA SUBDIVISION, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 16, Page 23, of the Map Records of Galveston County, Texas, being out of and a part of the HALL AND JONES SURVEY, Abstract Number 121, and has the following coordinates: Northing: 13,631,998.98, Easting: 3,248,611.81, a convergence angle of 01°57'56.47", and a grid scale factor of 0.999867264;

THENCE meandering along the Mean High Water Line of the Northernly shore of the Gulf of Mexico (State Submerged Tracts 280 and 266), the following courses and distances:

- 1) North 52°45'34" East, a distance of 78.80 feet (28.4 Varas);
- 2) North 59°34'43" East, a distance of 110.40 feet (39.7 Varas);
- 3) North 54°42'59" East, a distance of 172.52 feet (62.1 Varas);
- 4) North 52°20'35" East, a distance of 193.56 feet (69.7 Varas);
- 5) North 52°44'36" East, a distance of 173.99 feet (62.6 Varas);
- 6) North 53°14'08" East, a distance of 255.32 feet (91.9 Varas) to the POINT OF TERMINATION, said point lies on the Mean High Water Line of Northernly shore of the Gulf of Mexico (State Submerged Tract 266), and has the following coordinates: Northing: 13,632,578.62, Easting: 3,249,406.83, a convergence angle of 01°58'00.97", and a grid scale factor of 0.999867190, said point also lies South 48°13'22" West, a distance of 19,735.47 feet (7,104.8 Varas) from said N.G.S. Monument "62" (PID AW5708).

November 22, 2024

I certify that on the above dates, that the littoral boundary of the herein described property, was surveyed on the ground, according to the law under my direction, and this map together with dimensions and coordinates is true and correct as of the above date.

HIGH TIDE LAND SURVEYING, LLC

Stephen C. Blaskey  
Licensed State Land Surveyor  
email: stephen@hightidesurveying.com

REVISED: JANUARY 13, 2025  
SURVEY DATE: NOVEMBER 22, 2024  
FILE No.: 4356-0000-0000-002  
DRAFTING: RGW  
JOB No.: 24-0525



This Survey is filed for Record in the Galveston County Surveyors' Records in Document Number SLS2025000002, on January 16, 2025.

POINT OF BEGINNING  
N: 13,631,998.98'  
E: 3,248,611.81'  
CONVERGENCE ANGLE: 01°57'56.47"  
GRID SCALE FACTOR: 0.999867264

(State Submerged Tract 280)



GALVESTON OFFICE  
Registration Number: 10193855  
(409) 740-1517 www.hightidesurveying.com  
8017 HARBORSIDE DRIVE | GALVESTON, TX 77554  
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

TEXAS GENERAL LAND OFFICE  
Art. 33.136, Natural Resources Code  
Co. GALVESTON, Sls No. 99  
File Date 4/15/2025 by L. Parsons

COASTAL BOUNDARY SURVEY OF A PORTION OF THE LITTORAL BOUNDARY OF THE KARANKAWA SUBDIVISION (BEING OUT OF AND PART OF HALL AND JONES SURVEY, ABSTRACT 121), ALONG THE LINE OF MEAN HIGH WATER, SITUATED ON THE NORTHERLY BANK OF THE GULF OF MEXICO IN GALVESTON COUNTY, TEXAS. 12.4 MILES, SOUTH 46°19'12" WEST, OF THE GALVESTON COUNTY COURTHOUSE.

GALV. 99 97422 ①





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

Surveying Services  
Coastal Boundary Survey

TEXAS GENERAL LAND OFFICE  
Art. 33.136, Natural Resources Code  
Co. GALVESTON, SK No. 99  
File Date 4/15/2025 by L. Parsons

**Project:** Karankawa Subdivision Submerged Tract 280, 266, Galveston County

**Project No:** City of Galveston Project Number 24BF-142

**Project Manager:** Amy Nunez, Dianna Ramirez, Coastal Field Operations.

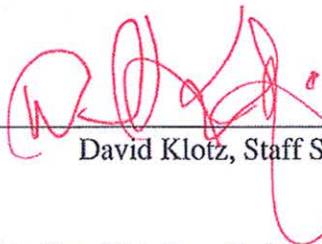
**Surveyor:** Stephen C. Blaskey, Licensed State Land Surveyor

**Description:** Coastal boundary survey of a portion of the littoral boundary of the Karankawa Subdivision (being out of and part of Hall and Jones Survey, Abstract 121), along the line of Mean High Water, situated on the northerly shore of the Gulf of Mexico in Galveston County, Texas, in connections with City of Galveston Project Number 24BF-142. Centroid coordinates 29.172562° N, -94.986437° W, WGS84. A copy of the survey has been filed in the Galveston County Surveyors Records in Document Number SLS2025000002, 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

3/31/2025  
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:


Signed by:  
  
Jennifer G. Jones  
E70CDF09B56540E...  
Chief Clerk and Deputy Land Commissioner


4/7/2025


Date


Filed as: Galveston County, NRC Article 33.136 Sketch No. 99  
Tex. Nat. Res. Code §33.136


ROUTING FOR INTERNAL DOCUSIGN PACKET


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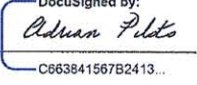
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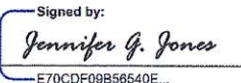
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Deputy Chief Clerk  DocuSigned by:  
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Chief Clerk and Deputy Land Commissioner  Signed by:  
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David Klotz (d.k.)

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**From:** Stephen Blaskey <stephen@HighTideSurveying.com>  
**Sent:** Monday, April 14, 2025 12:42 PM  
**To:** David Klotz  
**Subject:** RE: [EXTERNAL] Reminder: COASTAL BOUNDARY SURVEY-Karankawa Subdivision Submerged Tract 280, 266-GALVESTON COUNTY

approved

Thanks,

Stephen

Stephen C. Blaskey, RPLS, LSLS

High Tide Land Surveying, LLC

8017 Harborside Dr.

P.O. Box 16142 (mailing)

Galveston TX, 77552

409-740-1517

**From:** David Klotz <David.Klotz@glo.texas.gov>  
**Sent:** Monday, April 14, 2025 11:28 AM  
**To:** Stephen Blaskey <stephen@HighTideSurveying.com>  
**Cc:** Mark Neugebauer <Mark.Neugebauer@GLO.TEXAS.GOV>; David Holmes <David.Holmes@glo.texas.gov>; Travis Buaas <travis.buaas@glo.texas.gov>  
**Subject:** RE: [EXTERNAL] Reminder: COASTAL BOUNDARY SURVEY-Karankawa Subdivision Submerged Tract 280, 266-GALVESTON COUNTY

Stephen. Habla Drive is misspelled (Halba Drive) on the recorded CBS. With your permission I would like to cross out "Halba" and interline "Habla" on the copy being filed in the GLO archives.

David (Dave) Klotz, RPLS, LSLS  
Asst. Chief Surveyor  
Texas General Land Office  
1700 N Congress Ave.  
Suite 131  
Austin, Texas 78701

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Austin, Texas 78711-2873

Phone: 512/463-5107  
e-mail: [David.Klotz@glo.texas.gov](mailto:David.Klotz@glo.texas.gov)