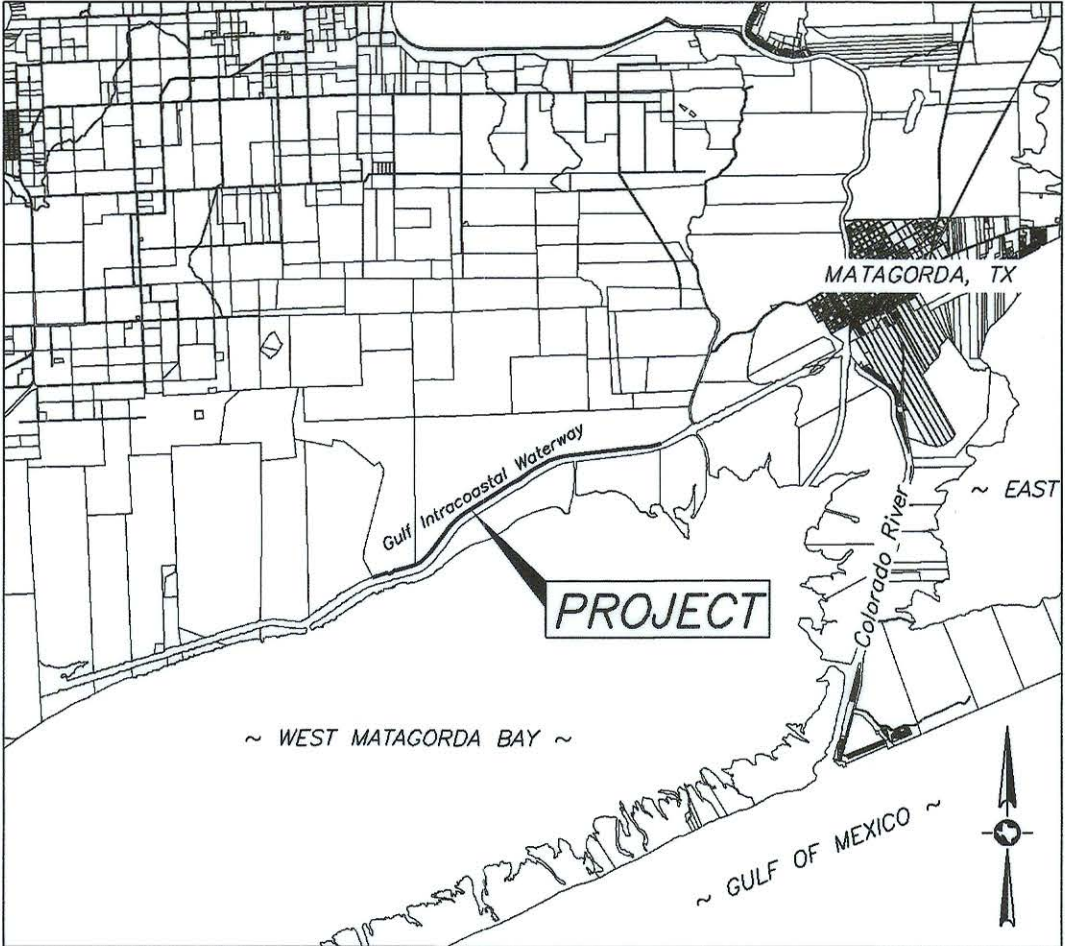




VICINITY MAP -- NOT TO SCALE

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 prevention 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 intended to be used to identify, delineate or fix the line of vegetation or the landward boundary of the public beach.

Line shown hereon was surveyed on the ground by Stephen Blaskey, Stephen Kelly, Travis Calloway and Martin Harris on July 1, 2024.

NOTES:

- 1) ALL DISTANCES ARE GRID DISTANCES AND ARE SHOWN IN U.S. SURVEY FEET AND VARAS.
- 2) ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFER TO THE TEXAS COORDINATE SYSTEM OF 1983 -- SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.070 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, AS DEFINED BY ARTICLE 21.070 OF THE NATURAL RESOURCE CODE OF THE STATE OF TEXAS.
- 4) LOCAL TIDE GAUGE REFERENCED TO:
MATAGORDA CITY, TEXAS
NATIONAL OCEAN SERVICE STATION ID# 8773146
LENGTH OF SERIES: 3 YEARS
TIDAL EPOCH: OCTOBER 2016 -- SEPTEMBER 2019
CONTROL TIDE STATION: 8773792 -- PACKERY CHANNEL, TEXAS
- 5) 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 EXCEPT AS SHOWN HEREON.
- 6) 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 EXCEPT AS NOTED ON THIS SURVEY.
- 7) THE LITTORAL BOUNDARY AS SHOWN ON THIS SURVEY WAS LOCATED IN ACCORDANCE WITH METHODOLOGY APPROVED BY THE GENERAL LAND OFFICE.
- 8) THIS SURVEY COMPLIES WITH REQUIREMENTS IN CHAPTER 21.042 OF THE NATURAL RESOURCE CODE OF THE STATE OF TEXAS.

July 1, 2024

I certify that on the above dates, that the littoral boundary of the herein described property, was surveyed, according to the low 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: OCTOBER 9, 2024
SURVEY DATE: JULY 1, 2024
FILE No.: 0036-0000-0001000
DRAWING: JTK/RWB
JOB No.: 24-0249



This map is filed for record in the
Matagorda County Plat
Records, Book 2024, Page 21 on
October 25, 2024.

LEAGUE CITY OFFICE
Registered
(281) 254-7730 www.hightidesurveying.com
200 HOUSTON AVE. SUITE 100
Mailing / P.O. BOX 16142 GALVESTON, TX 77552

200 HOUSTON AVE. SUITE 100
Mailing / P.O. BOX 16142 GALVESTON, TX 77552

BOUNDARY LINE TABLE

LINE	BEARING	FEET	VARAS
L1	S 58°07'09" E	213.77	77.0
L2	S 73°56'01" E	51.90	18.7
L3	S 46°56'30" E	24.56	8.8
L4	S 66°54'11" E	29.49	10.6
L5	S 82°20'58" E	26.97	9.7
L6	N 73°59'45" E	33.54	19.3
L7	N 72°21'39" E	67.46	24.3
L8	N 89°02'43" E	71.82	25.9
L9	S 73°51'52" E	66.03	23.8
L10	N 63°04'34" E	85.46	30.8
L11	S 83°24'19" E	187.55	67.5
L12	S 89°15'20" E	91.77	33.0
L13	N 84°54'29" E	80.91	29.1
L14	N 70°59'04" E	144.69	52.6
L15	N 65°19'53" E	134.78	48.5
L16	N 55°20'30" E	39.29	14.1
L17	N 72°21'39" E	68.46	24.3
L18	N 65°55'12" E	98.76	35.6
L19	N 86°13'18" E	42.38	15.3
L20	N 85°47'09" E	38.00	13.7
L21	N 63°04'34" E	85.46	30.8
L22	N 58°37'48" E	164.00	59.0
L23	N 50°16'14" E	76.77	27.6
L24	N 28°39'51" E	49.10	17.7
L25	N 39°45'45" E	67.99	24.5
L26	N 57°32'42" E	107.80	38.8
L27	N 53°31'20" E	93.28	33.6
L28	N 11°41'22" E	47.26	16.8
L29	N 41°21'43" E	48.90	17.6
L30	N 58°41'25" E	112.54	40.5
L31	N 52°07'30" E	66.03	23.8
L32	N 35°27'03" E	61.22	22.0
L33	N 48°02'31" E	58.48	21.1
L34	N 62°29'32" E	41.61	15.2
L35	N 80°39'54" E	59.03	21.3
L36	N 49°50'38" E	50.11	18.0
L37	N 17°39'00" E	118.42	42.9
L38	N 21°35'43" E	20.60	7.4
L39	N 21°48'05" E	21.48	7.7
L40	N 51°47'34" E	102.56	36.9
L41	N 52°07'30" E	66.03	23.8
L42	S 75°49'19" E	24.43	8.8
L43	S 04°23'59" W	113.00	4.7
L44	S 70°47'09" E	111.36	4.1
L45	S 59°59'49" E	113.51	33.8
L46	N 01°38'12" E	17.46	6.3
L47	N 07°39'02" E	116.86	6.1
L48	N 43°29'32" E	116.86	6.1
L49	N 81°15'14" E	29.52	10.6
L50	N 64°00'49" E	55.20	19.9
L51	N 75°19'06" E	34.07	12.3
L52	N 75°31'06" E	38.89	14.0
L53	N 68°59'17" E	40.33	14.5

BOUNDARY LINE DESCRIPTION

COMMENCING at NOAA Tidal Benchmark Disk 877 3146 A (BBGD67), said point having the following coordinates: Northing: 13,455,449.95 Easting: 2,957,517.30 a convergence angle of: 01°30'42.41", and a grid scale factor of 0.999922120;

THENCE South 62°01'48" West, a distance of 68,300.89 feet (24,588.3 Varas) to the POINT OF BEGINNING, said point having the following coordinates: Northing: 13,423,416.13 Easting: 2,897,194.45, a convergence angle of 01°22'27.31", and a grid scale factor of 0.999938724; said point also lies on the Mean Higher High Water Line of the Northerly shoreline of the Gulf Intracoastal Waterway, same being the Southerly lines of the S. Fisher Survey, Abstract No. 36, and the George Wheelright Survey, Abstract No. 405, both situated in Matagorda County, Texas;

THENCE meandering along the Mean Higher High Water Line of the Northerly shoreline of said Gulf Intracoastal Waterway, the following courses and distances:

- (L1) South 58°07'09" East, a distance of 213.77 feet (77.0 Varas);
- (L2) South 73°56'01" East, a distance of 51.90 feet (18.7 Varas);
- (L3) South 46°56'30" East, a distance of 24.56 feet (8.8 Varas);
- (L4) South 66°54'11" East, a distance of 29.49 feet (10.6 Varas);
- (L5) South 82°20'58" East, a distance of 26.97 feet (9.7 Varas);
- (L6) North 73°59'45" East, a distance of 33.54 feet (19.3 Varas);
- (L7) North 72°21'39" East, a distance of 67.46 feet (24.3 Varas);
- (L8) North 89°02'43" East, a distance of 71.82 feet (25.9 Varas);
- (L9) South 73°51'52" East, a distance of 66.03 feet (23.8 Varas);
- (L10) North 63°04'34" East, a distance of 85.46 feet (30.8 Varas);
- (L11) South 83°24'19" East, a distance of 187.55 feet (67.5 Varas);
- (L12) South 89°15'20" East, a distance of 91.77 feet (33.0 Varas);
- (L13) North 84°54'29" East, a distance of 80.91 feet (29.1 Varas);
- (L14) North 70°59'04" East, a distance of 144.69 feet (52.6 Varas);
- (L15) North 65°19'53" East, a distance of 134.78 feet (48.5 Varas);
- (L16) North 55°20'30" East, a distance of 39.29 feet (14.1 Varas);
- (L17) North 72°21'39" East, a distance of 68.46 feet (24.3 Varas);
- (L18) North 65°55'12" East, a distance of 98.76 feet (35.6 Varas);
- (L19) North 86°13'18" East, a distance of 42.38 feet (15.3 Varas);
- (L20) North 85°47'09" East, a distance of 38.00 feet (13.7 Varas);
- (L21) North 63°04'34" East, a distance of 85.46 feet (30.8 Varas);
- (L22) North 58°37'48" East, a distance of 164.00 feet (59.0 Varas);
- (L23) North 50°16'14" East, a distance of 76.77 feet (27.6 Varas);
- (L24) North 28°39'51" East, a distance of 49.10 feet (17.7 Varas);
- (L25) North 39°45'45" East, a distance of 67.99 feet (24.5 Varas);
- (L26) North 57°32'42" East, a distance of 107.80 feet (38.8 Varas);
- (L27) North 53°31'20" East, a distance of 93.28 feet (33.6 Varas);
- (L28) North 11°41'22" East, a distance of 47.26 feet (16.8 Varas);
- (L29) North 41°21'43" East, a distance of 48.90 feet (17.6 Varas);
- (L30) North 58°41'25" East, a distance of 112.54 feet (40.5 Varas);
- (L31) North 52°07'30" East, a distance of 66.03 feet (23.8 Varas);
- (L32) North 35°27'03" East, a distance of 61.22 feet (22.0 Varas);
- (L33) North 48°02'31" East, a distance of 58.48 feet (21.1 Varas);
- (L34) North 62°29'32" East, a distance of 41.61 feet (15.2 Varas);
- (L35) North 80°39'54" East, a distance of 59.03 feet (21.3 Varas);
- (L36) North 49°50'38" East, a distance of 50.11 feet (18.0 Varas);
- (L37) North 17°39'00" East, a distance of 118.42 feet (42.9 Varas);
- (L38) North 21°35'43" West, a distance of 20.60 feet (7.4 Varas);
- (L39) North 21°48'05" East, a distance of 21.48 feet (7.7 Varas);
- (L40) North 51°47'34" East, a distance of 102.56 feet (36.9 Varas);
- (L41) North 47°14'11" East, a distance of 181.63 feet (65.4 Varas);
- (L42) South 75°49'19" East, a distance of 24.43 feet (8.8 Varas);
- (L43) South 04°23'59" West, a distance of 13.00 feet (4.7 Varas);
- (L44) South 70°46'10" East, a distance of 11.36 feet (4.1 Varas);
- (L45) North 55°55'49" East, a distance of 93.91 feet (33.8 Varas);
- (L46) North 01°38'12" East, a distance of 17.46 feet (6.3 Varas);
- (L47) North 07°39'02" East, a distance of 116.86 feet (6.1 Varas);
- (L48) North 43°29'32" East, a distance of 22.74 feet (8.2 Varas);
- (L49) North 81°15'14" East, a distance of 29.52 feet (10.6 Varas);
- (L50) North 64°00'49" East, a distance of 55.20 feet (19.9 Varas);
- (L51) North 75°51'06" East, a distance of 36.35 feet (13.1 Varas);
- (L52) North 75°31'06" East, a distance of 38.89 feet (14.0 Varas);
- (L53) North 68°59'17" East, a distance of 40.33 feet (14.5 Varas);
- (L54) North 62°01'58" East, a distance of 31.90 feet (11.5 Varas);
- (L55) North 43°25'50" East, a distance of 25.75 feet (9.3 Varas);
- (L56) North 42°19'48" East, a distance of 34.07 feet (12.3 Varas);
- (L57) North 19°14'19" East, a distance of 39.35 feet (14.2 Varas);
- (L58) North 46°29'02" East, a distance of 34.04 feet (12.3 Varas);
- (L59) North 28°11'17" East, a distance of 94.49 feet (34.0 Varas);

BOUNDARY LINE TABLE CONT.

LINE	BEARING	FEET	VARAS
L54	N 62°01'58" E	31.90	11.5
L55	N 43°25'50" E	25.75	9.3
L56	N 42°19'48" E	34.07	12.3
L57	N 19°14'19" E	39.35	14.2
L58	N 46°29'02" E	34.04	12.3
L59	N 28°11'17" E	94.49	34.0
L60	N 37°50'46" E	102.56	36.9
L61	N 89°12'43" E	71.82	25.9
L62	N 41°45'03" E	40.44	14.6
L63	N 70°25'37" E	23.82	8.6
L64	N 82°08'49" E	21.90	7.9
L65	N 78°20'38" E	72.81	26.2
L66	N 69°03'46" E	30.70	11.1
L67	N 04°02'58" E	28.25	10.2
L68	N 01°30'27" W	9.48	3.4
L69	N 64°12'55" E	51.32	20.6
L70	N 85°48'54" E	20.50	7.4
L71	N 78°20'38" E	72.81	26.2
L72	N 66°58'51" E	52.29	18.8
L73	N 80°01'05" E	51.63	11.4
L74	N 61°58'32" E	52.54	18.9
L75	N 40°36'05" E	52.87	19.0
L76	N 33°21'37" E	48.06	17.3
L77	N 13°06'59" E	15.91	5.0
L78	N 33°15'41" E	55.46	20.0
L79	N 04°02'58" E	28.25	10.2
L80	N 30°04'07" E	38.32	13.8
L81	N 54°53'17" E	39.02	14.1
L82	N 54°53'17" E	39.02	14.1
L83	N 79°49'28" E	19.76	7.1
L84	N 52°07'30" E	36.96	13.3
L85	N 13°06'59" E	15.91	5.0
L86	N 46°22'14" E	36.86	13.3
L87	N 76°33'32" E	40.76	14.7
L88	N 85°48'54" E	20.50	7.4
L89	N 44°09'04" E	47.61	17.1
L90	N 62°00'21" E	107.31	38.6
L91	N 13°06'59" E	15.91	5.0
L92	N 40°36'05" E	52.87	19.0
L93	N 33°21'37" E	48.06	17.3
L94	N 54°53'17" E	39.02	14.1
L95	N 54°53'17" E	39.02	14.1
L96	N 41°31'54" E	11.66	4.2
L97	N 41°31'54" E	11.66	4.2
L98	N 41°31'54" E	11.66	4.2
L99	N 41°31'54" E	11.66	4.2
L100	N 41°31'54" E	11.66	4.2
L101	N 41°31'54" E	11.66	4.2
L102	N 41°31'54" E	11.66	4.2
L103	N 41°31'54" E	11.66	4.2
L104	N 41°31'54" E	11.66	4.2
L105	N 41°31'54" E	11.66	4.2
L106	N 41°31'54" E	11.66	4.2
L107	N 41°31'54" E	11.66	4.2
L108	N 41°31'54" E	11.66	4.2
L109	N 41°31'54" E	11.66	4.2
L110	N 41°31'54" E	11.66	4.2
L111	N 41°31'54" E	11.66	4.2
L112	N 41°31'54" E	11.66	4.2
L113	N 41°31'54" E	11.66	4.2
L114	N 41°31'54" E	11.66	4.2
L115	N 41°31'54" E	11.66	4.2
L116	N 41°31'54" E	11.66	4.2
L117	N 41°31'54" E	11.66	4.2
L118	N 41°31'54" E	11.66	4.2
L119	N 41°31'54" E	11.66	4.2
L120	N 41°31'54" E	11.66	4.2
L121	N 41°31'54" E	11.66	4.2
L122	N 41°31'54" E	11.66	4.2
L123	N 41°31'54" E	11.66	4.2
L124	N 41°31'54" E	11.66	4.2
L125	N 41°31'54" E	11.66	4.2
L126	N 41°31'54" E	11.66	4.2
L127	N 41°31'54" E	11.66	4.2
L128	N 41°31'54" E	11.66	4.2
L129	N 41°31'54" E	11.66	4.2
L130	N 41°31'54" E	11.66	4.2

BOUNDARY LINE DESCRIPTION CONT.

- (L60) North 37°50'53" East, a distance of 46.73 feet (16.8 Varas);
- (L61) North 41°45'03" East, a distance of 40.44 feet (14.6 Varas);
- (L62) North 70°25'37" East, a distance of 23.82 feet (8.6 Varas);
- (L63) South 82°08'49" East, a distance of 21.90 feet (7.9 Varas);
- (L64) North 78°20'38" East, a distance of 72.81 feet (26.2 Varas);
- (L65) North 89°03'46" East, a distance of 30.70 feet (11.1 Varas);
- (L66) North 01°30'27" West, a distance of 9.48 feet (3.4 Varas);
- (L67) North 64°12'55" East, a distance of 51.32 feet (20.6 Varas);
- (L68) North 85°48'54" East, a distance of 20.50 feet (7.4 Varas);
- (L69) North 46°27'14" East, a distance of 34.74 feet (12.5 Varas);
- (L70) North 70°20'46" East, a distance of 37.07 feet (13.4 Varas);
- (L71) North 46°52'04" East, a distance of 32.46 feet (11.7 Varas);
- (L72) North 66°58'51" East, a distance of 52.29 feet (18.8 Varas);
- (L73) North 80°01'05" East, a distance of 51.63 feet (11.4 Varas);
- (L74) North 61°58'32" East, a distance of 52.54 feet (18.9 Varas);
- (L75) North 40°36'05" East, a distance of 52.87 feet (19.0 Varas);
- (L76) North 33°21'37" East, a distance of 48.06 feet (17.3 Varas);
- (L77) North 13°06'59" East, a distance of 15.91 feet (5.0 Varas);
- (L78) North 33°15'41" East, a distance of 55.46 feet (20.0 Varas);
- (L79) North 04°02'58" West, a distance of 28.25 feet (10.2 Varas);
- (L80) North 30°04'07" East, a distance of 38.32 feet (13.8 Varas);
- (L81) North 54°53'17" East, a distance of 39.02 feet (14.1 Varas);
- (L82) South 79°49'28" East, a distance of 19.76 feet (7.1 Varas);
- (L83) North 52°07'30" East, a distance of 36.96 feet (13.3 Varas);
- (L84) North 13°06'59" East, a distance of 15.91 feet (5.0 Varas);
- (L85) North 46°22'14" East, a distance of 36.86 feet (13.3 Varas);
- (L86) North 76°33'32" East, a distance of 40.76 feet (14.7 Varas);
- (L87) North 85°48'54" East, a distance of 20.50 feet (7.4 Varas);
- (L88) North 44°09'04" East, a distance of 47.61 feet (17.1 Varas);
- (L89) North 48°03'02" East, a distance of 56.32 feet (20.3 Varas);
- (L90) North 44°02'36" East, a distance of 95.05 feet (34.2 Varas);
- (L91) North 41°01'19" East, a distance of 66.33 feet (23.9 Varas);
- (L92) North 44°09'04" East, a distance of 47.61 feet (17.1 Varas);
- (L93) North 62°00'21" East, a distance of 107.31 feet (38.6 Varas);
- (L94) North 74°16'31" East, a distance of 26.68 feet (9.8 Varas);
- (L95) North 80°51'30" East, a distance of 21.97 feet (7.9 Varas);
- (L96) South 41°31'54" East, a distance of 11.66 feet (4.2 Varas);
- (L97) South 41°42'39" West, a distance of 30.73 feet (11.1 Varas);
- (L98) South 46°01'23" West, a distance of 19.75 feet (7.1 Varas);
- (L99) North 83°03'56" East, a distance of 18.59 feet (6.7 Varas);
- (L100) North 62°49'23" East, a distance of 83.53 feet (30.1 Varas);
- (L101) North 55°03'38" East, a distance of 44.41 feet (16.0 Varas);
- (L102) North 56°42'45" East, a distance of 29.53 feet (10.6 Varas);
- (

BOUNDARY LINE TABLE

LINE	BEARING	FEET	VARAS
L1	S 58°07'09" E	213.77'	77.0
L2	S 73°56'01" E	51.90'	18.2
L3	S 46°58'30" E	24.58'	8.8
L4	S 68°54'11" E	29.49'	10.6
L5	S 82°20'58" E	26.97'	9.7
L6	N 73°59'45" E	53.54'	19.3
L7	N 77°21'39" E	67.46'	24.3
L8	N 89°02'43" E	71.82'	25.9
L9	S 73°51'52" E	66.03'	23.8
L10	N 86°35'00" E	80.33'	28.9
L11	S 83°24'15" E	187.55'	67.5
L12	S 89°15'10" E	91.77'	33.0
L13	N 84°54'28" E	80.91'	29.1
L14	N 70°59'04" E	74.69'	26.9
L15	N 65°19'53" E	134.78'	48.5
L16	N 55°20'30" E	39.22'	14.1
L17	N 77°23'11" E	58.48'	21.1
L18	N 65°55'12" E	98.78'	35.6
L19	N 86°13'18" E	42.38'	15.3
L20	N 85°47'09" E	38.00'	13.7
L21	N 63°04'34" E	85.46'	30.8
L22	N 58°37'48" E	184.00'	59.0
L23	N 50°16'14" E	75.77'	27.6
L24	N 28°38'51" E	49.10'	17.7
L25	N 39°45'45" E	67.98'	24.5
L26	N 57°32'42" E	107.80'	38.8
L27	N 53°31'20" E	93.28'	33.6
L28	N 11°41'22" E	47.26'	17.0
L29	N 41°21'43" E	48.90'	17.6
L30	N 55°41'25" E	112.84'	40.5
L31	N 53°41'11" E	41.09'	14.8
L32	N 35°27'03" E	61.22'	22.0
L33	N 48°02'31" E	58.48'	21.1
L34	N 62°29'32" E	97.61'	35.1
L35	N 80°39'54" E	59.03'	21.3
L36	N 49°50'38" E	50.11'	18.0
L37	N 17°39'00" E	18.42'	6.6
L38	N 21°35'43" W	20.60'	7.4
L39	N 21°48'05" E	21.48'	7.7
L40	N 51°47'34" E	102.56'	36.9
L41	N 47°14'11" E	181.63'	65.4
L42	S 75°49'19" E	24.43'	8.8
L43	S 04°23'55" W	13.00'	4.7
L44	S 70°46'10" E	11.38'	4.1
L45	N 55°55'49" E	93.91'	33.8
L46	N 01°38'12" E	17.48'	6.3
L47	N 07°39'02" E	16.88'	6.1
L48	N 45°26'39" E	22.74'	8.2
L49	N 81°15'14" E	29.52'	10.6
L50	N 64°00'49" E	55.20'	19.9
L51	N 76°55'01" E	36.35'	13.1
L52	N 75°31'06" E	38.89'	14.0
L53	N 68°59'17" E	40.33'	14.5
L54	N 62°01'58" E	31.90'	11.5
L55	N 43°25'50" E	25.75'	9.3
L56	N 42°19'48" E	34.07'	12.3
L57	N 19°14'18" E	39.35'	14.2
L58	N 46°29'02" E	34.04'	12.3
L59	N 28°11'17" E	94.49'	34.0
L60	N 37°50'53" E	46.73'	16.8
L61	N 41°45'03" E	40.44'	14.6
L62	N 70°25'37" E	23.82'	8.6
L63	S 82°08'48" E	21.90'	7.9

GEORGE WHEELRIGHT SURVEY
ABSTRACT No. 405

S. FISHER SURVEY
ABSTRACT No. 36

SHEET 3 OF 4
SHEET 2 OF 4

Address of Upland Owner:
Nature Conservancy of Texas
P.O. Box 81439
Corpus Christi, TX 78468

Address of Upland Owner:
Nature Conservancy of Texas
P.O. Box 81439
Corpus Christi, TX 78468

POINT OF BEGINNING
N: 13,423,416.13
E: 2,897,194.45
CONVERGENCE ANGLE: 01°23'27.31"
GRID SCALE FACTOR: 0.999938724

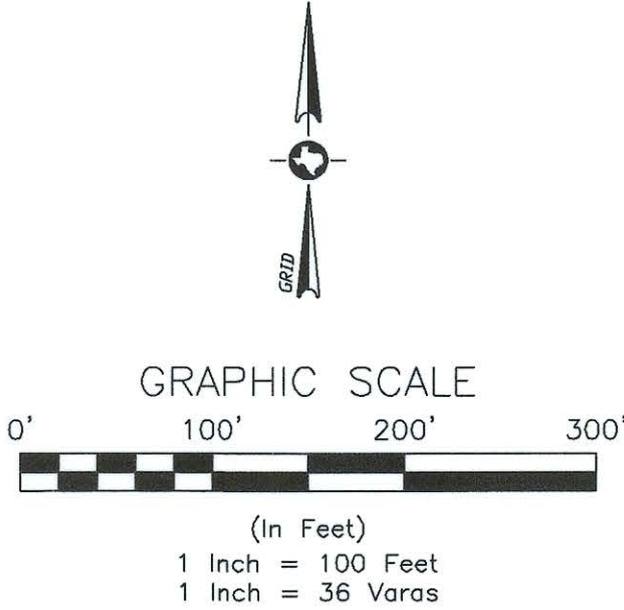
From NOAA
877 3146 A
(8800567)
S 87°01'48" W
68,300.89'
(24,588.3 Varas)

SURVEY LINE

M.H.H.W. = 0.74'

GULF INTRACOASTAL WATERWAY ~

SUBMERGED STATE TRACT No. 271



COASTAL BOUNDARY SURVEY OF A PORTION
OF THE LITTORAL BOUNDARY OF THE
S. FISHER SURVEY, ABSTRACT No. 36, AND THE
GEORGE WHEELRIGHT SURVEY, ABSTRACT No. 405,
IN MATAGORDA COUNTY, TEXAS,
ALONG THE MEAN HIGHER HIGH WATER LINE.
25.8 MILES, SOUTH 17°05'01" WEST OF THE
MATAGORDA COUNTY COURTHOUSE.

SHEET 2 OF 4

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. MATAGORDA, SK No. 20
File Date 4/18/25 by L. PARSONS

REVISED: OCTOBER 9, 2024
SURVEY DATE: JULY 1, 2024
FILE No.: 0036-0000-0001000
DRAFTING: JTK/RWB
JOB No.: 24-0249

High Tide
Land Surveying LLC.

LEAGUE CITY OFFICE
Registration Number: 10193855
(281) 854-7738 www.hightidelandsurveying.com
200 HOUSTON AVE., SUITE B | LEAGUE CITY, TX 77583
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

97425 2

BOUNDARY LINE TABLE

LINE	BEARING	FEET	VARS
L59	N 28°11'17" E	94.49	34.0
L60	N 37°50'53" E	46.73	16.8
L61	N 41°43'03" E	40.44	14.8
L62	N 70°25'37" E	23.82	8.6
L63	S 82°08'48" E	21.90	7.9
L64	N 78°20'38" E	72.81	26.2
L65	N 69°03'46" E	30.70	11.1
L66	N 01°30'27" W	9.48	3.4
L67	N 64°12'55" E	57.32	20.6
L68	N 85°48'54" E	20.30	7.4
L69	N 46°27'14" E	34.74	12.5
L70	N 70°20'46" E	37.07	13.4
L71	N 48°52'03" E	32.46	11.7
L72	N 66°58'51" E	52.29	18.8
L73	N 80°01'05" E	31.65	11.4
L74	N 61°58'32" E	52.34	18.9
L75	N 40°36'05" E	52.87	19.0
L76	N 33°21'37" E	48.06	17.3
L77	N 13°06'59" E	52.74	19.0
L78	N 33°15'41" E	65.46	20.0
L79	N 04°02'58" W	28.25	10.2
L80	N 30°04'07" E	38.32	13.8
L81	N 54°53'17" E	38.02	14.1
L82	S 79°49'28" E	18.96	7.1
L83	N 52°07'30" E	36.96	13.3
L84	N 13°36'02" E	15.91	5.7
L85	N 48°22'14" E	36.86	13.3
L86	N 76°33'32" E	40.76	14.7
L87	N 85°29'10" E	66.53	24.0
L88	N 64°54'59" E	64.70	23.3
L89	N 48°03'02" E	56.32	20.3
L90	N 44°02'36" E	95.05	34.2
L91	N 43°10'19" E	66.33	23.9
L92	N 44°09'04" E	47.61	17.1
L93	N 62°00'21" E	107.31	38.6
L94	N 74°16'31" E	26.68	9.6
L95	N 80°51'30" E	21.97	7.9
L96	S 41°31'54" E	11.66	4.2
L97	S 41°42'39" W	30.73	11.1
L98	S 48°01'23" W	19.25	7.1
L99	N 83°03'56" E	18.59	6.7
L100	N 62°49'23" E	83.53	30.1
L101	N 55°03'38" E	44.41	16.0
L102	N 56°42'49" E	29.53	10.6
L103	N 39°27'20" E	20.20	7.3
L104	N 59°45'38" E	60.90	21.9
L105	N 68°08'22" E	44.87	16.2
L106	N 55°09'51" E	44.96	16.2
L107	N 67°54'08" E	35.79	12.9
L108	N 51°32'47" E	54.13	19.5
L109	N 19°35'32" E	15.62	5.6
L110	N 56°08'56" E	24.62	8.9
L111	N 07°07'30" E	12.06	4.3
L112	N 50°05'10" E	135.23	48.7
L113	N 59°04'16" E	70.34	25.3
L114	S 87°59'28" E	71.11	25.6
L115	N 56°14'53" E	128.35	46.2
L116	N 70°01'01" E	26.43	9.4
L117	N 63°15'02" E	69.25	24.9
L118	N 58°47'55" E	175.20	63.1
L119	N 60°36'56" E	107.85	38.6
L120	N 66°15'56" E	70.00	25.2
L121	N 62°47'28" E	49.62	17.9
L122	N 44°27'40" E	56.25	20.3
L123	N 72°47'47" E	48.82	17.6
L124	N 54°32'05" E	24.02	8.6
L125	N 65°22'59" E	89.58	35.8
L126	N 62°48'32" E	82.10	33.2
L127	N 64°28'52" E	96.03	34.6
L128	N 72°21'37" E	34.37	12.4
L129	N 62°58'59" E	28.25	10.2
L130	N 57°48'03" E	51.72	18.6
L131	N 67°26'20" E	261.91	94.3
L132	N 88°10'19" E	23.45	8.4
L133	N 46°54'33" E	10.58	3.8
L134	N 89°06'01" E	10.87	3.9
L135	N 70°18'36" E	45.10	16.2
L136	N 89°22'52" E	89.42	32.2
L137	N 64°57'04" E	96.18	34.6
L138	N 57°52'07" E	85.53	34.4
L139	N 68°48'42" E	98.22	35.4

S. FISHER SURVEY
ABSTRACT No. 36

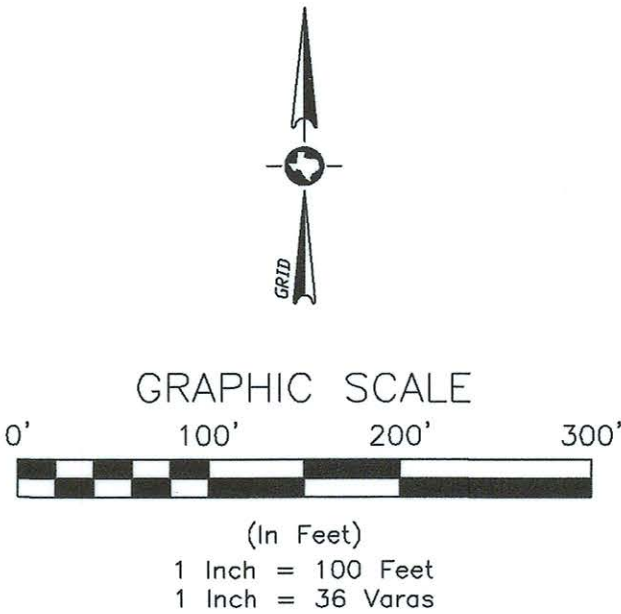
Address of Upland Owner:
Nature Conservancy of Texas
P.O. Box 81439
Corpus Christi, TX 78468

~ GULF INTRACOASTAL WATERWAY ~

SUBMERGED STATE TRACT No. 272

SUBMERGED STATE TRACT No. 271

TRACT LINE



COASTAL BOUNDARY SURVEY OF A PORTION
OF THE LITTORAL BOUNDARY OF THE
S. FISHER SURVEY, ABSTRACT No. 36, AND THE
GEORGE WHEELRIGHT SURVEY, ABSTRACT No. 405,
IN MATAGORDA COUNTY, TEXAS,
ALONG THE MEAN HIGHER HIGH WATER LINE.
25.8 MILES, SOUTH 17°05'01" WEST OF THE
MATAGORDA COUNTY COURTHOUSE.

SHEET 3 OF 4

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. MATAGORDA, SK No. 20
File Date 4/15/25 by L. PARSONS

REVISED: OCTOBER 9, 2024
SURVEY DATE: JULY 1, 2024
FILE No.: 0036-0000-0001000
DRAFTING: JTK/RWB
JOB No.: 24-0249



LEAGUE CITY OFFICE
Registration Number: 1018886
(281) 554-7739 www.hightidelandsurveying.com
200 HOUSTON AVE., SUITE 8 | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

97425 ③

BOUNDARY LINE TABLE

LINE	BEARING	FEET	VARAS	LINE	BEARING	FEET	VARAS
L138	N 57°52'07"	E 95.53'	34.4	L203	S 89°18'16"	E 17.50'	6.7
L139	N 68°48'42"	E 98.22'	35.4	L205	N 80°47'42"	E 38.94'	14.4
L140	N 72°32'30"	E 34.53'	12.4	L204	N 61°23'22"	E 11.72'	4.2
L141	N 69°03'56"	E 123.13'	44.3	L205	N 78°26'03"	E 30.60'	11.0
L142	S 88°20'23"	E 43.03'	15.5	L206	N 45°53'43"	E 14.11'	5.1
L143	N 68°14'21"	E 40.77'	14.7	L207	N 89°24'11"	E 14.96'	5.4
L144	N 55°03'38"	E 13.88'	5.0	L208	N 48°29'00"	E 12.70'	4.6
L145	N 80°00'59"	E 42.23'	15.2	L209	N 07°03'22"	E 31.57'	11.4
L146	N 34°33'45"	E 8.52'	3.1	L210	N 23°23'43"	E 15.29'	5.5
L147	N 81°43'48"	E 27.09'	9.8	L211	N 30°28'20"	E 19.35'	6.9
L148	N 69°39'57"	E 28.25'	10.2	L212	N 52°51'50"	E 20.13'	7.2
L149	S 72°16'48"	E 27.65'	9.9	L213	N 66°31'28"	E 20.76'	7.5
L150	N 78°38'27"	E 35.61'	12.8	L214	N 58°32'04"	E 21.52'	7.7
L151	S 54°18'36"	E 13.62'	4.9	L215	N 38°29'28"	E 16.53'	6.0
L152	N 87°39'48"	E 30.57'	11.0	L216	N 39°34'12"	E 19.11'	6.9
L153	N 72°25'20"	E 42.83'	15.4	L217	N 74°53'03"	E 28.09'	10.1
L154	N 57°19'10"	E 9.81'	3.5	L218	N 60°48'09"	E 27.49'	9.9
L155	N 15°31'27"	W 8.73'	3.1	L219	N 80°23'52"	E 13.53'	4.9
L156	N 53°15'09"	E 28.17'	10.5	L220	N 87°46'52"	E 48.46'	17.9
L157	N 68°00'32"	E 26.22'	9.4	L221	S 73°39'07"	E 60.90'	21.9
L158	N 36°22'00"	E 21.29'	7.7	L222	N 64°28'27"	E 30.74'	11.1
L159	N 38°39'35"	E 29.94'	10.8	L223	S 75°43'08"	E 35.38'	12.7
L160	N 50°39'16"	E 22.37'	8.1	L224	S 48°07'20"	E 12.14'	4.4
L161	N 69°47'03"	E 49.16'	17.7	L225	S 06°31'56"	E 20.55'	7.4
L162	N 61°48'08"	E 28.35'	10.6	L226	N 80°05'01"	E 22.62'	8.1
L163	S 88°24'32"	E 22.45'	8.1	L227	S 44°07'07"	E 7.16'	2.6
L164	N 47°49'38"	E 17.87'	6.4	L228	N 89°17'02"	E 12.47'	4.5
L165	N 51°24'27"	E 20.74'	7.5	L229	N 61°23'22"	E 13.67'	4.9
L166	N 67°32'00"	E 44.86'	16.1	L230	N 51°36'58"	E 35.39'	12.7
L167	N 83°12'40"	E 13.18'	4.7	L231	N 84°11'56"	E 9.24'	3.3
L168	S 65°49'49"	E 35.02'	12.6	L232	S 57°33'37"	E 21.79'	7.8
L169	S 85°10'10"	E 22.21'	8.0	L233	N 68°08'59"	E 33.92'	12.2
L170	N 63°52'08"	E 9.20'	3.3	L234	N 19°43'58"	E 15.23'	5.5
L171	S 74°28'33"	E 11.65'	4.2	L235	N 67°58'19"	E 39.50'	14.2
L172	S 87°53'46"	E 38.21'	13.8	L236	N 39°48'20"	E 27.99'	10.1
L173	S 89°26'38"	E 21.30'	7.7	L237	N 36°10'13"	W 22.57'	8.3
L174	S 49°23'55"	E 40.23'	14.5	L238	N 06°51'49"	E 16.95'	6.1
L175	S 71°33'54"	E 19.22'	6.9	L239	N 52°41'02"	E 28.02'	10.1
L176	N 75°02'16"	E 37.42'	13.5	L240	N 42°43'00"	E 24.51'	9.0
L177	N 72°28'28"	E 34.16'	12.3	L241	N 75°31'28"	E 135.60'	48.8
L178	N 57°04'26"	E 42.15'	15.2	L242	S 89°46'27"	E 74.12'	26.7
L179	N 52°03'08"	E 21.54'	7.8	L243	S 73°43'45"	E 21.21'	7.6
L180	N 31°57'51"	E 22.96'	8.3	L244	S 28°07'27"	W 23.41'	8.4
L181	N 27°53'50"	E 11.98'	4.3	L245	S 03°58'48"	W 22.36'	8.1
L182	N 56°37'07"	E 24.08'	8.7	L246	S 64°44'13"	W 9.59'	3.5
L183	N 12°34'32"	E 20.76'	7.5	L247	S 21°48'05"	E 10.49'	3.9
L184	N 10°18'17"	E 12.20'	4.4	L248	S 88°35'25"	E 43.55'	15.7
L185	N 29°21'28"	E 14.30'	5.1	L249	N 78°22'53"	E 31.92'	11.5
L186	N 49°49'15"	E 18.36'	6.6	L250	N 57°38'00"	E 16.37'	5.9
L187	N 43°31'52"	E 36.08'	10.8	L251	N 80°30'30"	E 31.30'	11.3
L188	N 67°48'35"	E 12.78'	4.6	L252	N 78°45'20"	E 33.47'	12.0
L189	S 84°28'21"	E 9.71'	3.5	L253	N 71°29'22"	E 23.32'	8.4
L190	N 60°11'43"	E 18.50'	6.7	L254	N 63°04'10"	E 27.51'	9.8
L191	S 89°06'01"	E 28.77'	10.7	L255	N 68°11'55"	E 40.91'	14.7
L192	N 61°00'40"	E 13.18'	4.7	L256	N 68°15'53"	E 47.08'	16.9
L193	N 52°21'09"	E 27.55'	9.9	L257	N 74°30'13"	E 51.04'	18.4
L194	N 83°52'33"	E 36.52'	13.1	L258	N 79°28'00"	E 64.80'	23.3
L195	N 70°50'40"	E 31.35'	11.3	L259	N 85°29'10"	E 48.27'	17.4
L196	N 79°02'45"	E 19.68'	7.1	L260	S 87°54'29"	E 21.34'	7.7
L197	S 89°23'44"	E 23.30'	8.4	L261	N 62°40'53"	E 47.24'	17.0
L198	S 80°52'29"	E 23.08'	8.3	L262	N 89°30'01"	E 33.51'	12.1
L199	S 62°34'01"	E 23.00'	8.3	L263	S 87°21'44"	E 35.98'	13.0
L200	S 32°09'08"	W 6.44'	2.3	L264	N 62°47'19"	E 24.05'	8.7
L201	S 11°51'11"	E 12.90'	4.6	L265	N 72°52'16"	E 86.19'	31.0

S. FISHER SURVEY
ABSTRACT No. 36

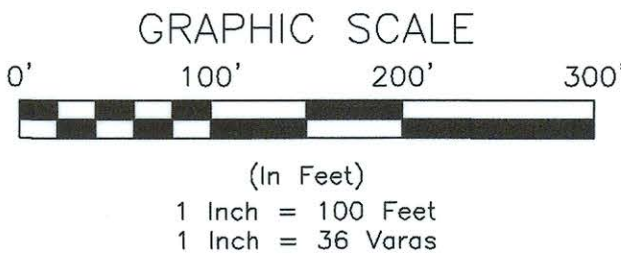
Address of Upland Owner:
Nature Conservancy of Texas
P.O. Box 81439
Corpus Christi, TX 78468

~ GULF INTRACOASTAL WATERWAY ~

SUBMERGED STATE TRACT No. 272

POINT OF TERMINATION
N: 13,427,575.80
E: 2,906,810.60
CONVERGENCE ANGLE: 01°25'59.66"
GRID SCALE FACTOR: 0.999936696

From Hook
877.3146' A
(886067.1)
S 81°12'01" W
57,893.09'
(20,830.7 Varas)



COASTAL BOUNDARY SURVEY OF A PORTION
OF THE LITTORAL BOUNDARY OF THE
S. FISHER SURVEY, ABSTRACT No. 36, AND THE
GEORGE WHEELRIGHT SURVEY, ABSTRACT No. 405,
IN MATAGORDA COUNTY, TEXAS,
ALONG THE MEAN HIGHER HIGH WATER LINE.
25.8 MILES, SOUTH 17°05'01" WEST OF THE
MATAGORDA COUNTY COURTHOUSE.

SHEET 4 OF 4

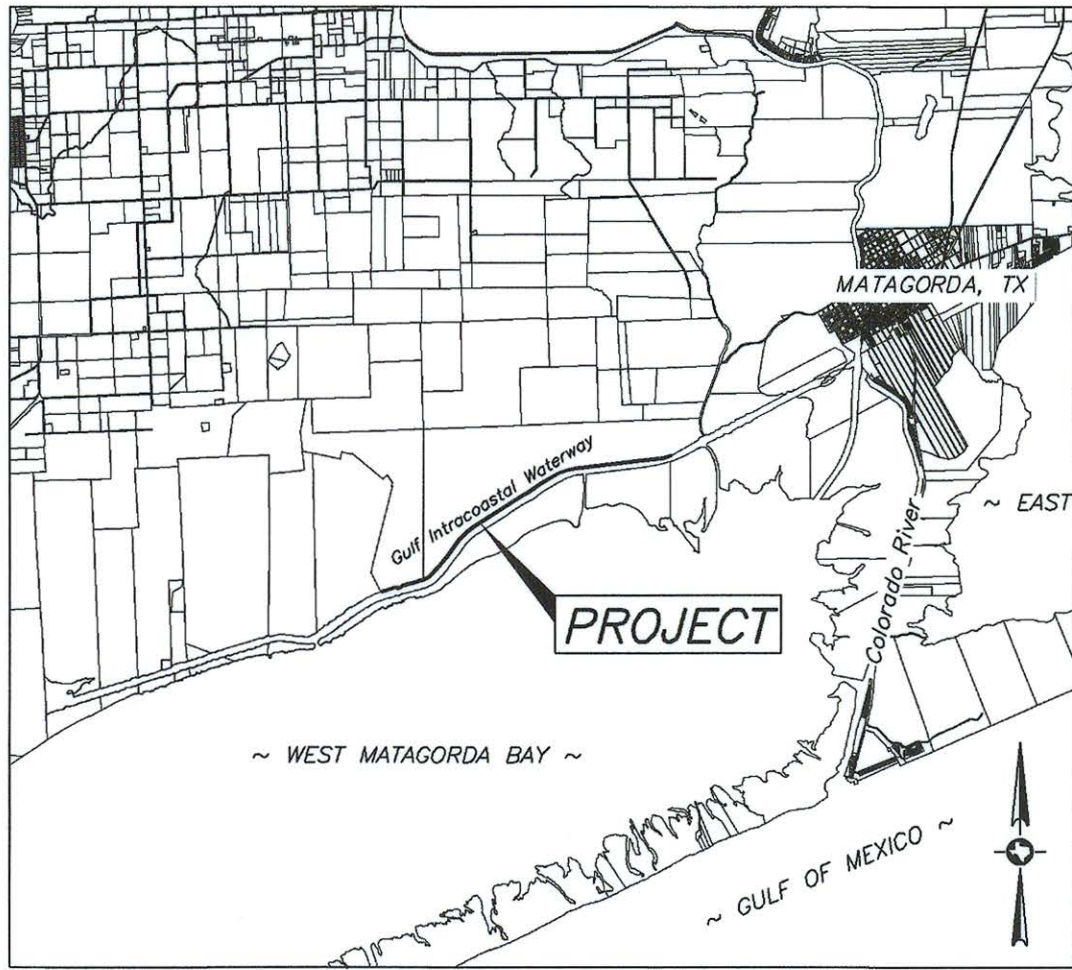
TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. MATAGORDA, S.R. No. 20
File Date 4/15/25 by L. PARSONS



REVISED: OCTOBER 9, 2024
SURVEY DATE: JULY 1, 2024
FILE No.: 0036-0000-0001000
DRAFTING: JTK/RWB
JOB No.: 24-0249

97425 (4)

SHEET 4 OF 4
SHEET 3 OF 4



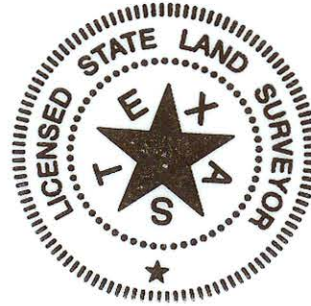
VICINITY MAP – NOT TO SCALE

July 1, 2024

I certify that on the above dates, that the artificial fill 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



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

Line shown hereon was surveyed on the ground by Stephen Blaskey, Stephen Kelly, Travis Calloway and Martin Harris on July 1, 2024.

NOTES:

- 1) ALL DISTANCES ARE GRID DISTANCES AND ARE SHOWN IN U.S. SURVEY FEET AND VARAS.
- 2) ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFER TO THE TEXAS COORDINATE SYSTEM OF 1983 – SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.070 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, AS DEFINED BY ARTICLE 21.070 OF THE NATURAL RESOURCE CODE OF THE STATE OF TEXAS.
- 4) LOCAL TIDE GAUGE REFERENCED TO:
MATAGORDA CITY, TEXAS
NATIONAL OCEAN SERVICE STATION ID# 8773146
LENGTH OF SERIES: 3 YEARS
TIDAL EPOCH: OCTOBER 2016 – SEPTEMBER 2019
CONTROL TIDE STATION: 8773792 – PACKERY CHANNEL, TEXAS
- 5) 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 EXCEPT AS SHOWN HEREON.
- 6) 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 EXCEPT AS NOTED ON THIS SURVEY.
- 7) THE LITTORAL BOUNDARY AS SHOWN ON THIS SURVEY WAS LOCATED IN ACCORDANCE WITH METHODOLOGY APPROVED BY THE GENERAL LAND OFFICE.
- 8) THIS SURVEY COMPLIES WITH REQUIREMENTS IN CHAPTER 21.042 OF THE NATURAL RESOURCE CODE OF THE STATE OF TEXAS.

**ARTIFICIAL FILL AREA 1
BOUNDARY LINE DESCRIPTION**

COMMENCING at NOAA Tidal Benchmark Disk 877 3146 A (BBGD67), said point having the following coordinates: Northing: 13,455,449.95 Easting: 2,957,517.30 a convergence angle of: 01°30'42.41", and a grid scale factor of 0.999922120;

THENCE South 62°03'44" West, a distance of 62,310.29 feet (22,431.7 Varas) to the POINT OF BEGINNING, said point having the following coordinates: Northing: 13,426,284.99 Easting: 2,902,709.93, a convergence angle of 01°25'36.94", and a grid scale factor of 0.999937386; said point also lies on the Mean Higher High Water Line of the Northerly shoreline of the Gulf Intracoastal Waterway, same being the Southerly line of the S. Fisher Survey, situated in Matagorda County, Texas;

THENCE meandering along the Mean Higher High Water Line of the Northerly shoreline of said Gulf Intracoastal Waterway and the Southerly line of said S. Fischer Survey, the following courses and distances:

- (L1) North 54°32'05" East, a distance of 24.02 feet (8.6 Varas);
- (L2) North 65°22'59" East, a distance of 99.58 feet (35.8 Varas);
- (L3) North 62°49'32" East, a distance of 92.10 feet (33.2 Varas);
- (L4) North 64°28'52" East, a distance of 96.03 feet (34.6 Varas);
- (L5) North 72°21'37" East, a distance of 34.37 feet (12.4 Varas);
- (L6) South 62°58'59" West, a distance of 84.82 feet (30.5 Varas);
- (L7) South 51°58'22" West, a distance of 24.69 feet (8.9 Varas);
- (L8) South 60°40'22" West, a distance of 76.36 feet (27.5 Varas);
- (L9) South 65°14'12" West, a distance of 85.12 feet (30.6 Varas);
- (L10) South 72°47'47" West, a distance of 75.95 feet (27.3 Varas) to the POINT OF BEGINNING, and containing 3,625 square feet of artificial fill material, more or less.

**ARTIFICIAL FILL AREA 1
BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE	VARAS
L1	N 54°32'05" E	24.02	8.6
L2	N 65°22'59" E	99.58	35.8
L3	N 62°49'32" E	92.10	33.2
L4	N 64°28'52" E	96.03	34.6
L5	N 72°21'37" E	34.37	12.4
L6	S 62°58'59" W	84.82	30.5
L7	S 51°58'22" W	24.69	8.9
L8	S 60°40'22" W	76.36	27.5
L9	S 65°14'12" W	85.12	30.6
L10	S 72°47'47" W	75.95	27.3

POINT OF BEGINNING

ARTIFICIAL FILL AREA 2

N:13,426,583.29

E:2,903,374.20

CONVERGENCE ANGLE: 01°25'40.64"

GRID SCALE FACTOR: 0.999937222

Address of Upland Owner:
Nature Conservancy of Texas
P.O. Box 81439
Corpus Christi, TX 78468

**ARTIFICIAL FILL AREA 2
BOUNDARY LINE DESCRIPTION**

COMMENCING at NOAA Tidal Benchmark Disk 877 3146 A (BBGD67), said point having the following coordinates: Northing: 13,455,449.95 Easting: 2,957,517.30 a convergence angle of: 01°30'42.41", and a grid scale factor of 0.999922120;

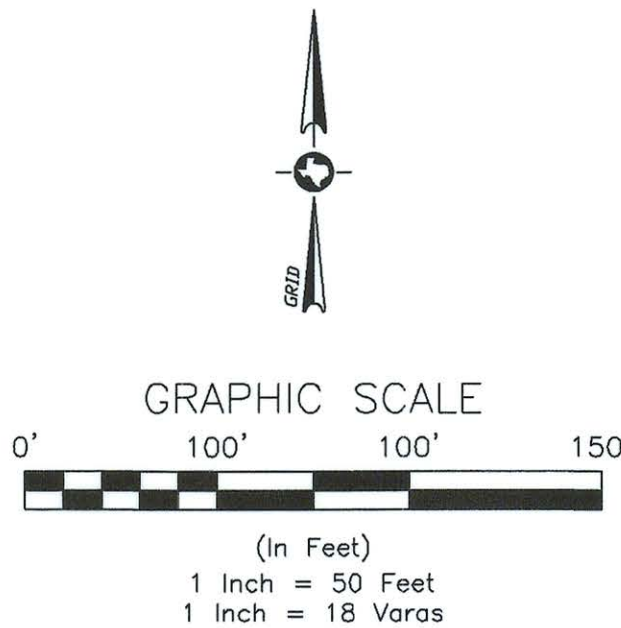
THENCE South 62°01'04" West, a distance of 61,583.69 feet (22,170.1 Varas) to the POINT OF BEGINNING, said point having the following coordinates: Northing: 13,426,583.29 Easting: 2,903,374.20, a convergence angle of 01°25'40.64", and a grid scale factor of 0.999937222; said point also lies on the Mean Higher High Water Line of the Northerly shoreline of the Gulf Intracoastal Waterway, same being the Southerly line of the S. Fisher Survey, situated in Matagorda County, Texas;

THENCE meandering along the Mean Higher High Water Line of the Northerly shoreline of said Gulf Intracoastal Waterway and the Southerly line of said S. Fischer Survey, the following courses and distances:

- (L11) North 70°18'38" East, a distance of 45.10 feet (16.2 Varas);
- (L12) North 65°22'52" East, a distance of 89.42 feet (32.2 Varas);
- (L13) North 64°57'04" East, a distance of 96.18 feet (34.6 Varas);
- (L14) North 57°52'07" East, a distance of 95.53 feet (34.4 Varas);
- (L15) North 68°48'42" East, a distance of 98.22 feet (35.4 Varas);
- (L16) North 72°32'30" East, a distance of 34.53 feet (12.4 Varas);
- (L17) South 65°38'48" West, a distance of 87.09 feet (31.4 Varas);
- (L18) South 62°19'32" West, a distance of 63.35 feet (22.8 Varas);
- (L19) South 58°10'48" West, a distance of 57.22 feet (20.6 Varas);
- (L20) South 58°19'03" West, a distance of 75.01 feet (27.0 Varas);
- (L21) South 72°33'10" West, a distance of 73.18 feet (26.3 Varas);
- (L22) South 67°34'15" West, a distance of 63.39 feet (22.8 Varas);
- (L23) South 21°30'05" West, a distance of 8.84 feet (3.2 Varas);
- (L24) South 89°06'01" West, a distance of 36.76 feet (13.2 Varas) to the POINT OF BEGINNING, and containing 4,051 square feet of artificial fill material, more or less.

**ARTIFICIAL FILL AREA 2
BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE	VARAS
L11	N 70°18'38" E	45.10	16.2
L12	N 65°22'52" E	89.42	32.2
L13	N 64°57'04" E	96.18	34.6
L14	N 57°52'07" E	95.53	34.4
L15	N 68°48'42" E	98.22	35.4
L16	N 72°32'30" E	34.53	12.4
L17	S 65°38'48" W	87.09	31.4
L18	S 62°19'32" W	63.35	22.8
L19	S 58°10'48" W	57.22	20.6
L20	S 58°19'03" W	75.01	27.0
L21	S 72°33'10" W	73.18	26.3
L22	S 67°34'15" W	63.39	22.8
L23	S 21°30'05" W	8.84	3.2
L24	S 89°06'01" W	36.76	13.2



ARTIFICIAL FILL MAP OF PART OF THE
S. FISHER SURVEY, ABSTRACT No. 36,
IN MATAGORDA COUNTY, TEXAS,
25.8 MILES, SOUTH 17°05'01" WEST OF THE
MATAGORDA COUNTY COURTHOUSE.

SHEET 1 OF 1

**Note: The name "Wheelwright" appears
multiple times in the document and the
correct spelling is "Wheelwright". DK
04/28/2025**

REVISED: OCTOBER 9, 2024
SURVEY DATE: JULY 1, 2024
FILE No.: 0036-0000-0001000
DRAFTING: JTK/RWB
JOB No.: 24-0249

97425 5



LEAGUE CITY OFFICE
Registration Number: 10193855
(281) 564-7799 www.hightidesurveying.com
200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552



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. MATAGORDA, SK No. 20
File Date 4/15/25 by L. Parsons

Project: Mad Island Preserve Shoreline Protection & Eco Restoration Phase III

Project No: Project Number CEPRA 1729

Project Manager: Kristin Hames, Coastal Field Operations.

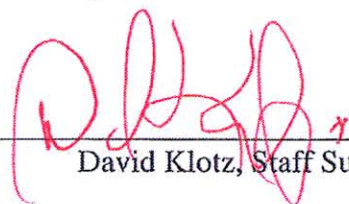
Surveyor: Stephen C. Blaskey, Licensed State Land Surveyor

Description: Coastal boundary survey of a portion of the littoral boundary of the S. Fisher Survey, Abstract No. 36, and the George Wheelwright Survey Abstract No. 405, along the line of Mean Higher High Water, situated on the northerly shore of the Gulf Intracoastal Waterway, State Submerged Tracts 271 and 272, Matagorda County, Texas, in connection with CEPRA No. 1729. Centroid coordinates 28.633658° N, -96.088711° W, WGS84. A copy of the survey has been filed in Instrument: 2024, Page 21, Matagorda County Plat 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 Tex. Nat. Res. Code §33.136.

by:

Signed:

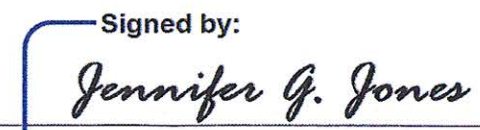

David Klotz, Staff Surveyor

4/13/2025
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

4/8/2025

Date

Filed as: Matagorda County, NRC Article 33.136 Sketch No. 20
Tex. Nat. Res. Code §33.136

ROUTING FOR INTERNAL DOCUSIGN PACKET

Staff Surveyor DocuSigned by:
A48B70864E50480...

Surveying DocuSigned by:
E246E7FD22AA4D6...
DocuSigned by:
287BFE8E18D748F...

Legal DocuSigned by:
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Director DocuSigned by:
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Dep. Gen. Counsel DocuSigned by:
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Gen. Counsel DocuSigned by:
C663841567B2413...

Deputy Chief Clerk Signed by:
E70CDF09B56540E...

Chief Clerk and Deputy Land Commissioner Signed by:

David Klotz

From: Stephen Blaskey <stephen@HighTideSurveying.com>
Sent: Monday, April 28, 2025 9:22 AM
To: David Klotz
Subject: [EXTERNAL] RE: Misspelling on CBS

Permission granted

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 28, 2025 9:14 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: FW: Misspelling on CBS

Stephen. The name Wheelwright is misspelled (Wheelright) on the recorded CBS. With your permission I would like to place the below note on the cover of the CBS and Fill Map on the copy(s) being filed in the GLO archives.

Note: The name "Wheelright" appears multiple times in the document and the correct spelling is "Wheelwright".

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

Mailing Address:
P.O.Box 12873
Austin, Texas 78711-2873

Phone: 512/463-5107