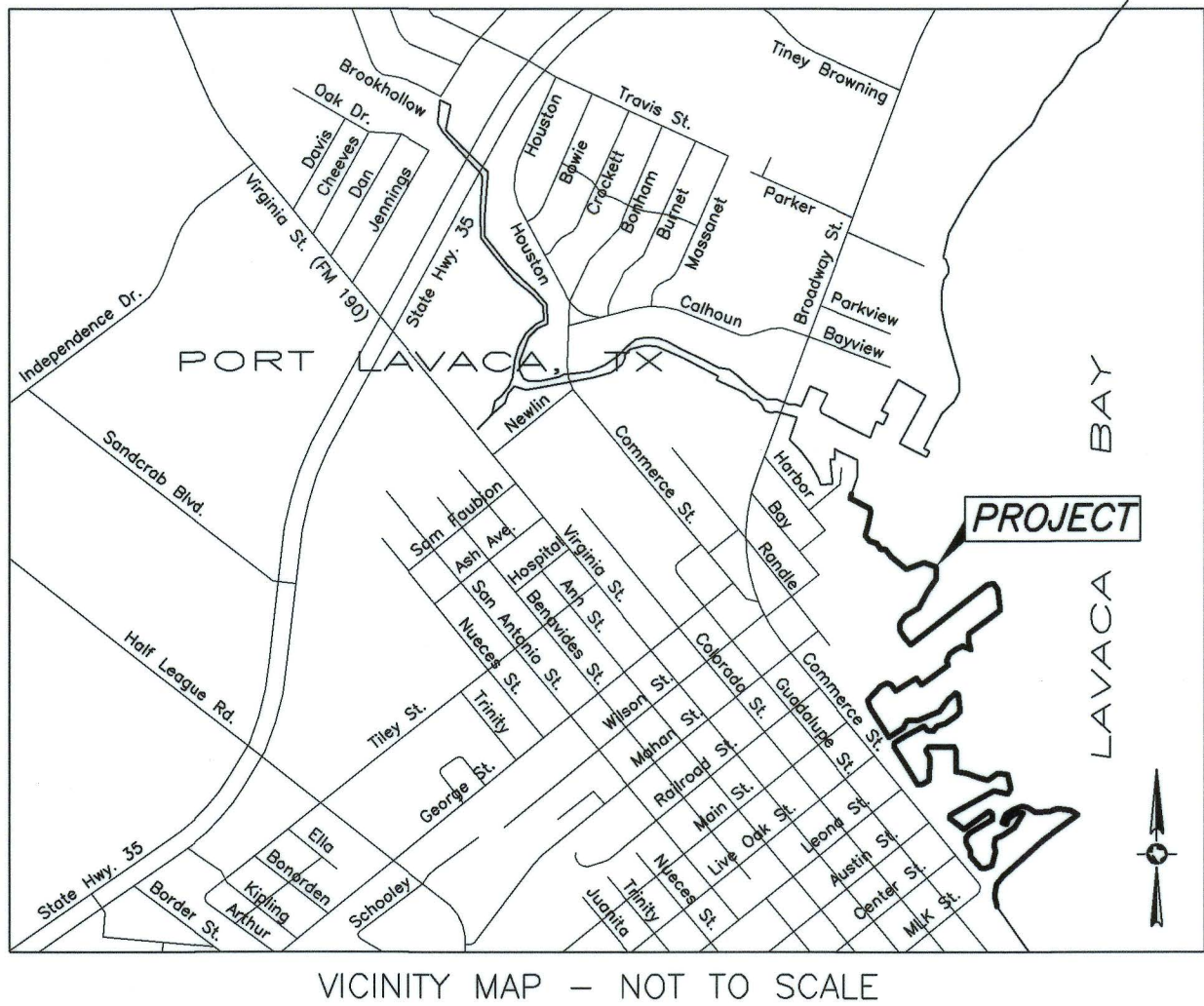




BOUNDARY LINE DESCRIPTION

COMMENCING at Tidal Monument "GLO 2", said point having the following coordinates: Northing: 13,424,149.89 Easting: 2,734,138.36 a convergence angle of: 01°10'10.06521", and a grid scale factor of 0.999936409;

THENCE S 27°26'15" W, a distance of 7183.39' (2586.0 Varas) to the POINT OF BEGINNING, said point lies on the Littoral Boundary of the ALEJANDRO ESPARZA, Abstract No. 12, Calhoun County, Texas, along the and Mean Higher High Water Line of the Westerly Bank of Lavaca Bay, and has the following coordinates: Northing: 13,417,774.54, Easting: 2,730,828.38 a convergence angle of 01°09'51.15720", and a grid scale factor of 0.999940099;

THENCE meandering along the Littoral Boundary of said ALEJANDRO ESPARZA and the Mean Higher High Water Line of the Westerly Bank of Lavaca Bay, the following courses and distances:

- (L1) South 19°28'24" West, a distance of 39.62 feet (14.3 varas);
- (L2) South 30°57'54" West, a distance of 41.54 feet (15.0 varas);
- (L3) South 72°36'36" East, a distance of 35.17 feet (12.7 varas);
- (L4) South 63°10'48" East, a distance of 77.93 feet (28.1 varas);
- (L5) South 53°29'34" East, a distance of 37.06 feet (13.3 varas);
- (L6) South 34°51'21" East, a distance of 44.10 feet (15.9 varas);
- (L7) South 89°51'55" East, a distance of 25.49 feet (9.2 varas);
- (L8) South 21°38'28" East, a distance of 25.21 feet (9.1 varas);
- (L9) South 02°20'48" West, a distance of 19.42 feet (7.0 varas);
- (L10) South 26°33'49" West, at a distance of 24.54 feet (8.8 varas) passing the South line of said ALEJANDRO ESPARZA and the North line of the CITY OF PORT LAVACA, Abstract No. 254, Calhoun County, Texas, and continuing along the Littoral Boundary of said CITY OF PORT LAVACA and the Mean High Water Line of the Westerly Bank of Lavaca Bay, for a total distance of 34.42 feet (12.4 varas);

THENCE meandering along the Littoral Boundary of said CITY OF PORT LAVACA, Abstract No. 254, and Mean High Water Line of the Westerly Bank of Lavaca Bay, the following courses and distances:

- (L11) South 15°07'27" East, a distance of 41.47 feet (14.9 varas);
- (L12) South 19°31'02" West, a distance of 51.20 feet (18.4 varas);
- (L13) South 57°00'48" West, a distance of 25.26 feet (9.1 varas);
- (L14) South 01°40'36" West, a distance of 35.41 feet (12.7 varas);
- (L15) South 23°55'31" East, a distance of 67.22 feet (24.2 varas);
- (L16) South 80°17'47" East, a distance of 66.92 feet (24.1 varas);
- (L17) South 48°16'54" East, a distance of 266.08 feet (95.8 varas);
- (L18) South 52°25'36" East, a distance of 74.34 feet (26.8 varas);
- (L19) North 54°31'48" East, a distance of 38.40 feet (13.8 varas);
- (L20) North 87°08'31" East, a distance of 73.61 feet (26.5 varas);
- (L21) North 26°37'36" West, a distance of 8.33 feet (3.0 varas);
- (L22) North 63°13'06" East, a distance of 58.68 feet (21.1 varas);
- (L23) South 02°08'54" East, a distance of 9.26 feet (3.3 varas);
- (L24) South 68°05'59" East, a distance of 86.52 feet (31.1 varas);
- (L25) North 54°10'26" East, a distance of 10.05 feet (3.6 varas);
- (L26) South 04°04'11" East, a distance of 97.47 feet (35.1 varas);
- (L27) North 76°22'28" West, a distance of 8.83 feet (3.2 varas);
- (L28) South 28°39'26" West, a distance of 271.75 feet (97.8 varas);
- (L29) South 40°14'23" West, a distance of 26.25 feet (9.5 varas);
- (L30) South 53°06'19" West, a distance of 96.38 feet (34.7 varas);
- (L31) South 47°51'45" West, a distance of 86.60 feet (31.2 varas);
- (L32) South 20°53'50" West, a distance of 29.48 feet (10.6 varas);
- (L33) South 12°40'11" East, a distance of 63.42 feet (22.8 varas);
- (L34) South 36°43'43" East, a distance of 88.12 feet (31.7 varas);
- (L35) South 61°32'20" East, a distance of 30.57 feet (11.0 varas);
- (L36) North 72°25'43" East, a distance of 14.08 feet (5.1 varas);
- (L37) North 51°58'35" East, a distance of 496.13 feet (178.6 varas);
- (L38) North 36°48'47" West, a distance of 6.86 feet (2.5 varas);
- (L39) North 51°39'34" East, a distance of 295.13 feet (106.2 varas);
- (L40) North 71°49'46" East, a distance of 61.76 feet (22.2 varas);
- (L41) South 34°42'12" East, a distance of 193.14 feet (69.5 varas);
- (L42) South 08°10'39" East, a distance of 193.14 feet (69.5 varas);
- (L43) South 54°21'20" West, a distance of 320.46 feet (115.4 varas);
- (L44) South 24°17'21" West, a distance of 26.82 feet (9.7 varas);
- (L45) South 08°06'37" East, a distance of 120.30 feet (43.3 varas);
- (L46) North 84°55'12" West, a distance of 12.20 feet (4.4 varas);
- (L47) North 62°19'42" West, a distance of 52.50 feet (18.9 varas);
- (L48) North 89°45'31" West, a distance of 26.10 feet (9.4 varas);
- (L49) South 62°46'53" West, a distance of 83.52 feet (30.1 varas);
- (L50) South 33°09'52" West, a distance of 43.05 feet (15.5 varas);
- (L51) South 02°25'45" East, a distance of 32.75 feet (11.8 varas);
- (L52) South 22°12'52" East, a distance of 39.55 feet (14.2 varas);
- (L53) South 16°35'51" East, a distance of 23.17 feet (8.3 varas);

JANUARY 8, 2025

I certify that on the above dates, that the littoral boundary of the described property, was surveyed on the ground by the person or persons named herein, and that the survey was made in accordance with the law under my direction, and this map together with dimensions and coordinates is true and correct as of the above date.

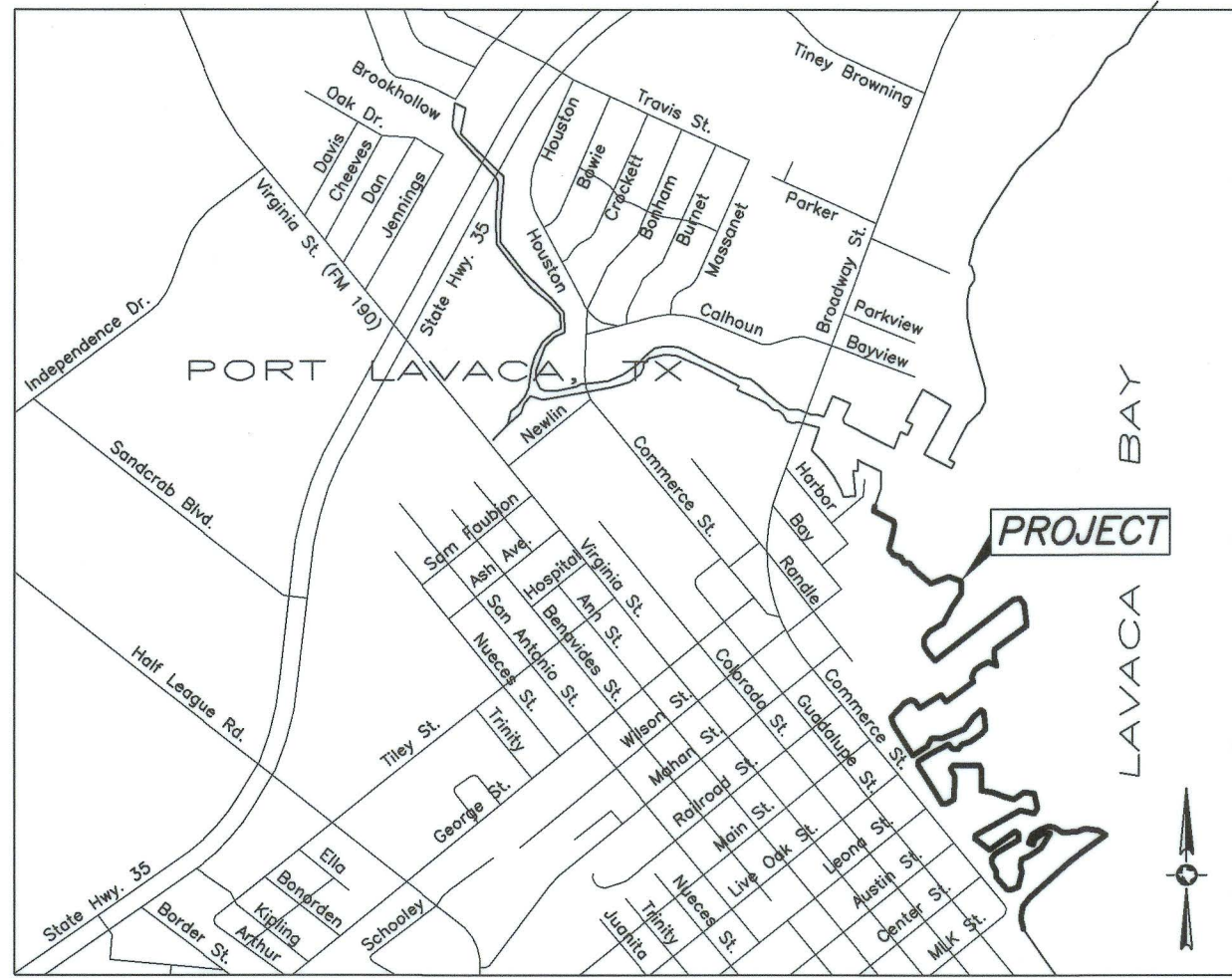
HIGH TIDE LAND SURVEYING, LLC



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

REVISED: FEBRUARY 27, 2025
SURVEY DATE: JANUARY 8, 2025
FILE No.: A0254-00000-0001-00
DRAWING: RCW
JOB No.: 25-0014

LINE TABLE																			
LINE	BEARING	DISTANCE		LINE	BEARING	DISTANCE		LINE	BEARING	DISTANCE		LINE	BEARING	DISTANCE		LINE	BEARING	DISTANCE	
		FEET	VARS			FEET	VARS			FEET	VARS			FEET	VARS			FEET	VARS
L1	S 19°28'24" W	39.62	14.3	L45	S 08°06'37" E	120.30	43.3	L89	S 54°34'02" W	201.98	72.7	L133	S 57°22'26" W	226.56	8.6				
L2	S 30°57'54" W	41.54	15.0	L46	N 84°55'12" W	12.20	4.4	L90	S 31°32'57" E	407.40	146.7	L134	S 26°52'29" W	24.48	8.1				
L3	S 72°36'36" E	35.17	13.2	L47	N 62°19'42" W	52.50	14.9	L91	N 58°03'39" E	76.61	24.9	L135	S 23°44'20" E	78.68	12.1				
L4	S 63°10'48" E	77.93	28.1	L48	N 89°45'31" W	26.10	9.4	L92	N 28°35'04" E	45.56	16.4	L136	S 23°18'19" E	89.37	3.2				
L5	S 53°29'34" E	37.06	13.3	L49	S 62°46'53" W	83.52	30.1	L93	N 07°17'19" W	100.77	36.3	L137	S 34°43'57" E	77.01	27.7				
L6	S 34°51'21" E	44.10	15.9	L50	S 33°09'52" W	43.05	15.5	L94	N 03°51'04" W	69.34	25.0	L138	S 46°06'58" E	33.11	1.1				
L7	S 89°51'55" E	25.49	15.3	L51	S 02°25'45" E	32.75	11.3	L95	N 41°13'52" W	28.79	10.7	L139	S 73°41'40" E	31.17	1.1				
L8	S 21°38'28" E	25.21	9.1	L52	S 22°12'52" W	39.55	14.2	L96	N 28°35'04" E	45.56	13.9	L140	N 68°23'11" W	62.88	22.6				
L9	S 02°20'48" W	19.42	7.0	L53	S 16°35'51" E	23.17	8.3	L97	N 24°23'29" E	30.96	11.1	L141	N 25°55'48" E	67.22	24.2				
L10	S 26°33'49" W	34.42	12.4	L54	S 53°06'29" W	272.23	98.0	L98	N 81°56'12" E	80.13	26.8	L142	N 14°56'19" E	62.16	22.4				
L11	S 15°07'27" E	41.47	14.3	L55	S 47°51'45" E	25.49	9.4	L99	S 82°51'29" E	28.80	12.1	L143	N 21°58'48" W	47.69	12.1				
L12	S 19°31'02" W	51.20	18.4	L56	N 33°03'55" W	67.76	24.4	L100	N 68°17'48" E	37.56	13.5	L144	N 03°33'11" W	22.20	8.0				
L13	S 57°00'48" W	25.26	9.1	L57	S 55°17'55" W	217.86	78.4	L101	S 77°22'46" E	44.76	16.1	L145	N 44°06'47" E	61.30	22.1				
L14	S 01°40'36" W	35.41	13.6	L58	N 80°56'36" W	67.98	24.6	L102	N 56°46'54" E	27.02	10.7	L146	N 53°24'25" E	124.57	43.6				
L15	S 23°55'31" E	67.22	24.2	L59	S 70°34'19" W	76.30	27.5	L103	S 75°56'37" E	22.19	8.0	L147	N 40°43'06" E	119.73	43.1				
L16	S 80°17'47" E	66.92	24.1	L60	S 51°06'49" W	77.46	27.9	L104	S 31°40'29" E	55.11	12.6	L148	N 33°44'21" E	42.75	15.4				
L17	S 48°16'54" E	266.08	95.8	L61	S 32°51'14" W	38.01	13.7	L105	S 02°02'16" E	61.79	22.2	L149	N 16°52'17" W	9.88	1.3				
L18	S 52°25'36" E	74.34	14.3	L62	S 31°43'57" W	312.66	119.5	L106	S 29°43'15" W	27.58	10.7	L150	N 63°29'18" W	34.61	12.1				
L19	N 54°31'48" E	38.40	13.8	L63	N 72°15'49" E	55.21	19.9	L107	S 06°02'25" E	64.83	23.3	L151	S 68°52'00" W	40.82	14.7				
L20	N 87°08'31" E	73.61	26.5	L64	N 49°53'51" E	45.58	16.4	L108	S 41°59'25" E	68.13	24.5	L152	S 32°58'10" W	45.52	16.6				
L21	N 26°37'36" W	8.33	3.7	L65	N 38°59'41" E	102.69	35.1	L109	S 67°29'23" E	65.59	23.7	L153	N 65°54'17" W	19.03	1.0				
L22	N 63°13'06" E	58.68	21.1	L66	N 70°43'09" E	99.82	35.9	L110	S 67°29'23" E	61.43	22.1	L154	S 44°51'23" W	35.30	12.7				
L23	S 02°08'54" E	9.26	3.3	L67	N 79°52'13" E	78.63	28.3	L111	S 37°48'23" E	68.84	24.8	L155	S 19°35'26" W	31.58	11.4				
L24	S 68°05'59" E	86.52	31.1	L68	N 86°16'04" E	104.32	37.6	L112	N 52°11'35" E	50.41	18.1	L156	N 77°54'09" W	32.07	11.5				
L25	N 54°10'26" E	10.05	4.6	L69	N 32°06'11" W	65.21	11.3	L113	N 68°17'48" E	37.56	13.7	L157	N 25°44'34" E	44.82	11.1				
L26	S 04°04'11" E	97.47	35.1	L70	N 37°07'06" E	35.53	12.8	L114	N 58°17'08" E	44.13	15.9	L158	N 46°57'36" E	101.45	36.5				
L27	N 76°22'28" W	8.83	3.2	L71	N 12°33'46" E	30.63	11.0	L115	S 81°54'59" E	49.57	17.8	L159	N 66°04'02" E	79.55	28.6				
L28	S 28°39'26" W	271.75	97.8	L72	N 48°10'19" E	17.81	6.4	L116	S 15°06'30" E	48.41	17.8	L160	N 84°53'10" E	71.35	28.6				
L29	S 40°14'23" W	26.25	9.1	L73	N 58°18'20" E	33.42	12.6	L117	S 26°52'29" W	24.48	10.7	L161	S 63°29'18" W	34.61	12.1				
L30	S 53°06'19" W	96.38	34.7	L74	N 42°41'16" E	91.87	33.1	L118	S 58°28'24" W	60.89	21.9	L162	S 81°41'14" E	105.27	39.7				
L31	S 47°51'45" W	86.60	31.2	L75	N 59°18'20" E	33.42	12.0	L119	N 75°29'18" W	94.97	34.2	L163	N 84°53'10" E	71.35	25.7				
L32	S 20°53'50" W	29.48	12.0	L76	N 73°40'23" E	110.63	38.3	L120	S 65°01'53" W	95.73	34.3	L164	N 63°22'07" E	74.27	25.7				
L33	S 12°40'11" E	63.42	22.6	L77	S 56°53'27" W	34.52	2.0	L121	S 59°39'25" W	305.89	110.1	L165	S 30°38'27" E	22.97	8.3				
L34	S 36°43'43" E	88.12	31.7	L78	S 56°53'27" W	34.53	12.4	L122	S 05°30'12" E	35.23	12.7	L166	S 56°20'16" E	68.79	24.8				
L35	S 61°32'20" E	30.57	11.0	L79	S 72°25'31" W	76.01	27.4	L123	S 41°55'41" E	123.77	44.6	L167	S 67°06'57" E	105.97	38.2				
L36	N 72°25'43" E	14.08	5.9	L80	S 53°29'48" W	251.00	103.3	L124	S 76°35'55" E	22.94	10.7	L168	S 08°22'24" W	15.31	1.1				
L37	N 51°58'35" E	496.13	178.6	L81	S 12°39'37" W	41.98	15.1	L125	N 53°53'10" E	209.49	75.4	L169	S 47°33'28" W	156.69	56.4				
L38	N 36°48'47" W	6.86	2.5	L82	S 08°44'18" E	117.87	42.4	L126	N 05°54'47" W	33.21	12.0	L170	S 51°02'31" W	633.03	227.9				
L39	N 51°39'34" E	295.13	122.2	L83	S 53°29'48" W	251.00	103.3	L127	N 20°55'32" E	13.43	4.8	L171	S 34°02'28" W	80.06	28.8				
L40	N 71°49'46" E	61.76	22.2	L84	S 68°41'47" W	30.69	11.0	L128	S 62°42'37" E	13.26	4.8	L172	S 41°12'31" W	59.24	13.3				
L41	S 34°42'12" E	61.27	22.1	L85	N 82°16'18" W	37.03	13.3	L129	S 64°20'52" E	16.31	5.9	L173	S 10°06'39" W	121.68	48.4				
L42	S 08°10'39" E	193.14	69.5	L86	N 35°40'20" W	43.90	15.8	L130	S 31°06'19" E	56.96	20.5	L174	S 19°56'57" E	11.98	4.3				
L43	S 54°21'20" W	320.46	120.6	L87	N 64°36'36" W	12.78	0.6	L131	S 00°28'46" E	29.52	10.7								
L44	S 21°47'21" W	26.82	9.7	L88	S 65°47'40" W	89.80	33.2	L132	S 38°21'01" W	42.92	15.5								



VICINITY MAP — NOT TO SCALE

BOUNARY LINE DESCRIPTION

COMMENCING at Tidal Monument "GLO 2", said point having the following coordinates: Northing: 13,424,149.89 Easting: 2,734,138.36 a convergence angle of: 01°10'10.06521", and a grid scale factor of 0.999936409;

THENCE S 27°26'15" W, a distance of 7183.39' (2586.0 Varas) to the POINT OF BEGINNING, said point lies on the Littoral Boundary of the ALEJANDRO ESPARZA, Abstract No. 12, Calhoun County, Texas, along the and Mean Higher High Water Line of the Westerly Bank of Lavaca Bay, and has the following coordinates: Northing: 13,417,774.54, Easting: 2,730,828.38 a convergence angle of 01°09'51.15720", and a grid scale factor of 0.999940099;

THENCE meandering along the Littoral Boundary of said ALEJANDRO ESPARZA and the Mean Higher High Water Line of the Westerly Bank of Lavaca Bay, the following courses and distances:

- (L1) South 19°28'24" West, a distance of 39.62 feet (14.3 varas);
- (L2) South 30°57'54" West, a distance of 41.54 feet (15.0 varas);
- (L3) South 72°36'36" East, a distance of 35.17 feet (12.7 varas);
- (L4) South 63°10'48" East, a distance of 77.93 feet (28.1 varas);
- (L5) South 53°29'34" East, a distance of 37.06 feet (13.3 varas);
- (L6) South 34°51'21" East, a distance of 44.10 feet (15.9 varas);
- (L7) South 89°51'55" East, a distance of 25.49 feet (9.2 varas);
- (L8) South 21°38'28" East, a distance of 25.21 feet (9.1 varas);
- (L9) South 02°20'48" West, a distance of 18.42 feet (7.0 varas);
- (L10) South 26°33'49" West, a distance of 24.54 feet (8.8 varas) passing the South line of said ALEJANDRO ESPARZA and the North line of the CITY OF PORT LAVACA, Abstract No. 254, Calhoun County, Texas, and continuing along the Littoral Boundary of said CITY OF PORT LAVACA and the Mean High Water Line of the Westerly Bank of Lavaca Bay, for a total distance of 34.42 feet (12.4 varas);

THENCE meandering along the Littoral Boundary of said CITY OF PORT LAVACA, Abstract No. 254, and Mean High Water Line of the Westerly Bank of Lavaca Bay, the following courses and distances:

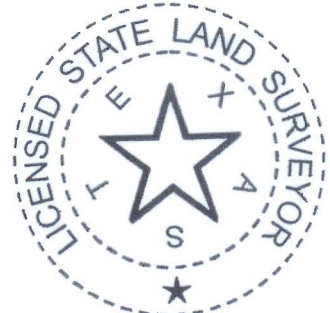
- (L11) South 15°07'27" East, a distance of 41.47 feet (14.9 varas);
- (L12) South 19°31'02" West, a distance of 51.20 feet (18.2 varas);
- (L13) South 57°00'48" West, a distance of 25.26 feet (9.1 varas);
- (L14) South 01°40'36" East, a distance of 35.41 feet (12.7 varas);
- (L15) South 23°55'31" East, a distance of 67.22 feet (24.2 varas);
- (L16) South 80°17'47" East, a distance of 66.92 feet (24.1 varas);
- (L17) South 48°16'54" East, a distance of 266.08 feet (95.8 varas);
- (L18) South 52°25'36" East, a distance of 74.34 feet (26.8 varas);
- (L19) North 54°31'48" East, a distance of 38.40 feet (13.8 varas);
- (L20) North 87°08'31" East, a distance of 73.61 feet (26.5 varas);
- (L21) North 26°37'36" East, a distance of 8.33 feet (3.0 varas);
- (L22) North 63°13'06" East, a distance of 58.68 feet (21.1 varas);
- (L23) South 02°08'54" East, a distance of 9.26 feet (3.3 varas);
- (L24) South 68°05'59" East, a distance of 86.52 feet (31.1 varas);
- (L25) North 54°10'26" East, a distance of 10.05 feet (3.6 varas);
- (L26) South 04°04'11" East, a distance of 97.47 feet (35.1 varas);
- (L27) North 76°22'28" West, a distance of 8.83 feet (3.2 varas);
- (L28) South 28°39'26" West, a distance of 271.75 feet (97.8 varas);
- (L29) South 40°14'23" West, a distance of 26.25 feet (9.5 varas);
- (L30) South 53°06'19" East, a distance of 96.38 feet (34.7 varas);
- (L31) South 47°51'45" West, a distance of 86.60 feet (31.2 varas);
- (L32) South 20°53'50" West, a distance of 29.48 feet (10.6 varas);
- (L33) South 12°40'11" East, a distance of 63.42 feet (22.8 varas);
- (L34) South 36°43'43" East, a distance of 88.12 feet (31.7 varas);
- (L35) South 61°32'20" East, a distance of 30.57 feet (11.0 varas);
- (L36) North 72°25'43" East, a distance of 14.08 feet (5.1 varas);
- (L37) North 51°58'35" East, a distance of 496.13 feet (178.6 varas);
- (L38) North 36°48'47" West, a distance of 6.86 feet (2.5 varas);
- (L39) North 51°39'34" East, a distance of 295.13 feet (106.2 varas);
- (L40) North 71°49'46" East, a distance of 61.76 feet (22.2 varas);
- (L41) South 34°42'12" East, a distance of 61.27 feet (22.1 varas);
- (L42) South 08°10'39" East, a distance of 193.14 feet (69.5 varas);
- (L43) South 54°21'20" West, a distance of 320.46 feet (115.4 varas);
- (L44) South 24°17'21" West, a distance of 26.82 feet (9.7 varas);
- (L45) South 08°06'37" East, a distance of 120.30 feet (43.3 varas);
- (L46) North 84°55'12" West, a distance of 12.20 feet (4.4 varas);
- (L47) North 62°19'42" West, a distance of 52.50 feet (18.9 varas);
- (L48) North 89°45'31" West, a distance of 26.10 feet (9.4 varas);
- (L49) North 62°46'53" West, a distance of 83.52 feet (30.1 varas);
- (L50) South 33°09'52" West, a distance of 43.05 feet (15.5 varas);
- (L51) South 02°25'45" East, a distance of 32.75 feet (11.8 varas);
- (L52) South 22°12'52" West, a distance of 39.55 feet (14.2 varas);
- (L53) South 16°35'51" East, a distance of 23.17 feet (8.3 varas);

JANUARY 8, 2025

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: FEBRUARY 27, 2025
SURVEY DATE: JANUARY 8, 2025
FILE No.: A0254-00000-0001-00
DRAWING: RWG
JOB No.: 25-0014

This Survey is filed for record in the Official Public Records of Calhoun County, Texas under Document Number 2025-00529 on February 28, 2025.

LINE TABLE				LINE TABLE				LINE TABLE			
LINE	BEARING	DISTANCE	VARAS	LINE	BEARING	DISTANCE	VARAS	LINE	BEARING	DISTANCE	VARAS
L1	S 19°28'24" W	39.62	14.3	L45	S 08°06'37" E	120.30	43.3	L89	S 54°34'02" W	201.98	73.9
L2	S 30°57'54" W	41.54	15.0	L46	N 84°55'12" W	12.20	4.4	L90	S 31°32'57" E	407.40	146.7
L3	S 72°36'36" E	35.17	12.7	L47	N 82°19'42" W	52.50	18.9	L91	N 58°03'39" E	76.61	27.6
L4	S 63°10'48" E	77.93	28.1	L48	N 89°45'31" W	26.10	9.4	L92	N 28°18'04" E	45.58	16.4
L5	S 53°29'34" E	37.06	13.3	L49	S 62°46'53" W	83.52	30.1	L93	N 07°17'19" W	100.77	36.3
L6	S 34°51'21" E	44.10	15.9	L50	S 33°09'52" W	43.05	15.5	L94	N 03°51'04" W	69.34	25.0
L7	S 89°51'55" E	25.49	9.2	L51	S 02°25'45" E	32.75	11.8	L95	N 41°13'52" W	28.79	10.4
L8	S 21°38'28" E	25.21	9.1	L52	S 22°12'52" W	39.55	14.2	L96	N 11°35'29" E	19.11	6.9
L9	S 02°20'48" W	18.42	7.0	L53	S 16°35'51" E	23.17	8.3	L97	N 24°23'29" E	30.98	11.1
L10	S 26°33'49" W	34.42	12.4	L54	S 53°06'29" W	272.23	98.0	L98	N 81°56'12" E	80.13	28.8
L11	S 15°07'27" E	41.47	14.9	L55	S 31°32'57" E	407.40	146.7	L99	N 58°03'39" E	76.61	27.6
L12	S 19°31'02" W	51.20	18.2	L56	N 84°55'12" W	12.20	4.4	L100	N 28°18'04" E	45.58	16.4
L13	S 57°00'48" W	25.26	9.1	L57	S 55°17'55" W	217.86	78.4	L101	S 77°22'46" E	44.76	16.1
L14	S 01°40'36" W	35.41	12.7	L58	N 80°56'36" W	67.98	24.5	L102	N 56°46'54" E	27.02	9.7
L15	S 23°55'31" E	67.22	24.2	L59	S 70°34'19" W	77.46	27.9	L103	S 79°56'37" E	22.19	8.0
L16	S 80°17'47" E	66.92	24.1	L60	S 51°06'49" W	77.46	27.9	L104	S 31°40'29" E	35.11	12.6
L17	S 48°16'54" E	266.08	95.8	L61	S 32°51'14" W	38.01	13.7	L105	S 02°02'16" E	61.79	22.2
L18	S 52°25'36" E	74.34	26.8	L62	S 31°43'57" E	312.66	112.6	L106	S 25°43'15" W	27.58	9.9
L19	N 54°31'48" E	38.40	13.8	L63	N 72°15'49" E	55.21	19.8	L107	S 08°02'25" E	64.83	23.3
L20	N 87°08'31" E	73.61	26.5	L64	N 49°53'51" E	45.58	16.4	L108	S 41°59'25" E	68.13	24.5
L21	N 26°37'36" W	8.33	3.0	L65	N 38°59'41" E	102.69	37.0	L109	S 67°29'23" E	65.59	23.6
L22	N 63°13'06" E	58.68	21.1	L66	N 70°43'09" E	99.82	35.9	L110	S 62°46'53" E	83.52	30.1
L23	S 02°08'54" E	9.26	3.3	L67	N 79°52'13" E	78.63	28.3	L111	S 37°48'23" E	68.84	24.8
L24	S 68°05'59" E	86.52	31.1	L68	N 58°16'18" E	104.32	37.6	L112	N 52°11'35" E	50.41	18.1
L25	N 54°10'26" E	10.05	3.6	L69	N 32°06'11" E	65.21	23.5	L113	N 68°14'25" E	96.30	34.7
L26	S 04°04'11" E	97.47	35.1	L70	N 37°07'06" E	35.53	12.8	L114	N 68°17'08" E	49.13	17.8
L27	N 76°22'28" W	8.83	3.2	L71	N 12°33'46" E	30.63	11.0	L115	S 81°54'59" E	49.57	17.8
L28	S 28°39'26" W	271.75	97.8	L72	N 48°10'19" E	17.81	6.4	L116	S 15°06'30" E	49.41	17.8
L29	S 40°14'23" W	26.25	9.5	L73	N 73°40'43" E	110.63	39.8	L117	S 12°40'11" E	63.42	22.8
L30	S 53°06'19" W	96.38	34.7	L74	N 42°41'16" E	91.87	33.1	L118	S 58°28'24" W	60.89	21.8
L31	S 47°51'45" W	86.60	31.2	L75	N 59°19'20" E	33.42	12.0	L119	N 78°29'32" W	94.97	34.2
L32	S 20°53'50" W	29.48	10.6	L76	N 73°40'43" E	110.63	39.8	L120	S 65°01'53" W	95.73	34.5
L33	S 12°40'11" E	63.42	22.8	L77	S 25°43'57" W	5.42	2.0	L121	S 62°42'57" E	13.26	4.8
L34	S 36°43'43" E	88.12	31.7	L78	S 56°53'27" W	34.53	12.4	L122	S 05°30'12" E	35.23	12.7
L35	S 61°32'20" E	30.57	11.0	L79	S 72°25'31" W	76.01	27.4	L123	S 41°55'41" E	123.77	44.6
L36	N 72°25'43" E	14.08	5.1	L80	S 46°14'03" W	53.91	19.4	L124	N 76°53'55" W	22.94	8.3
L37	N 51°58'35" E	496.13	178.6	L81	S 12°39'37" W	41.98	15.1	L125	S 53°53'10" E	209.49	75.4
L38	N 36°48'47" W	6.86	2.5	L82	S 08°44'18" E	117.87	42.4	L126	N 05°54'47" W	33.21	12.0
L39	N 51°39'34" E	295.13	106.2	L83	S 53°29'48" W	251.00	90.4	L127	N 20°55'32" E	13.43	4.8
L40	N 71°49'46" E	61.76	22.2	L84	S 69°41'47" W	30.69	11.0	L128	N 62°42'37" W	13.26	4.8
L41	S 34°42'12" E	61.27	22.1	L85	N 82°16'18" W	37.03	13.3	L129	S 64°20'52" E	16.31	5.9
L42	S 08°10'39" E	193.14	69.5	L86	N 35°40'20" W	43.90	15.8	L130	S 31°08'19" E	56.96	20.5
L43	S 54°21'20" W	320.46	115.4	L87	N 64°36'36" W	12.78	4.6	L131	S 00°28'46" E	29.52	10.6
L44	S 24°17'21" W	26.82	9.7	L88	S 65°47'40" W	69.60	25.3	L132	S 38°21'01" W	42.92	15.5

BOUNARY LINE DESCRIPTION (CONTINUED)

- (L54) South 53°06'29" West, a distance of 272.23 feet (98.0 varas);
- (L55) North 75°30'04" West, a distance of 11.38 feet (4.1 varas);
- (L56) North 33°03'55" West, a distance of 67.76 feet (24.4 varas);
- (L57) South 55°17'55" West, a distance of 217.86 feet (78.4 varas);
- (L58) North 80°56'36" West, a distance of 67.98 feet (24.5 varas);
- (L59) South 70°34'19" West, a distance of 76.30 feet (27.5 varas);
- (L60) South 51°06'49" West, a distance of 77.46 feet (27.9 varas);
- (L61) South 32°51'14" West, a distance of 38.01 feet (13.7 varas);
- (L62) South 31°43'57" East, a distance of 312.66 feet (112.6 varas);
- (L63) North 72°15'49" East, a distance of 55.21 feet (19.9 varas);
- (L64) North 49°53'51" East, a distance of 45.58 feet (16.4 varas);
- (L65) North 38°59'41" East, a distance of 102.69 feet (37.0 varas);
- (L66) North 70°43'09" East, a distance of 99.82 feet (35.9 varas);
- (L67) North 79°52'13" East, a distance of 78.63 feet (28.3 varas);
- (L68) North 86°16'18" East, a distance of 104.32 feet (37.6 varas);
- (L69) North 32°06'11" East, a distance of 65.21 feet (23.5 varas);
- (L70) North 37°07'06" East, a distance of 35.53 feet (12.8 varas);
- (L71) North 12°33'46" East, a distance of 30.63 feet (11.0 varas);
- (L72) North 48°10'19" East, a distance of 17.81 feet (6.4 varas);
- (L73) North 80°11'56" East, a distance of 31.84 feet (11.5 varas);
- (L74) North 42°41'16" East, a distance of 91.87 feet (33.1 varas);
- (L75) North 59°19'20" East, a distance of 33.42 feet (12.0 varas);
- (L76) North 73°40'43" East, a distance of 110.63 feet (39.8 varas);
- (L77) South 25°43'57" West, a distance of 5.42 feet (2.0 varas);
- (L78) South 56°53'27" West, a distance of 34.53 feet (12.4 varas);
- (L79) South 72°25'31" West, a distance of 76.01 feet (27.4 varas);
- (L80) South 46°14'03" West, a distance of 53.91 feet (19.4 varas);
- (L81) South 12°39'37" West, a distance of 41.98 feet (15.1 varas);
- (L82) South 08°44'18" East, a distance of 117.87 feet (42.4 varas);
- (L83) South 53°29'48" West, a distance of 251.00 feet (90.4 varas);
- (L84) South 69°41'47" West, a distance of 30.69 feet (11.0 varas);
- (L85) North 82°16'18" West, a distance of 37.03 feet (13.3 varas);
- (L86) North 35°40'20" West, a distance of 43.90 feet (15.8 varas);
- (L87) North 64°36'36" West, a distance of 12.78 feet (4.6 varas);
- (L88) South 65°47'40" West, a distance of 69.60 feet (25.3 varas);
- (L89) South 54°34'02" West, a distance of 201.98 feet (72.7 varas);
- (L90) South 31°32'57" East, a distance of 407.40 feet (146.7 varas);
- (L91) North 58°03'39" East, a distance of 76.61 feet (27.6 varas);
- (L92) North 28°18'04" East, a distance of 45.58 feet (16.4 varas);
- (L93) North 07°17'19" East, a distance of 100.77 feet (36.3 varas);
- (L94) North 03°51'04" East, a distance of 69.34 feet (25.0 varas);
- (L95) North 41°13'52" West, a distance of 28.79 feet (10.4 varas);
- (L96) North 11°37'39" West, a distance of 19.11 feet (6.9 varas);
- (L97) North 24°23'29" East, a distance of 30.96 feet (11.1 varas);
- (L98) North 81°56'12" East, a distance of 80.13 feet (28.8 varas);
- (L99) South 82°55'12" East, a distance of 28.80 feet (10.4 varas);
- (L100) North 68°17'48" East, a distance of 37.56 feet (13.5 varas);
- (L101) South 77°22'46" East, a distance of 44.76 feet (16.1 varas);
- (L102) North 56°46'54" East, a distance of 27.02 feet (9.7 varas);
- (L103) South 79°56'37" East, a distance of 22.19 feet (8.0 varas);
- (L104) South 31°40'29" East, a distance of 35.11 feet (12.6 varas);
- (L105) South 02°02'16" East, a distance of 61.79 feet (22.2 varas);
- (L106) South 25°43'15" West, a distance of 27.56 feet (9.9 varas);
- (L107) South 08°02'25" East, a distance of 64.83 feet (23.3 varas);
- (L108) South 41°59'25" East, a distance of 68.13 feet (24.5 varas);
- (L109) South 67°29'23" East, a distance of 65.59 feet (23.6 varas);
- (L110) South 62°44'39" East, a distance of 61.43 feet (22.1 varas);
- (L111) South 37°48'23" East, a distance of 68.84 feet (24.8 varas);
- (L112) North 52°11'35" East, a distance of 50.41 feet (18.1 varas);
- (L113) North 68°14'25" East, a distance of 96.30 feet (34.7 varas);
- (L114) North 58°17'08" East, a distance of 49.13 feet (17.8 varas);
- (L115) South 81°54'59" East, a distance of 49.57 feet (17.8 varas);
- (L116) South 15°06'30" East, a distance of 49.41 feet (17.8 varas);
- (L117) South 24°26'47" East, a distance of 84.85 feet (30.5 varas);
- (L118) South 58°28'24" West, a distance of 60.89 feet (21.9 varas);
- (L119) North 75°29'32" West, a distance of 94.97 feet (34.2 varas);
- (L120) South 65°01'53" East, a distance of 95.73 feet (34.5 varas);
- (L121) South 59°39'25" West, a distance of 305.89 feet (110.1 varas);
- (L122) South 05°30'12" East, a distance of 35.23 feet (12.7 varas);
- (L123) North 41°55'41" East, a distance of 123.77 feet (44.6 varas);
- (L124) North 76°53'55" West, a distance of 22.94 feet (8.3 varas);
- (L125) North 53°53'10" East, a distance of 209.49 feet (75.4 varas);
- (L126) North 05°54'47" West, a distance of 33.21 feet (12.0 varas



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. Calhoun, SK No. 15
File Date 5/6/25 by L. Parsons

Project: City of Port Lavaca, A-254, Calhoun County - Blaskey

Project No: Project Number SWG-2024-00114

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

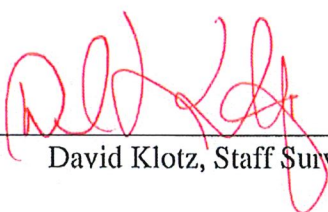
Surveyor: Stephen C. Blaskey, Licensed State Land Surveyor

Description: Coastal Boundary Survey of a portion of the littoral boundary of the City of Port Lavaca, Abstract 254, and of the Alejandro Esparza, Abstract 12, along the line of Mean High Water, situated on the westerly shore of Lavaca Bay in Calhoun County, Texas, in connections with Number SWG-2024-00114. Centroid coordinates 28.616031° N, 96.622778° W, WGS84. A copy of the survey has been filed Instrument: 2025-00529, Official Records of Calhoun 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

4/15/2025
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.

Signed by:

by:

Signed:

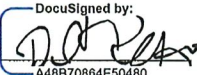

Jennifer G. Jones
Chief Clerk and Deputy Land Commissioner

4/23/2025

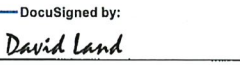
Date

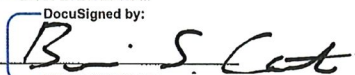
Filed as: Calhoun County, NRC Article 33.136 Sketch No. 15
Tex. Nat. Res. Code §33.136

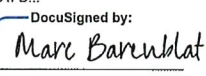
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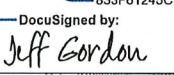
Staff Surveyor 
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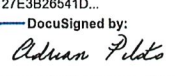
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Legal 
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Director 
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Dep. Gen. Counsel 
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Gen. Counsel 
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Deputy Chief Clerk 
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Chief Clerk and Deputy Land Commissioner 
Signed by:
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Calhoun County
Anna Goodman, County Clerk
211 South Ann Street
Port Lavaca, Texas 77979
(361) 553-4411
calhouncoclerk.org

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Calhoun, SK No. 15
File Date 5/6/25 by L. Parsons

Receipt: 25-917

Product	Name	Extended
PLAT	PLAT	\$90.00
	Document #	2025-00529
	Document Info:	HIGH TIDE LAND SURVEYING LLC
	Map Size	L
Total		\$90.00
Tender (CHECK)		\$90.00
Check Number	2313	
Paid By	HIGH TIDE LAND SURVEYING LLC	

Thank You for Your Business