



NOTES:

- FIELD SURVEY CONDUCTED ON FEBRUARY 25, 2025 BY MIGUEL A. ESCOBAR, LSLS, RPLS, OF INLAND GEODETICS AND SCOTTY RALL AND MATT KOSCELENIK, OF T.BAKER SMITH.
- EROSION RESPONSE ACTIVITY: WORK ORDER NO. D520 UNDER GLO CONTRACT NO. 22_004-022
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE NAD83 (2011), AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET (DISTANCES ARE ALSO REPRESENTED IN VARAS) BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99989925. THE MAPPING ANGLE IS 1° 49' 09" AT "WELL USE 1912 1931 1933".
- COORDINATES AND ELEVATIONS ARE BASED ON MONUMENTS & OPUS SOLUTIONS
"WELL USE 1912 1931 1933" PID AM0095 "CAPTAIN" PID AM0078
N: 13,549,139.83 N: 13,542,613.65
E: 3,155,892.17 E: 3,151,799.35
ELEV: 5.1' (NAVD 88) ELEV: 9.1' (NAVD 88)
- MEAN HIGHER HIGH WATER (MHHW) ELEVATION OF 0.8' WAS DETERMINED FROM A DIRECT TRANSFER FROM TIDE GAUGE DATA AT FREEPORT HARBOR (8772471) .
- CONVERT FEET TO VARAS, MULTIPLY BY 0.36.
- LOT LINES SHOWN HEREON ARE BASED ON BRAZORIA COUNTY APPRAISAL DISTRICT MAP AND DEED DESCRIPTIONS.
- SEE ACCOMPANYING SURVEY REPORT AND DESCRIPTION OF EVEN DATE FOR ADDITIONAL INFORMATION.
- BACKGROUND IMAGE FROM GOOGLE EARTH, FOR REFERENCE ONLY.
- NO RETAINING WALLS OR DEBRIS EXISTS AT TIME OF SURVEY.
- ARTIFICIAL FILL/BUILDUP EXISTS AT THE TIME OF SURVEY.

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. BRAZORIA, SK No. 25
File Date 6-3-2025 by J. Parsons

I, MIGUEL A. ESCOBAR, A LICENSED STATE LAND SURVEYOR, DO HEREBY STATE IN ACCORDANCE WITH SECTION 21.042, TEXAS RESOURCES CODE; THAT THE SURVEY IS CORRECT AND WAS MADE ACCORDING TO LAW, AND THAT THIS DRAWING REPRESENTS THE CONDITIONS THAT EXISTED IN THE FIELD AT THE TIME OF THE SURVEY CONDUCTED ON FEBRUARY 25, 2025, UNDER MY DIRECT SUPERVISION, UTILIZING METHODOLOGY APPROVED BY THE TEXAS GENERAL LAND OFFICE; AND IS RECORDED IN:

DOCUMENT NO. 2025015797, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS

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.

INLAND GEODETICS

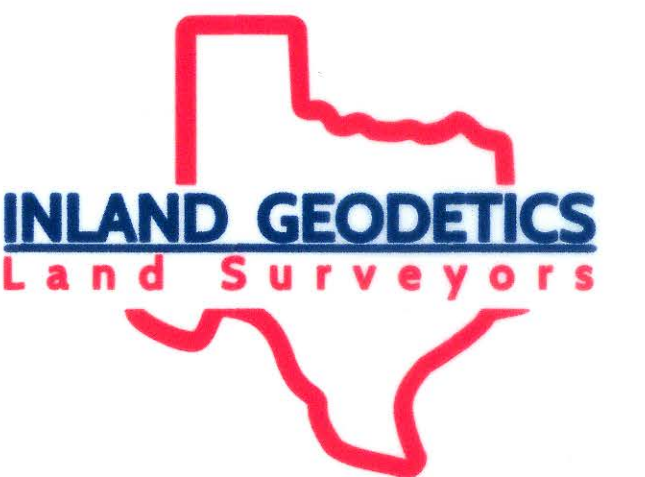
MIGUEL A. ESCOBAR
LICENSED STATE LAND SURVEYOR NO. 220002
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5630



TX GLO CEPRA Project No. 1644,
Village of Surfside Beach Groin and
Beach Nourishment Project

COASTAL BOUNDARY SURVEY OF

THE LITTORAL BOUNDARY OF
SEVERAL UPLAND TRACTS IN THE
FREDERICK J. CALVIT SURVEY, A-51
ADJACENT TO STATE SUBMERGED TRACT 356
OF THE GULF OF AMERICA (GULF OF MEXICO)
BRAZORIA COUNTY, TEXAS



1504 CHISHOLM TRAIL RD.
SUITE 103
ROUND ROCK, TX 78681
512-238-1200
FIRM REG. NO. 100591-00

<p>A DISTRICT OF BROWARD NAVIGATION DISTRICT OF BROWARD COUNTY JETT SURFSIDE, TX 77541 LEGAL: A0051 F J CALVIT TRACT J12 ACRES 2.64 (SURFSIDE JETTY PARCEL #45) *DOC NO. V15P485*</p>	<p>J PORTER BROOKS VS ESTATE SARGASSO LN SURFSIDE, TX 77541 LEGAL: PALM BEACH (A0051 F L CALVIT) ACRES 2.64 (S/D TR #1 LOT 1 L 4) *DOC NO. V955 P877(CECCH)*</p>
<p>B DISTRICT OF BROWARD NAVIGATION DISTRICT OF BROWARD COUNTY JETT SURF, TX 77541 10TH ST. & JETT LEGAL: PALM BEACH (A0051 F J CALVIT TRACT J14 ACRES 2.64 (SURFSIDE JETTY PARCEL #44) *DOC. V14P738*</p>	<p>K VILLAGE OF SURFSIDE BEACH 202 BEACH FRONT NAR SURFIDE, TX 77541 LEGAL: PALM BEACH (A0051 F L CALVIT) SURFIDE BLK 1 LOT 5 *DOC NO. 2001000915</p>
<p>C O'NEAL, SILAS 1322 SCAHELL DR SURFIDE, TX 77541 LEGAL: JETTYVETTES (SURFIDE) LOT 8 *DOC NO. 2017006305</p>	<p>L ROBINSON EARL C JR BEACH FRONT NAR SURFIDE, TX 77541 LEGAL: PALM BEACH (A0051 F L CALVIT) SURFIDE BLK 1 LOT 1 *DOC NO. 198604114*</p>
<p>C-A YOKOCHI ALEXANDRE & ANNETTE VON JANSON 1316 SCAHELL DR SURFIDE, TX 77541 LEGAL: JETTYVETTES (SURFIDE) LOT 5 *DOC NO. 2002054548</p>	<p>M CORTE JULIA F TRUSTEE BEACH FRONT NAR SURFIDE, TX 77541 LEGAL: PALM BEACH (A0051 F L CALVIT) SURFIDE BLK 1 LOT 1 *DOC NO. V121P1599*</p>
<p>C-B SWAN LAKE 1314 SCAHELL DR SURFIDE, TX 77541 LEGAL: JETTYVETTES (SURFIDE) LOT 4 *DOC NO. 2015032687</p>	<p>N CLARK KENGE KOPECKY BEACH FRONT NAR SURFIDE, TX 77541 LEGAL: PALM BEACH (A0051 F L CALVIT) SURFIDE BLK 1 LOT 1 *DOC NO. PAGE 003471</p>
<p>C-C SWAN LAKE 1310 SCAHELL DR SURFIDE, TX 77541 LEGAL: JETTYVETTES (SURFIDE) LOT 3 *DOC NO. 2015041544</p>	<p>O BIG RIVER BUILDERS BEACH FRONT NAR SURFIDE, TX 77541 LEGAL: PALM BEACH (A0051 F L CALVIT) SURFIDE BLK 1 LOT 1 *DOC NO. V118P9315*</p>
<p>C-A JIMENEZ ENRIQUE J & FELICIA 3008 SCAHELL DR SURFIDE, TX 77541 LEGAL: JETTYVETTES (SURFIDE) LOT 2 *DOC NO. 2021006999</p>	<p>P BAKER BOB 210 THUNDER RD SURFIDE, TX 77541 LEGAL: S/D TR JR, WHITE CAPS S/D ACRES 1.00 (A0051 F J CALVIT/SURFIDE) BLK 3 LOT *DOC NO. 2002056849</p>
<p>EITZEN BRANDON JAMES & NICOLE LYNN EITZEN 1320 SCAHELL DR SURFIDE, TX 77541 LEGAL: JETTYVETTES (SURFIDE) LOT 1 *DOC NO. 2020366976</p>	<p>WHITE CAPS UNRECORDED SUBD</p>
<p>CHAVEZ RAFAEL 1113 SINKA DRIVE ANDSON, TX 77516 LEGAL: A0051 F J CALVIT TRACT J11 ACRES 0.771 (SURFIDE) *DOC NO. 20050561246</p>	<p>Q LECHER PETER J & MARY ANN 208 THUNDER RD SURFIDE, TX 77541 LEGAL: S/D TR JR, WHITE CAPS S/D ACRES 1.00 (A0051 F J CALVIT/SURFIDE) BLK 3 LOT *DOC NO. 2002038076</p>
<p>PALM BEACH - UNRECORDED SUBD</p>	<p>R FRANCIS MICHAEL J. 1110 & 1114 EBB TIDE DR SURFIDE, TX 77541 LEGAL: S/D TR JR, WHITE CAPS S/D ACRES 1.00 (A0051 F J CALVIT/SURFIDE) BLK 1 LOT *DOC NO. 2012037149 & "V1679P1144"</p>
<p>MORREARY ALICE A & ABIGAIL 218 JETTYVIEW RD SURFIDE, TX 77541 LEGAL: PALM BEACH (A0051 F L CALVIT) SURFIDE BLK 4 LOT 4-A-B-6 *DOC NO. 2021038181</p>	<p>S GRIEN SHIRLEY N 1108 EBB TIDE DR SURFIDE, TX 77541 LEGAL: S/D TR JR, WHITE CAPS S/D ACRES 1.00 (A0051 F J CALVIT/SURFIDE) BLK 1 LOT *DOC NO. V1013P917*</p>
<p>CLARK KENGE KOPECKY JETTYVIEW RD SURFIDE, TX 77541 LEGAL: PALM BEACH (A0051 F L CALVIT) SURFIDE BLK 4 LOT 7 VOL. 09, PAGE 003471</p>	<p>T VOLKOFF STEVE S & LEAH KOSAREFF-VOLKOFF 102 EBB TIDE DR SURFIDE, TX 77541 LEGAL: S/D TR JR, WHITE CAPS S/D ACRES 1.00 (A0051 F J CALVIT/SURFIDE) BLK 1 LOT *DOC NO. 2022050814</p>
<p>CLINTON RUSSELL M III 1215 SARGASSO CIRCLE SURFIDE, TX 77541 LEGAL: PALM BEACH (A0051 F L CALVIT) SURFIDE) BLK 2 LOT 3 *DOC NO. V152P2857</p>	<p>U PEDERSTAD BEACH SURFIDE, TX 77541 LEGAL: PALM BEACH (A0051 F L CALVIT) ACRES 2.52 (SURFIDE) *DOC NO. V054Q7246*</p>
<p>I PEDERSTAD BEACH 1208-1207 SARGASSO LN SURFIDE, TX 77541 LEGAL: PALM BEACH (A0051 F L CALVIT) SURFIDE) BLK 2 LOT 2 *DOC NO. 2007071048</p>	

SUBD A, BLK 3

(V) CORNELIUS BILL G
BEACH DR
SURFSIDE, TX 77541
LEGAL: SURFSIDE SD A (A0051 F J CALVIT DIV 2 (B
C 1 C)) (SURFSIDE) BLK 3 LOT 1-1A
DOC NO. V0851P5464

(W) PELKEY CHARLES M
BEACH DR
SURFSIDE, TX 77541
LEGAL: SURFSIDE SD A (A0051 F J CALVIT DIV 2 (B
C 1 C)) (SURFSIDE) BLK 3 LOT 2-2A
DOC NO. V0858P0734

(X) VILLAGE OF SURFSIDE BEACH
915, 916, 1007, 1008, & 1011 BEACH DR
SURFSIDE, TX 77541
LEGAL: SURFSIDE SD A (A0051 F J CALVIT DIV 2 (B
C 1 C)) (SURFSIDE) BLK 3 LOTS 3-3A, 4-4A, 5-5A,
7-7A, & 8-8A
2007047131, 2007054698, 2007021604

(Z) (SURFSIDE) BLK 3 LOT 1-1A

(Y) POTTS JOHN & SUSAN
923 BEACH DR
SURFSIDE, TX 77541
LEGAL: SURFSIDE SD A (A0051 F J CALVIT DIV 2 (B
C 1 C)) (SURFSIDE) BLK 3 LOT 6-6A
DOC NO. 1980262268

(1A) BLAKE JANCE MERLE
BEACH DR
SURFSIDE, TX 77541
LEGAL: SURFSIDE SD A (A0051 F J CALVIT DIV 2 (B
C 1 C)) (SURFSIDE) BLK 3 LOT 9-9A
DOC NO. 11509R0511

(1B) REUTZEL KENNETH C & ANDREA
907 BEACH DR
SURFSIDE, TX 77541
LEGAL: SURFSIDE SD A (A0051 F J CALVIT DIV 2 (B
C 1 C)) (SURFSIDE) BLK 3 LOT 10-10A
DOC NO. 2004015148

(1C) MORGAN, CONSTANCE
BEACH DR
SURFSIDE, TX 77541
LEGAL: SURFSIDE SD A (A0051 F J CALVIT DIV 2 (B
C 1 C)) (SURFSIDE) BLK 3 LOT 11-11A
DOC NO. V730P3

SUBD B, BLK 3

VILLAGE OF SURFSIDE BEACH
709, 801, & 818 BEACH DR
SURFIDE, TX 77541
LEGAL: SURFIDE TOWNSHIP SEC 2 (A005) F
CALVIT SURFIDE BLK 3 LOT 1-1A
C DOC NO. 2020036543
C *2-A, 2-LT 5-A, & 9-B-A
C DOC NO. 200704287, 2007042681

FORTER BROOKS W ESTATE
818 BEACH DR
SURFIDE, TX 77541
LEGAL: SURFIDE TOWNSHIP SEC 2 (A005) F
CALVIT SURFIDE BLK 3 LOT 3-A
C DOC NO. V16BSP201*

ERWIN JAMES N JR
805 BEACH DR
SURFIDE, TX 77541
LEGAL: SURFIDE TOWNSHIP SEC 2 (A005) F
CALVIT SURFIDE BLK 3 LOT 4-4A
C DOC NO. V10E3CP991*

MIZEL KENNETH HARLAN
BEACH DR
SURFIDE, TX 77541
LEGAL: SURFIDE TOWNSHIP SEC 2 (A005) F
CALVIT SURFIDE BLK 3 LOT 6-B-A
C DOC NO. 2009006772

WILLIAM F PUCKETT TRUST
BEACH DR
SURFIDE, TX 77541
LEGAL: SURFIDE TOWNSHIP SEC 2 (A005) F
CALVIT SURFIDE BLK 3 LOT 7-7A,
Undivided Interest 33.3400000000%
C DOC NO. 2020042924

RAYFIELD WOOD D & HOLLY WATSON SPENCER
BEACH DR
SURFIDE, TX 77541
LEGAL: SURFIDE TOWNSHIP SEC 2 (A005) F
CALVIT SURFIDE BLK 3 LOT 8-B-A
C DOC NO. 20200303574

DYMENT JEFFREY B
705 BEACH DR
SURFIDE, TX 77541
LEGAL: SURFIDE TOWNSHIP SEC 2 (A005) F
CALVIT SURFIDE BLK 3 LOT 10-10I
C DOC NO. 2022040816

	SURFSIDE TOWNSITE #3 SUBD C	
	910 BEACH DR SURFSIDE, TX 77541 CALVY/ SURFSIDE TOWNSITE SEC 3 (A005) F CALVY/ SURFSIDE B/LK 5 LOT 1-A "DOC NO. V1685201"	
	8060S & TATUM INC BEACH DR SURFSIDE, TX 77541 CALVY/ SURFSIDE TOWNSITE SEC 3 (A005) F CALVY/ SURFSIDE B/LK 5 LOT 2-A (2A) 63 "DOC NO. 1993032809"	
17	VILLAGE OF SURFSIDE BEACH 511 BEACH DR SURFSIDE, TX 77541 CALVY/ SURFSIDE TOWNSITE SEC 3 (A005) F CALVY/ SURFSIDE B/LK 5 LOT 3-A "DOC NO. 2007035713"	
	HAWTHORNE JR H M ET AL BEACH DR SURFSIDE, TX 77541 CALVY/ SURFSIDE TOWNSITE SEC 3 (A005) F CALVY/ SURFSIDE B/LK 5 LOT 4-A VOL. 058205-206	
	APLUN INC 803 BEACH DR SURFSIDE, TX 77541 CALVY/ SURFSIDE TOWNSITE SEC 3 (A005) F CALVY/ SURFSIDE B/LK 5 LOT 5-A "DOC NO. 2005050139"	
	DYMENT JEFFREY B BEACH DR SURFSIDE, TX 77541 CALVY/ SURFSIDE TOWNSITE SEC 3 (A005) F CALVY/ SURFSIDE B/LK 5 LOT 6-A "DOC NO. 2000048503"	
	GLASS KYLE A BEACH DR SURFSIDE, TX 77541 CALVY/ SURFSIDE TOWNSITE SEC 3 (A005) F CALVY/ SURFSIDE B/LK 5 LOT 7-A "DOC NO. 2002010042"	
18	TENANT JENNIE E 515 BEACH DR SURFSIDE, TX 77541 CALVY/ SURFSIDE TOWNSITE SEC 3 (A005) F CALVY/ SURFSIDE B/LK 5 LOT 8-A "DOC NO. V1118P854"	
	RAMIREZ MACABO & CHRISSE DICKERSON SURFSIDE, TX 77541 CALVY/ SURFSIDE TOWNSITE SEC 3 (A005) F CALVY/ SURFSIDE B/LK 5 LOT 8-A "DOC NO. V7959770"	

SURFIDE TOWNSHIP #3
 SUBD C BLK 4
 HOWARD STREET CONDOS LP
 419 BEACH DR
 SURFIDE, TN 37541
 LEGAL: SURFIDE TOWNSHIP SEC 3 (A0051 F
 CAVITY) (SURFIDE) BLK 6 LOT 1-A
 DOC NO.: 2007-023143

KINTZ P E
 415 BEACH DR
 SURFIDE, TN 37541
 LEGAL: SURFIDE TOWNSHIP SEC 3 (A0051 F
 CAVITY) (SURFIDE) BLK 6 LOT 2-A
 DOC NO.: V1263566*

BULLARD LOUISE O
 411 BEACH DR
 SURFIDE, TN 37541
 LEGAL: SURFIDE TOWNSHIP SEC 3 (A0051 F
 CAVITY) (SURFIDE) BLK 6 LOT 3-3A
 DOC NO.: V1563667*

PALMER MARY R
 407 BEACH DR
 SURFIDE, TN 37541
 LEGAL: SURFIDE TOWNSHIP SEC 3 (A0051 F
 CAVITY) (SURFIDE) BLK 6 LOT 4-4A
 DOC NO.: 1992-02868*

PURSLEY PATRICIA ANN
 405 BEACH DR
 SURFIDE, TN 37541
 LEGAL: SURFIDE TOWNSHIP SEC 3 (A0051 F
 CAVITY) (SURFIDE) BLK 6 LOT 5-5A
 DOC NO.: 1990393792

WATSON CANDACE D ESTATE
 403 BEACH DR
 SURFIDE, TN 37541
 LEGAL: SURFIDE TOWNSHIP SEC 3 (A0051 F
 CAVITY) (SURFIDE) BLK 6 LOT 6-6A
 DOC NO.: V1460958*

S E S HOLDINGS LLC
 319 BEACH DR
 SURFIDE, TN 37541
 LEGAL: SURFIDE TOWNSHIP SEC 3 (A0051 F
 CAVITY) (SURFIDE) BLK 6 LOT 7-7A
 DOC NO.: 2001044621

HOWARD STREET CONDOS LP
 315 BEACH DR
 SURFIDE, TN 37541
 LEGAL: SURFIDE TOWNSHIP SEC 3 (A0051 F
 CAVITY) (SURFIDE) BLK 6 LOT 8-8A
 DOC NO.: 2007060568

GOWDIN TOM & PATSY & HOLLEY JAMES &
 WENDY
 307 BEACH DR
 SURFIDE, TN 37541
 LEGAL: SURFIDE TOWNSHIP SEC 3 (A0051 F
 CAVITY) (SURFIDE) BLK 6 LOT 9A
 DOC NO.: 1999037598

MARSHALL ESTATE OF HOUSTON INC
 307 BEACH DR
 SURFIDE, TN 37541
 LEGAL: SURFIDE TOWNSHIP SEC 3 (A0051 F
 CAVITY) (SURFIDE) BLK 6 LOT 10-10A
 DOC NO.: PAGE 011933

JACOBSON MARVIN FAMILY HOLDING
 303 BEACH DR
 SURFIDE, TN 37541
 LEGAL: SURFIDE TOWNSHIP SEC 3 (A0051 F
 CAVITY) (SURFIDE) BLK 6 LOT 11-11A
 DOC NO.: 2009-009766

SURFSIDE TOWNSITE #4
 SUB D, B&C BLK 2
 RECEIVES CATHERINE WILSON TRUST
 223 BEACH DR
 SURFSIDE, TX 77541
 LEGAL: SURFSIDE TOWNSITE SEC 4 (A0051 F J)
 DOC NO.: 2004-003597

TANNER D L
 219 BEACH DR
 SURFSIDE, TX 77541
 LEGAL: SURFSIDE TOWNSITE SEC 4 (A0051 F J)
 DOC NO.: 2002-003597

LEAKINS THOMAS & EISELE JAMES & CATHERINE
 215 BEACH DR
 SURFSIDE, TX 77541
 LEGAL: SURFSIDE TOWNSITE SEC 4 (A0051 F J)
 DOC NO.: 2002-061330

CLARK DIANNE LOGGINS
 211 BEACH DR
 SURFSIDE, TX 77541
 LEGAL: SURFSIDE TOWNSITE SEC 4 (A0051 F J)
 DOC NO.: 2002-031175

DAVISON LARRY E
 207 BEACH DR
 SURFSIDE, TX 77541
 LEGAL: SURFSIDE TOWNSITE SEC 4 (A0051 F J)
 DOC NO.: 2001055660

FREEMAN JOHN
 BEACH DR
 SURFSIDE, TX 77541
 LEGAL: SURFSIDE TOWNSITE SEC 4 (A0051 F J)
 DOC NO.: 2002-061330

SHANKS
 SURFSEAVENION
 HANEY MONTA STRICKLAND
 WHELIK ST
 SURFSIDE, TX 77541
 LEGAL: A0051 F J CALVIT TRACT L2 ACRES
 0.36 RECEIVES 0.4644 (SURFSEAVE)
 DOC NO.: 20020409545

HOWARD STREET CONDOS LP
 STARFISH
 SURFSIDE, TX 77541
 LEGAL: A0051 F J CALVIT TRACT
 LOTS 16-17 ACRES 0.4644 (SURFSEAVE)
 DOC NO.: 2001304987

HOWARD STREET CONDOS LP
 VILLAGE LAKE DR
 SURFSIDE, TX 77541
 LEGAL: THE VILLAGE, SD (B&C DV 2) (SURFSEAVE)
 LOTS 16, 17
 Doc No.: 2001304987

101 THUNDER ROAD TRUST
 122 STARFISH DR
 SURFSIDE, TX 77541
 HOUSTON, TX 77040-0546
 LEGAL: THUNDER ROAD K14-K24 ACCRETION
 ACRES .3099
 Doc No.: 2012-044814

SHEPARD NATHAN & KOURTNEY
 116 STARFISH DR
 SURFSIDE, TX 77541
 LEGAL: SURFSIDE TOW L1 K1-K2 ACCRETION
 ACRES .3099
 DOC NO: 2022051793

GRIESMAN NONA K
 110 STARFISH
 SURFSIDE, TX 77541
 LEGAL: SURFSIDE TOW L1 K1B-K2B ACCRETION
 ACRES .3099
 DOC NO: 2012018847

CRADLE OF TX CONSERVANCY
 HIGHWAY 332
 SURFSIDE, TX 77541
 LEGAL: A0051 F J CALVIT BLOCK C-D-E
 ACRES 85.3099 (SURFSEAVE)
 DOC NO: 2000038874

Line Table		
Line #	Direction	Length
L1	N 36° 51' 51" E	16.369 (45.45)
L2	N 19° 45' 28" E	95.779 (266.03)
L3	N 29° 36' 24" E	110.289 (306.34)
L4	N 30° 09' 47" E	50.799 (141.09)
L5	N 26° 19' 12" E	113.349 (315.51)
L6	N 24° 35' 10" E	17.249 (47.89)
L7	N 22° 37' 30" E	16.089 (44.70)
L8	N 36° 52' 21" E	22.959 (63.85)
L9	N 23° 11' 57" E	24.689 (68.55)
L10	N 31° 33' 22" E	38.349 (106.49)
L11	N 32° 28' 38" E	50.949 (141.49)
L12	N 32° 13' 12" E	30.239 (83.97)
L13	N 73° 52' 21" E	10.969 (30.15)
L14	N 60° 20' 34" E	9.089 (25.16)
L15	N 32° 16' 46" E	48.009 (133.32)
L16	N 30° 08' 07" E	280.519 (779.19)
L17	N 36° 56' 41" E	284.369 (789.89)
L18	N 40° 55' 22" E	88.869 (246.27)
L19	N 38° 05' 51" E	158.219 (439.48)
L20	N 40° 26' 31" E	60.579 (168.23)
L21	N 38° 47' 43" E	56.759 (157.65)
L22	N 41° 17' 17" E	20.989 (58.28)
L23	N 39° 36' 15" E	103.119 (286.41)
L24	N 41° 37' 06" E	79.609 (221.02)
L25	N 42° 20' 24" E	62.299 (173.12)

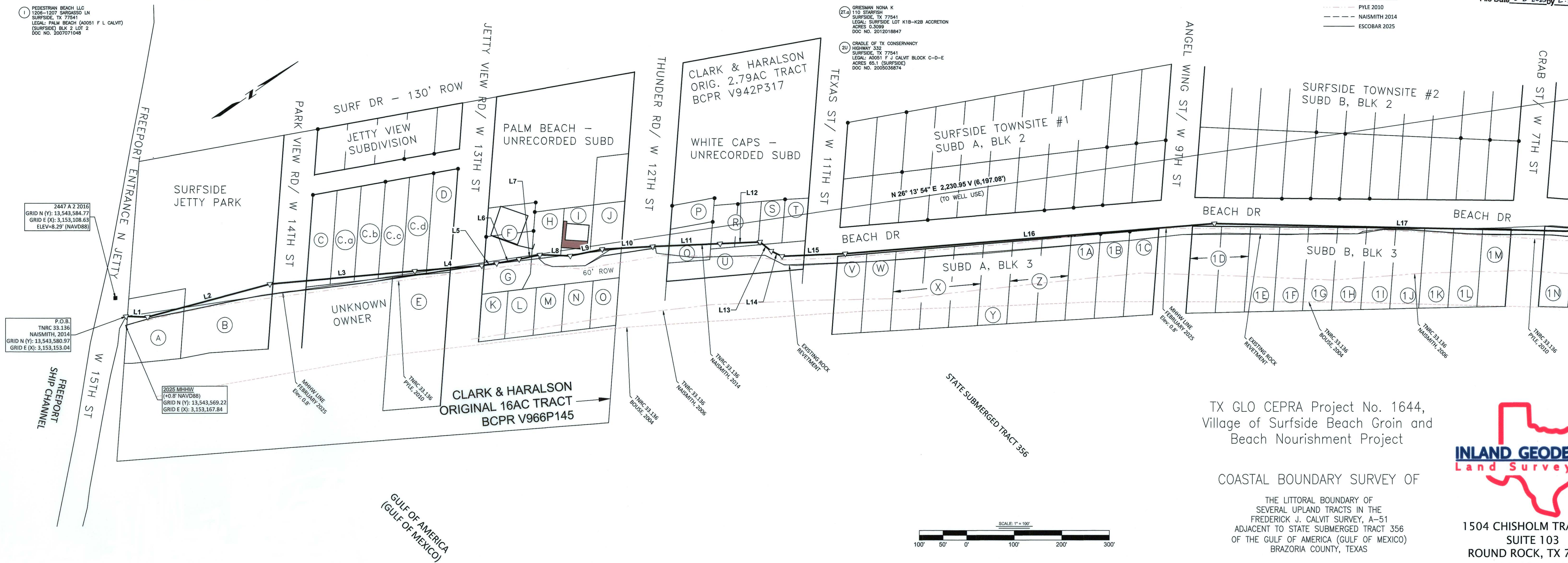
Line Table			
Line #	Direction	Length	
L26	N 38° 01' 08" E	40.42v (112.28')	
L27	N 43° 45' 51" E	20.42v (56.71')	
L28	N 40° 42' 18" E	54.23v (150.64')	
L29	N 44° 14' 10" E	18.77v (52.51')	
L30	N 39° 59' 28" E	9.09v (25.26')	
L31	N 41° 57' 22" E	67.92v (188.66')	
L32	N 39° 36' 16" E	10.72v (29.78')	
L33	N 45° 15' 31" E	18.80v (52.62')	
L34	N 37° 12' 23" E	17.33v (48.15')	
L35	N 41° 32' 22" E	19.95v (54.92')	
L36	N 43° 32' 55" E	52.91v (146.87')	
L37	N 41° 07' 43" E	67.30v (186.94')	
L38	N 44° 19' 36" E	18.63v (51.75')	
L39	N 41° 02' 01" E	85.54v (237.60')	
L40	N 36° 05' 23" E	19.83v (55.09')	
L41	N 46° 18' 39" E	19.45v (54.02')	
L42	N 41° 17' 29" E	26.14v (71.70')	
L43	N 45° 17' 37" E	42.37v (117.00')	
L44	N 39° 42' 12" E	100.90v (280.27')	
L45	N 43° 15' 56" E	107.96v (299.88')	
L46	N 36° 23' 30" E	18.73v (52.02')	
L47	N 41° 43' 52" E	40.96v (113.78')	

LOCATION MAP
NOT TO SCALE

LEGEND

- | | |
|-----|--|
| ● | IRON ROD FOUND
(1/2" OR AS NOTED) |
| ■ | CONCRETE MONUMENT FOUND |
| △ | CALCULATED POINT |
| OPR | OFFICIAL PUBLIC RECORDS OF
BRAZORIA COUNTY, TEXAS |
| DR | DEED RECORDS OF
BRAZORIA COUNTY, TEXAS |
| POB | POINT OF BEGINNING |
| ROW | RIGHT-OF-WAY |
| GLO | TEXAS GENERAL LAND OFFICE |


TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. BRAZORIA, SK No. 25
File Date 6-3-2025 by L. Parsons



TX GLO CEPRP Project No. 1644,
Village of Surfside Beach Groin and
Beach Nourishment Project

COASTAL BOUNDARY SURVEY OF

THE LITTORAL BOUNDARY OF
SEVERAL UPLAND TRACTS IN THE
FREDERICK J. CALVIT SURVEY, A-51
ADJACENT TO STATE SUBMERGED TRACT 356
OF THE GULF OF AMERICA (GULF OF MEXICO)
BRAZORIA COUNTY, TEXAS

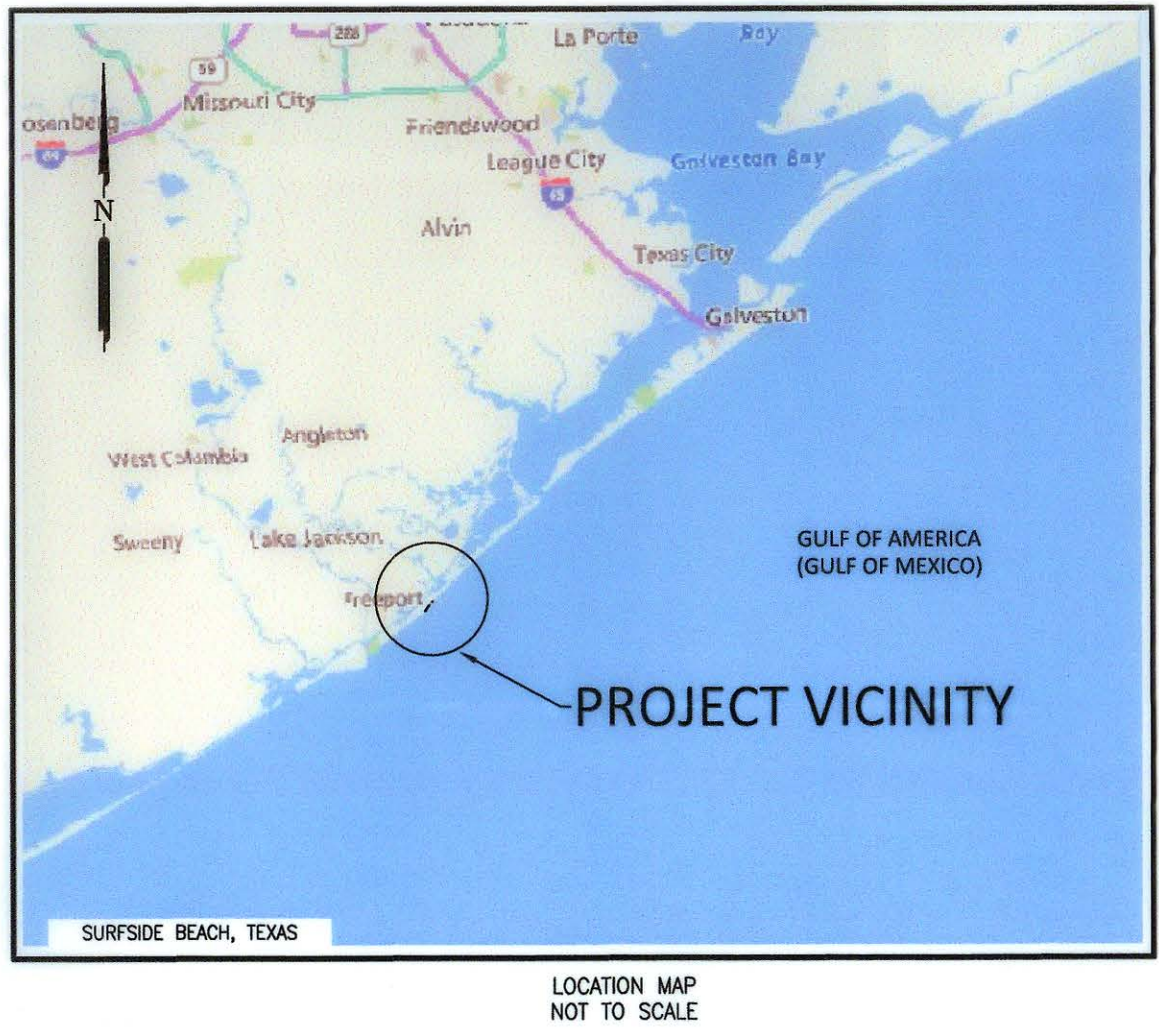
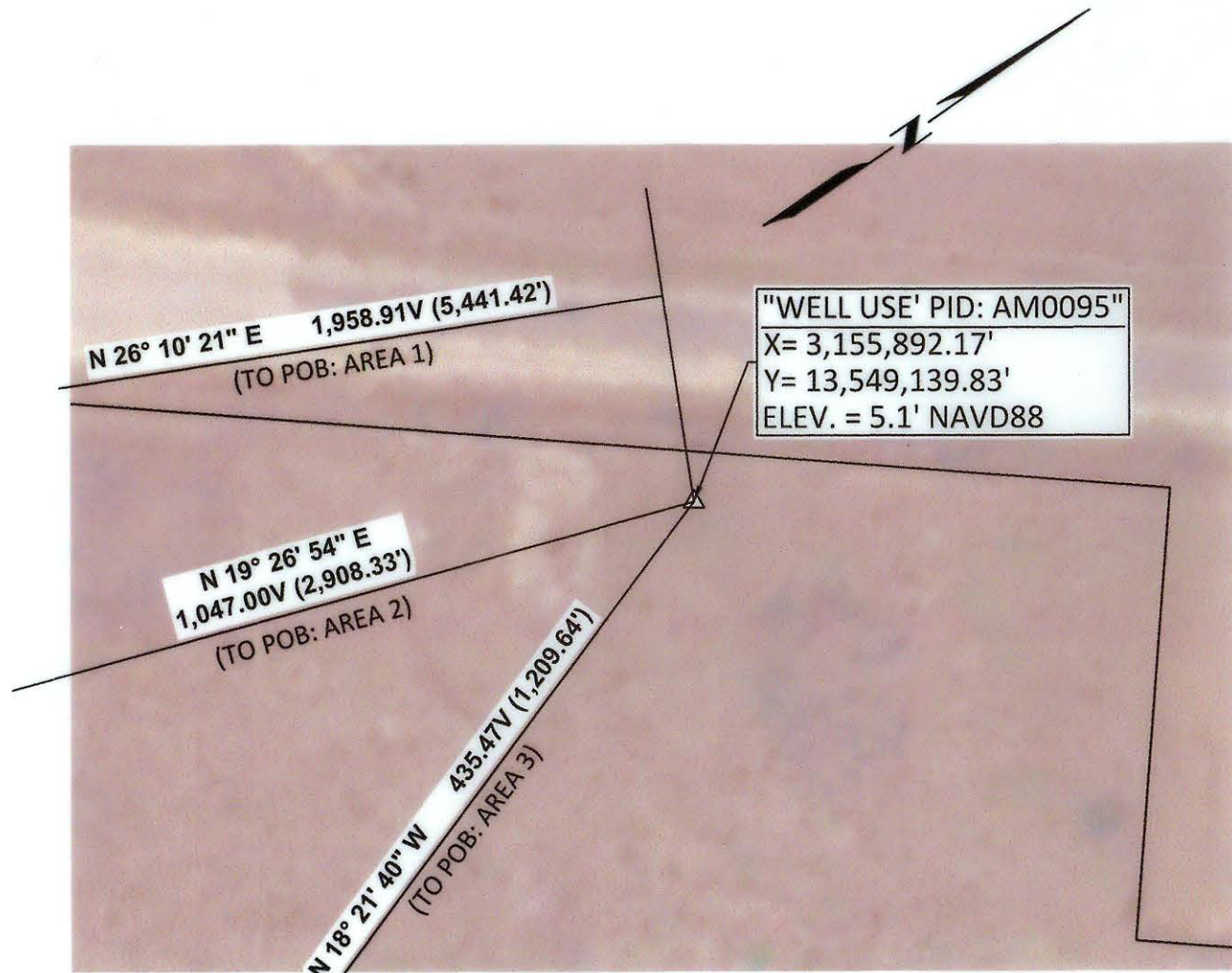
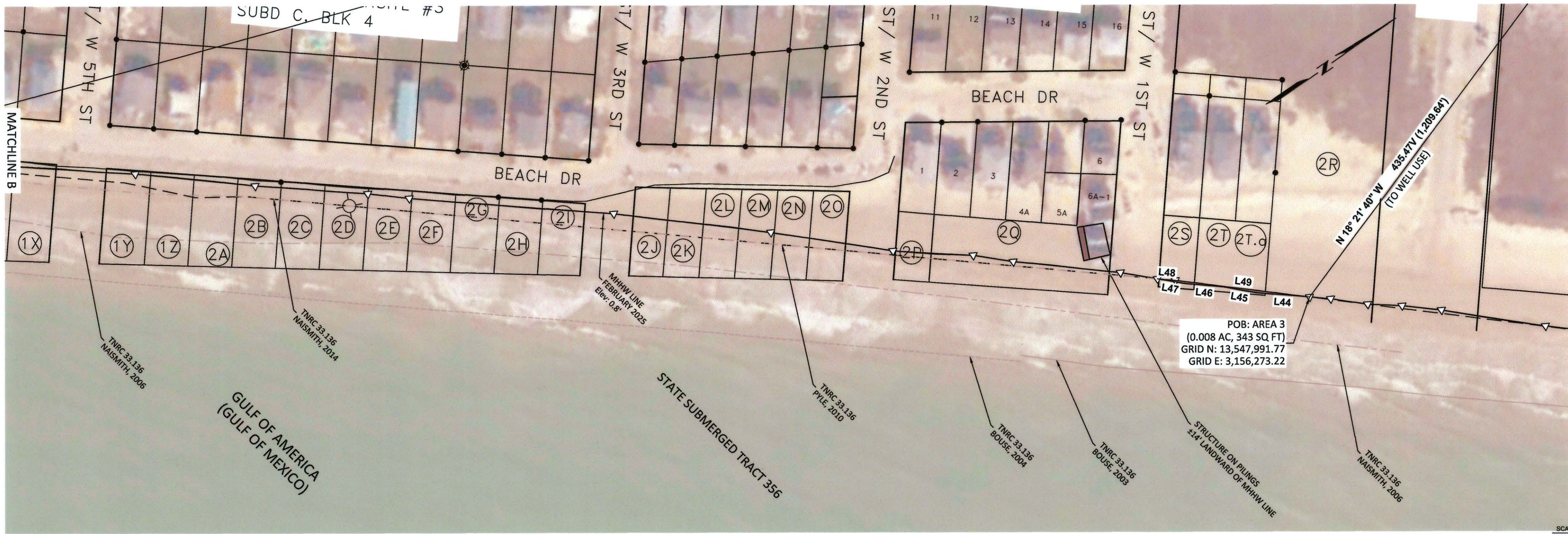
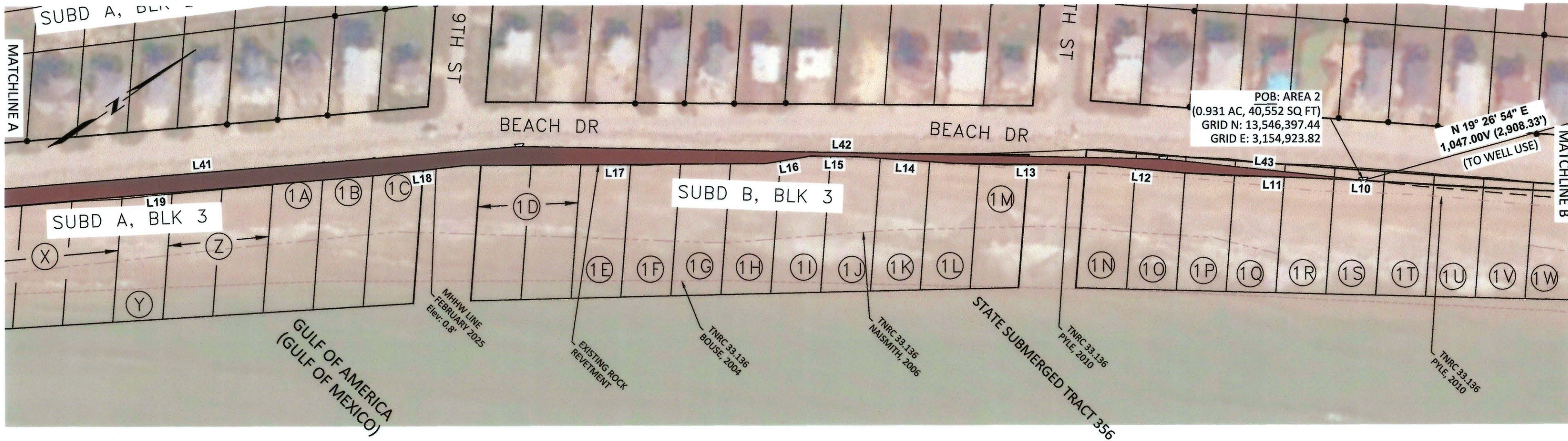
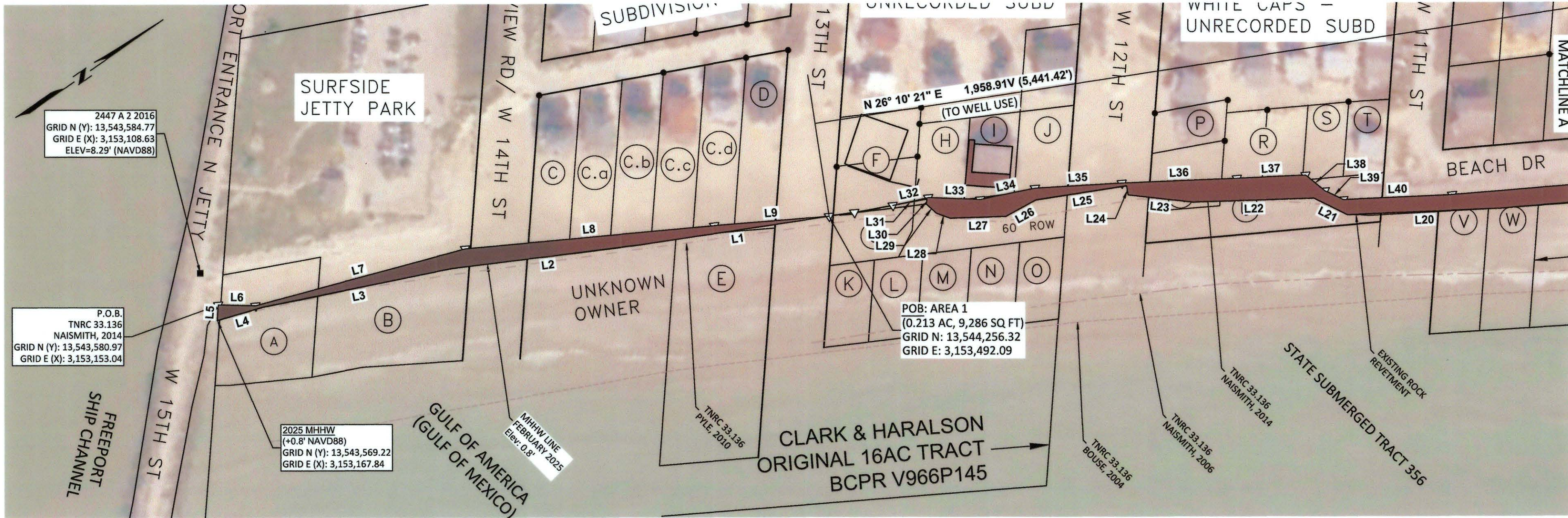


1504 CHISHOLM TRAIL RD.
SUITE 103
ROUND ROCK, TX 78681
512-238-1200
FIRM REG. NO. 100591-00

PROJ. NO.: TBS-004

DATE: 04/17/2025

SHEET 2 OF 2



- NOTES:
1. FIELD SURVEY CONDUCTED ON FEBRUARY 25, 2025 BY MIGUEL A. ESCOBAR, LLSL, RPLS, OF INLAND GEODETICS AND SCOTTY RALL AND MATT KOSCELSNIK, OF T.BAKER SMITH.
 2. EROSION RESPONSE ACTIVITY: WORK ORDER NO. D520 UNDER GLO CONTRACT NO. 22_004-022
 3. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE NAD83 (2011), AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET (DISTANCES ARE ALSO REPRESENTED IN VARAS) BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99988925. THE MAPPING ANGLE IS 1° 49' 09" AT WELL USE 1912 1931 1933".
 4. COORDINATES AND ELEVATIONS ARE BASED ON MONUMENTS & OPUS SOLUTIONS
"WELL USE 1912 1931 1933" PID AM0095 "CAPTAIN" PID AM0078
N: 13,549,139.83 N: 13,542,613.65
E: 3,155,892.17 E: 3,151,799.35
ELEV.: 5.1' (NAVD 88) ELEV.: 9.1' (NAVD 88)
 5. MEAN HIGHER HIGH WATER (MHHW) ELEVATION OF 0.8' WAS DETERMINED FROM A DIRECT TRANSFER FROM TIDE GAUGE DATA AT FREEPORT HARBOR (8772471) .
 6. CONVERT FEET TO VARAS, MULTIPLY BY 0.36.
 7. LOT LINES SHOWN HEREON ARE BASED ON BRAZORIA COUNTY APPRAISAL DISTRICT MAP AND DEED DESCRIPTIONS.
 8. SEE ACCOMPANYING SURVEY REPORT AND DESCRIPTION OF EVEN DATE FOR ADDITIONAL INFORMATION.
 9. BACKGROUND IMAGE FROM GOOGLE EARTH, FOR REFERENCE ONLY.
 10. NO RETAINING WALLS OR DEBRIS EXISTS AT TIME OF SURVEY.
 11. ARTIFICIAL FILL/BUILDUP EXISTS AT THE TIME OF SURVEY.

LEGEND	
●	IRON ROD FOUND
▲	CONCRETE MONUMENT FOUND
△	CALCULATED POINT
OPR	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
DR	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
GLO	TEXAS GENERAL LAND OFFICE
—	CHAINLINK FENCE
—	WOOD FENCE
—	BOUSE 2003
—	BOUSE 2004
—	NAISMITH 2006
—	PYLE 2010
—	NAISMITH 2014
—	ESCOBAR 2025

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. BRAZORIA, Sub. No. 25
File Date 6-3-2025 by L. Parsons

I, MIGUEL A. ESCOBAR, A LICENSED STATE LAND SURVEYOR, DO HEREBY STATE IN ACCORDANCE WITH SECTION 21.042, TEXAS RESOURCES CODE, THAT THE SURVEY IS CORRECT AND WAS MADE ACCORDING TO LAW, AND THAT THIS DRAWING REPRESENTS THE CONDITIONS THAT EXISTED IN THE FIELD AT THE TIME OF THE OF THE SURVEY CONDUCTED ON FEBRUARY 25, 2025, UNDER MY DIRECT SUPERVISION, UTILIZING METHODOLOGY APPROVED BY THE TEXAS GENERAL LAND OFFICE; AND IS RECORDED IN:

DOCUMENT NO. 2025015797, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
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.

INLAND GEODETICS
MIGUEL A. ESCOBAR
LICENSED STATE LAND SURVEYOR NO. 220002
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5630

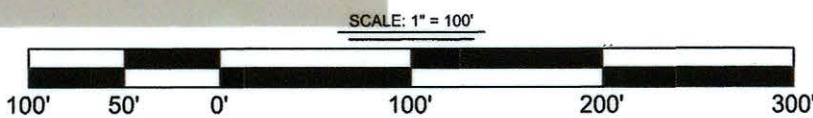


TX GLO CEPRA Project No. 1644,
Village of Surfside Beach Groin and
Beach Nourishment Project

COASTAL BOUNDARY SURVEY
FILL MAP
THE LITTORAL BOUNDARY OF
SEVERAL UPLAND TRACTS IN THE
FREDERICK J. CALVIT SURVEY, A-51
ADJACENT TO STATE SUBMERGED TRACT 356
OF THE GULF OF AMERICA (GULF OF MEXICO)
BRAZORIA COUNTY, TEXAS



1504 CHISHOLM TRAIL RD.
SUITE 103
ROUND ROCK, TX 78681
512-238-1200
FIRM REG. NO. 100591-00



PROJ. NO.: TBS-004 DATE: 04/17/2025 SHEET 1 OF 2



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. Brazoria SK No. 25
File Date 6-3-2025 by L. Parsons

Project: Surfside Beach Groin & Beach Nourishment - Escobar

Project No: Project Number: CEPRA # 1644

Project Manager: Thomas Durnin, Coastal Resources.

Surveyor: Miguel A. Escobar, Licensed State Land Surveyor

Description: Coastal boundary survey along the littoral boundary of several tracts along the Gulf shoreline of Follet's Island, in the Frederick J. Calvit Survey, A-51, survey which was given title on December 8, 1830, adjacent to State Submerged Tract 356 in the Gulf of America (Gulf of Mexico), and along the Mean Higher High-Water (MHHW) contour Brazoria County, Texas, in connections with CEPRA # 1644. Centroid coordinates 28.940856°N, -95.293121° W, WGS84. A copy of the survey has been Recorded in Official Public Records, Brazoria County Instrument No. 2025015797, Brazoria 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

5/12/2025
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
JENNIFER G. JONES E70CDF09B56540E...
Chief Clerk and Deputy Land Commissioner

5/27/2025

Date

Filed as: Brazoria County, NRC Article 33.136 Sketch No. 25
Tex. Nat. Res. Code §33.136


ROUTING FOR INTERNAL DOCUSIGN PACKET

Staff Surveyor 
AA5B7C84E3C483

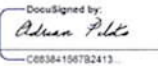
Surveying 
E246E7FD22AA4C6

Legal 
287BFEE18D748F

Director 
66484110571B4FD

Dep. Gen. Counsel 
833F81245C794C1

Gen. Counsel 
3E1127E3B26541D

Deputy Chief Clerk 
C683841587B2413

Chief Clerk and Deputy Land Commissioner 
E7DCDF09B55A3E

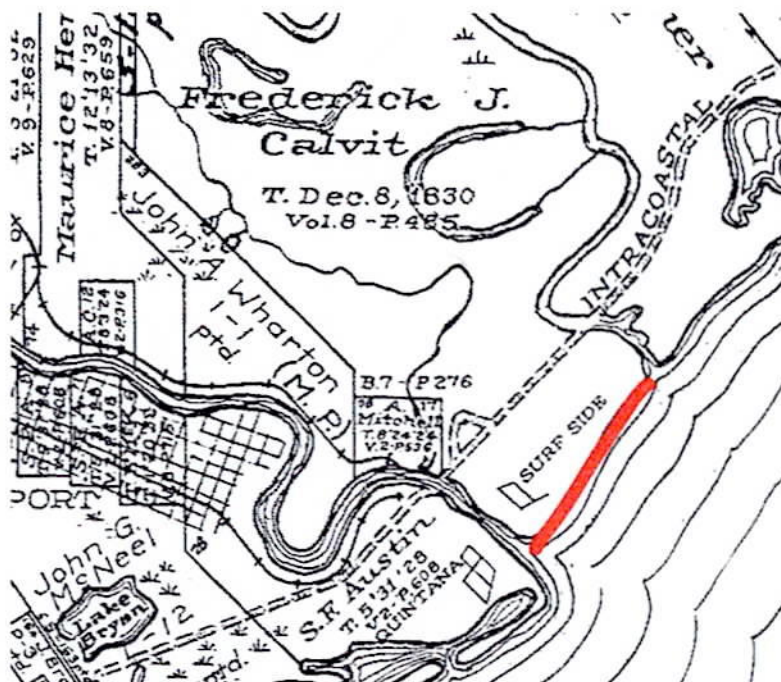


TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Brazoria, SK No. 25
File Date 6-3-25 by L. Parsons

TX GLO CEPPA Project No. 1644,
Village of Surfside Beach Groin and Beach Nourishment Project

April 17, 2025

Report of a Coastal Boundary Survey for
the Littoral Boundary of Several Tracts in the
Frederick J. Calvit Survey, A-51,
adjacent to the following:
State Submerged Tract 356
Along the Gulf of America (Gulf of Mexico)
Brazoria County, Texas



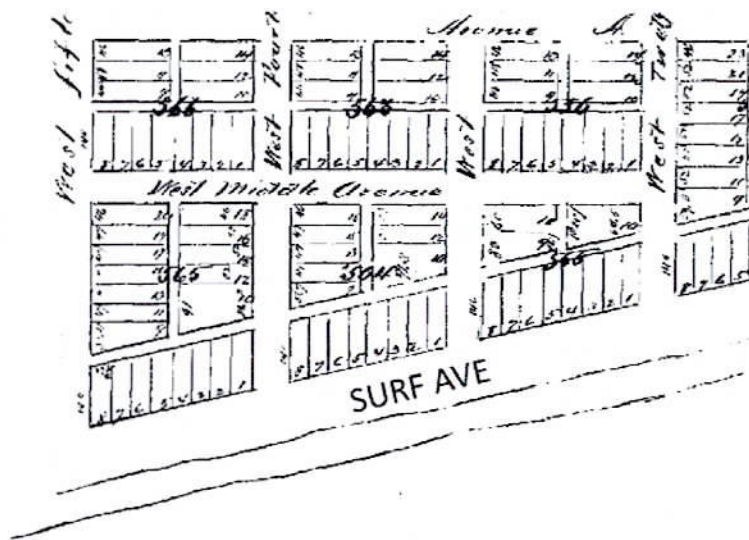
Purpose and Scope

This survey was performed in accordance with Section 33.136, of the Texas 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 State boundary was delineated along State Submerged Tract 356 along the Gulf of America (Gulf of Mexico) near the Village of Surfside Beach, Texas. Erosion response work includes beach nourishment and dune stabilization. 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.

History

State/private ownership is defined under civil law by the Spanish ‘Siete Partidas’ (1252–1284). In *Luttes v. Texas* the general description of the State/private boundary presented in *Siete Partidas* was given a scientific definition. For grants titled by sovereigns under civil law the state-owned seafloor extends up to the mean higher high water as defined using records from a complete 19 year tidal epoch. The project area is within the Frederick J. Calvit Survey, A-51, which was given title on December 8, 1830 by the Mexican sovereign in the State of Coahuila Y Texas. The boundary between State and private land is the mean higher high water (MHHW).

The Surfside townsite plat was recorded in 1893, and can be found in Volume 32, Page 28-31, of the Brazoria County Public Records (BCPR).



Surf Avenue right of way shown to lie along the Gulf of America (Gulf of Mexico) shoreline in 1893.

More than 400 to 600 feet of natural fill by accretion occurred for a time since the original 1893 plat, extending private property ownership seaward which was divided and sold. Severe erosion has since taken much of the land.



Private structures previously lying seaward of the 2014 MHHW line are no longer existing.

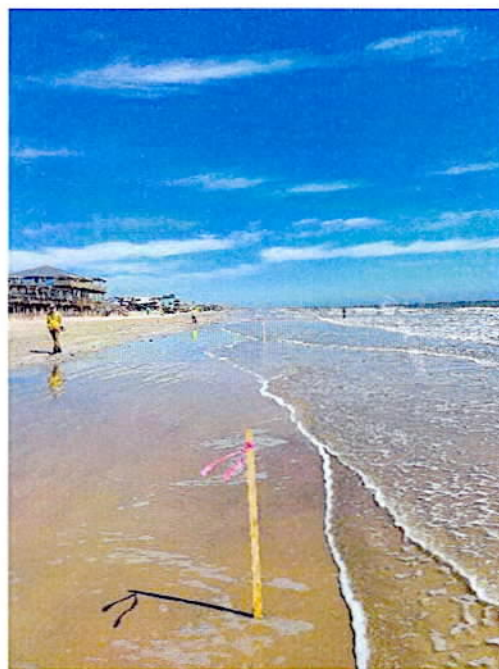
Severe erosion acts on the littoral boundary at the Village of Surfside Beach.



Southerly end of typical shoreline.



Typical Shoreline



Northerly end of Typical Shoreline

Survey Control

Horizontal control for this project was based on NGS control points 'WELL USE 1912 1931 1933' – PID AM0095, and 'CAPTAIN' - PID AM0078. OPUS solutions for these monuments were used to adjust published values.

The resulting solutions were used to compute coordinates in the South Central Zone of the Texas Coordinate System of 1983, as defined in Article 21.071 of the Natural Resources Code of the State of Texas. All distances and coordinates shown hereon are grid values represented in U.S. Survey Feet (distances are also represented in Varas) based on a Surface-to-Grid Combined Adjustment Factor of 0.99988925. The mapping angle is 1°49'09" at "WELL USE 1912 1931 1933".

Tidal Datums

The Mean Higher High Water (MHHW) elevation was determined from a direct transfer from the tide gauge at Freeport Harbor (8772471).

Elevations were established from a Mobile Base GPS unit setup on "WELL USE 1912 1931 1933" having a NAVD88 elevation of 5.1 feet. Benchmarks '2447 A 2 2016' and "RR 455 1951" were located and found to have an elevation of 8.29 feet and 3.62 feet, respectively. Per Freeport Harbor's Tidal Datum above Station Datum and its Benchmark Sheet, the Benchmark '2447 A 2 2016' was calculated to be 7.49 feet above the MHHW contour. The MHHW elevation was determined to be 0.80 feet.

MHHW Survey

The MHHW line was measured along the shoreline of the Gulf of America (Gulf of Mexico). The shoreline is composed of unvegetated sand. The upland tracts were researched and some property corners surveyed in order to establish the general location. This survey does not represent a property boundary survey for any of the upland tracts.

State tracts were drawn from GLO map 'Texas Gulf Coast – Map' "From the Sabine River to the Rio Grande as Subdivided for Mineral Development – General Land Office – Austin, Texas. Bascom Giles, Commissioner April 1948" (2910.tif).

FIELD NOTES for the littoral boundary of several tracts along the Gulf shoreline of Follet's Island, in the Frederick J. Calvit Survey, A-51, survey which was given title on December 8, 1830, adjacent to State Submerged Tract 356 in the Gulf of America (Gulf of Mexico), Brazoria County, Texas. Bearings are based on the Texas Coordinate System of 1983, South Central Zone NAD83 (2011), as defined by Article 21.071 of the Natural Resources Code of the State of Texas. All distances and coordinates shown hereon are grid values represented in U.S. Survey Feet (distances are also represented in Varas) based on a Surface-to-Grid Combined Adjustment Factor of 0.99988925. The Mapping Angle is 1° 49' 09" at "WELL USE 1912 1931 1933".

BEGINNING at a point (having Grid Coordinates of N= 13,543,580.97, E= 3,153,153.04), on the 2014 MHHW line on the shoreline of the Gulf of America (Gulf of Mexico); from which point 'WELL USE 1912 1931 1933' bears North 26°13'54" East, a distance of 2,230.95 V (6,197.08 feet);

THENCE, with the 2014 MHHW line, the following courses and distances:

1. North 36°15'41" East, a distance of 16.36 V (45.45 feet);
2. North 19°45'28" East, a distance of 95.77 V (266.03 feet);
3. North 29°36'24" East, a distance of 110.28 V (306.34 feet);
4. North 30°09'47" East, a distance of 50.79 V (141.09 feet), to a point on the 2025 MHHW line;

THENCE, departing the 2014 MHHW line, and continuing with the 2025 MHHW line, the following courses and distances:

5. North 26°19'21" East, a distance of 11.34 V (31.51 feet);
6. North 24°35'10" East, a distance of 17.24 V (47.88 feet), to a point on the 2014 MHHW line;

THENCE, departing the 2025 MHHW line, and continuing with the 2014 MHHW line, the following courses and distances:

7. North 22°37'30" East, a distance of 16.09 V (44.70 feet);
8. North 36°52'21" East, a distance of 22.99 V (63.86 feet);
9. North 23°11'57" East, a distance of 24.68 V (68.55 feet);
10. North 31°33'22" East, a distance of 38.34 V (106.49 feet);
11. North 32°28'36" East, a distance of 50.94 V (141.49 feet);
12. North 32°13'12" East, a distance of 30.23 V (83.97 feet);
13. North 73°46'21" East, a distance of 10.96 V (30.45 feet);
14. North 60°20'34" East, a distance of 9.06 V (25.16 feet);
15. North 32°16'46" East, a distance of 48.00 V (133.32 feet);
16. North 30°08'07" East, a distance of 280.51 V (779.19 feet);
17. North 35°58'41" East, a distance of 284.36 V (789.89 feet);
18. North 40°55'22" East, a distance of 88.66 V (246.27 feet), to a point on the 2025 MHHW line;

THENCE, departing the 2014 MHHW line, and continuing with the 2025 MHHW line, the following courses and distances:

19. North 38°05'51" East, a distance of 158.21 V (439.48 feet);
20. North 40°28'31" East, a distance of 60.57 V (168.25 feet);
21. North 38°47'43" East, a distance of 56.75 V (157.63 feet);
22. North 41°17'17" East, a distance of 20.98 V (58.28 feet);
23. North 39°08'15" East, a distance of 103.11 V (286.41 feet);
24. North 41°37'06" East, a distance of 79.60 V (221.12 feet);
25. North 43°22'04" East, a distance of 62.29 V (173.02 feet);
26. North 38°01'08" East, a distance of 40.42 V (112.28 feet);
27. North 43°45'51" East, a distance of 20.42 V (56.71 feet);
28. North 40°42'18" East, a distance of 54.23 V (150.64 feet);
29. North 44°14'10" East, a distance of 18.77 V (52.14 feet), to a point on the 2014 MHHW line;

THENCE, departing the 2025 MHHW line, and continuing with the 2014 MHHW line, the following courses and distances:

30. North 39°59'28" East, a distance of 9.09 V (25.26 feet);
31. North 41°57'22" East, a distance of 67.92 V (188.66 feet), to a point on the 2025 MHHW line;

THENCE, departing the 2014 MHHW line, and continuing with the 2025 MHHW line, the following courses and distances:

32. North 39°36'16" East, a distance of 10.72 V (29.78 feet);
33. North 43°15'31" East, a distance of 18.80 V (52.22 feet);
34. North 37°12'23" East, a distance of 17.33 V (48.15 feet);
35. North 41°13'22" East, a distance of 19.95 V (55.42 feet);
36. North 43°32'53" East, a distance of 52.91 V (146.97 feet);

37. North 41°07'43" East, a distance of 67.30 V (186.94 feet);
38. North 44°19'36" East, a distance of 18.63 V (51.75 feet);
39. North 41°02'01" East, a distance of 85.54 V (237.60 feet);
40. North 36°35'23" East, a distance of 19.83 V (55.09 feet);
41. North 46°18'39" East, a distance of 19.45 V (54.02 feet);
42. North 41°17'29" East, a distance of 26.14 V (72.60 feet);
43. North 45°17'37" East, a distance of 42.37 V (117.70 feet);
44. North 39°42'12" East, a distance of 100.90 V (280.27 feet);
45. North 43°18'56" East, a distance of 107.96 V (299.88 feet);
46. North 36°23'30" East, a distance of 18.73 V (52.02 feet);
47. North 41°43'52" East, a distance of 40.96 V (113.78 feet), to the **Point of Termination** (having Grid Coordinates of N=13,549,375.85, E=3,157,504.80), from which point 'WELL USE 1912 1931 1933' bears South 81°40'25" West, a distance of 586.73 V (1,629.81 feet).

The foregoing Survey Report and the survey on which it was based, is accompanied by and a part of a Survey Map of the subject area.

THE STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENT
 COUNTY OF WILLIAMSON §

I, Miguel A. Escobar, a Licensed State Land Surveyor, do hereby state in accordance with Section 21.042, Texas Resources Code; that the survey is correct and was made according to law, and that this report represents the conditions that existed in the field at the time of the of the survey conducted on February 25, 2025, under my direct supervision, utilizing methodology approved by the Texas General Land Office.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 17th of April, 2025, A.D.

INLAND GEODETICS

Miguel A. Escobar
 Licensed State Land Surveyor No. 220002
 Registered Professional Land Surveyor No. 5630
 1504 Chisholm Trail Rd #103
 Round Rock, TX 78681
 TBPELS Firm No. 10059100



P:\Projects\T.Baker-Smith (TBS)\TBS-004 - Surfside Beach CBS\5 - Descriptions-Reports\TBS-004-Survey-Report-Surfside Beach CBS.docx

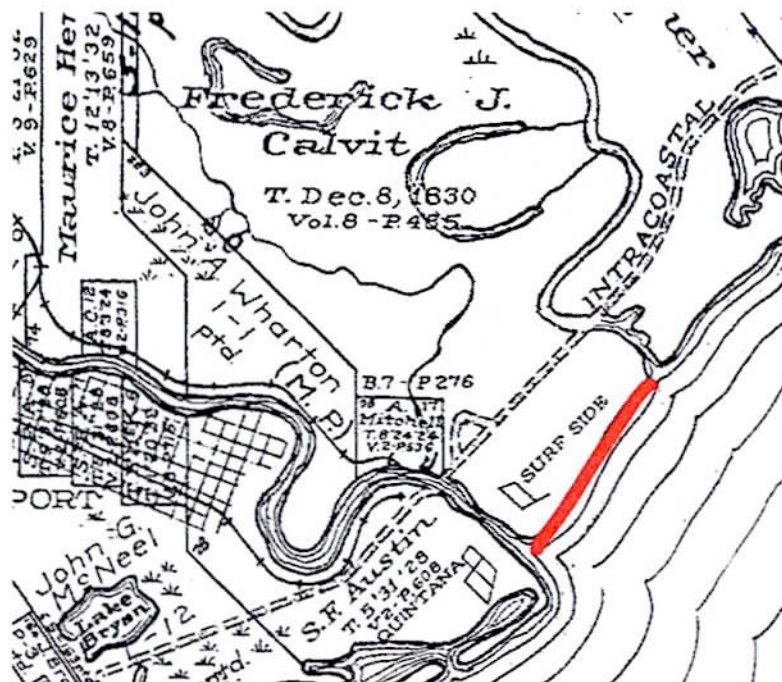


TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Brazoria, Sk. No. 25
File Date 6-3-2025 by L. Parsons

TX GLO CEPR Project No. 1644,
Village of Surfside Beach Groin and Beach Nourishment Project

April 17, 2025

Report of Artificial Fill Areas along
the Littoral Boundary of Several Tracts in the
Frederick J. Calvit Survey, A-51,
adjacent to the following:
State Submerged Tract 356
Along the Gulf of America (Gulf of Mexico)
Brazoria County, Texas



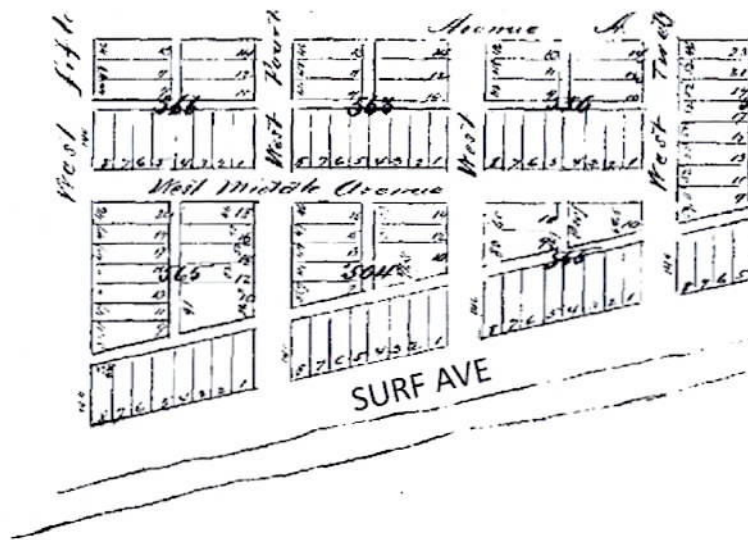
Purpose and Scope

This survey was performed in accordance with Section 33.136, of the Texas 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 State boundary was delineated along State Submerged Tract 356 along the Gulf of America (Gulf of Mexico) near the Village of Surfside Beach, Texas. Erosion response work includes beach nourishment and dune stabilization. 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.

History

State/private ownership is defined under civil law by the Spanish 'Siete Partidas' (1252–1284). In *Luttes v. Texas* the general description of the State/private boundary presented in Siete Partidas was given a scientific definition. For grants titled by sovereigns under civil law the state-owned seafloor extends up to the mean higher high water as defined using records from a complete 19 year tidal epoch. The project area is within the Frederick J. Calvit Survey, A-51, which was given title on December 8, 1830 by the Mexican sovereign in the State of Coahuila Y Texas. The boundary between State and private land is the mean higher high water (MHHW).

The Surfside townsite plat was recorded in 1893, and can be found in Volume 32, Page 28-31, of the Brazoria County Public Records (BCPR).



Surf Avenue right of way shown to lie along the Gulf of America (Gulf of Mexico) shoreline in 1893.

More than 400 to 600 feet of natural fill by accretion occurred for a time since the original 1893 plat, extending private property ownership seaward which was divided and sold. Severe erosion has since taken much of the land.



Private structures previously lying seaward of the 2014 MHHW line are no longer existing.

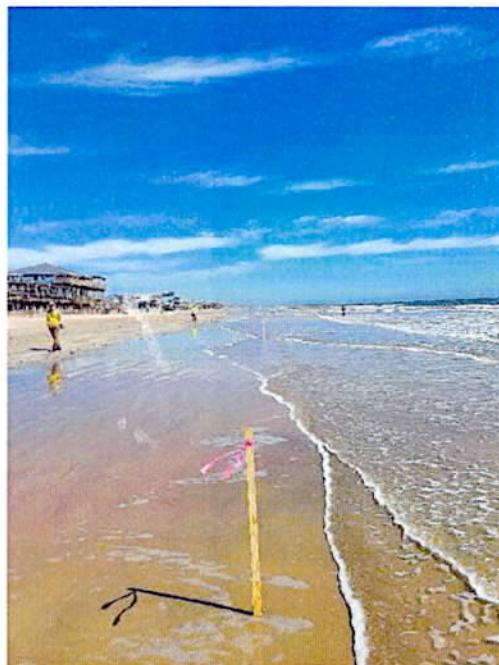
Severe erosion acts on the littoral boundary at the Village of Surfside Beach.



Southerly end of typical shoreline.



Typical Shoreline



Northerly end of Typical Shoreline

Survey Control

Horizontal control for this project was based on NGS control points 'WELL USE 1912 1931 1933' – PID AM0095, and 'CAPTAIN' - PID AM0078. OPUS solutions for these monuments were used to adjust published values.

The resulting solutions were used to compute coordinates in the South Central Zone of the Texas Coordinate System of 1983, as defined in Article 21.071 of the Natural Resources Code of the State of Texas. All distances and coordinates shown hereon are grid values represented in U.S. Survey Feet (distances are also represented in Varas) based on a Surface-to-Grid Combined Adjustment Factor of 0.99988925. The mapping angle is 1° 49' 09" at "WELL USE 1912 1931 1933".

Tidal Datums

The Mean Higher High Water (MHHW) elevation was determined from a direct transfer from the tide gauge at Freeport Harbor (8772471).

Elevations were established from a Mobile Base GPS unit setup on "WELL USE 1912 1931 1933" having a NAVD88 elevation of 5.1 feet. Benchmarks '2447 A 2 2016' and "RR 455 1951" were located and found to have an elevation of 8.29 feet and 3.62 feet, respectively. Per Freeport Harbor's Tidal Datum above Station Datum and its Benchmark Sheet, the Benchmark '2447 A 2 2016' was calculated to be 7.49 feet above the MHHW contour. The MHHW elevation was determined to be 0.80 feet.

MHHW Survey

The MHHW line was measured along the shoreline of the Gulf of America (Gulf of Mexico). The shoreline is composed of unvegetated sand. The upland tracts were researched and some property corners surveyed in order to establish the general location. This survey does not represent a property boundary survey for any of the upland tracts.

State tracts were drawn from GLO map 'Texas Gulf Coast – Map' "From the Sabine River to the Rio Grande as Subdivided for Mineral Development – General Land Office – Austin, Texas. Bascom Giles, Commissioner April 1948" (2910.tif).

FIELD NOTES for the artificial fill areas along the Gulf shoreline of Follet's Island, in the Frederick J. Calvit Survey, A-51, survey which was given title on December 8, 1830, adjacent to State Submerged Tract 356 in the Gulf of America (Gulf of Mexico), Brazoria County, Texas. Bearings are based on the Texas Coordinate System of 1983, South Central Zone NAD83 (2011), as defined by Article 21.071 of the Natural Resources Code of the State of Texas. All distances and coordinates shown hereon are grid values represented in U.S. Survey Feet (distances are also represented in Varas) based on a Surface-to-Grid Combined Adjustment Factor of 0.99988925. The Mapping Angle is $1^{\circ} 49' 09''$ at "WELL USE 1912 1931 1933".

Existing Fill: There is apparent existing build up/artificial fill in that portion of the current survey area where the MHHW line per NRC Article 33.136, Sketch 17 conducted in 2014 is landward of the current (February, 2025) MHHW line, said area of build up/artificial fill being described by metes and bounds as follows:

AREA 1 – BUILD UP / ARTIFICIAL FILL AREA

BEGINNING, at a point (having Grid Coordinates of N= 13,544,256.32, E= 3,153,492.09), on the MHHW line on the shoreline of the Gulf of America (Gulf of Mexico); from which point 'WELL USE 1912 1931 1933' bears North $26^{\circ}10'21''$ East, a distance of 1,958.91 V (5,441.42 feet);

THENCE, with said current 2025 MHHW line, the following courses and distances:

1. South $26^{\circ}19'21''$ West, a distance of 83.08 V (230.79 feet);
2. South $27^{\circ}44'33''$ West, a distance of 85.19 V (236.64 feet);
3. South $23^{\circ}23'03''$ West, a distance of 84.57 V (234.91 feet);
4. South $18^{\circ}33'19''$ West, a distance of 20.96 V (58.22 feet);

THENCE, departing said current 2025 MHHW line, crossing said build up / artificial fill, the following courses and distances:

5. North $51^{\circ}32'21''$ West, a distance of 6.80 V (18.90 feet) to a point at the beginning of said 2014 MHHW line;

THENCE, continuing with said 2014 MHHW line, the following courses and distances:

6. North $36^{\circ}15'41''$ East, a distance of 16.36 V (45.45 feet);
7. North $19^{\circ}45'28''$ East, a distance of 95.77 V (266.03 feet);
8. North $29^{\circ}36'24''$ East, a distance of 110.28 V (306.34 feet);
9. North $30^{\circ}09'47''$ East, a distance of 50.79 V (141.09 feet), the **POINT OF BEGINNING** and containing 0.213 acres of land (9,286 square feet)), more or less, within these metes and bounds.

AREA 2 – BUILD UP / ARTIFICIAL FILL AREA

BEGINNING, at a point (having Grid Coordinates of N= 13,546,397.44, E= 3,154,923.82), on the MHHW line on the shoreline of the Gulf of America (Gulf of Mexico); from which point 'WELL USE 1912 1931 1933' bears North $19^{\circ}26'54''$ East, a distance of 1,047.00 V (2,908.33 feet);

THENCE, with said current 2025 MHHW line, the following courses and distances:

10. South $38^{\circ}05'51''$ West, a distance of 1.83 V (5.07 feet);
11. South $37^{\circ}13'13''$ West, a distance of 76.98 V (213.83 feet);
12. South $40^{\circ}07'42''$ West, a distance of 38.12 V (105.90 feet);
13. South $35^{\circ}32'17''$ West, a distance of 64.18 V (178.28 feet);
14. South $38^{\circ}44'32''$ West, a distance of 42.31 V (117.52 feet);

15. South 35°43'03" West, a distance of 21.10 V (58.62 feet);
16. South 25°26'10" West, a distance of 20.20 V (56.10 feet);
17. South 34°30'31" West, a distance of 132.31 V (367.53 feet);
18. South 28°25'28" West, a distance of 38.76 V (107.68 feet);
19. South 30°05'06" West, a distance of 196.51 V (545.85 feet);
20. South 32°27'03" West, a distance of 67.45 V (187.35 feet);
21. South 61°12'46" West, a distance of 16.42 V (45.61 feet);
22. South 32°59'22" West, a distance of 53.42 V (148.40 feet);
23. South 41°12'19" West, a distance of 28.85 V (80.15 feet);
24. North 64°41'44" West, a distance of 4.05 V (11.26 feet);
25. South 26°07'33" West, a distance of 40.52 V (112.55 feet);
26. South 06°01'18" West, a distance of 15.14 V (42.05 feet);
27. South 33°03'49" West, a distance of 24.63 V (68.43 feet);
28. South 54°24'25" West, a distance of 6.40 V (17.77 feet);
29. South 77°03'14" West, a distance of 5.99 V (16.64 feet);
30. North 48°15'04" West, a distance of 2.16 V (5.99 feet);
31. South 24°35'10" West, a distance of 15.41 V (42.80 feet) to a point on said 2014 MHHW line;

THENCE, departing said current 2025 MHHW line, and continuing with said 2014 MHHW line, the following courses and distances:

32. North 22°37'30" East, a distance of 16.09 V (44.70 feet);
33. North 36°52'21" East, a distance of 22.99 V (63.86 feet);
34. North 23°11'57" East, a distance of 24.68 V (68.55 feet);
35. North 31°33'22" East, a distance of 38.34 V (106.49 feet);
36. North 32°28'36" East, a distance of 50.94 V (141.49 feet);
37. North 32°13'12" East, a distance of 30.23 V (83.97 feet);
38. North 73°46'21" East, a distance of 10.96 V (30.45 feet);
39. North 60°20'34" East, a distance of 9.06 V (25.16 feet);
40. North 32°16'46" East, a distance of 48.00 V (133.32 feet);
41. North 30°08'07" East, a distance of 280.51 V (779.19 feet);
42. North 35°58'41" East, a distance of 284.36 V (789.89 feet);
43. North 40°55'22" East, a distance of 88.66 V (246.27 feet), to the **POINT OF BEGINNING** and containing 0.931 acres of land (40,552 square feet), more or less, within these metes and bounds.

AREA 3 – BUILD UP / ARTIFICIAL FILL AREA

BEGINNING, at a point (having Grid Coordinates of N= 13,547,991.77, E= 3,156,273.22), on the MHHW line on the shoreline of the Gulf of America (Gulf of Mexico); from which point 'WELL USE 1912 1931 1933' bears North 18°21'40" West, a distance of 435.47 V (1,209.64 feet);

THENCE, with said current 2025 MHHW line, the following courses and distances:

44. South 39°36'16" West, a distance of 26.44 V (73.45 feet);
45. South 44°39'41" West, a distance of 16.77 V (46.59 feet);
46. South 40°13'32" West, a distance of 19.50 V (54.18 feet);
47. South 44°14'10" West, a distance of 14.35 V (39.85 feet) to a point on said 2014 MHHW line;

THENCE, departing said current 2025 MHHW line, and continuing with said 2014 MHHW line, the following courses and distances:

48. North 39°59'28" East, a distance of 9.09 V (25.26 feet);
 49. North 41°57'22" East, a distance of 67.92 V (188.66 feet), to the **POINT OF BEGINNING** and containing 0.008 acres of land (343 square feet), more or less, within these metes and bounds.

The foregoing Survey Report and the survey on which it was based, is accompanied by and a part of a Survey Map of the subject area.

THE STATE OF TEXAS	§	
	§	KNOWN ALL MEN BY THESE PRESENT
COUNTY OF WILLIAMSON	§	

I, Miguel A. Escobar, a Licensed State Land Surveyor, do hereby state in accordance with Section 21.042, Texas Resources Code; that the survey is correct and was made according to law, and that this report represents the conditions that existed in the field at the time of the of the survey conducted on February 25, 2025, under my direct supervision, utilizing methodology approved by the Texas General Land Office.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 17th of April, 2025, A.D.

INLAND GEODETICS

Miguel A. Escobar
 Licensed State Land Surveyor No. 220002
 Registered Professional Land Surveyor No. 5630
 1504 Chisholm Trail Rd #103
 Round Rock, TX 78681
 TBPELS Firm No. 10059100



P:\Projects\T.Baker Smith (TBS)\TBS-004 - Surfside Beach CBS\5 -Descriptions-Reports\TBS-004-Survey-Report-Fill-Surfside Beach CBS.docx



DECLARATION OF A COASTAL BOUNDARY SURVEY

PURPOSE AND 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 of the purpose of locating a shoreline boundary, subject to movement landward as provided by Section 33.136, Natural Resources Code.

FIELD NOTES for the littoral boundary of several tracts along the Gulf shoreline of Follet's Island, in the Frederick J. Calvit Survey, A-51, survey which was given title on December 8, 1830, adjacent to State Submerged Tract 356 in the Gulf of America (Gulf of Mexico), Brazoria County, Texas. Bearings are based on the Texas Coordinate System of 1983, South Central Zone NAD83 (2011), as defined by Article 21.071 of the Natural Resources Code of the State of Texas. All distances and coordinates shown hereon are grid values represented in U.S. Survey Feet (distances are also represented in Varas) based on a Surface-to-Grid Combined Adjustment Factor of 0.99988925. The Mapping Angle is 1° 49' 09" at "WELL USE 1912 1931 1933".

BEGINNING at a point (having Grid Coordinates of N= 13,543,580.97, E= 3,153,153.04), on the 2014 MHHW line on the shoreline of the Gulf of America (Gulf of Mexico); from which point 'WELL USE 1912 1931 1933' bears North 26°13'54" East, a distance of 2,230.95 V (6,197.08 feet);

THENCE, with the 2014 MHHW line, the following courses and distances:

1. North 36°15'41" East, a distance of 16.36 V (45.45 feet);
2. North 19°45'28" East, a distance of 95.77 V (266.03 feet);
3. North 29°36'24" East, a distance of 110.28 V (306.34 feet);
4. North 30°09'47" East, a distance of 50.79 V (141.09 feet), to a point on the 2025 MHHW line;

THENCE, departing the 2014 MHHW line, and continuing with the 2025 MHHW line, the following courses and distances:

5. North 26°19'21" East, a distance of 11.34 V (31.51 feet);
6. North 24°35'10" East, a distance of 17.24 V (47.88 feet), to a point on the 2014 MHHW line;

THENCE, departing the 2025 MHHW line, and continuing with the 2014 MHHW line, the following courses and distances:

7. North 22°37'30" East, a distance of 16.09 V (44.70 feet);
8. North 36°52'21" East, a distance of 22.99 V (63.86 feet);
9. North 23°11'57" East, a distance of 24.68 V (68.55 feet);
10. North 31°33'22" East, a distance of 38.34 V (106.49 feet);
11. North 32°28'36" East, a distance of 50.94 V (141.49 feet);
12. North 32°13'12" East, a distance of 30.23 V (83.97 feet);
13. North 73°46'21" East, a distance of 10.96 V (30.45 feet);
14. North 60°20'34" East, a distance of 9.06 V (25.16 feet);
15. North 32°16'46" East, a distance of 48.00 V (133.32 feet);

1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681
512-238-1200
TBPELS Firm Reg. No. 10059100

STATE OF TEXAS COUNTY OF BRAZORIA
I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession.
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

By *[Signature]* Deputy

- 16. North 30°08'07" East, a distance of 280.51 V (779.19 feet);
- 17. North 35°58'41" East, a distance of 284.36 V (789.89 feet);
- 18. North 40°55'22" East, a distance of 88.66 V (246.27 feet), to a point on the 2025 MHHW line;

THENCE, departing the 2014 MHHW line, and continuing with the 2025 MHHW line, the following courses and distances:

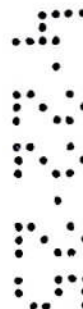
- 19. North 38°05'51" East, a distance of 158.21 V (439.48 feet);
- 20. North 40°28'31" East, a distance of 60.57 V (168.25 feet);
- 21. North 38°47'43" East, a distance of 56.75 V (157.63 feet);
- 22. North 41°17'17" East, a distance of 20.98 V (58.28 feet);
- 23. North 39°08'15" East, a distance of 103.11 V (286.41 feet);
- 24. North 41°37'06" East, a distance of 79.60 V (221.12 feet);
- 25. North 43°22'04" East, a distance of 62.29 V (173.02 feet);
- 26. North 38°01'08" East, a distance of 40.42 V (112.28 feet);
- 27. North 43°45'51" East, a distance of 20.42 V (56.71 feet);
- 28. North 40°42'18" East, a distance of 54.23 V (150.64 feet);
- 29. North 44°14'10" East, a distance of 18.77 V (52.14 feet), to a point on the 2014 MHHW line;

THENCE, departing the 2025 MHHW line, and continuing with the 2014 MHHW line, the following courses and distances:

- 30. North 39°59'28" East, a distance of 9.09 V (25.26 feet);
- 31. North 41°57'22" East, a distance of 67.92 V (188.66 feet), to a point on the 2025 MHHW line;

THENCE, departing the 2014 MHHW line, and continuing with the 2025 MHHW line, the following courses and distances:

- 32. North 39°36'16" East, a distance of 10.72 V (29.78 feet);
- 33. North 43°15'31" East, a distance of 18.80 V (52.22 feet);
- 34. North 37°12'23" East, a distance of 17.33 V (48.15 feet);
- 35. North 41°13'22" East, a distance of 19.95 V (55.42 feet);
- 36. North 43°32'53" East, a distance of 52.91 V (146.97 feet);
- 37. North 41°07'43" East, a distance of 67.30 V (186.94 feet);
- 38. North 44°19'36" East, a distance of 18.63 V (51.75 feet);
- 39. North 41°02'01" East, a distance of 85.54 V (237.60 feet);
- 40. North 36°35'23" East, a distance of 19.83 V (55.09 feet);
- 41. North 46°18'39" East, a distance of 19.45 V (54.02 feet);
- 42. North 41°17'29" East, a distance of 26.14 V (72.60 feet);
- 43. North 45°17'37" East, a distance of 42.37 V (117.70 feet);
- 44. North 39°42'12" East, a distance of 100.90 V (280.27 feet);
- 45. North 43°18'56" East, a distance of 107.96 V (299.88 feet);
- 46. North 36°23'30" East, a distance of 18.73 V (52.02 feet);
- 47. North 41°43'52" East, a distance of 40.96 V (113.78 feet), to the **Point of Termination** (having Grid Coordinates of N=13,549,375.85, E=3,157,504.80), from which point 'WELL USE 1912 1931 1933' bears South 81°40'25" West, a distance of 586.73 V (1,629.81 feet).



Inland Geodetics
TBPELS Firm No. 10059100

STATE OF TEXAS COUNTY OF BRAZORIA
I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession.
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

By *C. Matney* Deputy

FIELD NOTES for the artificial fill areas along the Gulf shoreline of Follet's Island, in the Frederick J. Calvit Survey, A-51, survey which was given title on December 8, 1830, adjacent to State Submerged Tract 356 in the Gulf of America (Gulf of Mexico), Brazoria County, Texas. Bearings are based on the Texas Coordinate System of 1983, South Central Zone NAD83 (2011), as defined by Article 21.071 of the Natural Resources Code of the State of Texas. All distances and coordinates shown hereon are grid values represented in U.S. Survey Feet (distances are also represented in Varas) based on a Surface-to-Grid Combined Adjustment Factor of 0.99988925. The Mapping Angle is 1° 49' 09" at "WELL USE 1912 1931 1933".

Existing Fill: There is apparent existing build up/artificial fill in that portion of the current survey area where the MHHW line per NRC Article 33.136, Sketch 17 conducted in 2014 is landward of the current (February, 2025) MHHW line, said area of build up/artificial fill being described by metes and bounds as follows:

AREA 1 – BUILD UP / ARTIFICIAL FILL AREA

BEGINNING, at a point (having Grid Coordinates of N= 13,544,256.32, E= 3,153,492.09), on the MHHW line on the shoreline of the Gulf of America (Gulf of Mexico); from which point 'WELL USE 1912 1931 1933' bears North 26°10'21" East, a distance of 1,958.91 V (5,441.42 feet);

THENCE, with said current 2025 MHHW line, the following courses and distances:

1. South 26°19'21" West, a distance of 83.08 V (230.79 feet);
2. South 27°44'33" West, a distance of 85.19 V (236.64 feet);
3. South 23°23'03" West, a distance of 84.57 V (234.91 feet);
4. South 18°33'19" West, a distance of 20.96 V (58.22 feet);

THENCE, departing said current 2025 MHHW line, crossing said build up / artificial fill, the following courses and distances:

5. North 51°32'21" West, a distance of 6.80 V (18.90 feet) to a point at the beginning of said 2014 MHHW line;

THENCE, continuing with said 2014 MHHW line, the following courses and distances:

6. North 36°15'41" East, a distance of 16.36 V (45.45 feet);
7. North 19°45'28" East, a distance of 95.77 V (266.03 feet);
8. North 29°36'24" East, a distance of 110.28 V (306.34 feet);
9. North 30°09'47" East, a distance of 50.79 V (141.09 feet), the **POINT OF BEGINNING** and containing 0.213 acres of land (9,286 square feet)), more or less, within these metes and bounds.

AREA 2 – BUILD UP / ARTIFICIAL FILL AREA

BEGINNING, at a point (having Grid Coordinates of N= 13,546,397.44, E= 3,154,923.82), on the MHHW line on the shoreline of the Gulf of America (Gulf of Mexico); from which point 'WELL USE 1912 1931 1933' bears North 19°26'54" East, a distance of 1,047.00 V (2,908.33 feet);

THENCE, with said current 2025 MHHW line, the following courses and distances:

10. South 38°05'51" West, a distance of 1.83 V (5.07 feet);
11. South 37°13'13" West, a distance of 76.98 V (213.83 feet);
12. South 40°07'42" West, a distance of 38.12 V (105.90 feet);
13. South 35°32'17" West, a distance of 64.18 V (178.28 feet);
14. South 38°44'32" West, a distance of 42.31 V (117.52 feet);

Inland Geodetics
TBPELS Firm No. 10059100

STATE OF TEXAS COUNTY OF BRAZORIA
I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession.
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

By  Deputy

15. South 35°43'03" West, a distance of 21.10 V (58.62 feet);
16. South 25°26'10" West, a distance of 20.20 V (56.10 feet);
17. South 34°30'31" West, a distance of 132.31 V (367.53 feet);
18. South 28°25'28" West, a distance of 38.76 V (107.68 feet);
19. South 30°05'06" West, a distance of 196.51 V (545.85 feet);
20. South 32°27'03" West, a distance of 67.45 V (187.35 feet);
21. South 61°12'46" West, a distance of 16.42 V (45.61 feet);
22. South 32°59'22" West, a distance of 53.42 V (148.40 feet);
23. South 41°12'19" West, a distance of 28.85 V (80.15 feet);
24. North 64°41'44" West, a distance of 4.05 V (11.26 feet);
25. South 26°07'33" West, a distance of 40.52 V (112.55 feet);
26. South 06°01'18" West, a distance of 15.14 V (42.05 feet);
27. South 33°03'49" West, a distance of 24.63 V (68.43 feet);
28. South 54°24'25" West, a distance of 6.40 V (17.77 feet);
29. South 77°03'14" West, a distance of 5.99 V (16.64 feet);
30. North 48°15'04" West, a distance of 2.16 V (5.99 feet);
31. South 24°35'10" West, a distance of 15.41 V (42.80 feet) to a point on said 2014 MHHW line;

THENCE, departing said current 2025 MHHW line, and continuing with said 2014 MHHW line, the following courses and distances:

32. North 22°37'30" East, a distance of 16.09 V (44.70 feet);
33. North 36°52'21" East, a distance of 22.99 V (63.86 feet);
34. North 23°11'57" East, a distance of 24.68 V (68.55 feet);
35. North 31°33'22" East, a distance of 38.34 V (106.49 feet);
36. North 32°28'36" East, a distance of 50.94 V (141.49 feet);
37. North 32°13'12" East, a distance of 30.23 V (83.97 feet);
38. North 73°46'21" East, a distance of 10.96 V (30.45 feet);
39. North 60°20'34" East, a distance of 9.06 V (25.16 feet);
40. North 32°16'46" East, a distance of 48.00 V (133.32 feet);
41. North 30°08'07" East, a distance of 280.51 V (779.19 feet);
42. North 35°58'41" East, a distance of 284.36 V (789.89 feet);
43. North 40°55'22" East, a distance of 88.66 V (246.27 feet), to the **POINT OF BEGINNING** and containing 0.931 acres of land (40,552 square feet), more or less, within these metes and bounds.

AREA 3 – BUILD UP / ARTIFICIAL FILL AREA

BEGINNING, at a point (having Grid Coordinates of N= 13,547,991.77, E= 3,156,273.22), on the MHHW line on the shoreline of the Gulf of America (Gulf of Mexico); from which point 'WELL USE 1912 1931 1933' bears North 18°21'40" West, a distance of 435.47 V (1,209.64 feet);

THENCE, with said current 2025 MHHW line, the following courses and distances:

44. South 39°36'16" West, a distance of 26.44 V (73.45 feet);
45. South 44°39'41" West, a distance of 16.77 V (46.59 feet);
46. South 40°13'32" West, a distance of 19.50 V (54.18 feet);
47. South 44°14'10" West, a distance of 14.35 V (39.85 feet) to a point on said 2014 MHHW line;

THENCE, departing said current 2025 MHHW line, and continuing with said 2014 MHHW line, the following courses and distances:

Inland Geodetics
TBPELS Firm No. 10059100

STATE OF TEXAS COUNTY OF BRAZORIA
I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession.
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

By *C. Martiny* Deputy

48. North 39°59'28" East, a distance of 9.09 V (25.26 feet);
49. North 41°57'22" East, a distance of 67.92 V (188.66 feet), to the **POINT OF BEGINNING** and containing 0.008 acres of land (343 square feet), more or less, within these metes and bounds.

NOTES:

1. Mean Higher High Water (MHHW) elevation of 0.8' was determined from a direct transfer from tide gauge data at Freeport Harbor (8772471) .
2. Erosion response activity: Work Order No. D520 under GLO Contract No. 22_004-022
3. No retaining walls or debris exists at the time of survey.
4. Artificial fill/buildup exists at the time of survey.
5. A full size copy of the attached 'EXHIBIT A' is on file at the Texas General Land Office.

SURVEYOR'S CERTIFICATE:

I, Miguel A. Escobar, a Licensed State Land Surveyor, do hereby state in accordance with Section 21.042, Texas Resources Code; that the survey is correct and was made according to law, and that this report represents the conditions that existed in the field at the time of the of the survey conducted on February 25, 2025, under my direct supervision, utilizing methodology approved by the Texas General Land Office.

Field survey conducted on February 25, 2025 by Miguel A. Escobar, LSLs, RPLS, of Inland Geodetics and Scotty Rall and Matt Koscelnik, of T.Baker Smith.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 7th of April, 2025, A.D.

INLAND GEODETICS



Miguel A. Escobar
 Licensed State Land Surveyor No. 220002
 Registered Professional Land Surveyor No. 5630
 1504 Chisholm Trail Rd #103
 Round Rock, TX 78681
 512-238-1200
 TBPELS Firm No. 10059100

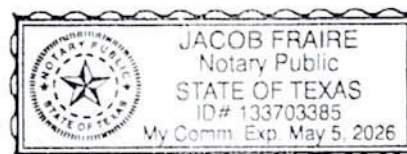


Subscribed and sworn to me on the 07 day of April, 2025.



Notary Public


My Commission expires 05/05/2026



P:\Projects\T.Baker Smith (TBS)\TBS-004 - Surfside Beach CBS\5 -Descriptions-Reports\TBS-004-Declaration of CBS & FILL-Surfside Beach CBS.docx

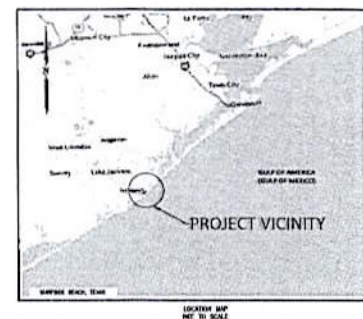
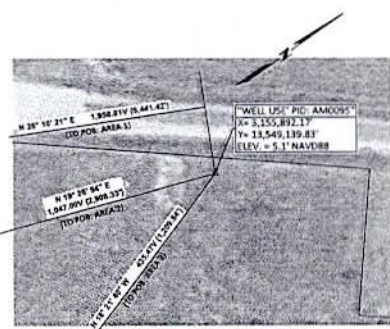
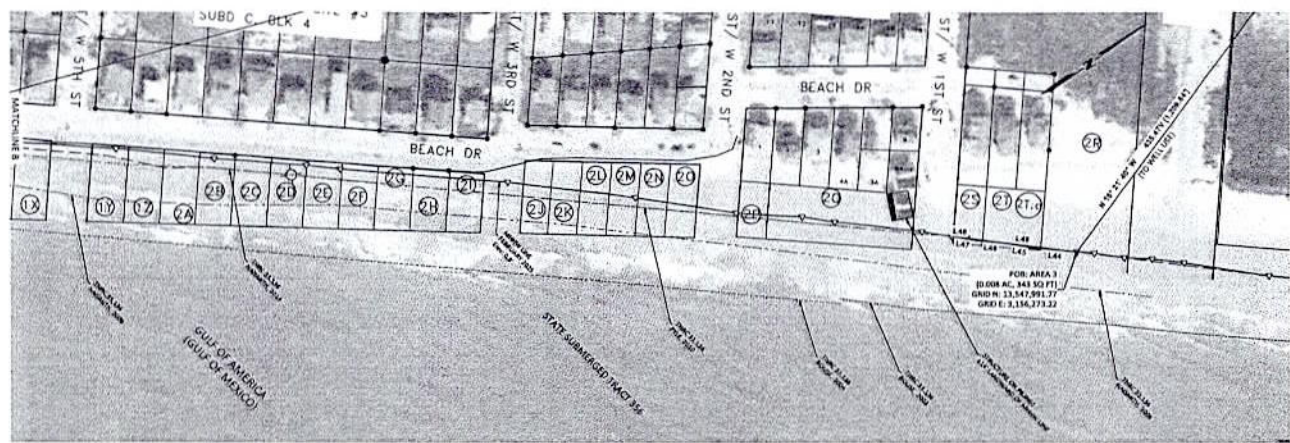
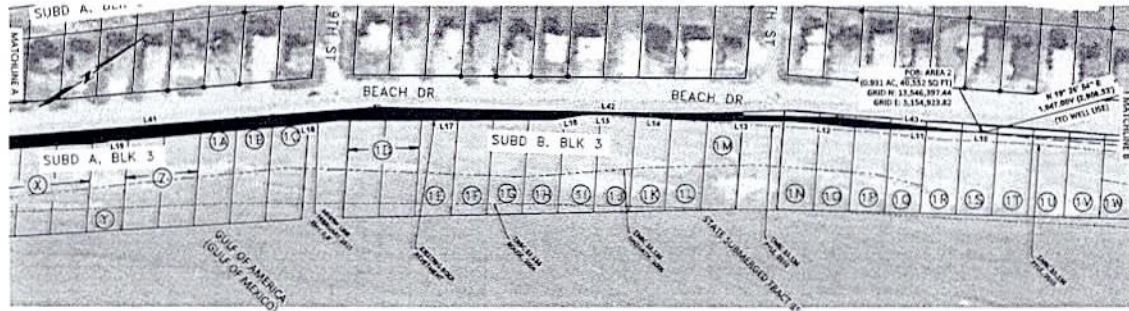
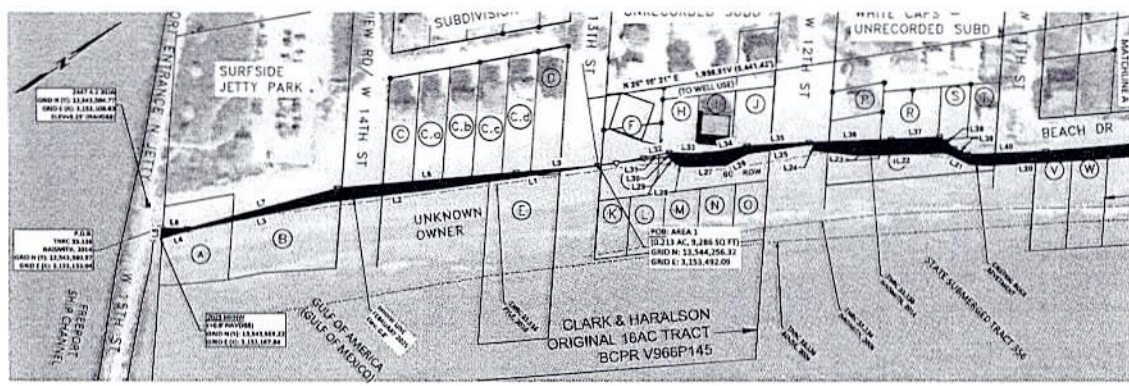
Inland Geodetics
 TBPELS Firm No. 10059100

STATE OF TEXAS COUNTY OF BRAZORIA
 I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession.
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

By  Deputy



NOT TO SCALE. UNLESS OTHERWISE NOTED, ALL DISTANCES ARE IN FEET. UNLESS OTHERWISE NOTED, ALL BEARINGS ARE TRUE. UNLESS OTHERWISE NOTED, ALL CORNERS ARE IRON PIPES. UNLESS OTHERWISE NOTED, ALL CORNERS ARE IRON PIPES. UNLESS OTHERWISE NOTED, ALL CORNERS ARE IRON PIPES.



- NOTES:
1. FIELD SURVEY CONDUCTED ON FEBRUARY 23, 2023 BY MARCEL A. ESCOBAR, L.S., R.P.S., OF INLAND GEODETICS AND SURVEYING, INC. (IGS) UNDER S.O. CONTRACT NO. 21-004-023.
 2. ESCOBAR RESPONSE ACTIVITY WORK ORDER NO. 0520 UNDER S.O. CONTRACT NO. 21-004-023.
 3. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (NAD83) (2011), AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE USING VALUES REPRESENTED IN U.S. SURVEY FEET (DISTANCES ARE ALSO REPRESENTED IN METERS) BASED ON A SURFACE-TO-GRID CORRECTION ADJUSTMENT FACTOR OF 0.0000001. THE HORIZONTAL SCALE IS 1" = 40' OF "NAD83" U.S. SURVEY FEET 1812 1837 1837.
 4. COORDINATES AND ELEVATIONS ARE BASED ON MONUMENTS & DEEDS SURVEYS. "WELL USE 1812 1833 1837" PLOT MONUMENTS: "CAPTAIN" PLOT MONUMENTS: N. 13,041.124.17 E. 3,152.961.17 ELEV. 5.1' (NAD83) N. 13,041.124.17 E. 3,152.961.17 ELEV. 5.1' (NAD83).
 5. MEAN HIGHER HIGH WATER (MHHW) ELEVATION OF 5.1' WAS DETERMINED FROM A DIRECT TRANSFER FROM THE GAUGE DATA AT FREEPORT HARBOR (877411).
 6. CONVERT FEET TO METER, MULTIPLY BY 0.3048.
 7. LOT LINES SHOWN HEREON ARE BASED ON BRAZORIA COUNTY APPRAISAL DISTRICT MAP AND DEED DESCRIPTIONS.
 8. SEE ACCOMPANYING SURVEY REPORT AND DESCRIPTION OF EVIDENCE FOR ADDITIONAL INFORMATION.
 9. BACKGROUND IMAGE FROM GOOGLE EARTH, FOR REFERENCE ONLY.
 10. NO REMAINING WALLS OR DEEDS EXIST AT TIME OF SURVEY.
 11. ARTIFICIAL FILL/BLANKET EXISTS AT TIME OF SURVEY.

1. MARCEL A. ESCOBAR, A LICENSED STATE LAND SURVEYOR, SO HENRY STATE IN ACCORDANCE WITH SECTION 21.041, TEXAS NATURAL RESOURCES CODE, THAT THE SURVEY IS CORRECT AND WAS MADE ACCORDING TO LAW, AND THAT THIS CORRECTION REPRESENTS THE CORRECTIONS THAT EXISTED IN THE FIELD AT THE TIME OF THE SURVEY CONDUCTED ON FEBRUARY 23, 2023, UNDER MY DIRECT SUPERVISION, UTILIZING METHODOLOGY APPROVED BY THE TEXAS GENERAL LAND OFFICE, AND IS RECORDED IN:

NOTICE: THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 33.136, NATURAL RESOURCES CODE, FOR THE PURPOSE OF ESTABLISHING THE LOCATION OF THE SHORELINE IN THE AREA DEPICTED IN THIS SURVEY AS THAT SHORELINE EXISTED BEFORE COMMENCEMENT OF ESCOBAR RESPONSE ACTIVITY, AS REQUIRED BY CHAPTER 33, NATURAL RESOURCES CODE. THE LINE DEPICTED ON THIS SURVEY PLOT IS THE SHORELINE FOR THE PURPOSE OF LOCATING A SHORELINE BOUNDARY, SUBJECT TO MOVEMENT LANDWARD AS PROVIDED BY SECTION 33.136, NATURAL RESOURCES CODE.

INLAND GEODETICS
MARCEL A. ESCOBAR
LICENSED STATE LAND SURVEYOR NO. 20003
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5431



TX GLO CEPRP Project No. 1644,
Village of Surfside Beach Groin and
Beach Nourishment Project

COASTAL BOUNDARY SURVEY
FILL MAP
THE LITTORAL BOUNDARY OF
SEVERAL UPLAND TRACTS IN THE
FREDERICK J. CALVI SURVEY, A-51
ADJACENT TO STATE SUBMERGED TRACT 356
OF THE GULF OF AMERICA (GULF OF MEXICO)
BRAZORIA COUNTY, TEXAS

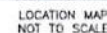


1504 CHISHOLM TRAIL RD.
SUITE 103
ROUND ROCK, TX 78681
512-238-1200
FIRM REG. NO. 100591-00

4025

STATE OF TEXAS COUNTY OF BRAZORIA
I certify that the above and foregoing is a full, true and
correct photographic copy of the original record on file
in my office including redactions, if any, of social
security numbers. Given under my hand and seal of
the court in my lawful custody and possession.

By Joyce Hudman Deputy
JOYCE HUDMAN, BRAZORIA COUNTY CLERK



I, MAUEL A. ESCOBAR, A LICENSED STATE LAND SURVEYOR, DO HEREBY STATE IN ACCORDANCE WITH: SECTION 21.042, TEXAS RESOURCES CODE, THAT THE SURVEY IS CORRECT AND WAS MADE ACCORDING TO LAW, AND THAT THIS DRAWING REPRESENTS THE CONDITIONS THAT EXISTED IN THE FIELD AT THE TIME OF THE SURVEY CONDUCTED ON FEBRUARY 25, 2020, UNDER MY DIRECT SUPERVISION, UTILIZING METHODOLOGY APPROVED BY THE TEXAS GENERAL LAND OFFICE, AND IS RECORDED IN:

MOISE A. ESCOBAR
LICENSED STATE LAND SURVEYOR NO. 225003
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3430



COASTAL BOUNDARY SURVEY
FILL MAP
THE LITTORAL BOUNDARY OF
SEVERAL UPLAND TRACTS IN THE
FREDERICK J. CALVIT SURVEY, A-51
ADJACENT TO STATE SUBMERGED TRACT 356
OF THE GULF OF AMERICA (GULF OF MEXICO),
BRAZORIA COUNTY, TEXAS



1504 CHISHOLM TRAIL RD.
SUITE 103
ROUND ROCK, TX 78681
512-238-1200
FIRM REG. NO. 100591-00

HWJ: HC: TYS-004 DATE: 04/04/2025 SHEET 3 OF 3

STATE OF TEXAS COUNTY OF BRAZORIA
I certify that the above and foregoing is a full, true and
correct photographic copy of the original record on file
in my office including redactions, if any, of social
security numbers. Given under my hand and seal of
the court in my lawful custody and possession,
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

Deputy

97448

Line #	Direction	Length
126	0.060316° W	15.142 (42.05)
127	0.333640° W	24.026 (68.43)
128	0.547622° W	6.405 (17.81)
129	0.773216° W	5.899 (16.64)
130	0.8481130° W	2.115 (5.89)
131	0.247310° W	1.581 (4.37)
132	0.227332° W	16.896 (44.37)
133	0.5636722° E	22.889 (63.80)
134	0.231113° E	24.805 (68.55)
135	0.313722° E	36.364 (98.00)
136	0.361372° E	50.945 (141.48)
137	0.362137° E	36.223 (98.33)
138	0.734021° E	10.365 (28.45)
139	0.607204° E	10.805 (29.18)
140	0.321840° E	40.040 (113.32)
141	0.363001° E	285.515 (778.27)
142	0.355841° E	284.365 (778.27)
143	0.493522° E	86.865 (238.97)
144	0.393851° E	68.840 (194.43)
145	0.443844° E	16.779 (44.54)
146	0.440322° W	19.930 (54.18)
147	0.444541° W	14.339 (39.85)
148	0.347897° E	10.025 (28.26)
149	0.413722° E	0.924 (2.61)

LEGEND

■	INCH ROD BOUNDS (1/2" OR AS NOTED)
■	CONCRETE IMPROVEMENT POINT
▲	CALCULATED POINT
OPR	OFFICIAL PUBLIC RECORD OR BRACORDA COUNTY, TEXAS DEED RECORD OF BRACORDA COUNTY, TEXAS
PM	POINT OF BEGINNING
BNW	RIGHT-OF-WAY
GLD	TEXAS GENERAL LANDS OFFICE

———— CHAINLINK FENCE
- - - - - WOOD FENCE
———— HOUSE 2003
———— HOUSE 2004
———— MARIAMITE 2006
———— PILE 3930
———— MARIAMITE 2014
———— CROSBAR 2023

FILED and RECORDED

Instrument Number: 2025015797

Filing and Recording Date: 04/07/2025 04:03:52 PM Pages: 10 Recording Fee: \$57.00

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



A handwritten signature in black ink, appearing to read "Joyce Hudman", is written over a horizontal line.

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

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

cclerk-crystalm



STATE OF TEXAS COUNTY OF BRAZORIA
I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession.
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

By Deputy