



LOCATION MAP NOT TO SCALE

NOTES:

- 1. 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.
- 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.

TEXAS GENERAL LAND OFFICE Art. 33.136, Natural Resources Code Co. BRAZORIA, SK No. 25

File Date 6-3-2025 by L. Parsons

INLAND GEODETICS

1504 CHISHOLM TRAIL RD.

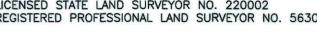
SUITE 103

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 04/17/2025 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

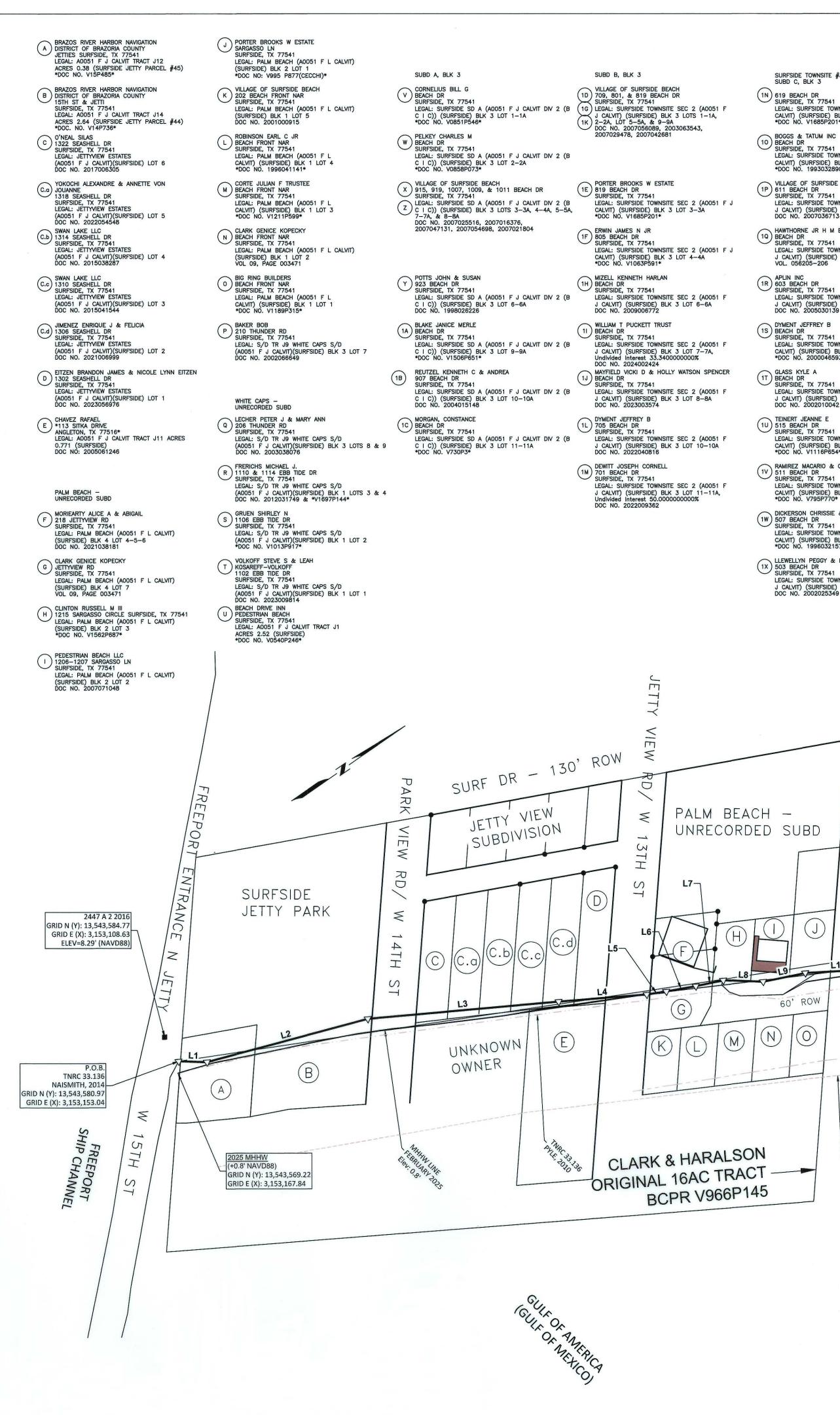
THE LITTORAL BOUNDARY OF SEVERAL UPLAND TRACTS IN THE FREDERICK J. CALVIT SURVEY, A-51 ADJACENT TO STATE SUBMERGED TRACT 356 OF THE GULF OF AMERICA (GULF OF MEXICO) BRAZORIA COUNTY, TEXAS

PROJ. NO .: TBS-004

DATE: 04/17/2025 SHEET 1 OF 2

ROUND ROCK, TX 78681 512-238-1200 FIRM REG. NO. 100591-00

97440 0



- SURFSIDE TOWNSITE #3 SUBD C, BLK 3
- (1N) 619 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J CALVIT) (SURFSIDE) BLK 5 LOT 1-1A *DOC NO. V1685P201*
- 10 BOGGS & TATUM INC BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J
- CALVIT) (SURFSIDE) BLK 5 LOT 2-2A (½) *DOC NO. 1993032890*
- 1P VILLAGE OF SURFSIDE BEACH 611 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J CALVIT) (SURFSIDE) BLK 5 LOT 3-3A DOC NO. 2007036713
- 10 HAWTHURINE BEACH DR SURFSIDE, TX 77541 HAWTHORNE JR H M ET AL LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J CALVIT) (SURFSIDE) BLK 5 LOT 4-4A VOL. 056205-206
- (1R) APLIN INC 603 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J CALVIT) (SURFSIDE) BLK 5 LOT 5-5A DOC NO. 2005030139
- 1S DYMENT JEFFREY B BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J
- CALVIT) (SURFSIDE) BLK 5 LOT 6A *DOC NO. 2000046593* TT GLASS KYLE A BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F
- J CALVIT) (SURFSIDE) BLK 5 LOT 7-7A DOC NO. 2002010042 1U TEINERT JEANNE E 515 BEACH DR SURFSIDE, TX 77541
- LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J CALVIT) (SURFSIDE) BLK 5 LOT 8-8A *DOC NO. V1116P654*
- 1V RAMIREZ MACARIO & CHRISSIE DICKERSON 511 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J CALVIT) (SURFSIDE) BLK 5 LOT 9-9A4 *DOC NO. V795P770*
- 1W DICKERSON CHRISSIE & M RAMIREZ 507 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J CALVIT) (SURFSIDE) BLK 5 LOT 10-10A *DOC NO. 1996032157*
- 1X LLEWELLYN PEGGY & NORMAN J 503 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J CALVIT) (SURFSIDE) BLK 5 LOT 11-11A DOC NO. 2002025349

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LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J CALVIT) (SURFSIDE) BLK 6 LOT 2-2A *DOC NO. : V1283P596* 2A BULLARD LOUISE 0 411 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J CALVIT) (SURFSIDE) BLK 6 LOT 3-3A *DOC NO. : V1583P967* 2B PALMER MARC L 407 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J CALVIT) (SURFSIDE) BLK 6 LOT 4-4A *DOC NO. : 1992-028608* 2C PURSLEY PATRICIA ANN 405 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J CALVIT) (SURFSIDE) BLK 6 LOT 5-5A DOC NO. : 1999039792 (2D) WATSON CANDACE D ESTATE

SURFSIDE TOWNSITE #3 SUBD C, BLK 4

> HOWARD STREET CONDOS LP

LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F

J CALVIT) (SURFSIDE) BLK 6 LOT 1A DOC NO. : 2007-023143

SURFSIDE, TX 77541

(1Z) KINTZ P E 415 BEACH DR SURFSIDE, TX 77541

(1Y) 419 BEACH DR

- SURFSIDE, TX 77541

- LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J

- CALVIT) (SURFSIDE) BLK 6 LOT 6-6A *DOC NO. : V1460P899*
- 2E S & S HOLDINGS LLC 319 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F
- J CALVIT) (SURFSIDE) BLK 6 LOT 7-7A DOC NO. : 2001044021
- HOWARD STREET CONDOS LP
- 2F HOWARD SINCE 315 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F
- J CALVIT) (SURFSIDE) BLK 6 LOT 8-8A DOC NO. : 2007058558
- GODWIN TOM & PATSY & HOLLEY JAMES & WENDY BEACH DR SURFSIDE, TX 77541
- LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F
- J CALVIT) (SURFSIDE) BLK 6 LOT 9A DOC NO. : 1999037296 2H WAREHOUSE ASSOC OF HOUSTON INC 307 BEACH DR SURFSIDE, TX 77541
- LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F
- J CALVIT) (SURFSIDE) BLK 6 LOT 10-10A VOL 93, PAGE 011923
- 21 JACOBSON MARVIN FAMILY HOLDING 303 BEACH DR SURFSIDE, TX 77541
- LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 J CALVIT) (SURFSIDE) BLK 6 LOT 11-11A DOC NO. : 2000-006076

CLARK & HARALSON

WHITE CAPS -

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L13-

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UNRECORDED SUBD

2R HOWARD STREET CONDOS LP VILLAGE LAKE DR SURFSIDE, TX 77541 LEGAL: THE VILLAGE SD (BCIC DIV 2) (SURFSIDE) LOTS 15, 16, & 17 * Doc. No. ---*

LEGAL: A0051 F J CALVIT TRACT L2 ACRES 0.35 (SURFSIDE) **LIFE ESTATE**

LEGAL: A0051 F J CALVIT TRACT L3-L3-1-L3C ACRES 0.4644 (SURFSIDE)

- 2S 101 THUNDER ROAD TRUST 122 STARFISH DR SURFSIDE, TX 77541 HOUSTON, TX 77240-0546 LEGAL: SURFSIDE LOT K1A-K2A ACCRETION ACRES .3099 DOC NO. : 2012-044814

SURFSIDE TOWNSITE #4 SUB D, BLK 2

2J 223 BEACH DR SURFSIDE, TX 77541

TANNER D L

2K TANNER D L 219 BEACH DR SURFSIDE, TX 77541

REEVES CATHERINE WILSON TRUST

J CALVIT) (SURFSIDE) BLK 3 LOT 1 DOC NO. : 2004-003597

LEGAL: SURFSIDE TOWNSITE SEC 4 (A0051 F

LEGAL: SURFSIDE TOWNSITE SEC 4 (A0051 F J CALVIT) (SURFSIDE) BLK 3 LOT 2 *DOC NO. : V1080P222*

LEGAL: SURFSIDE TOWNSITE SEC 4 (A0051 F J CALVIT)

(2L) LEDKINS THOMAS & EISELE JAMES & CATHERINE 215 BEACH DR SURFSIDE, TX 77541

LEGAL: SURFSIDE TOWNSITE SEC 4 (A0051 F

LEGAL: SURFSIDE TOWNSITE SEC 4 (A0051 F

LEGAL: SURFSIDE TOWNSITE SEC 4 (A0051 F J CALVIT) (SURFSIDE) BLK 3 LOT 6 *DOC NO. : V1080P222*

J CALVIT) (SURFSIDE) BLK 3 LOT 4 DOC NO. : 2002-031175

J CALVIT) (SURFSIDE) BLK 3 LOT 5 DOC NO. : 2001055660

SURFSIDE) BLK 3 LOT 3

DOC NO. : 2002-061330

2M CLARK DIANNE LOGGINS 211 BEACH DR SURFSIDE, TX 77541

2N DAVISON LARRY E 207 BEACH DR SURFSIDE, TX 77541

20 FREEMAN JOHN BEACH DR SURFSIDE, TX 77541

SHANKS SUBDIVISION

2P HANEY MONTA STRICKLAND WHELK ST SURFSIDE, TX 77541

DOC NO. 2024009545

HOWARD STREET CONDOS LP STARFISH SURFSIDE, TX 77541

DOC NO. 2013049867

- 2T SHEPARD NATHAN & KOURTNEY 116 STARFISH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE LOT K1-K2 ACCRETION ACRES .3099 DOC NO. 2022051793

- (2T.o) GRIESMAN NONA K 110 STARFISH SURFSIDE, TX 77541
- LEGAL: SURFSIDE LOT K1B-K2B ACCRETION ACRES 0.3099 DOC NO. 2012018847
- CRADLE OF TX CONSERVANCY HIGHWAY 332 SURFSIDE, TX 77541

BEACH DR

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LEGAL: A0051 F J CALVIT BLOCK C-D-E ORIG. 2.79AC TRACT ACRES 65.1 (SURFSIDE) DOC NO. 2005036874

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 (52.14')			
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 43° 15' 31" E	18.80V (52.22')			
L34	N 37° 12' 23" E	17.33V (48.15')			
L35	N 41° 13' 22" E	19.95V (55.42')			
L36	N 43° 32' 53" E	52.91V (146.97')			
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	85.54∨ (237.60')			
L40	N 36° 35' 23" E	19.83V (55.09')			
L41	N 46° 18' 39" E	19.45V (54.02')			
L42	N 41° 17' 29" E	26.14V (72.60')			
L43	N 45° 17' 37" E	42.37V (117.70')			
L44	N 39° 42' 12" E	100.90V (280.27')			
L45	N 43° 18' 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')			

Line Table

Direction

L1 N 36° 15' 41" E

L2 N 19° 45' 28" E

L3 N 29° 36' 24" E

L5 N 26° 19' 21" E

L6 N 24° 35' 10" E

L7 N 22° 37' 30" E

N 36° 52' 21" E

N 23° 11' 57" E

L11 N 32° 28' 36" E 50.94V (141.49')

L12 N 32° 13' 12" E 30.23V (83.97')

L16 N 30° 08' 07" E 280.51V (779.19')

L17 N 35° 58' 41" E 284.36V (789.89')

L18 N 40° 55' 22" E 88.66V (246.27')

L19 N 38° 05' 51" E 158.21V (439.48')

L20 N 40° 28' 31" E 60.57V (168.25'

L22 N 41° 17' 17" E 20.98V (58.28')

L23 N 39° 08' 15" E 103.11V (286.41'

L24 N 41° 37' 06" E 79.60V (221.12')

L25 N 43° 22' 04" E 62.29V (173.02')

SURFSIDE TOWNSITE #1

SUBD A, BLK 2

SUBD A, BLK 3

YD TRACT 356

N 26° 13' 54" E 2,230.95 V (6,197.08')

(TO WELL USE) /

STATESUR

N 38° 47' 43" E 56.75V (157.63')

L10 N 31° 33' 22" E

L13 N 73° 46' 21" E

L14 N 60° 20' 34" E

L15 N 32° 16' 46" E

N 30° 09' 47" E

Line #

Length

16.36V (45.45')

95.77V (266.03'

110.28V (306.34'

50.79V (141.09')

11.34V (31.51'

17.24V (47.88')

16.09V (44.70')

22.99V (63.86')

24.68V (68.55

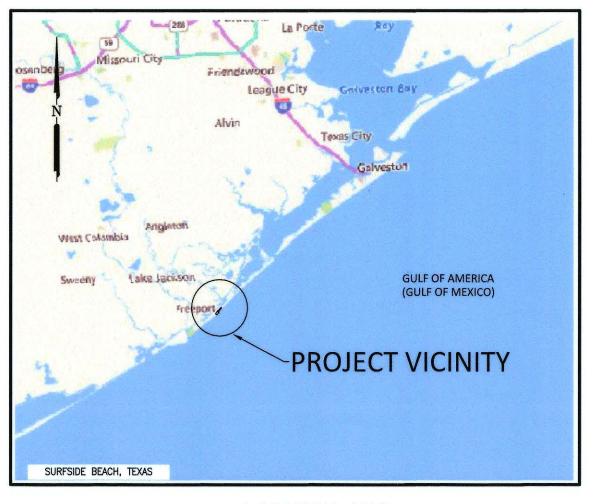
38.34V (106.49')

10.96V (30.45')

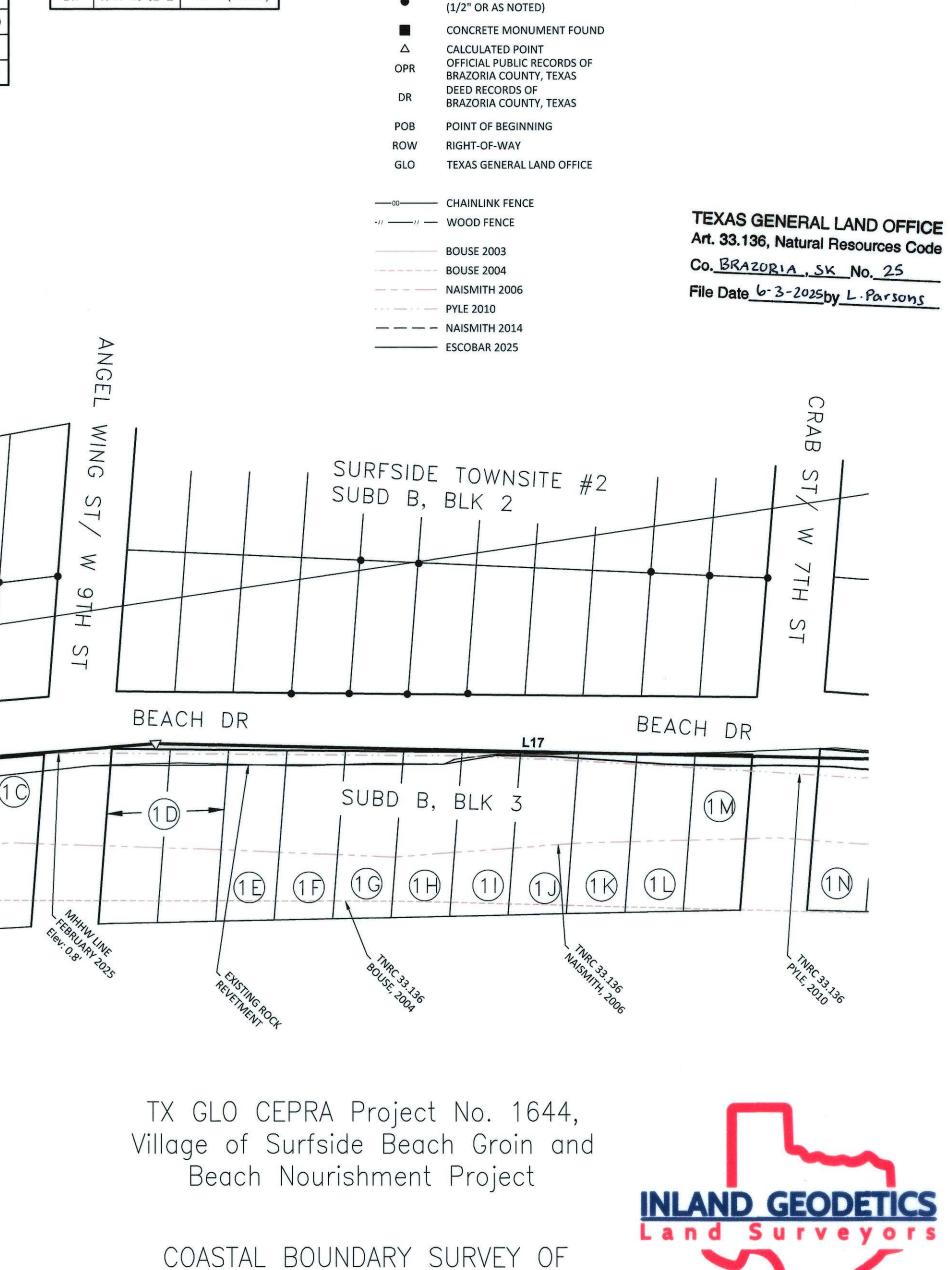
9.06V (25.16')

48.00V (133.32

(1 B)



LOCATION MAP NOT TO SCALE



LEGEND

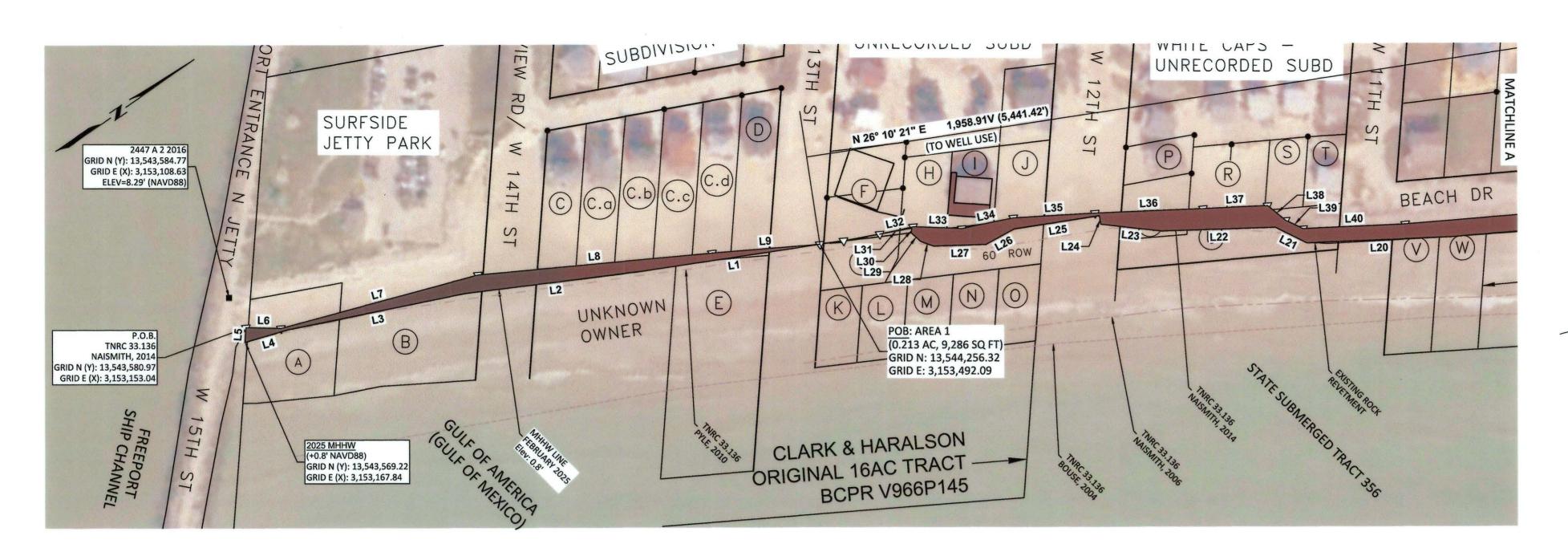
IRON ROD FOUND

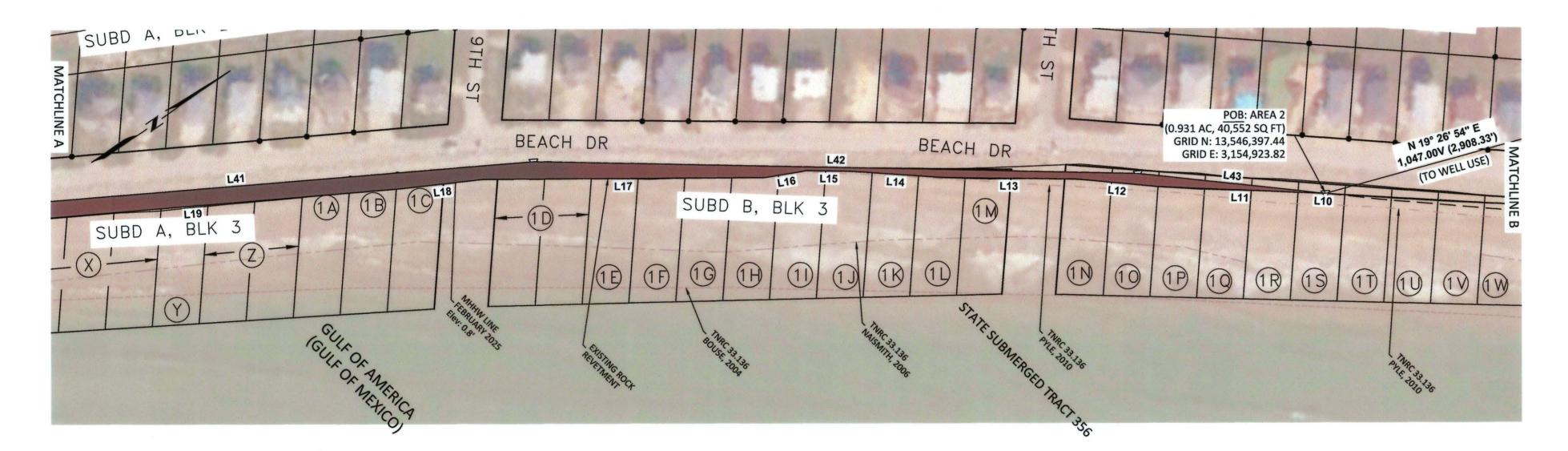
THE LITTORAL BOUNDARY OF SEVERAL UPLAND TRACTS IN THE FREDERICK J. CALVIT SURVEY, A-51 ADJACENT TO STATE SUBMERGED TRACT 356 OF THE GULF OF AMERICA (GULF OF MEXICO) BRAZORIA COUNTY, TEXAS

PROJ. NO.: TBS-004

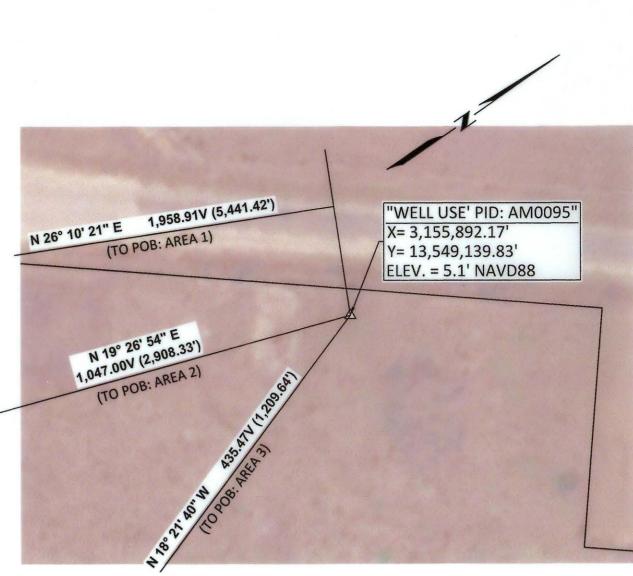
DATE: 04/17/2025

SHEET 2 OF 2

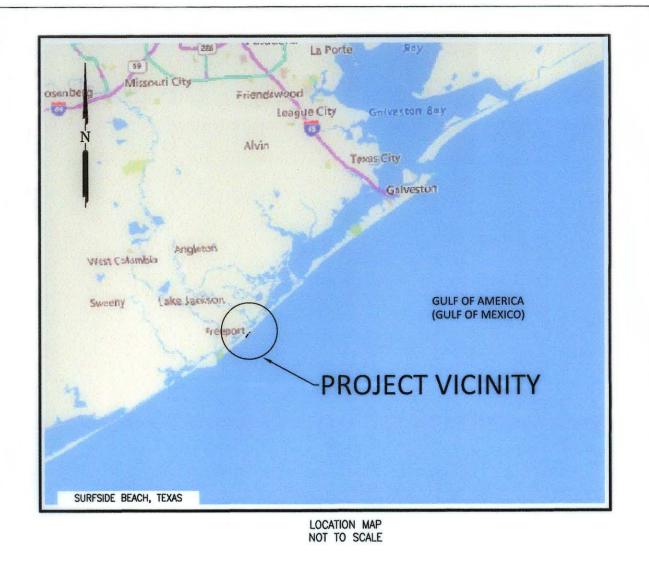








	LEGEND
•	IRON ROD FOUND (1/2" OR AS NOTED)
	CONCRETE MONUMENT FOUND
Δ	CALCULATED POINT
OPR	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
DR	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
GLO	TEXAS GENERAL LAND OFFICE
	CHAINLINK FENCE WOOD FENCE
	BOUSE 2003
	BOUSE 2004
	NAISMITH 2006
0.00 ki	PYLE 2010
	NAISMITH 2014
	ESCOBAR 2025



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WELL	USE	1912	1901	1900	L ID	7 IVI
N: 13,	549,1	39.83				
E: 3,	155,8	92.17				
ELEV:	5.1'	(NAVD	88)			

"CAPTAIN"	PID	AM0078
N: 13,542	,613	.65
E: 3,151	,799	.35
ELEV: 9.1	(NA)	/D 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)
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TEXAS GENERAL LAND OFFICE Art. 33.136, Natural Resources Code CO. BRAZORIA, SK NO. 25

File Date 6-3-2025 by L. Parsons

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NLAND GEODETI 04/17/2025 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



DATE: 04/17/2025 SHEET 1 OF 2

- A BRAZOS RIVER HARBOR NAVIGATION DISTRICT OF BRAZORIA COUNTY JETTIES SURFSIDE, TX 77541 LEGAL: A0051 F J CALVIT TRACT J12 ACRES 0.38 (SURFSIDE JETTY PARCEL #45) *DOC NO. V15P485*
- BRAZOS RIVER HARBOR NAVIGATION DISTRICT OF BRAZORIA COUNTY 15TH ST & JETTI SURFSIDE, TX 77541 LEGAL: A0051 F J CALVIT TRACT J14 ACRES 2.64 (SURFSIDE JETTY PARCEL #44)
- *DOC. NO. V14P736* C 0'NEAL SILAS 1322 SEASHELL DR SURFSIDE, TX 77541 LEGAL: JETTYVIEW ESTATES (A0051 F J CALVIT)(SURFSIDE) LOT 6 DOC NO. 2017006305
- C.a) YOKOCHI ALEXANDRE & ANNETTE VON JOUANNE 1318 SEASHELL DR SURFSIDE, TX 77541 LEGAL: JETTYVIEW ESTATES (A0051 F J CALVIT)(SURFSIDE) LOT 5
- DOC NO. 2022054548 C.b SWAN LAKE LLC 1314 SEASHELL DR SURFSIDE, TX 77541 LEGAL: JETTYVIEW ESTATES (A0051 F J CALVIT)(SURFSIDE) LOT 4 DOC NO. 2015038287
- C.c. SWAN LAKE LLC 1310 SEASHELL DR SURFSIDE, TX 77541 LEGAL: JETTYVIEW ESTATES (A0051 F J CALVIT)(SURFSIDE) LOT 3 DOC NO. 2015041544
- C.d JIMENEZ ENRIQUE J & FELICIA 1306 SEASHELL DR SURFSIDE, TX 77541 LEGAL: JETTYVIEW ESTATES (A0051 F J CALVIT)(SURFSIDE) LOT 2 DOC NO. 2021006999
- D EITZEN BRANDON JAMES & NICOLE LYNN EITZEN 1302 SEASHELL DR SURFSIDE, TX 77541 LEGAL: JETTYVIEW ESTATES (A0051 F J CALVIT)(SURFSIDE) LOT 1 DOC NO. 2023056976
- E CHAVEZ RAFAEL *113 SITKA DRIVE ANGLETON, TX 77516* LEGAL: A0051 F J CALVIT TRACT J11 ACRES 0.771 (SURFSIDE) DOC NO: 2005061246

PALM BEACH -UNRECORDED SUBD

- F MORIEARTY ALICE A & ABIGAIL 218 JETTYVIEW RD SURFSIDE, TX 77541 LEGAL: PALM BEACH (A0051 F L CALVIT) (SURFSIDE) BLK 4 LOT 4-5-6 DOC NO. 2021038181
- G CLARK GENICE KOPECKY JETTYVIEW RD SURFSIDE, TX 77541 LEGAL: PALM BEACH (A0051 F L CALVIT) (SURFSIDE) BLK 4 LOT 7 VOL 09, PAGE 003471
- (H) CLINTON RUSSELL M III 1215 SARGASSO CIRCLE SURFSIDE, TX 77541 LEGAL: PALM BEACH (A0051 F L CALVIT) (SURFSIDE) BLK 2 LOT 3 *DOC NO. V1562P687*
- I PEDESTRIAN BEACH LLC 1206-1207 SARGASSO LN SURFSIDE, TX 77541 LEGAL: PALM BEACH (A0051 F L CALVIT) (SURFSIDE) BLK 2 LOT 2 DOC NO. 2007071048

- J PORTER BROOKS W ESTATE SARGASSO LN SURFSIDE, TX 77541 LEGAL: PALM BEACH (A0051 F L CALVIT) (SURFSIDE) BLK 2 LOT 1 *DOC NO: V995 P877(CECCHI)*
- K VILLAGE OF SURFSIDE BEACH 202 BEACH FRONT NAR SURFSIDE, TX 77541 LEGAL: PALM BEACH (A0051 F L CALVIT) (SURFSIDE) BLK 1 LOT 5
- L ROBINSON EARL C JR BEACH FRONT NAR SURFSIDE, TX 77541 LEGAL: PALM BEACH (A0051 F L CALVIT) (SURFSIDE) BLK 1 LOT 4 *DOC NO. 1996041141*

DOC NO. 2001000915

- M CORTE JULIAN F TRUSTEE BEACH FRONT NAR SURFSIDE, TX 77541 LEGAL: PALM BEACH (A0051 F CALVIT) (SURFSIDE) BLK 1 LOT 3 *DOC NO. V1211P599*
- N CLARK GENICE KOPECKY BEACH FRONT NAR SURFSIDE, TX 77541 LEGAL: PALM BEACH (A0051 F L CALVIT) (SURFSIDE) BLK 1 LOT 2 VOL 09, PAGE 003471
- O BIG RING BUILDERS BEACH FRONT NAR SURFSIDE, TX 77541 LEGAL: PALM BEACH (A0051 F CALVIT) (SURFSIDE) BLK 1 LOT 1 *DOC NO. V1189P315*
- P BAKER BOB 210 THUNDER RD SURFSIDE, TX 77541 LEGAL: S/D TR J9 WHITE CAPS S/D (A0051 F J CALVIT)(SURFSIDE) BLK 3 LOT 7 DOC NO. 2002066649
- WHITE CAPS -UNRECORDED SUBD Q LECHER PETER J & MARY ANN 206 THUNDER RD SURFSIDE, TX 77541 LEGAL: S/D TR J9 WHITE CAPS S/D (A0051 F J CALVIT)(SURFSIDE) BLK 3 LOTS 8 & 9 DOC NO. 2003038076
- R FRERICHS MICHAEL J. 1110 & 1114 EBB TIDE DR SURFSIDE, TX 77541 LEGAL: S/D TR J9 WHITE CAPS S/D (A0051 F J CALVIT)(SURFSIDE) BLK 1 LOTS 3 & 4 DOC NO. 2012031749 & *V1697P144*
- S GRUEN SHIRLEY N 1106 EBB TIDE DR SURFSIDE, TX 77541 LEGAL: S/D TR J9 WHITE CAPS S/D (A0051 F J CALVIT)(SURFSIDE) BLK 1 LOT 2 *DOC NO. V1013P917*
- T VOLKOFF STEVE S & LEAH KOSAREFF-VOLKOFF 1102 EBB TIDE DR SURFSIDE, TX 77541
- LEGAL: S/D TR J9 WHITE CAPS S/D (A0051 F J CALVIT)(SURFSIDE) BLK 1 LOT 1 DOC NO. 2023009814 U BEACH DRIVE INN PEDESTRIAN BEACH SURFSIDE, TX 77541
- LEGAL: A0051 F J CALVIT TRACT J1 ACRES 2.52 (SURFSIDE) *DOC NO. V0540P246*

SUBD A, BLK 3 V CORNELIUS BILL G BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE SD A (A0051 F J CALVIT DIV C I C)) (SURFSIDE) BLK 3 LOT 1-1A *DOC NO. V0851P546* W PELKEY CHARLES M BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE SD A (A0051 F J CALVIT DIV 2 (B C I C)) (SURFSIDE) BLK 3 LOT 2-2A *DOC NO. V0858P073* X 915, 919, 1007, 1009, & 1011 BEACH DR SURFSIDE, TX 77541 Z LEGAL: SURFSIDE SD A (A0051 F J CALVIT DIV 2 (B C I C)) (SURFSIDE) BLK 3 LOTS 3-3A, 4-4A, 5-5A, 7-7A, & 8-8A DOC NO. 2007025516, 2007016376, 2007047131, 2007054698, 2007021804 Y POTTS JOHN & SUSAN 923 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE SD A (A0051 F J CALVIT DIV 2 (B C I C)) (SURFSIDE) BLK 3 LOT 6-6A DOC NO. 1998026226 1A BLAKE JANICE MERLE BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE SD A (A0051 F J CALVIT DIV 2 (B C I C)) (SURFSIDE) BLK 3 LOT 9-9A *DOC NO. V1506P651* (1B) REUTZEL KENNETH C & ANDREA 907 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE SD A (A0051 F J CALVIT DIV 2 (B)) (SURFSIDE) BLK 3 LOT 10-10A DOC NO. 2004015148 1C MORGAN, CONSTANCE BEACH DR SURFSIDE, TX 77541 1L DYMENT JEFFREY B 705 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE SD A (A0051 F J CALVIT DIV 2 (B C I C)) (SURFSIDE) BLK 3 LOT 11-11A *DOC NO. V730P3*

Line Table

L2 S 27°44'33" W 85.19V (236.64')

S 26°19'21" W 83.08V (230.79')

Length

84.57V (234.91')

20.96V (58.22')

6.80V (18.90')

16.36V (45.45')

95.77V (266.03')

110.28V (306.34')

50.79V (141.09')

1.83V (5.07')

76.98V (213.83')

38.12V (105.90')

64.18V (178.28')

42.31V (117.52')

21.10V (58.62')

20.20V (56.10')

132.31V (367.53')

38.76V (107.68')

196.51V (545.85')

67.45V (187.35')

16.42V (45.61')

53.42V (148.40')

28.85V (80.15')

4.05V (11.26')

40.52V (112.55')

Direction

L3 | S 23°23'03" W

L4 S 18°33'19" W

L5 | N 51°32'21" W

L6 N 36°15'41" E

L7 N 19°45'28" E

L8 N 29°36'24" E

L10 | S 38°05'51" W

L12 | S 40°07'42" W

L13 | S 35°32'17" W

L14 | S 38°44'32" W

L15 | S 35°43'03" W

L16 S 25°26'10" W

L18 | S 28°25'28" W

L19 | S 30°05'06" W

L20 S 32°27'03" W

L21 | S 61°12'46" W

L22 S 32°59'22" W

L25 S 26°07'33" W

S 41°12'19" W

N 64°41'44" W

S 34°30'31" W

N 30°09'47" E

S 37°13'13" W

Line #

L1

L9

L11

L17

L23

L24

Line # L26 L27 L28 L29 L30 L31 -----L32 L33 L34 L35 L36 L37 L38 L39 L40 L41 L42 L43 L44 L45 L46 L47 L48 L49

SUBD B, BLK 3 1D VILLAGE OF SURFSIDE BEACH 709, 801, & 819 BEACH DR SURFSIDE, TX 77541 (1G) LEGAL: SURFSIDE TOWNSITE SEC 2 (A0051 F
 J
 CALVIT)
 (SURFSIDE)
 BLK
 3 LOTS
 1-1A,

 1K
 2-2A,
 LOT
 5-5A,
 & 9-9A
 9-00
 NO.
 2007056089,
 2003063543,

- 2007029478, 200704268
- TE PORTER BROOKS W ESTATE 819 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 2 (A0051 F J CALVIT) (SURFSIDE) BLK 3 LOT 3-3A *DOC NO. V1685P201*
- (1F) ERWIN JAMES N JR 805 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 2 (A0051 F J CALVIT) (SURFSIDE) BLK 3 LOT 4-4A *DOC NO. V1063P591*
- (1H) MIZELL KENNETH HARLAN BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 2 (A0051 F J CALVIT) (SURFSIDE) BLK 3 LOT 6-6A DOC NO. 2009006772
- UNILLIAM T PUCKETT TRUST BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 2 (A0051 F J CALVIT) (SURFSIDE) BLK 3 LOT 7-7A, Undivided Interest 33.3400000000% DOC NO. 2024002424 (1J) MAYFIELD VICKI D & HOLLY WATSON SPENCER BEACH DR SURFSIDE, TX 77541
- LEGAL: SURFSIDE TOWNSITE SEC 2 (A0051 F J CALVIT) (SURFSIDE) BLK 3 LOT 8-8A DOC NO. 2023003574
- LEGAL: SURFSIDE TOWNSITE SEC 2 (A0051 F J CALVIT) (SURFSIDE) BLK 3 LOT 10-10A DOC NO. 2022040816
- DEWITT JOSEPH CORNELL 701 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 2 (A0051 F J CALVIT) (SURFSIDE) BLK 3 LOT 11-11A, Undivided Interest 50.0000000000% DOC NO. 2022009362

Line Table

- SURFSIDE TOWNSITE #3 SUBD C, BLK 3 1N 619 BEACH DR SURFSIDE, TX 77541
- LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F CALVIT) (SURFSIDE) BLK 5 LOT 1-1A *DOC NO. V1685P201*
- 10 BOGGS & TATUM INC BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J CALVIT) (SURFSIDE) BLK 5 LOT 2-2A (1/2) *DOC NO. 1993032890*
- (1P) VILLAGE OF SURFSIDE BEACH 611 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 J CALVIT) (SURFSIDE) BLK 5 LOT 3-3A DOC NO. 2007036713
- 10 HAWTHORNE JR H M ET AL BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 J CALVIT) (SURFSIDE) BLK 5 LOT 4-4A VOL. 056205-206 APLIN INC 603 BEACH DR SURFSIDE, TX 77541
- LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 J CALVIT) (SURFSIDE) BLK 5 LOT 5-5A DOC NO. 2005030139
- 1S DYMENT JEFFREY B BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J CALVIT) (SURFSIDE) BLK 5 LOT 6A *DOC NO. 2000046593*
- (1T) GLASS KYLE A BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 I J CALVIT) (SURFSIDE) BLK 5 LOT 7-7A DOC NO. 2002010042
- 1U TEINERT JEANNE E 515 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J CALVIT) (SURFSIDE) BLK 5 LOT 8-8A *DOC NO. V1116P654*
- (1V) RAMIREZ MACARIO & CHRISSIE DICKERSON 511 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F CALVIT) (SURFSIDE) BLK 5 LOT 9-9A4 *DOC NO. V795P770*
- 1W DICKERSON CHRISSIE & M RAMIREZ 507 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J CALVIT) (SURFSIDE) BLK 5 LOT 10-10A *DOC NO. 1996032157*
- 1X LLEWELLYN PEGGY & NORMAN J 503 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 I J CALVIT) (SURFSIDE) BLK 5 LOT 11-11A DOC NO. 2002025349

- SURFSIDE TOWNSITE #3 SUBD C, BLK 4 Y HOWARD STREET CONDOS LP SURFSIDE, TX 77541
- LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 J CALVIT) (SURFSIDE) BLK 6 LOT 1A DOC NO. : 2007-023143
- (1Z) KINTZ P E 415 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J CALVIT) (SURFSIDE) BLK 6 LOT 2-2A *DOC NO. : V1283P596*
- 2A BULLARD LOUISE 0 411 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F CALVIT) (SURFSIDE) BLK 6 LOT 3-3A *DOC NO. : V1583P967*
- 2B PALMER MARC L 407 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J CALVIT) (SURFSIDE) BLK 6 LOT 4-4A *DOC NO. : 1992-028608*
- 2C PURSLEY PATRICIA ANN 405 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 J CALVIT) (SURFSIDE) BLK 6 LOT 5-5A DOC NO. : 1999039792
- 2D WATSON CANDACE D ESTATE 403 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J CALVIT) (SURFSIDE) BLK 6 LOT 6-6A *DOC NO. : V1460P899*
- 2E S & S HOLDINGS LLC 319 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J CALVIT) (SURFSIDE) BLK 6 LOT 7-7A DOC NO. : 2001044021
- 2F HOWARD STREET CONDOS LP 315 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J CALVIT) (SURFSIDE) BLK 6 LOT 8-8A DOC NO. : 2007058558
- COD GODWIN TOM & PATSY & HOLLEY JAMES & WENDY BEACH DR SURFSIDE, TX 77541 I FGAL: SURFSIDE TOWNSITE SEC 3 (A0051
- J CALVIT) (SURFSIDE) BLK 6 LOT 9A DOC NO. : 1999037296 2H WAREHOUSE ASSOC OF HOUSTON INC 307 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F
- J CALVIT) (SURFSIDE) BLK 6 LOT 10-10A VOL 93, PAGE 011923 21 JACOBSON MARVIN FAMILY HOLDING 303 BEACH DR SURFSIDE, TX 77541
- LEGAL: SURFSIDE TOWNSITE SEC 3 (A0051 F J CALVIT) (SURFSIDE) BLK 6 LOT 11-11A DOC NO. : 2000-006076

- SURFSIDE TOWNSITE #4 SUB D, BLK 2 2J REEVES CATHERINE WILSON TRUST 223 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 4 (A0051 F J CALVIT) (SURFSIDE) BLK 3 LOT 1 DOC NO. : 2004-003597
- 2K TANNER D L 219 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 4 (A0051 F J CALVIT) (SURFSIDE) BLK 3 LOT 2 *DOC NO. : V1080P222*
- 2L LEDKINS THOMAS & EISELE JAMES & CATHERINE 215 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 4 (A0051 F J CALVIT) (SURFSIDE) BLK 3 LOT 3 DOC NO. : 2002-061330
- 2M CLARK DIANNE LOGGINS 211 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 4 (A0051 F J CALVIT) (SURFSIDE) BLK 3 LOT 4 DOC NO. : 2002-031175
- 2N DAVISON LARRY E 207 BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 4 (A0051 I J CALVIT) (SURFSIDE) BLK 3 LOT 5 DOC NO. : 2001055660
- 20 FREEMAN JOHN BEACH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE TOWNSITE SEC 4 (A0051 F J CALVIT) (SURFSIDE) BLK 3 LOT 6 *DOC NO. : V1080P222*
- SHANKS SUBDIVISION
- 2P HANEY MONTA STRICKLAND WHELK ST SURFSIDE, TX 77541 LEGAL: A0051 F J CALVIT TRACT L2 ACRES 0.35 (SURFSIDE) **LIFE ESTATE** DOC NO. 2024009545
- 20 HOWARD STREET CONDOS LP STARFISH SURFSIDE, TX 77541 LEGAL: A0051 F J CALVIT TRACT L3-L3-1-L3C ACRES 0.4644 (SURFSIDE) DOC NO. 2013049867
- 2R HOWARD STREET CONDOS LP VILLAGE LAKE DR SURFSIDE, TX 77541 LEGAL: THE VILLAGE SD (BCIC DIV 2) (SURFSIDE) LOTS 15, 16, & 17 * Doc. No. ---*
- 25) 101 THUNDER ROAD TRUST 122 STARFISH DR SURFSIDE, TX 77541 HOUSTON, TX 77240-0546 LEGAL: SURFSIDE LOT K1A-K2A ACCRETION ACRES .3099 DOC NO. : 2012-044814
- 2T SHEPARD NATHAN & KOURTNEY 116 STARFISH DR SURFSIDE, TX 77541 LEGAL: SURFSIDE LOT K1-K2 ACCRETION ACRES .3099
- GRIESMAN NONA K 110 STARFISH SURFSIDE, TX 77541 LEGAL: SURFSIDE LOT K1B-K2B ACCRETION ACRES 0.3099 DOC NO. 2012018847
- 2U CRADLE OF TX CONSERVANCY HIGHWAY 332 SURFSIDE, TX 77541 LEGAL: A0051 F J CALVIT BLOCK C-D-E ACRES 65.1 (SURFSIDE) DOC NO. 2005036874

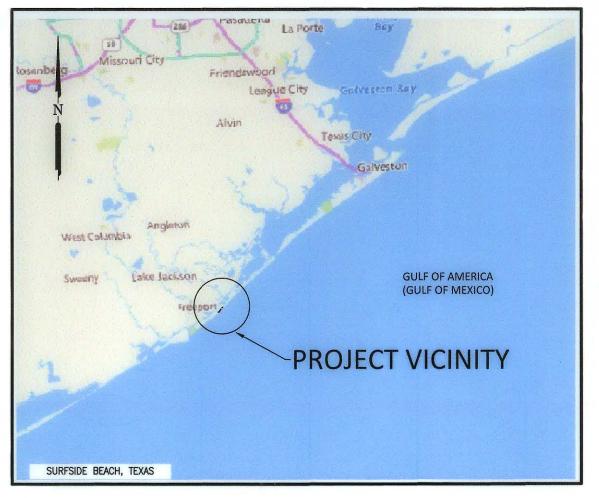
1		
	Direction	Length
	S 06°01'18" W	15.14V (42.05')
	S 33°03'49" W	24.63V (68.43')
	S 54°24'25" W	6.40V (17.77')
	S 77°03'14" W	5.99V (16.64')
	N 48°15'04" W	2.16V (5.99')
	S 24°35'10" W	15.41V (42.80')
	N 22°37'30" E	16.09V (44.70')
	N 36°52'21" E	22.99V (63.86')
	N 23°11'57" E	24.68V (68.55')
	N 31°33'22" E	38.34V (106.49')
	N 32°28'36" E	50.94V (141.49')
	N 32°13'12" E	30.23V (83.97')
	N 73°46'21" E	10.96V (30.45')
	N 60°20'34" E	9.06V (25.16')
	N 32°16'46" E	48.00V (133.32')
	N 30°08'07" E	280.51V (779.19')
	N 35°58'41" E	284.36V (789.89')
	N 40°55'22" E	88.66V (246.27')
	S 39°36'16" W	26.44V (73.45')
	S 44°39'41" W	16.77V (46.59')
	S 40°13'32" W	19.50V (54.18')
	S 44°14'10" W	14.35V (39.85')
	N 39°59'28" E	9.09V (25.26')
	N 41°57'22" E	67.92V (188.66')
	State of the second	

	LEGEND
•	IRON ROD FOUND (1/2" OR AS NOTED)
	CONCRETE MONUMENT FOUND
Δ	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
<i>n</i> <u> </u>	WOOD FENCE
	BOUSE 2003
	BOUSE 2004
	NAISMITH 2006
	PYLE 2010

— — — — NAISMITH 2014

ESCOBAR 2025

- - DOC NO. 2022051793



LOCATION MAP NOT TO SCALE

NOTES:

- 1. 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.
- 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.

TEXAS GENERAL LAND OFFICE Art. 33.136, Natural Resources Code CO. BRAZORIA, SK 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 04/17/2025 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



FIRM REG. NO. 100591-00

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

97440 (9)



TEXAS GENERAL LAND OFFICE TEXAS GENERAL LAND OFFICE TEXAS GENERAL LAND OFFICE Art. 33.136, Natural Resources 25 Art. 33.136, Natural Resources 25 File Date 6-3-2025 by L. Porsons File Date TEXAS GENERAL LAND OFFICE COMMISSIONER DAWN BUCKINGHAM, M.D.

Surveying Services **Coastal Boundary Survey**

Surfside Beach Groin & Beach Nourishment - Escobar **Project:**

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

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:

Jennifer G. Jones

Chief Clerk and Deputy Land Commissioner

Signed by:

Jennifer G. Jon 2000 DF09B56540E ...

5/27/2025

Date

Signed:

1700 North Congress Avenue, Austin, Texas 78701-1495 P.O. Box 12873, Austin, Texas 78711-2873

512-463-5001 glo.texas.gov

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

ROUTING FOR INTERNAL DOCUSIGN PACKET

Staff Surveyor	
Surveying mark Nengebure	
Legal Devidigned by: Devid Land 	
Director Sector	
Dep. Gen. Counsel Mar Banullat	
Gen. Counsel	
Deputy Chief Clerk Oduan Pelde CossessorB2413	
Chief Clerk and Deputy Land Commissioner	Jennifer G. Jones

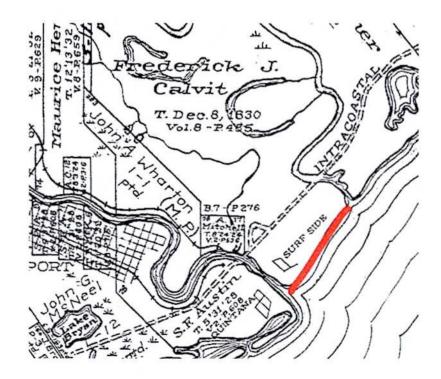


TEXAS GENERAL LAND OFFICE Art. 33.136, Natural Resources Code Co. Brazoria SK No. 25 File Date 53-25 by L. Parsons

TX GLO CEPRA 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



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

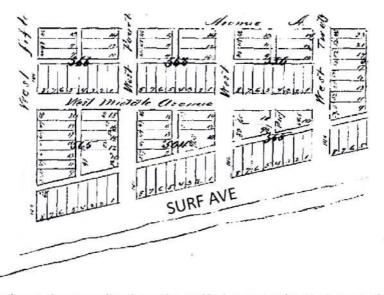
Purpose and Scope

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.

Inland Geodetics TBPELS Firm No. 10059100

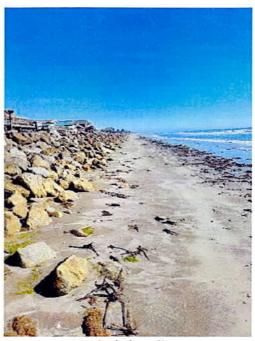


Private structures previously lying seaward of the 2014 MHHW line are no longer existing.

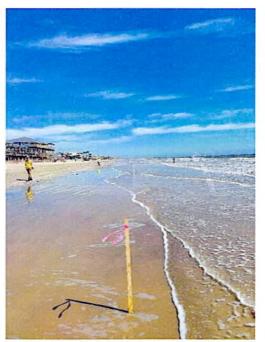
Severe erosion acts on the littoral boundary at the Village of Surfside Beach.



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);

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:

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:

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);

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);

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);

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);
 42. North 41°02'101" 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 100.50 V (200.27 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	ş	
	ş	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



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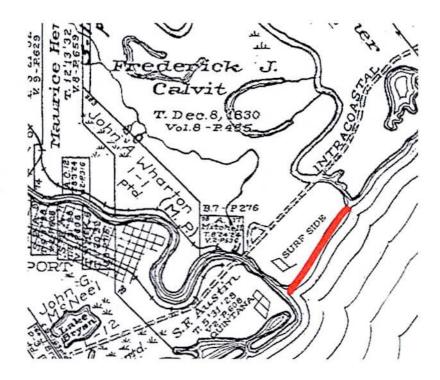


TEXAS GENERAL LAND OFFICE Art. 33.136, Natural Resources Code Co. Brazoria SK No. 25 File Date 6 3-2025 by L. Parsons

TX GLO CEPRA Project No. 1644, File V 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



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

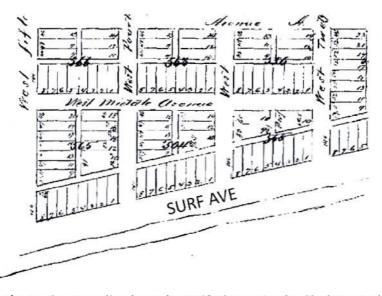
Purpose and Scope

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.

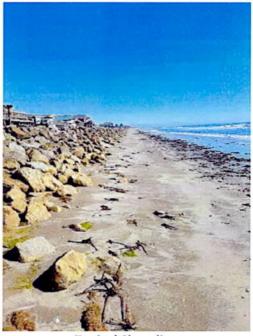


Private structures previously lying seaward of the 2014 MHHW line are no longer existing.

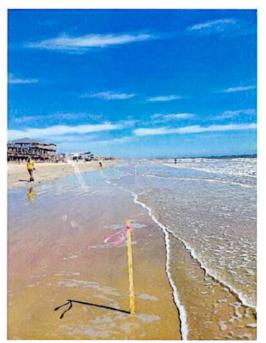
Severe erosion acts on the littoral boundary at the Village of Surfside Beach.



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° 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:

 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);

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);

15. South 35°43'03" West, a distance of 21.10 V (58.62 feet);

25. South 26 07 55 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:

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- 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

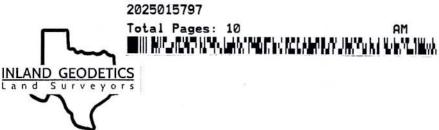
Miguel A. Escobar Licensed State Land Surveyor No. 220002 Registered Professional Land Surveyor No. 5630 1504 Chisholm Trail Rd #103 Round Rock, TX 78681 TBPELS Firm No. 10059100



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TEXAS GENERAL LAND OFFICE Art. 33.136, Natural Resources Code Co. Brazoria, sk No. 25

File Date 6-3-2025 by L. Parsons



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QM

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);
- 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);
- 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);
- 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);
- 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 GOUNTY CLER GOUNTY CLERK

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);

North 38°47'43" East, a distance of 56.75 V (157.63 feet);

North 41°17'17" East, a distance of 20.98 V (58.28 feet);

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);

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);

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

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Page 3 of 5

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/arficial 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:

 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

97440 (24)

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);
- 42. NOT (11 55 56 41 Last, a distance of 204.50 V (765.05 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 CHERK

Deputy

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- 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.
- 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 sword to me on the 07 day of April

Notary Public

05/05/2026 My Commission expires

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

Inland Geodetics TBPELS Firm No. 10059100

STATE OF TEXAS COUNTY OF BRAZORIA

2025.

JACOB FRAIRE Notary Public

Exp

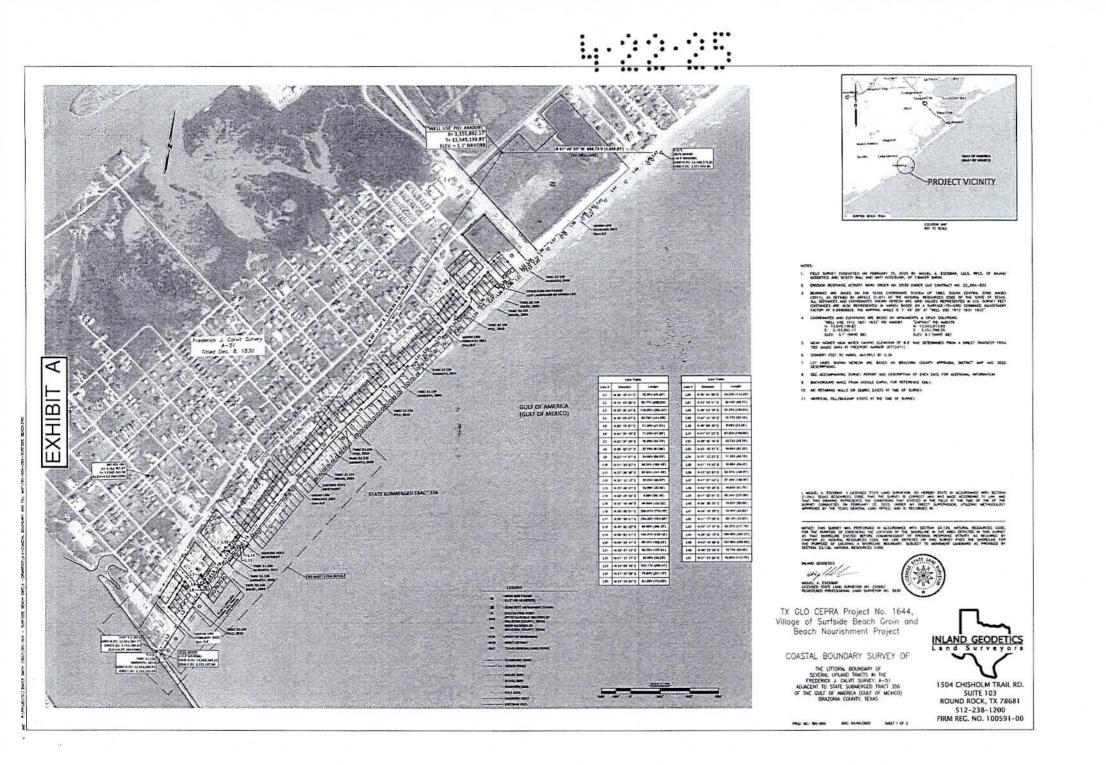
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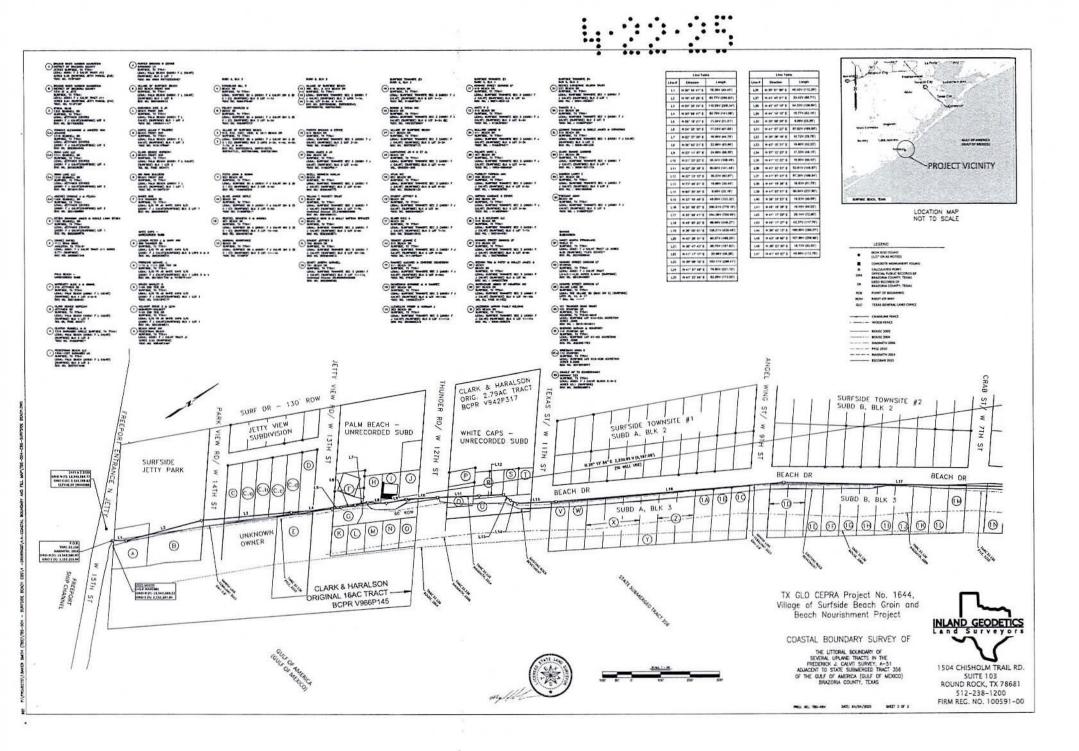
I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession. JOYCE HUDMAN, BRAZORIA COUNTY CLERK

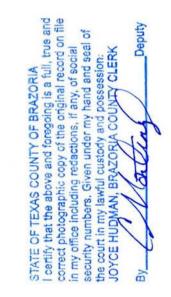
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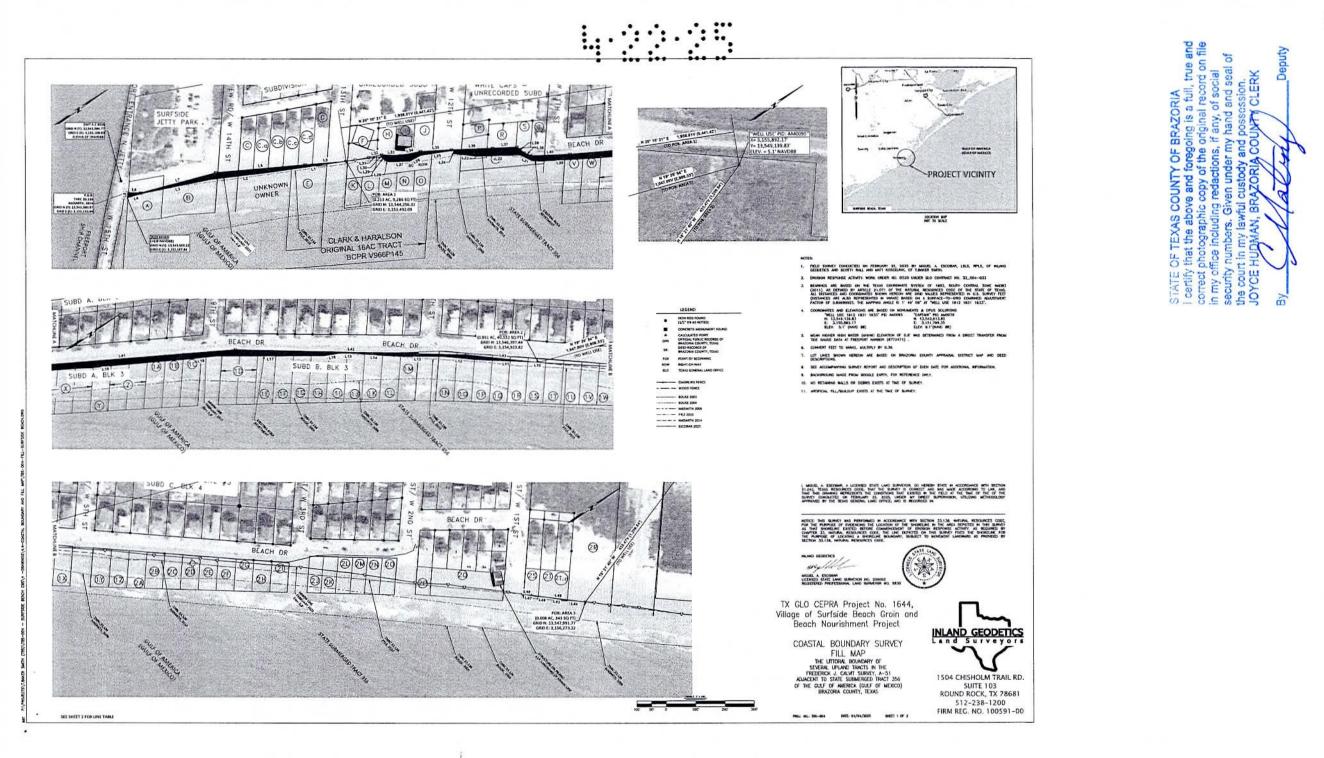


STATE OF TEXAS COUNTY OF BRAZORIA I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession. JOYCE HUDMAN, BRAZORIA COUNTYOLERK 2

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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	LOYCE HUDMAN, BRAZORIA COLHTTY CLERK	By C Marting Deputy	othtb

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INLAND GEODETICS

1504 CHISHOLM TRAIL RD. SUITE 103 ROUND ROCK, TX 78681 512-238-1200

FIRM REG. NO. 100591-00

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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.



agathidman

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

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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 B