

FIELD NOTE DESCRIPTION

Being the line of Mean High Water of Oyster Lake adjacent to the George B. Brownrigg Survey, Abstract Number 150, Brazoria County, Texas. The meander line of said Mean High Water being more particularly described as follows (coordinates and bearings are grid values referenced to the Texas Coordinate System of 1983, South Central Zone and NGS Monuments "HGCSO 61" and "HGCSO 62". Distances shown are grid distances unless noted):

COMMENCING at NGS Monument "HGCSO 61", which has grid coordinates of N=13,602,086.97 feet (4,896,751.309 varas) and E=3,210,358.58 feet (1,155,729.089 varas), from which NGS Monument "HGCSO 62" bears North 50°56'05" East, 69,247.57 feet (24,929.125 varas);

THENCE, North 68°59'22" West, a distance of 25,731.68 feet (9,263.405 varas) to a point on the line of Mean High Water of southeasterly line of the Intracoastal Waterway and a northwesterly line of said Brownrigg Survey for the POINT OF BEGINNING and westerly point of said meander line, having grid coordinates of N= 13,611,312.80 feet (4,900,072.608 varas) and E= 3,186,337.68 feet (1,147,081.565 varas);

THENCE, in a northeasterly and southeasterly direction, along the meander line of Mean High Water of the southeasterly line of said Gulf Intracoastal Waterway, the westerly line of said Oyster Lake and a westerly line of said Brownrigg Survey, the following sixty-four (64) courses:

- (L1) North 52°56'23" E", a distance of 23.96 feet (8.624 varas) to an angle point;
- (L2) North 51°10'34" E", a distance of 15.47 feet (5.569 varas) to an angle point;
- (L3) North 49°05'24" E", a distance of 25.63 feet (9.227 varas) to an angle point;
- (L4) North 49°55'25" E", a distance of 18.95 feet (6.623 varas) to an angle point;
- (L5) North 55°40'24" E", a distance of 29.29 feet (10.544 varas) to an angle point;
- (L6) North 55°59'20" E", a distance of 16.50 feet (5.940 varas) to an angle point;
- (L7) North 55°14'38" E", a distance of 44.84 feet (16.141 varas) to an angle point;
- (L8) North 57°59'54" E", a distance of 12.53 feet (4.511 varas) to an angle point;
- (L9) North 66°10'27" E", a distance of 19.75 feet (7.111 varas) to an angle point;
- (L10) North 63°01'21" E", a distance of 47.41 feet (17.068 varas) to an angle point;
- (L11) North 60°33'01" E", a distance of 15.42 feet (5.551 varas) to an angle point;
- (L12) North 57°21'36" E", a distance of 27.94 feet (10.059 varas) to an angle point;
- (L13) North 63°07'47" E", a distance of 23.38 feet (8.417 varas) to an angle point;
- (L14) North 45°06'45" E", a distance of 19.70 feet (7.092 varas) to an angle point;
- (L15) North 22°26'17" E", a distance of 32.88 feet (11.836 varas) to an angle point;
- (L16) North 23°33'54" E", a distance of 19.72 feet (7.098 varas) to an angle point;
- (L17) North 04°20'17" W", a distance of 40.28 feet (14.501 varas) to an angle point;
- (L18) North 12°26'55" E", a distance of 20.42 feet (7.351 varas) to an angle point;
- (L19) North 56°18'11" E", a distance of 19.65 feet (7.074 varas) to an angle point;
- (L20) North 80°34'20" E", a distance of 12.11 feet (4.353 varas) to an angle point;
- (L21) North 69°08'26" E", a distance of 12.25 feet (4.411 varas) to an angle point;
- (L22) North 80°14'19" E", a distance of 7.80 feet (2.808 varas) to an angle point;
- (L23) North 77°35'52" E", a distance of 21.12 feet (7.603 varas) to an angle point;
- (L24) North 73°39'39" E", a distance of 8.86 feet (3.190 varas) to an angle point;
- (L25) North 68°39'14" E", a distance of 21.94 feet (7.897 varas) to an angle point;
- (L26) North 71°34'41" E", a distance of 17.06 feet (6.142 varas) to an angle point;
- (L27) North 73°01'46" E", a distance of 8.91 feet (3.206 varas) to an angle point;
- (L28) South 77°33'18" E", a distance of 19.16 feet (6.899 varas) to an angle point;
- (L29) South 62°07'55" E", a distance of 16.80 feet (6.048 varas) to an angle point;
- (L30) South 60°37'24" E", a distance of 25.09 feet (9.033 varas) to an angle point;
- (L31) South 65°17'17" E", a distance of 21.30 feet (7.670 varas) to an angle point;
- (L32) South 47°08'15" E", a distance of 33.08 feet (11.909 varas) to an angle point;
- (L33) South 56°02'34" E", a distance of 15.82 feet (5.694 varas) to an angle point;
- (L34) South 74°50'56" E", a distance of 26.68 feet (9.605 varas) to an angle point;
- (L35) South 78°31'48" E", a distance of 13.33 feet (4.797 varas) to an angle point;
- (L36) South 63°51'38" E", a distance of 30.84 feet (11.102 varas) to an angle point;
- (L37) South 64°36'14" E", a distance of 12.58 feet (4.528 varas) to an angle point;
- (L38) South 72°18'44" E", a distance of 17.55 feet (6.319 varas) to an angle point;
- (L39) South 73°20'01" E", a distance of 19.21 feet (6.916 varas) to an angle point;
- (L40) North 82°33'50" E", a distance of 5.54 feet (1.995 varas) to an angle point;
- (L41) North 52°23'37" E", a distance of 6.10 feet (2.196 varas) to an angle point;
- (L42) South 87°17'26" E", a distance of 5.83 feet (2.099 varas) to an angle point;
- (L43) South 56°02'00" E", a distance of 14.67 feet (5.282 varas) to an angle point;
- (L44) South 51°00'42" E", a distance of 11.19 feet (4.027 varas) to an angle point;
- (L45) South 47°43'53" E", a distance of 25.75 feet (9.271 varas) to an angle point;
- (L46) South 35°53'26" E", a distance of 28.96 feet (10.426 varas) to an angle point;
- (L47) South 30°07'39" E", a distance of 22.69 feet (8.168 varas) to an angle point;
- (L48) South 20°30'21" E", a distance of 24.25 feet (8.730 varas) to an angle point;
- (L49) South 22°48'56" E", a distance of 34.76 feet (12.515 varas) to an angle point;
- (L50) South 05°03'25" E", a distance of 20.01 feet (7.205 varas) to an angle point;
- (L51) South 13°52'14" E", a distance of 41.63 feet (14.986 varas) to an angle point;
- (L52) South 30°23'57" E", a distance of 32.52 feet (11.706 varas) to an angle point;
- (L53) South 01°20'21" E", a distance of 15.66 feet (5.636 varas) to an angle point;
- (L54) South 15°41'39" W", a distance of 23.23 feet (8.361 varas) to an angle point;
- (L55) South 08°40'18" W", a distance of 28.73 feet (10.342 varas) to an angle point;
- (L56) South 25°44'17" W", a distance of 7.60 feet (2.736 varas) to an angle point;
- (L57) South 13°46'16" W", a distance of 29.31 feet (10.551 varas) to an angle point;
- (L58) South 22°16'03" W", a distance of 16.71 feet (6.017 varas) to an angle point;
- (L59) South 00°46'37" W", a distance of 22.82 feet (8.214 varas) to an angle point;
- (L60) South 11°10'19" E", a distance of 42.71 feet (15.375 varas) to an angle point;
- (L61) South 06°44'03" E", a distance of 44.80 feet (16.128 varas) to an angle point;
- (L62) South 14°34'29" E", a distance of 21.98 feet (7.912 varas) to an angle point;
- (L63) South 14°18'43" E", a distance of 19.21 feet (6.915 varas) to an angle point;
- (L64) South 07°04'35" E", a distance of 10.45 feet (3.763 varas) to a point on the line of Mean High Water of the westerly line of said Oyster Lake and the easterly line of said Brownrigg Survey for the POINT OF TERMINUS and the easterly point of said meander line, having grid coordinates of N= 13,611,048.20 feet (4,899,977.352 varas) and E= 3,187,122.29 feet (1,147,364.024 varas), from which NGS Monument "HGCSO 61" bears South 68°54'38" East, 24,904.39 feet (8,965.581 varas).

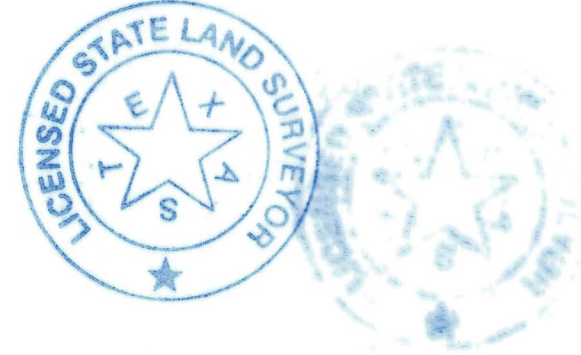
N=13,611,312.80 (GRID FEET)
E=3,186,337.68 (GRID FEET)
N=4,900,072.608 (GRID VARAS)
E=1,147,081.565 (GRID VARAS)

N=13,602,086.97 (GRID FEET)
E=3,210,358.58 (GRID FEET)
N=4,896,751.309 (GRID VARAS)
E=1,155,729.089 (GRID VARAS)

I, Kyle C. Sunday, Licensed State Land Surveyor in and for the State of Texas, do hereby certify that on July 10, 2023, I have located the natural contour line of Mean High Water in accordance with methodology approved by the General Land Office, on the ground, according to law, in accordance with Natural Resources Code Section 21.042, under my direct control and supervision and with the personnel stated, and that said contour line is true and correct as shown hereon. To the best of my knowledge no artificial fill, any development or placement of retaining walls, other than as shown hereon, that would cause alteration to said contour line has occurred within the area surveyed.

Field Personnel:
William E. Merten, LSLS, Jeffrey Bernal, J. Montiel, Robert Winans

Kyle C. Sunday
Licensed State Land Surveyor 220016



THIS SURVEY HAS BEEN FILED FOR RECORD AND DULY RECORDED THIS 21st DAY

OF MAY, 2025, IN 2025023684

OF BRAZORIA COUNTY, TEXAS.

GULF INTRACOASTAL WATERWAY

GEORGE B. BROWNRIGG SURVEY
ABSTRACT NUMBER 150
FILE NO. 1-77

NGS MON. "HGCSO 62"
N=13,645,727.12 (GRID FEET)
E=3,264,124.40 (GRID FEET)
N=4,912,461.763 (GRID VARAS)
E=1,175,084.784 (GRID VARAS)

U.S. FISH & WILDLIFE SERVICE
P.O. BOX 1306
ALBUQUERQUE, N.M. 87103

MEANDER LINE OF
MEAN HIGH WATER
ON JULY 10, 2023
ELEV. 1.05' (SEE NOTE 2)

P.O.T.
N=13,611,048.20 (GRID FEET)
E=3,187,122.29 (GRID FEET)
N=4,899,977.352 (GRID VARAS)
E=1,147,364.024 (GRID VARAS)

OYSTER LAKE
STATE OF TEXAS

TO NGS MON. "HGCSO 61"
S 68°54'38" E 24,904.39'
(8,965.581 VS)

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.

NOTES:

- 1) All coordinates and bearings shown hereon are grid values referenced to the Texas Coordinate System of 1983, South Central Zone and NGS Monument "HGCSO 61". Combined scale factor for this project is 0.99987597. Mapping angle for this project is 01°54'20".
- 2) Elevation of Mean High Water was determined by us of an on-site tide gauge adjusted to the NOAA gauges "San Luis Pass" and "Galveston Pier 21". Elevation of Mean High Water was determined to be 1.05' NAVD '88.
- 3) This is an erosion control project with possible breakwater construction and slope protection.
- 4) CEPRA Project No. 1712

A COASTAL BOUNDARY SURVEY OF
OYSTER LAKE ADJACENT TO THE
GEORGE B. BROWNRIGG SURVEY,
ABSTRACT NUMBER 150,
BRAZORIA COUNTY, TEXAS

CobbFendley

TSPELS Firm Registration No. 274
TSPELS Firm Registration No. 10048700
4424 W Sam Houston Parkway N, Suite 800, Houston, Texas 77041
713.462.3242 | fax 713.462.3262 | www.cobbhendley.com

CFA JOB NO. 2302-065-01 SCALE: 1" = 60' (21.6 VARAS)
DATE: MAY 21, 2025 FB NO. 3390 SHEET 1 OF 1

GLO PROJECT NO. CEPRA 1712
FOR GENERAL LAND OFFICE USE ONLY

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. BRAZORIA, SK No. 26
File Date 7/8/2025 by L. Parsons



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
File Date 7/8/25 by L. Parsons
SK No. 26

Project: Oyster Lake #1 – G. B. Brownrigg (Browning) Survey, A-150-Sunday

Project No: Project Number: CEPRA # 1712

Project Manager: Carver Wray, Coastal Resources.

Surveyor: Kyle Sunday, Licensed State Land Surveyor

Description: Coastal Boundary Survey dated July 10, 2023, delineating the line of Mean High Water of Oyster Lake adjacent to the George B. Brownrigg (Browning) Survey, Abstract Number 150, Brazoria County, Texas, in connection with CEPRA No. 1712. Centroid coordinates N 29.121454°, W 95.183268°, WGS84. A copy of the survey has been recorded in Official Public Records, Brazoria County Instrument No. 2025023684, 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:

[Signature]
David Klotz, Staff Surveyor

6/24/2025
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 by:

Signed:

Jennifer G. Jones
Jennifer G. Jones
Chief Clerk and Deputy Land Commissioner

6/30/2025

Date

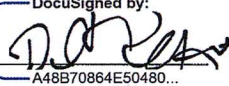
Filed as: Brazoria County, NRC Article 33.136 Sketch No. 26
Tex. Nat. Res. Code §33.136


1700 North Congress Avenue, Austin, Texas 78701-1495
P.O. Box 12873, Austin, Texas 78711-2873
512-463-5001 glo.texas.gov




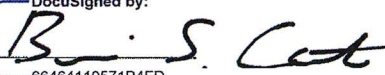
TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

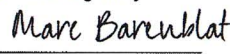
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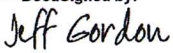
Staff Surveyor 
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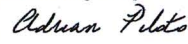
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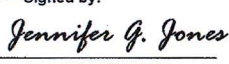
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Director 
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Dep. Gen. Counsel 
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Gen. Counsel 
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Deputy Chief Clerk 
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Chief Clerk and Deputy Land Commissioner 
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