

FIELD NOTE DESCRIPTION

Being the line of Mean High Water of Oyster Lake adjacent to the Issac F. W. Curd Survey, Abstract Number 170, 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=9,210,358.58 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 62°23'42" West, a distance of 25,556.65 feet (9,200.394 varas) to a point on the line of Mean High Water of northerly line of said Oyster Lake and a southerly line of said Curd Survey for the POINT OF BEGINNING and westerly point of said meander line, having grid coordinates of N=13,613,929.19 feet (4,901,014.508 varas) and E=3,187,711.19 feet (1,147,576.028 varas);

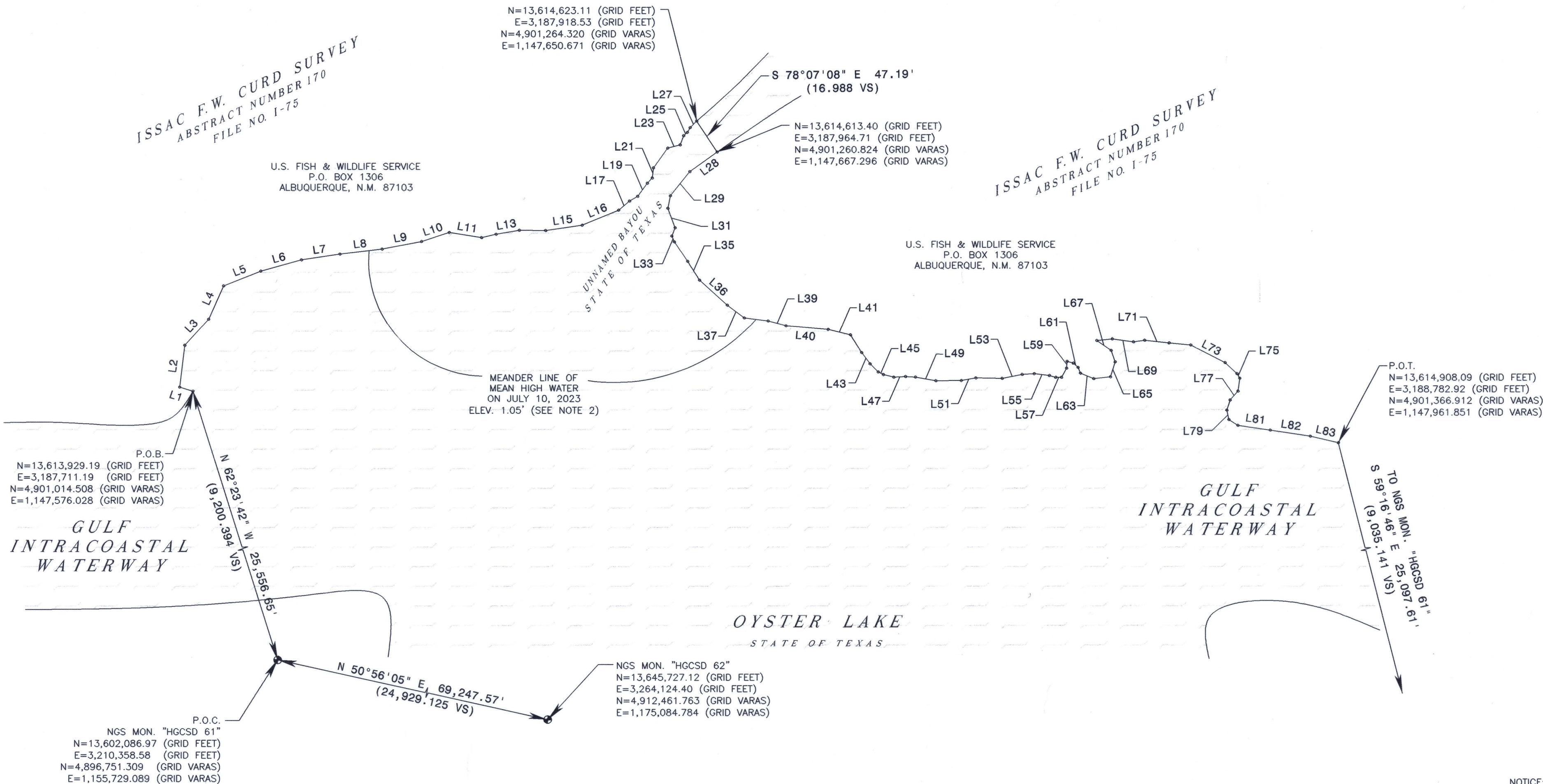
THENCE, in a northeasterly direction, along the meander line of Mean High Water of the northerly line of said Oyster Lake and a southerly line of said Curd Survey, the following twenty-seven (27) courses:

- (L1) South 62°58'05" West, a distance of 17.71 feet (6.377 varas) to an angle point;
- (L2) North 38°04'05" West, a distance of 53.55 feet (19.277 varas) to an angle point;
- (L3) North 02°46'02" West, a distance of 44.81 feet (16.131 varas) to an angle point;
- (L4) North 20°55'35" West, a distance of 46.69 feet (16.809 varas) to an angle point;
- (L5) North 23°18'57" East, a distance of 50.58 feet (18.208 varas) to an angle point;
- (L6) North 29°36'52" East, a distance of 53.39 feet (19.220 varas) to an angle point;
- (L7) North 36°32'48" East, a distance of 49.20 feet (17.713 varas) to an angle point;
- (L8) North 38°11'09" East, a distance of 53.77 feet (19.557 varas) to an angle point;
- (L9) North 33°46'27" East, a distance of 50.68 feet (18.244 varas) to an angle point;
- (L10) North 26°45'32" East, a distance of 36.85 feet (13.266 varas) to an angle point;
- (L11) North 54°06'11" East, a distance of 41.39 feet (14.902 varas) to an angle point;
- (L12) North 32°10'01" East, a distance of 18.85 feet (6.785 varas) to an angle point;
- (L13) North 35°13'11" East, a distance of 29.77 feet (10.716 varas) to an angle point;
- (L14) North 45°23'03" East, a distance of 33.29 feet (11.984 varas) to an angle point;
- (L15) North 36°39'42" East, a distance of 46.66 feet (16.798 varas) to an angle point;
- (L16) North 22°27'32" East, a distance of 50.02 feet (18.007 varas) to an angle point;
- (L17) North 05°03'40" East, a distance of 17.94 feet (6.458 varas) to an angle point;
- (L18) North 15°17'00" East, a distance of 11.99 feet (4.316 varas) to an angle point;
- (L19) North 08°53'11" West, a distance of 20.77 feet (7.478 varas) to an angle point;
- (L20) North 01°56'20" West, a distance of 9.04 feet (3.254 varas) to an angle point;
- (L21) North 37°52'48" West, a distance of 12.95 feet (4.663 varas) to an angle point;
- (L22) North 09°15'39" East, a distance of 30.98 feet (11.154 varas) to an angle point;
- (L23) North 29°58'50" East, a distance of 16.26 feet (5.853 varas) to an angle point;
- (L24) North 23°43'04" West, a distance of 12.42 feet (4.470 varas) to an angle point;
- (L25) North 02°13'25" East, a distance of 6.32 feet (2.275 varas) to an angle point;
- (L26) North 15°36'54" West, a distance of 6.98 feet (2.514 varas) to an angle point;
- (L27) North 09°28'01" East, a distance of 11.90 feet (4.283 varas) to a point on the line of Mean High Water of said Oyster Lake at an unnamed bayou, having grid coordinates of N=13,614,623.11 feet (4,901,264.320 varas) and E=3,187,918.53 feet (1,147,650.671 varas);

THENCE, South 78°07'08" East, crossing said unnamed bayou, a distance of 47.19 feet (16.988 varas) to a point on the line of Mean High Water and northerly line of said Oyster Lake, having grid coordinates of N=13,614,613.40 feet (4,901,260.824 varas) and E=3,187,964.71 feet (1,147,667.296 varas);

THENCE, in a northeasterly direction, along the meander line of Mean High Water of the northerly line of said Oyster Lake and a southerly line of said Curd Survey, the following fifty-six (56) courses:

- (L28) South 09°03'08" West, a distance of 42.54 feet (15.314 varas) to an angle point;
- (L29) South 06°10'34" East, a distance of 39.43 feet (14.195 varas) to an angle point;
- (L30) South 33°22'18" East, a distance of 16.03 feet (5.772 varas) to an angle point;
- (L31) South 65°19'21" East, a distance of 26.60 feet (9.576 varas) to an angle point;
- (L32) South 23°38'54" East, a distance of 11.49 feet (4.138 varas) to an angle point;
- (L33) South 68°08'45" East, a distance of 7.94 feet (2.857 varas) to an angle point;
- (L34) South 79°22'57" East, a distance of 30.08 feet (10.828 varas) to an angle point;
- (L35) South 77°24'53" East, a distance of 28.11 feet (10.119 varas) to an angle point;
- (L36) North 87°19'11" East, a distance of 47.64 feet (17.149 varas) to an angle point;
- (L37) North 82°13'22" East, a distance of 26.83 feet (9.658 varas) to an angle point;
- (L38) North 52°20'08" East, a distance of 30.54 feet (10.994 varas) to an angle point;
- (L39) North 60°28'03" East, a distance of 23.46 feet (8.444 varas) to an angle point;
- (L40) North 49°59'38" East, a distance of 53.63 feet (19.305 varas) to an angle point;
- (L41) North 58°52'47" East, a distance of 29.09 feet (10.473 varas) to an angle point;
- (L42) South 77°24'56" East, a distance of 26.44 feet (9.519 varas) to an angle point;
- (L43) South 81°30'48" East, a distance of 17.86 feet (6.430 varas) to an angle point;
- (L44) North 89°39'47" East, a distance of 14.62 feet (5.264 varas) to an angle point;
- (L45) North 72°50'29" East, a distance of 7.24 feet (2.605 varas) to an angle point;
- (L46) North 58°45'28" East, a distance of 13.62 feet (4.902 varas) to an angle point;
- (L47) North 41°59'26" East, a distance of 14.93 feet (5.375 varas) to an angle point;
- (L48) North 47°49'13" East, a distance of 12.56 feet (4.521 varas) to an angle point;
- (L49) North 55°26'51" East, a distance of 26.29 feet (9.466 varas) to an angle point;
- (L50) North 44°34'19" East, a distance of 32.35 feet (11.647 varas) to an angle point;
- (L51) North 34°48'52" East, a distance of 18.56 feet (6.680 varas) to an angle point;
- (L52) North 45°57'34" East, a distance of 33.45 feet (12.042 varas) to an angle point;
- (L53) North 33°34'34" East, a distance of 25.73 feet (9.262 varas) to an angle point;
- (L54) North 42°11'23" East, a distance of 15.40 feet (5.543 varas) to an angle point;
- (L55) North 51°20'08" East, a distance of 19.34 feet (6.962 varas) to an angle point;
- (L56) North 61°00'23" East, a distance of 8.16 feet (2.939 varas) to an angle point;
- (L57) North 44°11'29" East, a distance of 7.50 feet (2.701 varas) to an angle point;
- (L58) North 15°36'14" West, a distance of 13.12 feet (4.723 varas) to an angle point;
- (L59) North 40°39'04" West, a distance of 8.55 feet (3.077 varas) to an angle point;
- (L60) North 60°16'39" East, a distance of 8.05 feet (2.888 varas) to an angle point;
- (L61) North 86°32'54" East, a distance of 8.16 feet (2.937 varas) to an angle point;
- (L62) South 66°28'14" East, a distance of 7.91 feet (2.848 varas) to an angle point;
- (L63) North 67°28'40" East, a distance of 18.19 feet (6.548 varas) to an angle point;
- (L64) North 38°50'08" East, a distance of 21.40 feet (7.703 varas) to an angle point;
- (L65) North 27°40'28" West, a distance of 19.88 feet (7.155 varas) to an angle point;
- (L66) North 64°29'59" West, a distance of 15.49 feet (5.576 varas) to an angle point;
- (L67) South 79°58'49" West, a distance of 21.90 feet (7.883 varas) to an angle point;
- (L68) North 39°27'16" East, a distance of 19.63 feet (7.068 varas) to an angle point;
- (L69) North 52°39'31" East, a distance of 27.11 feet (9.759 varas) to an angle point;
- (L70) North 37°08'20" East, a distance of 14.30 feet (5.149 varas) to an angle point;
- (L71) North 51°05'19" East, a distance of 30.99 feet (11.158 varas) to an angle point;
- (L72) North 50°29'41" East, a distance of 27.51 feet (9.905 varas) to an angle point;
- (L73) North 72°14'12" East, a distance of 48.92 feet (17.610 varas) to an angle point;
- (L74) North 87°47'09" East, a distance of 20.48 feet (7.372 varas) to an angle point;
- (L75) South 75°54'11" East, a distance of 6.77 feet (2.437 varas) to an angle point;
- (L76) South 37°35'40" East, a distance of 16.93 feet (6.096 varas) to an angle point;
- (L77) South 03°43'48" East, a distance of 15.07 feet (5.426 varas) to an angle point;
- (L78) South 27°24'31" East, a distance of 13.61 feet (4.898 varas) to an angle point;
- (L79) South 57°29'12" East, a distance of 12.06 feet (4.342 varas) to an angle point;
- (L80) North 77°50'51" East, a distance of 13.46 feet (4.846 varas) to an angle point;
- (L81) North 53°21'56" East, a distance of 41.59 feet (14.973 varas) to an angle point;
- (L82) North 53°50'02" East, a distance of 51.38 feet (18.498 varas) to an angle point;
- (L83) North 57°58'43" East, a distance of 36.39 feet (13.089 varas) to a point on the line of Mean High Water of the northerly line of said Oyster Lake and a southerly line of said Curd Survey for the POINT OF TERMINUS and the easterly point of said meander line, having grid coordinates of N=13,614,908.09 feet (4,901,366.912 varas) and E=3,188,782.92 feet (1,147,961.851 varas), from which NGS Monument "HGCSO 61" bears South 59°16'46" East, 25,097.61 feet (9,035.141 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, LSL, Jeffrey Bernal, J. Montiel, Robert Winans

Kyle C. Sunday
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 2025023683

OF BRAZORIA COUNTY, TEXAS.

A COASTAL BOUNDARY SURVEY OF
OYSTER LAKE ADJACENT TO
THE ISSAC F. W. CURD SURVEY,
ABSTRACT NUMBER 170,
BRAZORIA COUNTY, TEXAS

CobbFendley

TSPELS Firm Registration No. 274
TSPELS Firm Registration No. 10046700
4424 W Sam Houston Parkway N, Suite 600, Houston, Texas 77041
713.462.3242 | fax 713.462.3262 | www.cobbfindley.com

CFA JOB NO. 2302-065-01 | SCALE: 1" = 100' (36 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, GK No. 27
File Date 7/18/25 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 Co. No. 27
File Date 7/18/2025 by L. Parsons

Project: Oyster Lake #2 - Issac F. W. Curd Survey, A-170 - Sunday

Project No: Project Number: CEPRA # 1712

Project Manager: Carver Wray, Coastal Resources.

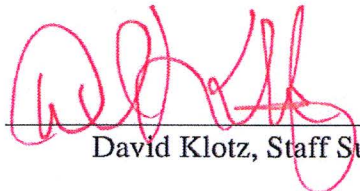
Surveyor: Kyle Sunday, Licensed State Land Surveyor

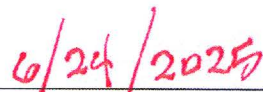
Description: Coastal Boundary Survey dated July 10, 2023, delineating the line of Mean High Water of Oyster Lake adjacent to the Issac F. W. Curd Survey, Abstract Number 170, Brazoria County, Texas, in connection with CEPRA No. 1712. Centroid coordinates N 29.129327°, W 95.179558°, WGS84. A copy of the survey has been recorded in Official Public Records, Brazoria County Instrument No. 2025023683, 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


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:

Signed by:

Jennifer G. Jones
EZQCDF09B56540E...
Chief Clerk and Deputy Land Commissioner

6/30/2025

Date

Filed as: Brazoria County, NRC Article 33.136 Sketch No. 27
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.

ROUTING FOR INTERNAL DOCUSIGN PACKET

Staff Surveyor DocuSigned by:
A48B70864E50480...

Surveying DocuSigned by:
E246E7FD22AA4D6...
DocuSigned by:
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Legal DocuSigned by:
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Director DocuSigned by:
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Dep. Gen. Counsel DocuSigned by:
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Gen. Counsel DocuSigned by:
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Deputy Chief Clerk Signed by:
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Chief Clerk and Deputy Land Commissioner Signed by:
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