

FIELD NOTE DESCRIPTION

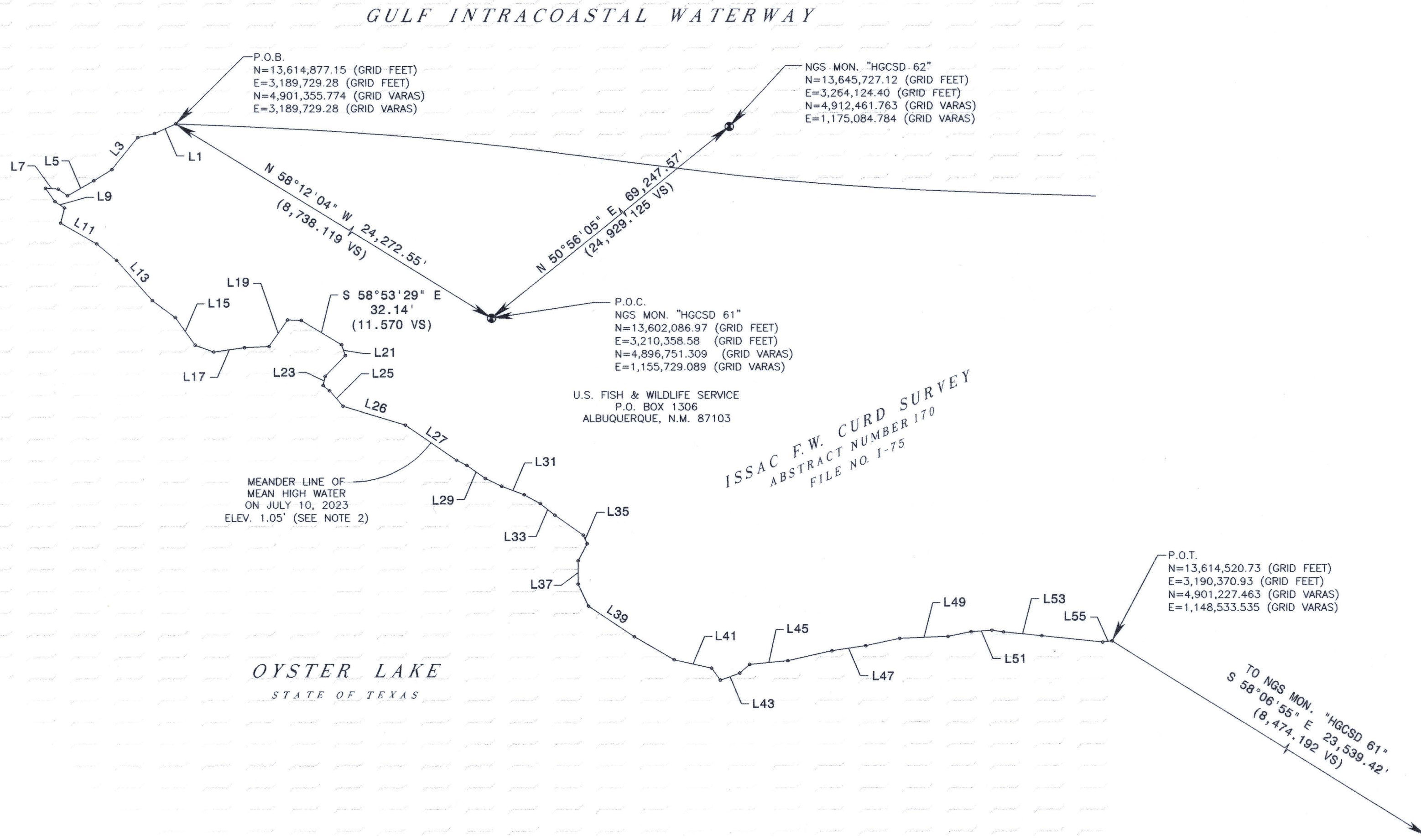
Being the line of Mean High Water of Oyster Lake adjacent to the Issac F. W. Curd Survey, Abstract Number 170, Brazoria County, Texas. The meander line of said Mean High Water being more particularly described as follows (coordinates and bearings are grid values referenced to the Texas Coordinate System 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=3,210,358.58 feet (1,155,729.089 varas), from which NGS Monument "HGCSO 62" bears North 50°56'05" East, 69,256.16 feet (24,932.218 varas);

THENCE, North 58°12'04" West, a distance of 24,272.55 feet (8,738.119 varas) to a point on the line of Mean High Water of the easterly line of said Oyster Creek and a westerly line of said Curd Survey for the POINT OF BEGINNING and northerly point of said meander line, having grid coordinates of N= 13,614,877.15 feet (4,901,355.774 varas) and E= 3,189,729.28 feet (1,148,302.541 varas);

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

- (L1) South 65°28'24" West, a distance of 15.91 feet (5.729 varas) to an angle point;
- (L2) South 75°58'01" West, a distance of 11.91 feet (4.289 varas) to an angle point;
- (L3) South 38°39'14" West, a distance of 28.45 feet (10.242 varas) to an angle point;
- (L4) South 58°11'18" West, a distance of 14.45 feet (5.202 varas) to an angle point;
- (L5) South 60°25'29" West, a distance of 20.70 feet (7.452 varas) to an angle point;
- (L6) North 54°52'59" West, a distance of 7.71 feet (2.777 varas) to an angle point;
- (L7) North 86°08'57" West, a distance of 8.78 feet (3.162 varas) to an angle point;
- (L8) South 35°37'15" East, a distance of 11.15 feet (4.013 varas) to an angle point;
- (L9) South 56°11'24" East, a distance of 7.82 feet (2.815 varas) to an angle point;
- (L10) South 14°46'28" West, a distance of 10.85 feet (3.907 varas) to an angle point;
- (L11) South 59°55'45" East, a distance of 28.65 feet (10.313 varas) to an angle point;
- (L12) South 50°09'14" East, a distance of 17.77 feet (6.398 varas) to an angle point;
- (L13) South 41°30'32" East, a distance of 37.14 feet (13.371 varas) to an angle point;
- (L14) South 53°39'50" East, a distance of 19.51 feet (7.023 varas) to an angle point;
- (L15) South 35°35'11" East, a distance of 23.34 feet (8.402 varas) to an angle point;
- (L16) South 69°45'57" East, a distance of 13.53 feet (4.870 varas) to an angle point;
- (L17) North 82°04'27" East, a distance of 21.16 feet (7.618 varas) to an angle point;
- (L18) North 87°08'53" East, a distance of 16.71 feet (6.014 varas) to an angle point;
- (L19) North 34°48'06" East, a distance of 22.28 feet (8.020 varas) to an angle point;
- (L20) South 87°34'19" East, a distance of 9.46 feet (3.405 varas) to an angle point;
- (L21) South 58°53'29" East, a distance of 32.14 feet (11.570 varas) to an angle point;
- (L22) South 19°25'11" East, a distance of 7.99 feet (2.877 varas) to an angle point;
- (L23) South 44°09'36" West, a distance of 19.93 feet (7.174 varas) to an angle point;
- (L24) South 12°36'51" West, a distance of 6.51 feet (2.343 varas) to an angle point;
- (L25) South 50°21'34" East, a distance of 5.90 feet (2.123 varas) to an angle point;
- (L26) South 41°09'17" East, a distance of 13.95 feet (5.023 varas) to an angle point;
- (L27) South 72°58'57" East, a distance of 44.49 feet (16.017 varas) to an angle point;
- (L28) South 55°25'13" East, a distance of 42.67 feet (15.362 varas) to an angle point;
- (L29) South 62°51'27" East, a distance of 7.95 feet (2.862 varas) to an angle point;
- (L30) South 54°36'40" East, a distance of 15.49 feet (5.575 varas) to an angle point;
- (L31) South 64°45'11" East, a distance of 12.55 feet (4.517 varas) to an angle point;
- (L32) South 69°28'21" East, a distance of 16.43 feet (5.916 varas) to an angle point;
- (L33) South 61°34'33" East, a distance of 12.56 feet (4.523 varas) to an angle point;
- (L34) South 51°25'26" East, a distance of 12.81 feet (4.612 varas) to an angle point;
- (L35) South 54°24'03" East, a distance of 23.79 feet (8.565 varas) to an angle point;
- (L36) South 24°20'26" East, a distance of 6.62 feet (2.383 varas) to an angle point;
- (L37) South 27°28'31" West, a distance of 13.20 feet (4.752 varas) to an angle point;
- (L38) South 00°08'36" West, a distance of 16.05 feet (5.778 varas) to an angle point;
- (L39) South 25°25'57" East, a distance of 16.71 feet (6.016 varas) to an angle point;
- (L40) South 55°56'26" East, a distance of 37.83 feet (13.619 varas) to an angle point;
- (L41) South 60°04'10" East, a distance of 31.54 feet (11.353 varas) to an angle point;
- (L42) South 77°17'16" East, a distance of 26.26 feet (9.455 varas) to an angle point;
- (L43) South 36°00'46" East, a distance of 10.15 feet (3.655 varas) to an angle point;
- (L44) North 70°04'12" East, a distance of 14.19 feet (5.108 varas) to an angle point;
- (L45) North 48°05'08" East, a distance of 9.04 feet (3.255 varas) to an angle point;
- (L46) North 84°30'06" East, a distance of 26.38 feet (9.495 varas) to an angle point;
- (L47) North 77°28'32" East, a distance of 30.94 feet (11.139 varas) to an angle point;
- (L48) North 81°40'09" East, a distance of 23.43 feet (8.435 varas) to an angle point;
- (L49) North 77°55'12" East, a distance of 23.84 feet (8.581 varas) to an angle point;
- (L50) North 87°35'15" East, a distance of 33.21 feet (11.954 varas) to an angle point;
- (L51) North 78°22'56" East, a distance of 16.01 feet (5.763 varas) to an angle point;
- (L52) North 86°02'41" East, a distance of 14.35 feet (5.166 varas) to an angle point;
- (L53) North 82°11'13" East, a distance of 7.97 feet (2.870 varas) to an angle point;
- (L54) South 84°26'01" East, a distance of 26.41 feet (9.508 varas) to an angle point;
- (L55) North 83°02'52" East, a distance of 41.92 feet (15.092 varas) to an angle point;
- (L56) North 83°02'52" East, a distance of 6.57 feet (2.366 varas) to a point on the line of Mean High Water of the easterly line of said Oyster Lake and a westerly line of said Curd Survey for the POINT OF TERMINUS and the southerly point of said meander line, having grid coordinates of N= 13,614,520.73 feet (4,901,227.463 varas) and E= 3,190,370.93 feet (1,148,533.535 varas), from which NGS Monument "HGCSO 61" bears South 58°06'55" East, 23,539.42 feet (8,474.192 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 2025023692
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	
 TSPELS Firm Registration No. 274 TBPELS Firm Registration No. 10046700 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. 28
File Date 7/8/25 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, SK No. 28
File Date 7/8/25 by L. Parsons

Project: Oyster Lake #3 - Issac F. W. Curd Survey, A-170 - Sunday

Project No: Project Number: CEPRA # 1712

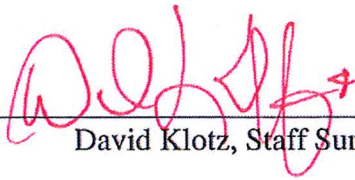
Project Manager: Carver Wray, Coastal Resources.

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°07'46", W 95°10'23", WGS84. A copy of the survey has been recorded in Official Public Records, Brazoria County Instrument No. 2025023682, 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.

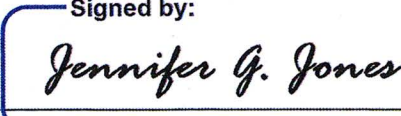
by:

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 by: 
Jennifer G. Jones E70CDF09B56540E...
Chief Clerk and Deputy Land Commissioner

6/30/2025

Date

Filed as: Brazoria County, NRC Article 33.136 Sketch No. 28
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:
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Surveying DocuSigned by:
E246E7FD22AA4D6...
DocuSigned by:
287BFE8E18D748F...
DocuSigned by:

Legal David Land

Director DocuSigned by:
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Dep. Gen. Counsel DocuSigned by:
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Gen. Counsel DocuSigned by:
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DocuSigned by:

Deputy Chief Clerk Adrian Piloto
C663841567B2413...

Chief Clerk and Deputy Land Commissioner Signed by:
Jennifer G. Jones
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