



FIELD NOTE DESCRIPTION

Being the line of Mean High Water of West Galveston Bay State Submerged Tract 6 and State Submerged Tract Number 8, along a portion of the W.J. Marshall Survey, Abstract Number 350, 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 37°48'47" West, a distance of 25,196.07 feet (9,070.584 varas) to a point on the line of Mean High Water of West Galveston Bay and the easterly line of said W.J. Marshall Survey for the POINT OF BEGINNING and southerly end of said meander line, having grid coordinates of N=13,621,992.24 feet (4,903,917.206 varas) and E=3,194,911.19 feet (1,150,168.028 varas);

THENCE, in a northerly direction, along the meander line of Mean High Water of West Galveston Bay State Submerged Tract 6 and State Submerged Tract 8 and the easterly line of said W.J. Marshall Survey, the following nine (9) courses:

- 1) North 50°03'33" East, a distance of 105.31 feet (37.912 varas) to a point;
- 2) North 47°32'25" East, a distance of 143.71 feet (51.736 varas) to a point;
- 3) North 33°28'38" East, a distance of 35.22 feet (12.679 varas) to a point;
- 4) North 37°08'40" East, a distance of 41.49 feet (14.936 varas) to a point;
- 5) North 39°19'14" East, a distance of 43.52 feet (15.667 varas) to a point;
- 6) North 32°23'56" East, a distance of 47.04 feet (16.934 varas) to a point;
- 7) North 28°52'29" East, a distance of 77.58 feet (27.929 varas) to a point;
- 8) North 35°43'58" East, a distance of 87.56 feet (31.522 varas) to a point;
- 9) North 33°20'15" East, a distance of 124.74 feet (44.906 varas) to the POINT OF TERMINUS and the northerly end of said meander line, having grid coordinates of N= 13,622,535.93 feet (4,904,122.935 varas) and E=3,195,352.37 feet (1,150,326.853 varas), from which NGS Monument "HGCSO 61" bears South 36°16'21" East, 25,364.27 feet (9,131.137 varas).

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 Monuments "HGCSO 61" and "HGCSO 62". All distances shown hereon are grid distances unless noted and may be converted to surface distances by dividing by a scale factor of 0.99987597. Mapping angle for this project is 01°54'20". Elevations are referenced to NAVD '88 datum and NGS Monument "HGCSO 61" having an elevation of 5.60' NAVD '88.
- 2) Elevation of Mean High Water was determined by use 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) There exists concrete tile slope protection at the south end of the project area as shown.
- 4) This is a construction of breakwaters project.
- 5) CEPRA PROJECT NO. 1712

I, Kyle Carson Sunday, Licensed State Land Surveyor in and for the State of Texas, do hereby certify that during the month of September, 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, under my direct control and supervision, according to law, in accordance with Natural Resources Code Section 21.042 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:
Michael Orchin, Jeff Bernal, Kyle Sunday

Kyle Carson Sunday
Licensed State Land Surveyor 230016



THIS SURVEY HAS BEEN FILED FOR RECORD AND DULY RECORDED THIS 21st DAY OF MAY, 2025. IN BOOK 2025023686 PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF THE COUNTY SURVEYORS. RECORDS, BRAZORIA COUNTY, TEXAS.

A COASTAL BOUNDARY SURVEY OF WEST GALVESTON BAY STATE SUBMERGED TRACT 6 AND STATE SUBMERGED TRACT 8 ADJACENT TO THE W.J. MARSHALL SURVEY, A-350 BRAZORIA COUNTY, TEXAS		GLO PROJECT NO. CEPRA 1712 FOR GENERAL LAND OFFICE USE ONLY
CobbFendley TSPELS Firm Registration No. 274 TBPELS Firm Registration No. 100467 4424 W SAM HOUSTON PKWY N, SUITE 600, HOUSTON, TX, 77041 713-462-3242 fax 713-462-3262 www.cobbfindley.com		TEXAS GENERAL LAND OFFICE Art. 33.136, Natural Resources Code Co. Brazoria, SK No. 30 File Date 7/8/25 by L. Parsons
CFA JOB NO. 2302-065-04 SCALE: 1" = 200' (72 VARAS) DATE: MAY 21, 2025 FB NO. 3143 SHEET 1 OF 1		



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

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. Brazoria, SK No. 30
File Date 7/8/2025 by L. Parsons

Surveying Services Coastal Boundary Survey

Project: Long Pond - W. J. Marshall Survey, A-350 - 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 West Galveston Bay, State Submerged Tract 6 and State Submerged Tract Number 8, along the W.J. Marshall Survey, Abstract 350, Brazoria County, Texas, in connection with CEPRA No. 1712. Centroid coordinates 29.149984° N, -95.156119° W, WGS84. A copy of the survey Recorded in Official Public Records, Brazoria County Instrument No. 2025023686, 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:

Signed:

Jennifer G. Jones
Chief Clerk and Deputy Land Commissioner

7/2/2025

Date

Filed as: Brazoria County, NRC Article 33.136 Sketch No. 30
Tex. Nat. Res. Code §33.136

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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:
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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 DocuSigned by:
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Chief Clerk and Deputy Land Commissioner Signed by:
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