

#### FIELD NOTE DESCRIPTION - CEDAR LAKES BAYOU - Part 1

Being the line of Mean High Water of Cedar Lakes Bayou State of Texas Submerged Tract Number 3 adjacent to the C. J. Rogers Survey, Abstract Number 724, Brazoria County, Texas, and the L. E. Parker Survey, Abstract Number 464, Matagorda 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 "877 2683 C" and "Bay City CORS ARP". Distances shown are grid distances unless noted):

COMMENCING at NGS Monument "877 2683 C", which has grid coordinates of N=13,517,144.85 feet (4,866,172.146 varas) and E=3,104,666.52 feet (1,117,679.947 varas), from which Monument "Bay City CORS ARP" bears North 75°43'58" West, 173,874.67 feet (62,594.881 varas);

THENCE, South 60°02'32" West, a distance of 31,474.62 feet (11,330.863 varas) to a point on the line of Mean High Water of the westerly bank of said Cedar Lakes Bayou and the easterly line of said Parker Survey for the POINT OF BEGINNING and a southerly point of said meander line, having grid coordinates of N= 13,501,427.69 feet (4,860,513.968 varas) and E= 3,077,397.07 feet (1,107,862.945 varas);

THENCE, in a northerly direction, along the meander line of Mean High Water of the westerly bank of said Cedar Lakes Bayou and the easterly line of said Parker survey, the following forty-two (42) courses:

(L91) North 20°05'48" East, a distance of 39.44 feet (14.198 varas) to an angle point;  
(L92) North 40°05'33" East, a distance of 19.22 feet (6.919 varas) to an angle point;  
(L93) North 16°51'36" East, a distance of 21.06 feet (7.582 varas) to an angle point;  
(L94) North 25°49'20" East, a distance of 84.68 feet (30.485 varas) to an angle point;  
(L95) North 01°09'28" West, a distance of 28.76 feet (10.352 varas) to an angle point;  
(L96) North 45°04'31" East, a distance of 18.53 feet (6.670 varas) to an angle point;  
(L97) North 00°49'08" West, a distance of 55.98 feet (20.151 varas) to an angle point;  
(L98) North 08°31'40" East, a distance of 35.49 feet (12.778 varas) to an angle point;  
(L99) North 09°37'56" West, a distance of 18.39 feet (6.621 varas) to an angle point;  
(L100) North 34°24'23" West, a distance of 25.48 feet (9.174 varas) to an angle point;  
(L101) North 12°32'21" West, a distance of 26.62 feet (9.583 varas) to an angle point;  
(L102) North 26°43'08" West, a distance of 47.26 feet (17.014 varas) to an angle point;  
(L103) North 36°05'06" West, a distance of 18.59 feet (6.693 varas) to an angle point;  
(L104) North 09°31'36" West, a distance of 25.81 feet (9.291 varas) to an angle point;  
(L105) North 44°11'02" East, a distance of 82.24 feet (29.606 varas) to an angle point;  
(L106) North 24°48'28" East, a distance of 35.62 feet (12.824 varas) to an angle point;  
(L107) North 10°53'12" West, a distance of 77.94 feet (28.059 varas) to an angle point;  
(L108) North 00°56'34" East, a distance of 27.28 feet (9.822 varas) to an angle point;  
(L109) North 27°06'27" West, a distance of 32.27 feet (11.616 varas) to an angle point;  
(L110) North 41°03'47" West, a distance of 43.09 feet (15.511 varas) to an angle point;  
(L111) North 03°02'10" West, a distance of 46.20 feet (16.632 varas) to an angle point;  
(L112) North 12°53'34" East, a distance of 85.60 feet (30.816 varas) to an angle point;  
(L113) North 27°40'47" West, a distance of 21.72 feet (7.815 varas) to an angle point;  
(L114) North 16°28'58" West, a distance of 28.31 feet (10.190 varas) to an angle point;  
(L115) North 39°49'18" East, a distance of 35.35 feet (12.726 varas) to an angle point;  
(L116) North 33°36'52" East, a distance of 37.56 feet (13.521 varas) to an angle point;  
(L117) North 05°38'05" West, a distance of 48.38 feet (17.418 varas) to an angle point;  
(L118) North 17°04'59" East, a distance of 15.42 feet (5.551 varas) to an angle point;  
(L119) North 14°02'28" West, a distance of 26.65 feet (9.594 varas) to an angle point;  
(L120) North 66°35'48" West, a distance of 21.76 feet (7.832 varas) to an angle point;  
(L121) South 79°49'37" West, a distance of 26.60 feet (9.575 varas) to an angle point;  
(L122) North 81°44'37" West, a distance of 14.72 feet (5.298 varas) to an angle point;  
(L123) North 88°00'19" West, a distance of 68.70 feet (24.732 varas) to an angle point;  
(L124) North 60°05'24" West, a distance of 52.96 feet (19.065 varas) to an angle point;  
(L125) North 50°57'11" West, a distance of 38.06 feet (13.702 varas) to an angle point;  
(L126) North 36°34'06" West, a distance of 42.11 feet (15.160 varas) to an angle point;  
(L127) North 26°10'42" West, a distance of 31.57 feet (11.366 varas) to an angle point;  
(L128) North 05°59'49" West, a distance of 30.07 feet (10.825 varas) to an angle point;  
(L129) North 81°42'50" East, a distance of 34.47 feet (12.410 varas) to an angle point;  
(L130) South 73°17'35" East, a distance of 31.36 feet (11.290 varas) to an angle point;  
(L131) North 11°19'59" East, a distance of 10.81 feet (3.892 varas) to an angle point;  
(L132) North 13°18'53" East, a distance of 27.19 feet (9.789 varas) to a point on the line of Mean High Water of the westerly bank of said Cedar Lakes Bayou and the easterly line of said Parker Survey, having grid coordinates of N=13,502,617.87 feet (4,860,942.433 varas) and E=3,077,285.40 feet (1,107,822.744 varas);

THENCE, North 79°47'02" East, crossing said Cedar Lakes Bayou, a distance of 178.84 feet (64.381 varas) to a point on the line of Mean High Water and southerly line of the easterly bank of said Cedar Lakes Bayou and the westerly line of said Rogers Survey, having grid coordinates of N=13,502,649.59 feet (4,860,953.852 varas) and E=3,077,461.40 feet (1,107,886.104 varas);

THENCE, in a southerly and easterly direction, along the meander line of Mean High Water of the easterly bank of said Cedar Lakes Bayou and westerly line of said Rogers Survey, the following fifteen (15) courses:

(L133) South 12°01'47" East, a distance of 26.94 feet (9.699 varas) to an angle point;  
(L134) South 06°52'15" East, a distance of 35.68 feet (12.843 varas) to an angle point;  
(L135) South 38°07'03" East, a distance of 15.81 feet (5.692 varas) to an angle point;  
(L136) South 60°29'15" East, a distance of 16.40 feet (5.904 varas) to an angle point;  
(L137) South 78°00'43" East, a distance of 47.53 feet (17.112 varas) to an angle point;  
(L138) South 88°22'32" East, a distance of 79.61 feet (28.660 varas) to an angle point;  
(L139) North 67°14'19" East, a distance of 81.42 feet (29.310 varas) to an angle point;  
(L140) South 89°13'03" East, a distance of 30.61 feet (11.019 varas) to an angle point;  
(L141) North 79°29'09" East, a distance of 50.06 feet (18.023 varas) to an angle point;  
(L142) North 44°28'38" East, a distance of 23.96 feet (8.624 varas) to an angle point;  
(L143) South 84°59'17" East, a distance of 21.16 feet (7.618 varas) to an angle point;  
(L144) South 70°41'55" East, a distance of 22.31 feet (8.032 varas) to an angle point;  
(L145) North 65°59'45" East, a distance of 27.71 feet (9.976 varas) to an angle point;  
(L146) North 55°02'47" East, a distance of 21.48 feet (7.734 varas) to an angle point;  
(L147) North 77°48'55" East, a distance of 41.37 feet (14.893 varas) to a point on the line of Mean High Water of the easterly bank of said Cedar Lakes Bayou and the westerly line of said Rogers Survey for the POINT OF TERMINUS and the northeasterly point of said meander line, having grid coordinates of N= 13,502,635.57 feet (4,860,948.805 varas) and E= 3,077,918.57 feet (1,108,050.685 varas), from which NGS Monument "877 2683 C" bears North 61°31'21" East, 30,429.79 feet (10,954.725 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  
21 MAY 2025  
22 MAY 2025



#### 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:

- All coordinates and bearings shown hereon are grid values referenced to the Texas Coordinate System of 1983, South Central Zone and NGS Monument "877 2683 C". Combined scale factor for this project is 0.99989608. Mapping angle for this project is 01°44'22".
- The elevation of Mean High Water for this site is 0.90' as tied to Monument "Tidal Benchmark 877-2683-C" having an elevation of 3.29 NAVD 88. Mean High Water was determined by direct elevations from the NOAA Matagorda City, TX Tide Gauge.
- This is an erosion control project with possible breakwater construction and slope protection.
- CEPRA Project No. 1711

#### FIELD NOTE DESCRIPTION - Cedar Lakes Bayou - Part 2

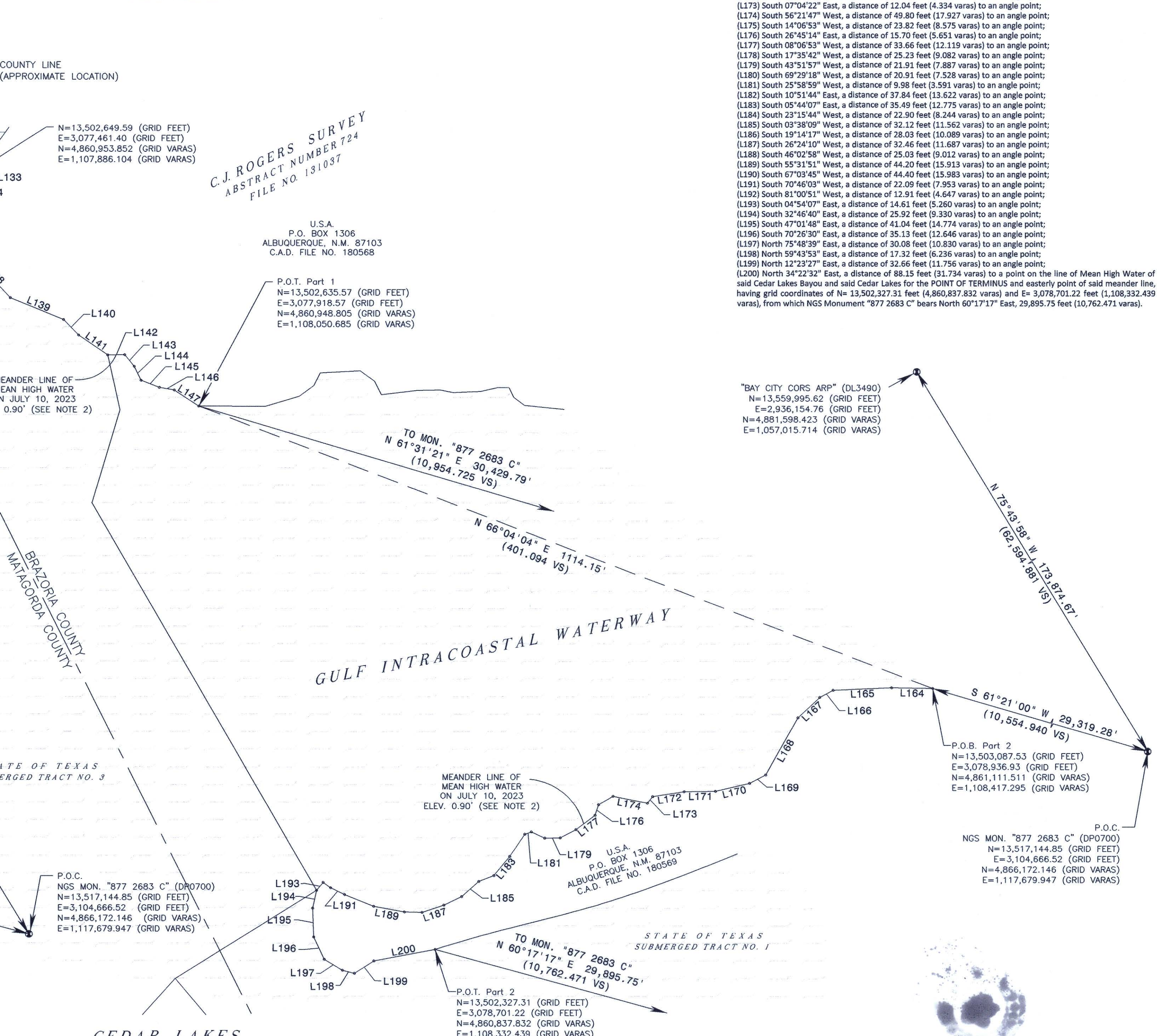
Being the line of Mean High Water of Cedar Lakes Bayou, and Cedar Lakes State of Texas Submerged Tract Number 1, Brazoria County, Texas. The meander line of said Mean High Water being more particularly described as follows (coordinates and bearings are grid values referenced to the Texas Coordinate System of 1983, South Central Zone and NGS Monuments "877 2683 C" and "Bay City CORS ARP". Distances shown are grid distances unless noted):

COMMENCING at NGS Monument "877 2683 C", which has grid coordinates of N=13,517,144.85 feet (4,866,172.146 varas) and E=3,104,666.52 feet (1,117,679.947 varas), from which Monument "Bay City CORS ARP" bears North 75°43'58" West, 173,874.67 feet (62,594.881 varas);

THENCE, South 61°21'00" West, a distance of 29,319.28 feet (10,554.940 varas) to a point on the line of Mean High Water of said Cedar Lakes Bayou and said Cedar Lakes for the POINT OF BEGINNING and westerly point of said meander line, having grid coordinates of N= 13,503,087.53 feet (4,861,111.511 varas) and E= 3,078,936.93 feet (1,108,417.495 varas);

THENCE, in a southeasterly and northeasterly direction, along the meander line of Mean High Water of said Cedar Lakes Bayou and said Cedar Lakes, the following thirty-seven (37) courses:

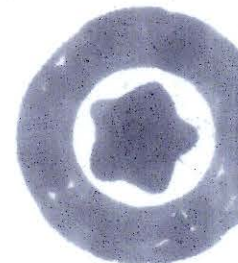
(L164) South 45°59'17" West, a distance of 58.31 feet (20.993 varas) to an angle point;  
(L165) South 42°37'17" West, a distance of 82.82 feet (29.816 varas) to an angle point;  
(L166) South 17°17'37" West, a distance of 21.54 feet (7.754 varas) to an angle point;  
(L167) South 01°31'11" West, a distance of 42.40 feet (15.263 varas) to an angle point;  
(L168) South 15°39'57" East, a distance of 92.95 feet (33.463 varas) to an angle point;  
(L169) South 17°41'51" West, a distance of 25.69 feet (9.248 varas) to an angle point;  
(L170) South 31°30'12" West, a distance of 49.59 feet (17.853 varas) to an angle point;  
(L171) South 44°26'56" West, a distance of 44.33 feet (15.957 varas) to an angle point;  
(L172) South 36°05'44" West, a distance of 45.04 feet (16.213 varas) to an angle point;  
(L173) South 07°04'22" East, a distance of 12.04 feet (4.334 varas) to an angle point;  
(L174) South 56°21'47" West, a distance of 49.80 feet (17.927 varas) to an angle point;  
(L175) South 14°08'53" West, a distance of 23.82 feet (8.575 varas) to an angle point;  
(L176) South 26°45'14" East, a distance of 15.70 feet (5.651 varas) to an angle point;  
(L177) South 08°06'53" West, a distance of 33.66 feet (12.119 varas) to an angle point;  
(L178) South 17°35'42" West, a distance of 25.23 feet (9.082 varas) to an angle point;  
(L179) South 43°51'57" West, a distance of 21.91 feet (7.887 varas) to an angle point;  
(L180) South 69°29'18" West, a distance of 20.91 feet (7.528 varas) to an angle point;  
(L181) South 25°58'59" West, a distance of 9.98 feet (3.591 varas) to an angle point;  
(L182) South 10°51'44" East, a distance of 37.84 feet (13.622 varas) to an angle point;  
(L183) South 05°44'07" East, a distance of 35.49 feet (12.775 varas) to an angle point;  
(L184) South 23°15'44" West, a distance of 22.90 feet (8.244 varas) to an angle point;  
(L185) South 03°38'09" West, a distance of 32.12 feet (11.562 varas) to an angle point;  
(L186) South 19°14'17" West, a distance of 28.03 feet (10.089 varas) to an angle point;  
(L187) South 26°24'10" West, a distance of 32.46 feet (11.687 varas) to an angle point;  
(L188) South 46°02'58" West, a distance of 25.03 feet (9.012 varas) to an angle point;  
(L189) South 55°31'51" West, a distance of 44.20 feet (15.913 varas) to an angle point;  
(L190) South 67°03'45" West, a distance of 44.40 feet (15.983 varas) to an angle point;  
(L191) South 70°46'03" West, a distance of 22.09 feet (7.953 varas) to an angle point;  
(L192) South 74°00'51" West, a distance of 12.91 feet (4.647 varas) to an angle point;  
(L193) South 04°54'07" East, a distance of 14.61 feet (5.260 varas) to an angle point;  
(L194) South 32°46'40" East, a distance of 25.92 feet (9.330 varas) to an angle point;  
(L195) South 47°01'48" East, a distance of 41.04 feet (14.774 varas) to an angle point;  
(L196) South 70°28'30" East, a distance of 35.13 feet (12.646 varas) to an angle point;  
(L197) North 75°48'39" East, a distance of 30.08 feet (10.830 varas) to an angle point;  
(L198) North 59°43'53" East, a distance of 17.32 feet (6.236 varas) to an angle point;  
(L199) North 12°23'27" East, a distance of 32.66 feet (11.756 varas) to an angle point;  
(L200) North 34°22'32" East, a distance of 88.15 feet (31.734 varas) to a point on the line of Mean High Water of said Cedar Lakes Bayou and said Cedar Lakes for the POINT OF TERMINUS and easterly point of said meander line, having grid coordinates of N= 13,502,327.31 feet (4,860,837.832 varas) and E= 3,078,701.22 feet (1,108,332.439 varas), from which NGS Monument "877 2683 C" bears North 60°17'17" East, 29,895.75 feet (10,762.471 varas).



CEDAR LAKES  
STATE OF TEXAS  
SUBMERGED TRACT NO. 2

THIS SURVEY HAS BEEN FILED FOR RECORD AND DULY RECORDED THIS 22 DAY  
OF May, 2025, IN 2025-9 688A  
OF MATAGORDA COUNTY, TEXAS. Stephanie Wirth  
by: Maria Calderon, Deputy

THIS SURVEY HAS BEEN FILED FOR RECORD AND DULY RECORDED THIS 21 DAY  
OF MAY, 2025, IN 2025023689  
OF BRAZORIA COUNTY, TEXAS.



A COASTAL BOUNDARY SURVEY OF CEDAR LAKES BAYOU STATE OF TEXAS SUBMERGED TRACT NO. 3 ADJACENT TO THE C. J. ROGERS SURVEY, ABSTRACT NO. 724, BRAZORIA COUNTY, TEXAS, AND THE L. E. PARKER SURVEY, ABSTRACT NO. 464, MATAGORDA COUNTY, TEXAS AND A COASTAL BOUNDARY SURVEY IN CEDAR LAKES BAYOU STATE OF TEXAS SUBMERGED TRACT NO. 3, AND CEDAR LAKES STATE OF TEXAS SUBMERGED TRACT NO. 1 BRAZORIA COUNTY, TEXAS		GLO PROJECT NO. CEPRA 1711  FOR GENERAL LAND OFFICE USE ONLY
<b>CobbFendley</b> TSPELS Firm Registration No. 274 TBPELS 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		TEXAS GENERAL LAND OFFICE Art. 33.136, Natural Resources Code Co. <u>BRAZORIA</u> , SK No. <u>32</u> File Date <u>07/24/25</u> by <u>L. Parsons</u>
CFA JOB NO. 2302-065-01	SCALE: 1" = 100' (36 VARAS)	
DATE: MAY 21, 2025	FB NO. 3390	SHEET 1 OF 1





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. 32  
File Date 7/24/2025 by L. Parsons

**Project:** Cedar Lakes Bayou, L.E. Parker, A-464 – Sunday

**Project No:** Project Number: CEPRA # 1711

**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 (MHW) of Cedar Lakes Bayou State of Texas Submerged Tract Number 3 adjacent to the C. J. Rogers Survey, Abstract Number 724, Brazoria County, Texas, and the L. E. Parker Survey, Abstract Number 464, Matagorda County, Texas, in connection with CEPRA No. 1711. Centroid coordinates 28°49'49"N, 95°32'08"W, WGS84. A copy of the survey Recorded in Official Public Records, Brazoria County Instrument No. 2025023689, 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

7/8/2025  
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  
Jennifer G. Jones, Chief Clerk and Deputy Land Commissioner

7/22/2025

Date

Filed as: Brazoria County, NRC Article 33.136 Sketch No. 32  
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:  
E246E7FD22AA4D8...

Legal DocuSigned by:  
287BFE8E18D748F...

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:  
C683841567B2413...

Chief Clerk and Deputy Land Commissioner Signed by:  
E70CDF09B56540E...