

- NOTES:
- FIELD SURVEY CONDUCTED ON MAY 21, 2025 BY MIGUEL A. ESCOBAR, LSLS, RPLS, AND DAVID RODRIGUEZ OF INLAND GEODETICS AND MARLON AMAYA AND LARRY REED OF T.BAKER SMITH.
 - GLO LEASE NO. SL20250074. EROSION RESPONSE ACTIVITY: BREAKWATERS
 - BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE NAD83 (2011), AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET (DISTANCES ARE ALSO REPRESENTED IN VARAS) BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99987205. THE MAPPING ANGLE IS 02°11'57.2" AT "877 0971 D".
 - COORDINATES AND ELEVATIONS ARE BASED ON MONUMENTS "877 0971 D" PID D09992
N: 13,761,990.77
E: 3,395,839.00
ELEV: 6.03' (NAVD 88)
 - THE MEAN HIGH WATER (MHW) ELEVATION OF 1.51' WAS DETERMINED FROM A TEMPORARY SITE TIDE GAUGE DEPLOYED FROM APRIL 14 THROUGH APRIL 22, 2025, AND REFERENCED TO ROLLOVER PASS (PID: 8770971) USING THE RANGE RATIO METHOD.
 - CONVERT FEET TO VARAS, MULTIPLY BY 0.36.
 - LOT LINES SHOWN HEREON ARE BASED ON CHAMBERS COUNTY APPRAISAL DISTRICT MAP AND DEED DESCRIPTIONS.
 - SEE ACCOMPANYING SURVEY REPORT AND DESCRIPTION OF EVEN DATE FOR ADDITIONAL INFORMATION.
 - BACKGROUND IMAGE FROM GOOGLE EARTH, FOR REFERENCE ONLY.
 - RETAINING WALLS OR DEBRIS EXISTS AT TIME OF SURVEY, AS SHOWN.
 - NO ARTIFICIAL FILL/BUILDUP EXISTS AT THE TIME OF SURVEY.

LEGEND

- IRON ROD FOUND (1/2" OR AS NOTED)
- CONCRETE MONUMENT FOUND
- △ CALCULATED POINT
- RCP REINFORCED CONCRETE PIPE
- WOODEN PILLARS
- WIRE FENCE
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- GLO TEXAS GENERAL LAND OFFICE

I, MIGUEL A. ESCOBAR, A LICENSED STATE LAND SURVEYOR, DO HEREBY STATE IN ACCORDANCE WITH SECTION 21.042, NATURAL RESOURCES CODE; THAT THE SURVEY IS CORRECT AND WAS MADE ACCORDING TO LAW, AND THAT THIS DRAWING REPRESENTS THE CONDITIONS THAT EXISTED IN THE FIELD AT THE TIME OF THE SURVEY CONDUCTED ON MAY 21, 2025, UNDER MY DIRECT SUPERVISION, UTILIZING METHODOLOGY APPROVED BY THE TEXAS GENERAL LAND OFFICE.

THIS SURVEY HAS BEEN FILED FOR RECORD AND DULY RECORDED THE 05TH DAY OF SEPTEMBER, 2025, IN BOOK 4, PAGE 210-211 OF THE CHAMBERS COUNTY SURVEYOR'S RECORDS.

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.

INLAND GEODETICS

 MIGUEL A. ESCOBAR
 LICENSED STATE LAND SURVEYOR NO. 220002
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5630
 08-18-2025

TEXAS GENERAL LAND OFFICE
 Art. 33.136 Natural Resources Code
 Co. CHAMBERS sk. No. 15
 File Date: 10/20/25 by L-Parrsons

COASTAL BOUNDARY SURVEY OF
 A PORTION OF THE LITTORAL BOUNDARY OF THE DAVID RICHARDSON SURVEY No. 5, A-215 THE DAVID RICHARDSON SURVEY No. 6, A-216 THE DAVID RICHARDSON SURVEY No. 7, A-214 THE DAVID RICHARDSON SURVEY No. 8, A-213, AND THE SAMUEL MATHER SURVEY No. 4, A-189 ADJACENT TO STATE SUBMERGED TRACT 151, OF THE EAST GALVESTON BAY (EAST BAY) IN CHAMBERS COUNTY, TEXAS, 16.3 MILES, SOUTH 04°49'16" WEST OF THE CHAMBERS COUNTY COURTHOUSE.

1504 CHISHOLM TRAIL RD.
 SUITE 103
 ROUND ROCK, TX 78681
 512-238-1200
 FIRM REG. NO. 100591-00

PROJ. NO.: TBS-005 DATE: August 18, 2025 SHEET 1 OF 2

Line #	Direction	Length
L1	N62° 46' 24"E	19.35V (53.75')
L2	N67° 27' 28"E	19.95V (55.43')
L3	N81° 50' 36"E	8.65V (24.03')
L4	N20° 49' 12"E	2.61V (7.26')
L5	N84° 23' 16"E	12.44V (34.56')
L6	N28° 50' 46"E	16.41V (45.57')
L7	N77° 14' 50"E	10.22V (28.40')
L8	S82° 49' 55"E	11.37V (31.58')
L9	N15° 44' 25"E	21.02V (58.38')
L10	N57° 52' 45"E	12.59V (34.98')
L11	N83° 36' 34"E	8.05V (22.37')
L12	S82° 27' 09"E	27.85V (77.35')
L13	S58° 40' 47"E	7.04V (19.55')
L14	N38° 33' 24"E	12.64V (35.10')
L15	N35° 32' 21"E	16.71V (46.42')
L16	N81° 43' 25"E	9.55V (26.54')
L17	S48° 29' 01"E	7.31V (20.31')
L18	N55° 43' 53"E	8.86V (24.61')
L19	N28° 34' 17"E	9.29V (25.80')
L20	S83° 58' 38"E	11.01V (30.59')

Line #	Direction	Length
L21	N25° 15' 07"E	14.42V (40.05')
L22	N82° 46' 06"E	11.47V (31.86')
L23	S13° 18' 45"E	4.09V (11.37')
L24	S75° 40' 15"E	7.74V (21.50')
L25	N47° 53' 00"E	6.81V (18.91')
L26	N48° 23' 36"E	5.64V (15.66')
L27	N58° 35' 28"E	16.52V (45.88')
L28	N77° 00' 27"E	19.38V (53.82')
L29	N83° 09' 45"E	6.38V (17.72')
L30	N72° 17' 10"E	4.77V (13.24')
L31	N39° 41' 15"E	10.20V (28.34')
L32	N46° 02' 06"E	16.58V (45.99')
L33	N76° 17' 45"E	21.76V (60.45')
L34	S80° 51' 05"E	10.80V (30.00')
L35	N30° 21' 04"E	5.46V (15.16')
L36	N80° 16' 27"E	10.04V (27.88')
L37	N40° 01' 07"E	8.16V (22.86')
L38	N67° 07' 57"E	11.28V (31.32')
L39	N51° 54' 09"E	13.41V (37.24')
L40	N77° 29' 09"E	8.79V (24.41')

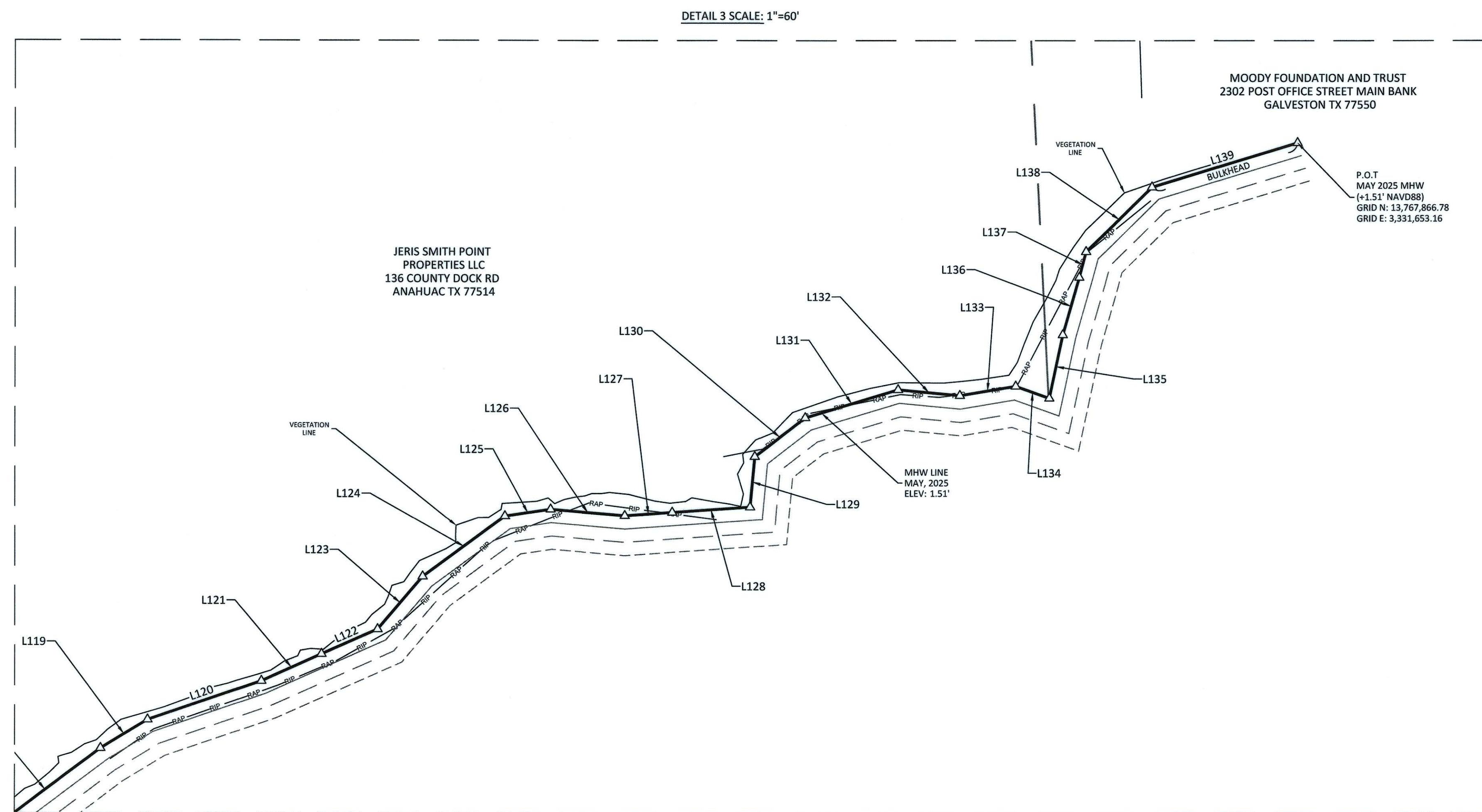
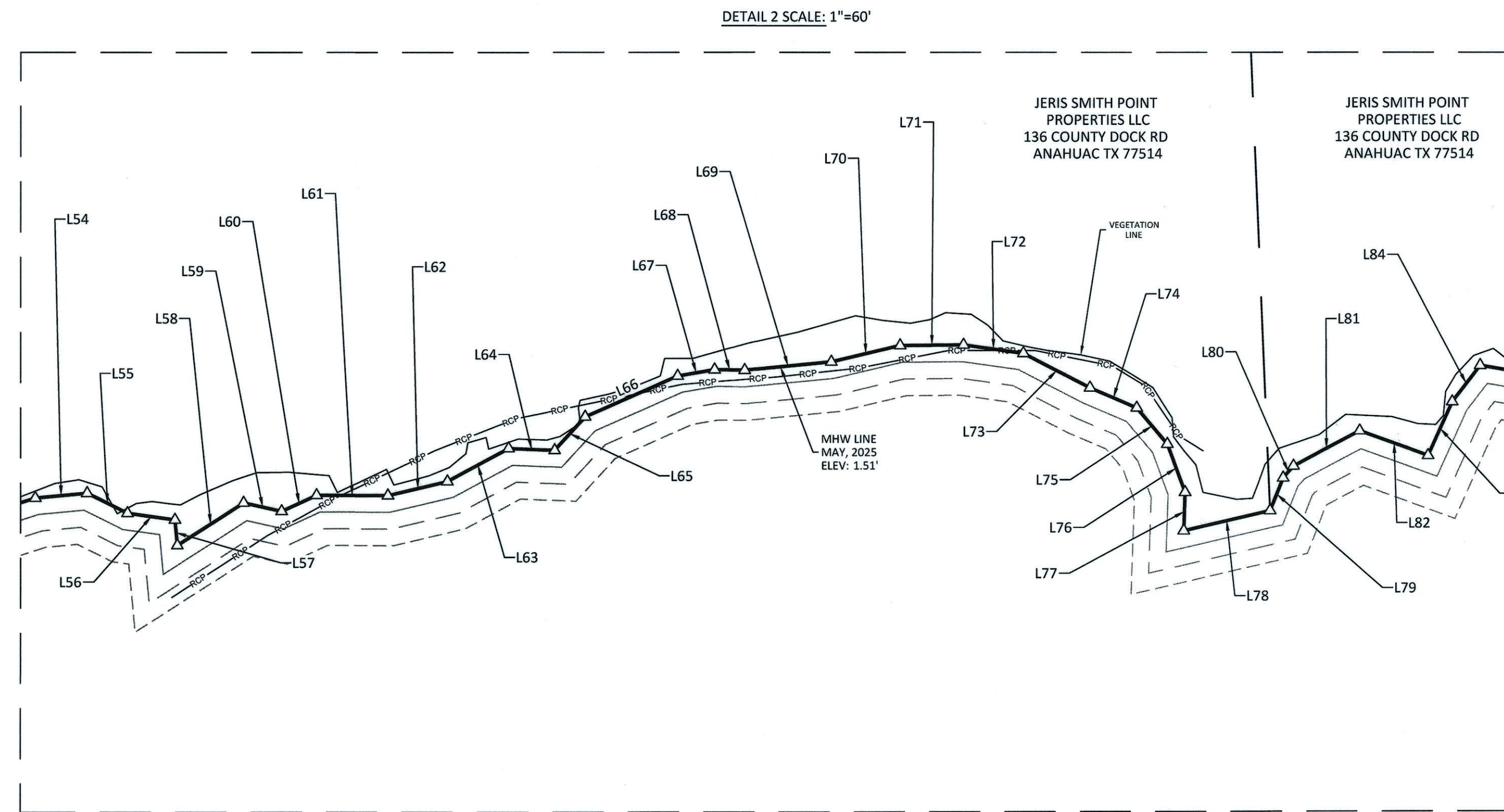
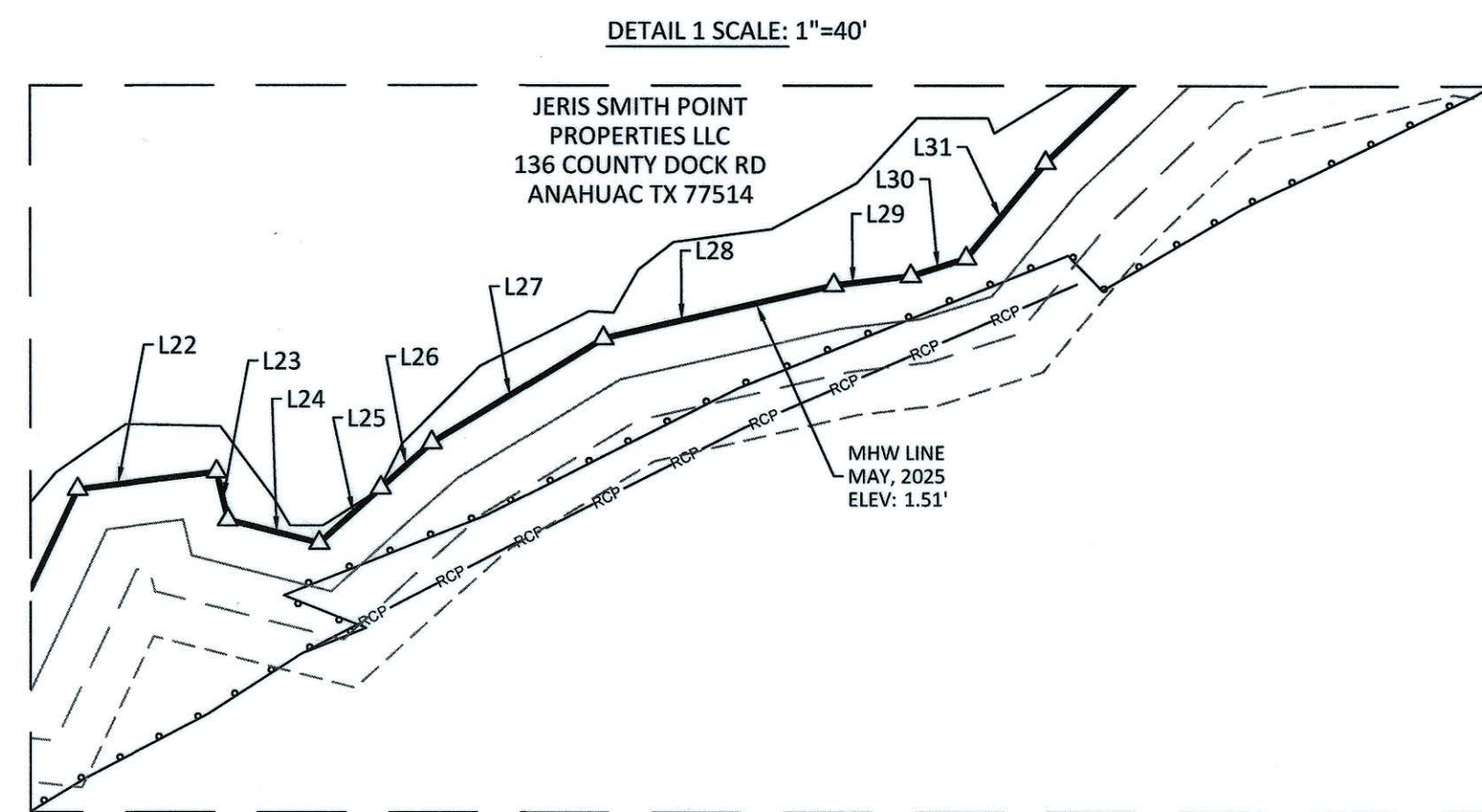
Line #	Direction	Length
L41	N28° 13' 35"E	7.85V (21.28')
L42	N86° 28' 52"E	6.51V (18.08')
L43	S19° 16' 05"E	3.09V (8.59')
L44	N66° 46' 03"E	15.28V (42.44')
L45	S70° 53' 34"E	7.82V (21.72')
L46	N50° 28' 52"E	12.10V (33.61')
L47	N03° 00' 33"W	10.94V (30.40')
L48	N57° 41' 48"E	5.84V (16.21')
L49	N41° 21' 32"E	9.81V (27.25')
L50	N44° 21' 54"E	8.52V (23.67')
L51	N64° 21' 15"E	17.59V (48.87')
L52	N57° 08' 12"E	13.62V (37.83')
L53	N72° 03' 59"E	15.26V (42.38')
L54	N84° 38' 03"E	11.16V (31.01')
L55	S63° 18' 08"E	9.66V (26.82')
L56	S82° 11' 02"E	10.32V (28.68')
L57	S05° 18' 22"E	5.53V (15.37')
L58	N57° 10' 20"E	16.93V (47.04')
L59	S77° 19' 08"E	8.38V (23.28')
L60	N65° 11' 06"E	8.23V (22.87')

Line #	Direction	Length
L61	S69° 47' 06"E	15.35V (42.65')
L62	N76° 35' 37"E	13.06V (36.27')
L63	N61° 31' 12"E	14.98V (41.61')
L64	S87° 33' 47"E	9.91V (27.52')
L65	N42° 25' 08"E	9.73V (27.04')
L66	N66° 14' 44"E	21.73V (60.37')
L67	N80° 22' 54"E	8.04V (22.32')
L68	S89° 21' 31"E	6.43V (17.87')
L69	N84° 29' 43"E	18.73V (52.02')
L70	N76° 47' 46"E	15.21V (42.25')
L71	N89° 32' 44"E	13.62V (37.82')
L72	S81° 55' 51"E	13.03V (36.19')
L73	S62° 32' 42"E	16.08V (44.88')
L74	S66° 51' 37"E	11.00V (30.58')
L75	S39° 56' 22"E	10.22V (28.39')
L76	S20° 00' 50"E	11.27V (30.75')
L77	S01° 57' 06"W	8.27V (22.96')
L78	N76° 56' 19"E	19.02V (52.83')
L79	N21° 25' 06"E	7.55V (20.97')
L80	N40° 50' 37"E	3.38V (9.39')

Line #	Direction	Length
L81	N61° 54' 35"E	16.16V (44.88')
L82	S69° 56' 22"E	15.63V (43.41')
L83	N23° 58' 12"E	12.73V (35.36')
L84	N37° 32' 23"E	9.86V (27.40')
L85	S80° 09' 28"E	18.13V (50.37')
L86	S25° 25' 15"E	16.38V (45.51')
L87	S40° 37' 16"E	18.66V (51.82')
L88	S13° 24' 08"E	18.03V (50.09')
L89	N84° 26' 28"E	14.64V (40.67')
L90	S29° 52' 22"E	13.39V (37.20')
L91	S72° 54' 18"E	18.26V (50.72')
L92	N84° 36' 11"E	36.63V (101.75')
L93	N66° 08' 36"E	21.27V (59.07')
L94	N64° 46' 22"E	16.41V (45.59')
L95	S68° 41' 08"E	11.75V (32.65')
L96	S72° 05' 17"E	10.27V (28.52')
L97	N17° 26' 32"E	11.14V (30.95')
L98	N69° 33' 25"W	14.04V (38.99')
L99	N83° 31' 00"W	11.86V (32.95')
L100	N23° 49' 58"W	17.39V (48.30')

Line #	Direction	Length
L101	N29° 29' 32"W	21.54V (59.83')
L102	N07° 38' 44"E	10.18V (28.29')
L103	N39° 46' 22"E	11.26V (31.28')
L104	N33° 20' 40"E	7.88V (21.88')
L105	N64° 20' 42"E	10.37V (28.80')
L106	N50° 35' 07"E	21.52V (59.77')
L107	N42° 16' 55"E	14.00V (38.89')
L108	N60° 42' 12"E	7.78V (21.62')
L109	N33° 50' 45"E	11.09V (30.80')
L110	N65° 53' 11"E	15.50V (43.06')
L111	N59° 28' 09"E	35.34V (98.17')
L112	N42° 45' 19"E	31.66V (87.95')
L113	N31° 06' 34"E	10.57V (29.35')
L114	N49° 25' 12"E	20.31V (56.42')
L115	N38° 10' 05"E	16.93V (47.02')
L116	N67° 23' 43"E	21.13V (58.69')
L117	N61° 18' 27"E	12.87V (35.74')
L118	N52° 57' 41"E	37.52V (104.22')
L119	N58° 34' 39"E	14.98V (41.82')
L120	N71° 04' 13"E	32.63V (90.83')

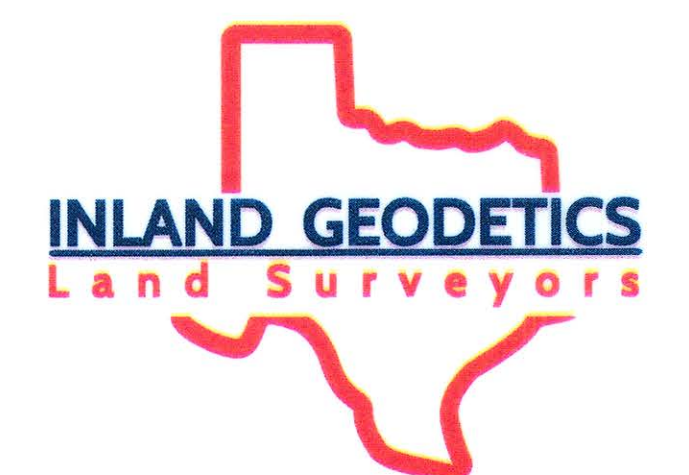
Line #	Direction	Length
L121	N65° 47' 21"E	17.86V (49.62')
L122	N66° 10' 59"E	16.61V (46.13')
L123	N40° 29' 26"E	18.84V (52.33')
L124	N53° 38' 15"E	27.71V (76.96')
L125	N81° 30' 39"E	12.58V (34.95')
L126	S85° 09' 40"E	20.19V (56.07')
L127	N86° 06' 03"E	12.92V (35.88')
L128	N86° 06' 22"E	21.20V (58.90')
L129	N05° 13' 27"E	13.80V (38.33')
L130	N52° 24' 50"E	17.34V (48.18')
L131	N73° 16' 12"E	26.35V (73.20')
L132	S84° 33' 05"E	16.83V (46.76')
L133	N80° 29' 51"E	15.29V (42.46')
L134	S70° 24' 14"E	9.71V (26.98')
L135	N12° 03' 30"E	17.57V (48.80')
L136	N16° 01' 59"E	16.25V (45.14')
L137	N14° 54' 27"E	7.21V (20.03')
L138	N45° 41' 32"E	24.97V (69.36')
L139	N73° 04' 49"E	41.25V (114.59')



LEGEND

- IRON ROD FOUND (1/2" OR AS NOTED)
- CONCRETE MONUMENT FOUND
- △ CALCULATED POINT
- RCP REINFORCED CONCRETE PIPE
- WOODEN PILLARS
- WIRE FENCE
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- GLO TEXAS GENERAL LAND OFFICE

COASTAL BOUNDARY SURVEY OF
 A PORTION OF THE LITTORAL BOUNDARY OF
 THE DAVID RICHARDSON SURVEY No. 5, A-215
 THE DAVID RICHARDSON SURVEY No. 6, A-216
 THE DAVID RICHARDSON SURVEY No. 7, A-214
 THE DAVID RICHARDSON SURVEY No. 8, A-213, AND
 THE SAMUEL MATHER SURVEY No. 4, A-189
 ADJACENT TO STATE SUBMERGED TRACT 151,
 OF THE EAST GALVESTON BAY (EAST BAY)
 IN CHAMBERS COUNTY, TEXAS,
 16.3 MILES, SOUTH 04°49'16" WEST OF THE
 CHAMBERS COUNTY COURTHOUSE.



1504 CHISHOLM TRAIL RD.
 SUITE 103
 ROUND ROCK, TX 78681
 512-238-1200
 FIRM REG. NO. 100591-00

P:\PROJECTS\BANKER SMITH (TBS)\TBS-005 - SMITH POINT CBS (CHAMBERS)\4 - DRAWINGS\4.4 - CBS\TBS-005-CBS-SMITH-POINT (GRID).DWG




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

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. CHAMBERS, Sk. No. 15
File Date 10/30/25 by L. Parsons

**Surveying Services
Coastal Boundary Survey**

Project: Smith Point Conservation Easement-Escobar
Project No: Project Number: SL20250074
Project Manager: Amy Nunez, Manager, Corpus Christi-Lower Coast, General Land Office
Surveyor: Miguel A. Escobar, Licensed State Land Surveyor
Description: Coastal Boundary Survey dated August 20, 2025, delineating the littoral boundary along the David Richardson Surveys No. 5, 6, 7, & 8, A-215, 216, 214, 213 (respectively) and the Samuel Mather Survey No. 4, A-189, all surveyed on May 14, 1863, adjacent to the State Submerged Tract 151, East Galveston Bay (East Bay), Chambers County, Texas, in connection with GLO Project No. SL20250074. Centroid coordinates 29.534288°, -94.717069°, WGS84. A copy of the survey Recorded in Volume 4 at Pages 210 and 211 of the County Surveyor's Records of Chambers 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 10/28/2025
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
Signed: Jennifer G. Jones 10/28/2025
J570GDF09B56540E... Date
Chief Clerk and Deputy Land Commissioner

Filed as: Chambers County, NRC Article 33.136 Sketch No. 15
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

97510131



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

ROUTING FOR INTERNAL DOCUSIGN PACKET

- Staff Surveyor DocuSigned by:
[Signature]
A48B70864E50480...
- Surveying DocuSigned by:
Mark J. Neugebauer
E246E7FD22AA4D6...
- Legal DocuSigned by:
David Land
287BFE8E18D748F...
- Director DocuSigned by:
Brian S. Coit
66464110571B4FD...
- Dep. Gen. Counsel DocuSigned by:
Marc Barenblat
833E61245C79401...
- Gen. Counsel DocuSigned by:
Jeff Gordon
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- Deputy Chief Clerk DocuSigned by:
Adrian Peltz
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- Chief Clerk and Deputy Land Commissioner Signed by:
Jennifer G Jones
E70CDF09B56540E...

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

97510 (4)



September 8, 2025

TGLO Surveying
c/o Mr. David Holmes
Texas General Land Office
Surveying Division
1700 N. Congress Ave.
Ste. 131
Austin, Tx. 78701
512-463-5230 (office)
512-475-4619 (fax)

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co. CHAMBERS, SK No. 15
File Date 10/30/25 by L. Padron

RE: CBS Submittal – Smith Point
GLO Lease No. SL20250074

Mr. Holmes:

Please accept this submittal of my Smith Point Coastal Boundary Survey (CBS) for filing within the Archives of the Texas General Land Office.

Per your email dated August 4, 2025, I have made the necessary revisions and updates to the CBS. I have also recorded the survey in the Surveyors Records in Chambers County as evidenced by an email from the County Surveyor stating that the CBS has been recorded, that is attached hereto.

Included in this submittal package is:

1. Coastal Boundary Survey and accompanying Surveyor's Report with fieldnote description.
2. email from County Surveyor

Please let me know if you have any questions.

Respectfully Submitted,

INLAND GEODETICS

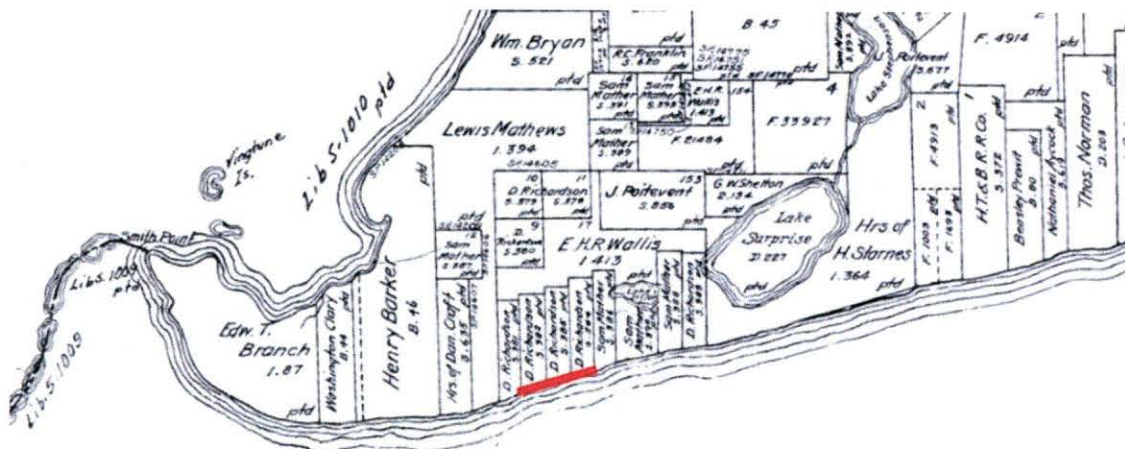
Miguel A. Escobar, LSLS, RPLS
Chief Surveyor



SMITH POINT COASTAL BOUNDARY SURVEY

August 20, 2025

Report of a Coastal Boundary Survey for
A Portion of the Littoral Boundary Of
The David Richardson Survey No. 5, A-215
The David Richardson Survey No. 6, A-216
The David Richardson Survey No. 7, A-214
The David Richardson Survey No. 8, A-213, and
The Samuel Mather Survey No. 4, A-189
in Chambers County, Texas
adjacent to the following:
State Submerged Tract 151, East Galveston Bay (East Bay)
Chambers County, Texas



East Bay

1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681
512-238-1200
TBPELS Firm Reg. No. 10059100

97510(6)

Purpose and Scope

This survey was performed in accordance with Section 33.136, of the Texas 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 State boundary was delineated along portions of State Submerged Tract 151, East Galveston Bay (East Bay), approximately 16.3 miles South 04°49'16" West of the Chambers County Courthouse. Erosion response work includes the installation of breakwaters. 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.

History

The David Richardson Surveys No. 5, 6, 7, & 8, A-215, 216, 214, 213 (respectively) and the Samuel Mather Survey No. 4, A-187, were surveyed on May 14, 1863, which placed the littoral boundary along the Mean High Water (MHW) line per *Luttes vs. State*.

Survey Control

Horizontal control for this project was based on the National Geodetic Survey Benchmark "877 0971 D" (PID DO9992) stamped "LUB 0971 D 1994" using Trimble's RTK Net. Onsite control points were set via RTK Net. A Mobile Base GPS RTK unit was then set up on the onsite control to locate the shoreline.

The survey was calibrated to the published coordinates of "877 0971 D". The resulting solutions were used to compute coordinates in the South-Central Zone of the Texas Coordinate System of 1983, as defined in Article 21.071 of the Natural Resources Code of the State of Texas. All distances and coordinates shown herein are grid values represented in U.S. Survey Feet (distances are also represented in Varas) based on a Surface-to-Grid Combined Adjustment Factor of 0.9987205. The mapping angle is 2°11'57.2" at "877 0971 D".

Tidal Datums

The Mean High Water (MHW) elevation of 1.51' was determined from a temporary site tide gauge deployed from April 14 through April 22, 2025, and referenced to Rollover Pass (PID: 8770971) using the range ratio method.

Elevations were established via Trimble's RTK Net calibrated to Blucher Institute for Surveying Control Benchmark "877 0971 D" having an elevation of 6.1' (NAVD88). Blucher Institute for Surveying Control Benchmarks "877 0971 A" and "877 0971 C" were found and checked having elevations of 4.09' and 5.53', respectively. Per Rollover Pass' Tidal Datum above station Datum and its Benchmark Sheet, the Benchmark "877 0971 D" was calculated to be 5.55' above the MHW contour. The MHW elevation was determined to be 1.51'.

MHW Survey

The MHW line was measured along the north shoreline of East Gaveston Bay (East Bay). The Shoreline is a mixture of mud beach, shell beach, and cutbanks. Previous failed erosion response measures (pilings with tires and 36" reinforced concrete pipes (RCP) placed parallel with the shoreline) were found on the west end of project and are shown on the survey.



West end of Project showing pilings



Typical shoreline in middle of project

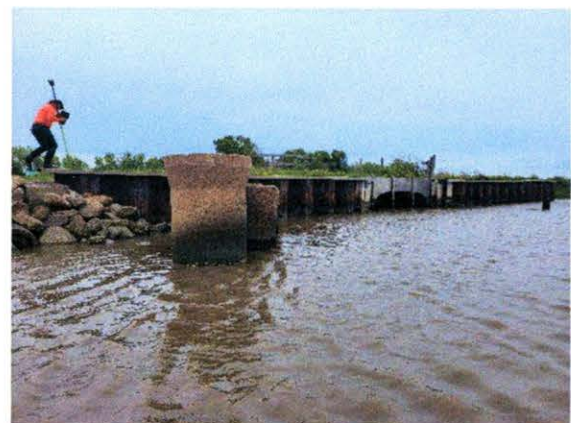


Typical shoreline of shell beach

A previous failed erosion response measure (concrete rip-rap) was found on the east end of project site and is shown on the survey. A bulkhead was found at the entrance to a drainage ditch on the east end of the project site.



East End of Project showing concrete rip-rap



Bulkhead on east end of project

The upland tracts were researched. Fencing was surveyed in order to establish the general location. This survey does not represent a property boundary survey for any of the upland tracts.

State tracts were drawn from GLO map "Map of Galveston Turtle & East Bays & Portion of the Gulf of Mexico in Chambers & Galveston Counties, Texas, Showing Subdivisions for Mineral Developments by Bascom Giles – Commissioner General Land Office, Austin, Texas Revised to May 18, 1949" (2977.tif).

FIELDNOTES for the littoral boundary along the David Richardson Surveys No. 5, 6, 7, & 8, A-215, 216, 214, 213 (respectively) and the Samuel Mather Survey No. 4, A-189, all surveyed on May 14, 1863, adjacent to the State Submerged Tract 151, East Galveston Bay (East Bay), Chambers County, Texas. Bearings are based on the Texas Coordinate System of 1983, South Central Zone NAD83 (2011), as defined by Article 21.071 of the Natural Resources Code of the State of Texas. All distances and coordinates shown herein are grid values represented in U.S. Survey Feet (distances are also represented in Varas) based on a Surface-to-Grid Combined Adjustment Factor of 0.9987205. The mapping angle is $2^{\circ}11'57.2''$ at "877 0971 D".

BEGINNING, at a point (having Grid Coordinates of N=13,766,172.47, E=3,327,590.59) on the north shoreline of the East Galveston Bay (East Bay), same line being the north line of State Submerged Tract 151, and the south line of said Richardson Survey No. 8, A-213, from which point '877 0971 D' bears South $86^{\circ}29'38''$ East, a distance of 24,615.50 V (68,376.40 feet);

THENCE, with the meanders of the Mean High Water (MHW) line, the following courses and distances:

1. North $62^{\circ}46'24''$ East, a distance of 19.35V (53.75 feet);
2. North $67^{\circ}27'26''$ East, a distance of 19.95V (55.43 feet);
3. North $81^{\circ}50'36''$ East, a distance of 8.65V (24.03 feet);
4. North $20^{\circ}49'12''$ East, a distance of 2.61V (7.26 feet);
5. North $84^{\circ}23'16''$ East, a distance of 12.44V (34.56 feet);
6. North $28^{\circ}50'46''$ East, a distance of 16.41V (45.57 feet);
7. North $77^{\circ}14'50''$ East, a distance of 10.22V (28.40 feet);
8. South $82^{\circ}49'55''$ East, a distance of 11.37V (31.58 feet);
9. North $15^{\circ}44'25''$ East, a distance of 21.02V (58.38 feet);
10. North $57^{\circ}52'45''$ East, a distance of 12.59V (34.98 feet);
11. North $83^{\circ}36'34''$ East, a distance of 8.05V (22.37 feet);
12. South $82^{\circ}27'09''$ East, a distance of 27.85V (77.35 feet);
13. South $58^{\circ}40'47''$ East, a distance of 7.04V (19.55 feet);
14. North $38^{\circ}33'24''$ East, a distance of 12.64V (35.10 feet);
15. North $35^{\circ}32'21''$ East, a distance of 16.71V (46.42 feet);
16. North $81^{\circ}43'25''$ East, a distance of 9.55V (26.54 feet);
17. South $48^{\circ}29'01''$ East, a distance of 7.31V (20.31 feet);

THENCE, along the toe of a cut bank, and continuing with the meanders of the MHW line, the following course and distance:

18. North $55^{\circ}43'53''$ East, a distance of 8.86V (24.61 feet);

THENCE, departing the toe of a cut bank, and continuing with the meanders of the MHW line, the following courses and distances:

19. North $28^{\circ}34'17''$ East, a distance of 9.29V (25.80 feet);
20. South $83^{\circ}58'38''$ East, a distance of 11.01V (30.59 feet);
21. North $25^{\circ}15'07''$ East, a distance of 14.42V (40.05 feet);
22. North $82^{\circ}46'06''$ East, a distance of 11.47V (31.86 feet);
23. South $13^{\circ}18'45''$ East, a distance of 4.09V (11.37 feet);
24. South $75^{\circ}40'15''$ East, a distance of 7.74V (21.50 feet);
25. North $47^{\circ}53'00''$ East, a distance of 6.81V (18.91 feet);
26. North $48^{\circ}23'36''$ East, a distance of 5.64V (15.66 feet);
27. North $58^{\circ}35'28''$ East, a distance of 16.52V (45.88 feet);
28. North $77^{\circ}00'27''$ East, a distance of 19.38V (53.82 feet);

29. North 83°09'45" East, a distance of 6.38V (17.72 feet);
30. North 72°17'10" East, a distance of 4.77V (13.24 feet);
31. North 39°41'15" East, a distance of 10.20V (28.34 feet);
32. North 46°02'06" East, a distance of 16.56V (45.99 feet);
33. North 76°17'45" East, a distance of 21.76V (60.45 feet);
34. South 80°51'05" East, a distance of 10.80V (30.00 feet);
35. North 30°21'04" East, a distance of 5.46V (15.16 feet);
36. North 80°16'27" East, a distance of 10.04V (27.88 feet);
37. North 40°01'07" East, a distance of 8.16V (22.66 feet);
38. North 67°07'57" East, a distance of 11.28V (31.32 feet);
39. North 51°54'09" East, a distance of 13.41V (37.24 feet);
40. North 77°29'09" East, a distance of 8.79V (24.41 feet);
41. North 28°13'35" East, a distance of 7.65V (21.26 feet);
42. North 86°28'52" East, a distance of 6.51V (18.08 feet);
43. South 19°16'05" East, a distance of 3.09V (8.59 feet);
44. North 66°46'03" East, a distance of 15.28V (42.44 feet);
45. South 70°53'34" East, a distance of 7.82V (21.72 feet);
46. North 50°26'52" East, a distance of 12.10V (33.61 feet);
47. North 03°00'33" West, a distance of 10.94V (30.40 feet);
48. North 57°41'48" East, a distance of 5.84V (16.21 feet);
49. North 41°21'32" East, a distance of 9.81V (27.25 feet);
50. North 44°21'54" East, a distance of 8.52V (23.67 feet);
51. North 64°21'15" East, a distance of 17.59V (48.87 feet);
52. North 57°08'12" East, a distance of 13.62V (37.83 feet);
53. North 72°03'59" East, a distance of 15.26V (42.38 feet);
54. North 84°38'03" East, a distance of 11.16V (31.01 feet);
55. South 63°18'08" East, a distance of 9.66V (26.82 feet);
56. South 82°11'02" East, a distance of 10.32V (28.68 feet);

THENCE, along the toe of a cut bank, and continuing with the meanders of the MHW line, the following course and distance:

57. South 05°18'22" East, a distance of 5.53V (15.37 feet);

THENCE, departing the toe of a cut bank, and continuing with the meanders of the MHW line, the following courses and distances:

58. North 57°10'20" East, a distance of 16.93V (47.04 feet);
59. South 77°19'08" East, a distance of 8.38V (23.28 feet);
60. North 65°11'06" East, a distance of 8.23V (22.87 feet);
61. South 89°47'06" East, a distance of 15.35V (42.65 feet);
62. North 76°35'37" East, a distance of 13.06V (36.27 feet);
63. North 61°31'12" East, a distance of 14.98V (41.61 feet);
64. South 87°33'47" East, a distance of 9.91V (27.52 feet);
65. North 42°25'08" East, a distance of 9.73V (27.04 feet);
66. North 66°14'44" East, a distance of 21.73V (60.37 feet);
67. North 80°22'54" East, a distance of 8.04V (22.32 feet);
68. South 89°21'31" East, a distance of 6.43V (17.87 feet);
69. North 84°29'43" East, a distance of 18.73V (52.02 feet);
70. North 76°47'46" East, a distance of 15.21V (42.25 feet);
71. North 89°32'44" East, a distance of 13.62V (37.82 feet);
72. South 81°55'51" East, a distance of 13.03V (36.19 feet);
73. South 62°32'42" East, a distance of 16.08V (44.68 feet);
74. South 66°51'37" East, a distance of 11.00V (30.56 feet);

75. South 39°56'22" East, a distance of 10.22V (28.39 feet);
76. South 20°00'50" East, a distance of 11.07V (30.75 feet);
77. South 01°57'06" West, a distance of 8.27V (22.96 feet);
78. North 76°56'19" East, a distance of 19.02V (52.83 feet);
79. North 21°25'06" East, a distance of 7.55V (20.97 feet);
80. North 40°50'37" East, a distance of 3.38V (9.39 feet);
81. North 61°54'35" East, a distance of 16.16V (44.88 feet);
82. South 69°56'22" East, a distance of 15.63V (43.41 feet);
83. North 23°58'12" East, a distance of 12.73V (35.36 feet);
84. North 37°32'23" East, a distance of 9.86V (27.40 feet);
85. South 80°09'28" East, a distance of 18.13V (50.37 feet);
86. South 25°25'15" East, a distance of 16.38V (45.51 feet);
87. South 40°37'16" East, a distance of 18.66V (51.82 feet);
88. South 13°24'08" East, a distance of 18.03V (50.09 feet);
89. North 84°26'28" East, a distance of 14.64V (40.67 feet);
90. South 29°52'22" East, a distance of 13.39V (37.20 feet);
91. South 72°54'18" East, a distance of 18.26V (50.72 feet);
92. North 84°36'11" East, a distance of 36.63V (101.75 feet);
93. North 66°08'36" East, a distance of 21.27V (59.07 feet);
94. North 64°46'22" East, a distance of 16.41V (45.59 feet);
95. South 58°41'08" East, a distance of 11.75V (32.65 feet);
96. South 72°05'17" East, a distance of 10.27V (28.52 feet);
97. North 17°26'32" East, a distance of 11.14V (30.95 feet);
98. North 69°33'25" West, a distance of 14.04V (38.99 feet);
99. North 83°31'00" West, a distance of 11.86V (32.95 feet);
100. North 23°49'58" West, a distance of 17.39V (48.30 feet);
101. North 29°29'32" West, a distance of 21.54V (59.83 feet);
102. North 07°38'44" East, a distance of 10.18V (28.29 feet);

THENCE, along a rock revetment, and continuing with the MHW line, the following courses and distances:

103. North 39°46'22" East, a distance of 11.26V (31.28 feet);
104. North 33°20'40" East, a distance of 7.88V (21.88 feet);
105. North 64°20'42" East, a distance of 10.37V (28.80 feet);
106. North 50°35'07" East, a distance of 21.52V (59.77 feet);
107. North 42°16'55" East, a distance of 14.00V (38.89 feet);
108. North 60°42'12" East, a distance of 7.78V (21.62 feet);
109. North 33°50'45" East, a distance of 11.09V (30.80 feet);
110. North 65°53'11" East, a distance of 15.50V (43.06 feet);
111. North 59°28'09" East, a distance of 35.34V (98.17 feet);
112. North 42°45'19" East, a distance of 31.66V (87.95 feet);
113. North 31°06'34" East, a distance of 10.57V (29.35 feet);
114. North 49°25'12" East, a distance of 20.31V (56.42 feet);
115. North 36°10'05" East, a distance of 16.93V (47.02 feet);
116. North 67°23'43" East, a distance of 21.13V (58.69 feet);
117. North 61°18'27" East, a distance of 12.87V (35.74 feet);

THENCE, departing said rock revetment, and continuing with the MHW line, the following courses and distances:

118. North 52°57'41" East, a distance of 37.52V (104.22 feet);
119. North 58°34'39" East, a distance of 14.98V (41.62 feet);
120. North 71°04'13" East, a distance of 32.63V (90.63 feet);
121. North 65°47'21" East, a distance of 17.86V (49.62 feet);

- 122. North 66°10'59" East, a distance of 16.61V (46.13 feet);
- 123. North 40°29'26" East, a distance of 18.84V (52.33 feet);
- 124. North 53°38'15" East, a distance of 27.71V (76.96 feet);
- 125. North 81°30'39" East, a distance of 12.58V (34.95 feet);
- 126. South 85°09'40" East, a distance of 20.19V (56.07 feet);
- 127. North 86°06'03" East, a distance of 12.92V (35.88 feet);
- 128. North 86°06'22" East, a distance of 21.20V (58.90 feet);
- 129. North 05°13'27" East, a distance of 13.80V (38.33 feet);
- 130. North 52°24'50" East, a distance of 17.34V (48.18 feet);
- 131. North 73°16'12" East, a distance of 26.35V (73.20 feet);

THENCE, along a rock revetment, and continuing with the MHW line, the following courses and distances:

- 132. South 84°33'05" East, a distance of 16.83V (46.76 feet);
- 133. North 80°29'51" East, a distance of 15.29V (42.46 feet);

THENCE, departing said rock revetment, and continuing with the MHW line, the following courses and distances:

- 134. South 70°24'14" East, a distance of 9.71V (26.98 feet);
- 135. North 12°03'30" East, a distance of 17.57V (48.80 feet);
- 136. North 16°01'59" East, a distance of 16.25V (45.14 feet);
- 137. North 14°54'27" East, a distance of 7.21V (20.03 feet);
- 138. North 45°41'32" East, a distance of 24.97V (69.36 feet) to a point on the front face of a bulkhead;

THENCE, along the front face of said bulkhead, the following course and distance:

- 139. North 73°04'49" East, with said bulkhead, a distance of 41.25V (114.59 feet) to the **POINT OF TERMINATION** (having Grid Coordinates of N=13,767,866.78, E=3,331,653.16), from which point '877 0971 D' bears South 84°46'10" East, a distance of 23,203.53 V (64,454.24 feet).

The foregoing Survey Report and the survey on which it was based, is accompanied by and a part of a Survey Map of the subject area.

I, Miguel A. Escobar, a Licensed State Land Surveyor, do hereby state in accordance with Section 21.042, Texas Resources Code; that the survey is correct and was made according to law, and that this report represents the conditions that existed in the field at the time of the survey conducted on May 21, 2025, under my direct supervision, utilizing methodology approved by the Texas General Land Office.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 18th of August, 2025, A.D.

INLAND GEODETICS

Miguel A. Escobar
 Licensed State Land Surveyor No. 220002
 Registered Professional Land Surveyor No. 5630
 1504 Chisholm Trail Rd #103
 Round Rock, TX 78681
 TBPELS Firm No. 10059100



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97510(12)

Miguel Escobar

From: Chambers Surveying and Mapping <chamberssurveying@aol.com>
Sent: Friday, September 5, 2025 11:30 AM
To: Miguel Escobar
Subject: Recording

Mr. Escobar,

The survey is recorded in Volume 4 at Pages 210 and 211 of the County Surveyor's Records of Chambers County, Texas.

Let me know if you need anything else.

Thanks,

Michael W. Chandler, RPLS, County Surveyor

Chambers Surveying & Mapping

Office Main: (281) 576-6788 (call or text)

P.O. Box 1272

Mont Belvieu, TX 77580

Firm Reg. #100127-00

Office Hours:

Mon. -Thurs. : 8:30 AM - 4:00 PM

Fri.: By appointment only

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