

FIELD NOTE DESCRIPTION

Being the line of Mean High Water of the pass between Nicks Lake and Drum Bay State of Texas Submerged Tract Number 1, also known as Nicks Cut, adjacent to the James C. Stuteville Survey, Abstract Number 580, 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, North 48°39'44" East, a distance of 89,674.48 feet (32,282.814 varas) to a point on the line of Mean High Water of northwesterly line of the Gulf Intracoastal Waterway and a southeasterly line of said Stuteville Survey for the POINT OF BEGINNING and southerly point of said meander line, having grid coordinates of N= 13,576,374.43 feet (4,887,494.795 varas) and E= 3,171,996.82 feet (1,141,918.855 varas);

THENCE, In a northerly and westerly direction, along the meander line of Mean High Water of the northwesterly line of said Gulf Intracoastal Waterway, the southeasterly line of said Nicks Cut and an easterly line of said Stuteville Survey, the following ninety-two (92) courses:

- (L1) North 34°24'50" East, a distance of 14.88 feet (5.358 varas) to an angle point;
- (L2) North 53°49'25" East, a distance of 38.34 feet (13.802 varas) to an angle point;
- (L3) North 00°32'15" West, a distance of 12.14 feet (4.369 varas) to an angle point;
- (L4) North 61°35'41" East, a distance of 28.84 feet (10.237 varas) to an angle point;
- (L5) North 03°33'08" East, a distance of 10.34 feet (3.721 varas) to an angle point;
- (L6) North 33°36'43" East, a distance of 7.23 feet (2.601 varas) to an angle point;
- (L7) South 73°17'39" East, a distance of 6.07 feet (2.185 varas) to an angle point;
- (L8) South 59°11'52" East, a distance of 10.12 feet (3.642 varas) to an angle point;
- (L9) South 89°02'01" East, a distance of 5.92 feet (2.130 varas) to an angle point;
- (L10) North 24°11'31" East, a distance of 31.85 feet (11.466 varas) to an angle point;
- (L11) North 19°41'56" West, a distance of 6.39 feet (2.229 varas) to an angle point;
- (L12) North 34°52'59" West, a distance of 6.64 feet (2.391 varas) to an angle point;
- (L13) North 07°32'58" East, a distance of 7.86 feet (2.829 varas) to an angle point;
- (L14) North 33°50'47" West, a distance of 16.42 feet (5.911 varas) to an angle point;
- (L15) North 00°18'28" West, a distance of 9.57 feet (3.444 varas) to an angle point;
- (L16) North 34°52'23" East, a distance of 11.56 feet (4.160 varas) to an angle point;
- (L17) North 49°29'10" West, a distance of 8.53 feet (3.070 varas) to an angle point;
- (L18) North 05°40'21" East, a distance of 23.58 feet (8.488 varas) to an angle point;
- (L19) North 01°22'38" West, a distance of 32.31 feet (11.922 varas) to an angle point;
- (L20) North 37°07'46" East, a distance of 11.76 feet (4.234 varas) to an angle point;
- (L21) North 28°10'48" West, a distance of 7.74 feet (2.788 varas) to an angle point;
- (L22) North 10°37'26" East, a distance of 34.22 feet (12.320 varas) to an angle point;
- (L23) North 22°05'43" East, a distance of 32.69 feet (11.768 varas) to an angle point;
- (L24) North 38°01'03" East, a distance of 21.97 feet (7.909 varas) to an angle point;
- (L25) North 20°05'47" West, a distance of 8.16 feet (2.936 varas) to an angle point;
- (L26) North 36°43'02" East, a distance of 18.11 feet (6.520 varas) to an angle point;
- (L27) North 47°16'17" East, a distance of 21.19 feet (7.627 varas) to an angle point;
- (L28) North 14°44'54" West, a distance of 9.61 feet (3.458 varas) to an angle point;
- (L29) North 25°47'11" East, a distance of 30.90 feet (11.124 varas) to an angle point;
- (L30) North 00°10'54" West, a distance of 26.58 feet (9.569 varas) to an angle point;
- (L31) North 32°11'39" East, a distance of 20.59 feet (7.412 varas) to an angle point;
- (L32) North 38°01'03" East, a distance of 16.85 feet (6.066 varas) to an angle point;
- (L33) North 30°52'53" West, a distance of 35.69 feet (12.849 varas) to an angle point;
- (L34) North 75°43'00" West, a distance of 18.99 feet (6.835 varas) to an angle point;
- (L35) North 57°21'12" West, a distance of 14.27 feet (5.138 varas) to an angle point;
- (L36) North 25°19'15" West, a distance of 12.92 feet (4.652 varas) to an angle point;
- (L37) South 73°46'35" West, a distance of 6.11 feet (2.200 varas) to an angle point;
- (L38) South 25°06'00" West, a distance of 4.39 feet (1.580 varas) to an angle point;
- (L39) South 59°00'19" East, a distance of 6.30 feet (2.196 varas) to an angle point;
- (L40) South 07°49'40" East, a distance of 7.53 feet (2.712 varas) to an angle point;
- (L41) South 11°20'49" West, a distance of 11.00 feet (3.960 varas) to an angle point;
- (L42) North 21°20'52" West, a distance of 19.84 feet (7.143 varas) to an angle point;
- (L43) South 69°55'07" West, a distance of 5.85 feet (2.106 varas) to an angle point;
- (L44) North 83°08'38" West, a distance of 19.34 feet (6.963 varas) to an angle point;
- (L45) South 78°12'58" West, a distance of 9.85 feet (3.547 varas) to an angle point;
- (L46) South 25°17'15" West, a distance of 9.35 feet (3.366 varas) to an angle point;
- (L47) South 22°29'51" West, a distance of 5.87 feet (2.142 varas) to an angle point;
- (L48) South 18°05'59" West, a distance of 5.49 feet (1.978 varas) to an angle point;
- (L49) North 76°46'21" West, a distance of 12.29 feet (4.424 varas) to an angle point;
- (L50) North 39°41'53" West, a distance of 5.04 feet (1.813 varas) to an angle point;
- (L51) South 05°38'35" East, a distance of 9.98 feet (3.450 varas) to an angle point;
- (L52) South 11°34'07" West, a distance of 12.83 feet (4.620 varas) to an angle point;
- (L53) South 02°24'51" West, a distance of 9.97 feet (3.590 varas) to an angle point;
- (L54) South 65°53'46" West, a distance of 11.14 feet (4.012 varas) to an angle point;
- (L55) North 52°49'22" West, a distance of 6.84 feet (2.463 varas) to an angle point;
- (L56) North 11°23'01" West, a distance of 17.58 feet (6.329 varas) to an angle point;
- (L57) North 35°49'28" West, a distance of 14.06 feet (5.063 varas) to an angle point;
- (L58) North 84°06'23" West, a distance of 14.59 feet (5.254 varas) to an angle point;
- (L59) South 37°28'50" West, a distance of 14.42 feet (5.192 varas) to an angle point;
- (L60) North 81°15'42" West, a distance of 61.84 feet (22.264 varas) to an angle point;
- (L61) South 87°39'44" West, a distance of 27.14 feet (9.769 varas) to an angle point;
- (L62) South 67°00'09" East, a distance of 16.85 feet (6.065 varas) to an angle point;
- (L63) South 53°41'58" West, a distance of 10.87 feet (3.914 varas) to an angle point;
- (L64) South 68°58'32" East, a distance of 8.03 feet (2.891 varas) to an angle point;
- (L65) South 50°55'50" East, a distance of 28.81 feet (10.372 varas) to an angle point;
- (L66) South 68°32'10" East, a distance of 8.17 feet (2.940 varas) to an angle point;
- (L67) South 33°16'18" East, a distance of 12.44 feet (4.478 varas) to an angle point;
- (L68) South 19°08'16" East, a distance of 5.26 feet (1.894 varas) to an angle point;
- (L69) North 45°43'29" West, a distance of 15.91 feet (5.728 varas) to an angle point;
- (L70) North 77°25'18" West, a distance of 21.12 feet (7.602 varas) to an angle point;
- (L71) North 68°03'15" West, a distance of 16.17 feet (5.822 varas) to an angle point;
- (L72) South 75°17'14" West, a distance of 10.86 feet (3.911 varas) to an angle point;
- (L73) North 87°39'54" West, a distance of 12.02 feet (4.326 varas) to an angle point;
- (L74) South 74°21'04" West, a distance of 9.93 feet (3.573 varas) to an angle point;
- (L75) South 43°29'23" West, a distance of 11.02 feet (3.967 varas) to an angle point;
- (L76) North 81°04'59" West, a distance of 16.32 feet (5.874 varas) to an angle point;
- (L77) North 00°07'13" East, a distance of 13.02 feet (4.687 varas) to an angle point;
- (L78) North 49°54'13" East, a distance of 12.94 feet (4.657 varas) to an angle point;
- (L79) North 08°34'53" East, a distance of 13.43 feet (4.833 varas) to an angle point;
- (L80) North 67°31'39" West, a distance of 15.69 feet (5.647 varas) to an angle point;
- (L81) North 80°01'39" West, a distance of 13.68 feet (4.925 varas) to an angle point;
- (L82) North 73°39'33" West, a distance of 47.86 feet (17.231 varas) to an angle point;
- (L83) North 69°04'31" West, a distance of 52.28 feet (18.819 varas) to an angle point;
- (L84) North 59°30'01" West, a distance of 55.26 feet (19.894 varas) to an angle point;
- (L85) North 54°23'35" West, a distance of 44.80 feet (16.128 varas) to an angle point;
- (L86) North 46°16'15" West, a distance of 22.33 feet (8.040 varas) to an angle point;
- (L87) North 49°01'36" West, a distance of 31.56 feet (11.362 varas) to an angle point;
- (L88) North 39°13'06" West, a distance of 48.29 feet (17.385 varas) to an angle point;
- (L89) North 32°04'16" West, a distance of 52.08 feet (18.750 varas) to an angle point;
- (L90) North 28°43'53" West, a distance of 44.61 feet (16.061 varas) to an angle point;
- (L91) North 29°59'43" West, a distance of 32.93 feet (11.854 varas) to an angle point;
- (L92) North 13°36'18" West, a distance of 16.34 feet (5.883 varas) to a point on the line of Mean High Water and southeasterly line of said Nicks Cut, having grid coordinates of N=13,577,123.83 feet (4,887,764.579 varas) and E=3,171,488.76 feet (1,141,918.855 varas);

THENCE, North 60°57'35" East, crossing said Nicks Cut, a distance of 21.73 feet (7.623 varas) to a point on the line of Mean High Water and northwesterly line of said Nicks Cut, having grid coordinates of N=13,577,226.61 feet (4,887,801.580 varas) and E=3,171,673.87 feet (1,141,918.855 varas);

NICK'S LAKE STATE OF TEXAS

N=13,577,123.83 (GRID FEET)
E=3,171,488.76 (GRID FEET)
N=4,887,764.579 (GRID VARAS)
E=1,141,735.954 (GRID VARAS)

JAMES C. STUTEVILLE SURVEY
ABSTRACT NUMBER 580
FILE NO. D-27

U.S. FISH & WILDLIFE SERVICE
P.O. BOX 1306
ALBUQUERQUE, N.M. 87103
C.A.D. FILE NO. 179299

"BAY CITY CORRS ARP" (D13490)
N=13,559,995.62 (GRID FEET)
E=2,936,154.76 (GRID FEET)
N=4,881,598.423 (GRID VARAS)
E=1,057,015.714 (GRID VARAS)

P.O.C.
NGS MON. "877 2683 C" (DP0700)
N=13,517,144.85 (GRID FEET)
E=3,104,666.52 (GRID FEET)
N=4,866,172.146 (GRID VARAS)
E=1,117,679.947 (GRID VARAS)

P.O.B.
N=13,576,374.43 (GRID FEET)
E=3,171,996.82 (GRID FEET)
N=4,887,494.795 (GRID VARAS)
E=1,141,918.855 (GRID 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 Winons

Kyle C. Sunday
Licensed State Land Surveyor

THIS SURVEY HAS BEEN FILED FOR RECORD AND DULY RECORDED THIS 21st DAY
OF MAY, 2025, IN 2025 023685
OF BRAZORIA COUNTY, TEXAS.

N=13,577,226.61 (GRID FEET)
E=3,171,673.87 (GRID FEET)
N=4,887,801.580 (GRID VARAS)
E=1,141,802.593 (GRID VARAS)

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ABSTRACT NUMBER 580
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MEANDER LINE OF
MEAN HIGH WATER
ON JULY 10, 2023
ELEV. 0.77' (SEE NOTE 2)



NOTICE:

This survey was performed in accordance with Section 33.136, Natural Resources Code, for the purpose of evidencing the location of the shoreline of 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 Monument "877 2683 C". Combined scale factor for this project is 0.99989608. Mapping angle for this project is 01°44'22".
- 2) The elevation of Mean High Water for this site is 0.77' 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.
- 3) This is an erosion control project with possible breakwater construction and slope protection.
- 4) CEPR PROJECT NO. 1712

TO MON. "877 2683 C"
S 48°08'01" W 91,194.37'
(32,829.974 VS)

N=13,578,007.60 (GRID FEET)
E=3,172,579.25 (GRID FEET)
N=4,888,082.736 (GRID VARAS)
E=1,142,128.530 (GRID VARAS)

GULF INTRACOASTAL WATERWAY

NICK'S CUT
STATE OF TEXAS

DRUM BAY
STATE OF TEXAS
SUBMERGED TRACT NO. 1

A COASTAL BOUNDARY SURVEY OF
THE PASS BETWEEN NICKS LAKE, ALSO
KNOWN AS NICKS CUT, ADJACENT TO THE
JAMES C. STUTEVILLE SURVEY, ABSTRACT
NUMBER 580,
BRAZORIA COUNTY, TEXAS

CobbFendley

TSPELS Firm Registration No. 274
TSPELS Firm Registration No. 0004700
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. CEPR 1712
FOR GENERAL LAND OFFICE USE ONLY

TEXAS GENERAL LAND OFFICE
Art. 33.136, Natural Resources Code
Co Brazoria SK No. 29
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. 29
File Date 7/8/25 by L. Parsons

Project: Nick's Cut, James C. Stuteville Survey, A-580 – Sunday

Project No: Project Number: CEPRA # 1712

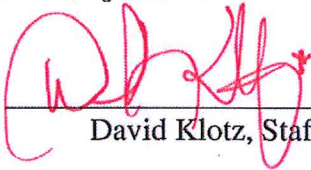
Project Manager: Carver Wray, Coastal Resources.

Surveyor: Kyle Sunday, Licensed State Land Surveyor

Description: Coastal Boundary Survey dated July 10, 2023, delineating the line of Mean High Water of the pass between Nicks Lake and Drum Bay State of Texas Submerged Tract Number 1, also known as Nicks Cut, adjacent to the James C. Stuteville Survey, Abstract Number 580, Brazoria County, Texas, in connection with CEPRA No. 1712. Centroid coordinates 29°01'42"N, 95°13'57"W, WGS84. A copy of the survey Recorded in Official Public Records, Brazoria County Instrument No. 2025023685, 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
Chief Clerk and Deputy Land Commissioner

7/2/2025

Date

Filed as: Brazoria County, NRC Article 33.136 Sketch No. 29
Tex. Nat. Res. Code §33.136



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:
[Signature]
66464110571B4FD...

Dep. Gen. Counsel DocuSigned by:
Marc Barenblat
833F61245C79401...

Gen. Counsel DocuSigned by:
Jeff Gordon
3E1127E3B26541D...

Deputy Chief Clerk DocuSigned by:
Adrian Piloto
C663841587B2413...

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