

**CONTRACT No. 008: Wetlands and Dune Habitat Acquisition in Matagorda
County
Interim Report**

Matagorda Bay Foundation

April 10, 2025

Submitted to

**Steve Raabe
Matagorda Bay Mitigation Trust**



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April 10, 2025

To: MBMT Trustee
RE: Status report Contract 008 Matagorda Beach Turtle Creek Lease Project.

From: Matagorda Bay Foundation

Project goal – to negotiate long-term conservation leases on private properties at an aquaculture facility on Turtle Creek near Palacios, Texas, and a recently accreted dune and beach area located south of the LCRA Matagorda Nature Center in Matagorda, Texas.

Turtle Creek – Unfortunately, we were unable to negotiate and secure a conservation lease with the business partners and owners of the wetlands adjacent to the aquaculture facility. The facility operator (1/3 owner in the business) was interested but he was not able to convince the other two investors to engage in the process.

Matagorda Beach – This project is a joint venture with Gulf Coast Bird Observatory and MBF to protect a robust dune habitat near the LCRA Nature Park that serves as nesting habitat for a variety of birds, including Wilson’s plover. The area is currently disturbed by individuals driving 4X4 vehicles, 4-wheelers, and side-by-sides through the dunes and across nesting birds. Our plan is to identify ownership of the adjacent property and negotiate an agreement that would allow us to place bollards and cables around the dune area. TGLO is supportive of the idea and is interested in outreach and programming if we are successful in protecting the area.

Chronology

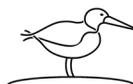
- Several meetings were held with TGLO, LCRA, Matagorda County Pct. 2 Commissioner, and Gulf Coast Bird Observatory to discuss the project concept, benefits, and what was needed to proceed with our plan.
- The dune area is a newly accreted land mass formed after construction of a new jetty system built in 2010-11 at the mouth of the Colorado River diversion channel. Lawyers at TGLO believe owners of the property of the adjacent to the newly accreted land would have legal rights to the accreted property if there were no Coastal Boundary Survey on record for the area – there is not.





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- Initially, it was thought Matagorda County or LCRA were adjacent landowners (s), but a title survey indicated the property may be privately owned.
- The parcel of land in question is currently managed by a trust in Austin, Texas. We made numerous attempts over a period of months to contact the trustee (a large law firm) by email and phone, but did not receive any response.
- MBF engaged with attorneys and board members to see if they might have better luck contacting the trustees, but they did not receive response, either.
- MBF conveyed this information to TGLO who recommended a survey and metes and bounds survey be done. Site surveys and metes and bounds were completed per Texas General Land Office recommendations.
- MBF contracted with Doyle and Wachstetter Surveyors. The surveys took a period of months to complete due to the possible conflicts with ownership, and the lack of accurate title information on Matagorda Beach at the project site.
- According to staff at Doyle and Wachstetter Surveyors, the property was not recorded in county records, and therefore did not have an owner on record.
- The survey results confounded MBF and adjacent landowners, so MBF secured the services of a real estate attorney to provide recommendations on how to proceed with our dune protection strategy. Robert Sweeney, our attorney, drafted a memo (attached) outlining how we should proceed with the execution of our project.
- Following Mr. Sweeney's recommendations, MBF met with both County Commissioner Pct. 2 Mike Estlinbaum and representatives of LCRA Nature Park, and the USACOE to determine if there were concerns or issues with our desire to protect the dune community. None of the parties expressed concerns with our plans to place a series of bollards and cables around the property to protect the dunes and nesting plovers.
- Following meetings with Matagorda County and LCRA, MBF met with management and biologists at the Gulf Coast Bird Observatory (GCBO) to discuss funding sources to purchase the 4 materials, signage, and contractors to place bollards and cables around the site. GCBO staff have not been able to identify funds or donors to help support the effort.
- MBF met with TGLO staff at the March 2025 CMP/CEPRA funding meetings to discuss funding opportunities to purchase the materials and pay contractors to complete the dune project. TGLO staff recommended MBF identify matching funds (40%) and apply for a CMP grant. MBF has approximately \$6700 remaining in the MBMT grant and project partners at GCBO requested MBF explore the possibility of receiving authorization to use remaining grant funds to 1) extend the grant period and 2) use the remaining funds as match.
- MBF has requested cost estimates for the purchase and installation of the bollards and cables. GCBO staff are working with TxDOT and a private construction firm on a donation of re-





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purposed materials (previously used materials) whose condition is still appropriate for the use at the project site.

- MBF will submit a request per GCBO query to determine if the remaining grant funds can be used as match.

CONCLUSION - SUMMARY

This project has undergone significant changes and required no cost extensions from MBMT to reach this point in our efforts.

Turtle Creek Wetlands

We did not anticipate the owners of the Turtle Creek property opting out of our prior verbal agreements to place the wetlands in conservation easement. The property owner approached MBF prior to the grant proposal submission to MBMT and asked to be included in any conservation efforts that might be mutually beneficial. Based on these conversations and subsequent meetings with the property manager and co-owner, MBMT decided to include this project in a proposal to protect important habitats in Matagorda County.

However, after the proposal was submitted and approved for funding by MBMT, one of the investors in the property decided to opt out of the project. MBF was unable to re-negotiate the easement on the wetlands adjacent to Turtle Creek, and that part of the project was terminated.

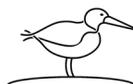
Matagorda Dunes

This part of the project was initiated during stakeholder meetings in Matagorda, Texas. The GCBO and several local stakeholders asked MBF staff if there was anything that could be done to prevent offroad vehicles (small four wheelers, and four-wheel drive trucks) from driving through the dune community adjacent to the LCRA Nature Center and Matagorda County Park parking lot and picnic area. The county government also expressed concerns about the safety of pedestrians near the dunes and frequency of vehicles getting stuck in the dunes and causing considerable damage to vegetation and dune structure.

MBF contacted the sitting Precinct 2 County Commissioner and scheduled a conference call with TGLO to discuss ways to address the situation. Both TGLO and County recommended and supported a proposal to protect the dunes and offered support if MBF took the lead in the process. The one concern expressed by both was determining the owner of the property and getting permission to proceed. MBF moved forward with the grant proposal to MBMT.

Initial efforts to identify ownership were delayed because early surveys and research done by a title company indicated the property was managed by a trust in Austin, Texas. MBF staff, MBF board members, and lawyers attempted to contact the trustee, but no response was provided. After several months trying to contact the trustee through an attorney and at a private residence, MBF ceased the effort.

After follow-up conversations with board members, staff at Bay City Abstract and Title, and staff at TGLO, MBF hired Doyle and Wachstetter Surveyors to survey the property and determine if the dune community was part of the parcel owned by the trustee in Austin. Once the survey was complete, both the





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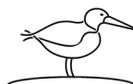
county and TGLO requested a metes and bounds survey for the project area. The survey determined the project location was not part of the trustee's land and the survey and metes and bounds were submitted to the county and TGLO staff.

The final determination regarding ownership of the land was -there was no legal owner listed in the county appraisal district records, nor were there any tax records for the parcel of land. MBF enlisted the services of a real estate attorney to provide recommendations on the legality of moving forward with our effort to protect the dunes. His recommendations were to contact all adjacent landowners (Matagorda County, TGLO, and LCRA). MBF met with all parties, and none expressed any issues with allowing MBF to move forward with the project.

MBF contacted GCBO and relayed information regarding permission to proceed with the project and GCBO began negotiating with donors and others to fund the project and provide materials. After several months of trying to secure the materials as donations, GCBO staff met with MBF staff, and the group discussed a CMP grant application during TGOL funding cycle 31.

Currently, the land has no legal owner. Meetings with Matagorda County Precinct 2 Commissioner Mike Estlinbaum and LCRA Park staff from Austin, Texas, indicate they do not intend to make a claim for the land in question nor do they object to our plans to protect the dunes. Robert Sweeney, our attorney, is communicating with LCRA about MBF making a claim for the land in the future. These discussions are ongoing.

Currently the project is ready to proceed with the placement of bollards and cables but does not have the funds to purchase materials or pay contractors to install them. MBF and GCBO continue to look for funding, donors, and partners to assist with project completion.



Conceptual Design - Matagorda Dunes Protection Project



NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). NORTH ARROW SHOWN IS A GRAPHIC REPRESENTATION OF TEXAS STATE PLANE GRID NORTH.
2. ALL DISTANCES ARE HORIZONTAL GRID LEVEL LENGTHS. COMBINED SCALE FACTOR = 0.99994744531
3. THIS SURVEY DID NOT RELY ON A CURRENT TITLE COMMITMENT. THE INFORMATION CONTAINED ON THIS SURVEY WAS COMPILED FROM DATA BOTH PRIVATE AND PUBLIC FROM THE MATAGORDA COUNTY COURTHOUSE. RESEARCHED BY AUTHOR. IT DOES NOT REPRESENT A COMPLETE DEED RESEARCH AND THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR UNWRITTEN TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THE TRACT SURVEYED MAY BE SUBJECT TO CONFLICTING ELEMENTS OF MONUMENTATION, DESCRIPTION, AND OCCUPATION. A LEGAL PROFESSIONAL SHOULD BE CONSULTED AS TO MATTERS OF TITLE BEFORE ANY ACTION THAT COULD DAMAGE ADJACENT LANDOWNERS OR UNWRITTEN RIGHTS OF TITLE, WHICH A SURVEY CAN NOT CURE.
5. FOR ADDITIONAL INFORMATION, CONTACT KIM T. DOYLE AT 979-265-3622 EXT. 1018.

LEGEND
* SOME ELEMENTS MAY NOT BE USED ON SURVEY

● FOUND IRON PIPE/ROD	— SUBJECT TRACT
○ SURVEY CAP/TO 666P	— ADJACENT TRACT
⊙ CONTROLLING MONUMENT	— SURVEY LINE
⊕ MON. OF RECORD DIGNITY	— PROP. LOT LINE
□ CONCRETE MONUMENT	— EXTENSION OF LINE TO ADJACENT CALLS
— CONG. = CONCRETE	— LINE CALLED IN ERROR, ADJACENT CALL RESPECTED
— B.L. = BUILDING LINE	
— U.E. = UTILITY EASEMENT	
— D.E. = DRAINAGE EASEMENT	
— A.E. = AERIAL EASEMENT	
M.C.D.R. = MATAGORDA COUNTY DEED RECORDS	
M.C.O.R. = MATAGORDA COUNTY OFFICIAL RECORDS	
M.C.P.R. = MATAGORDA COUNTY PLAT RECORDS	

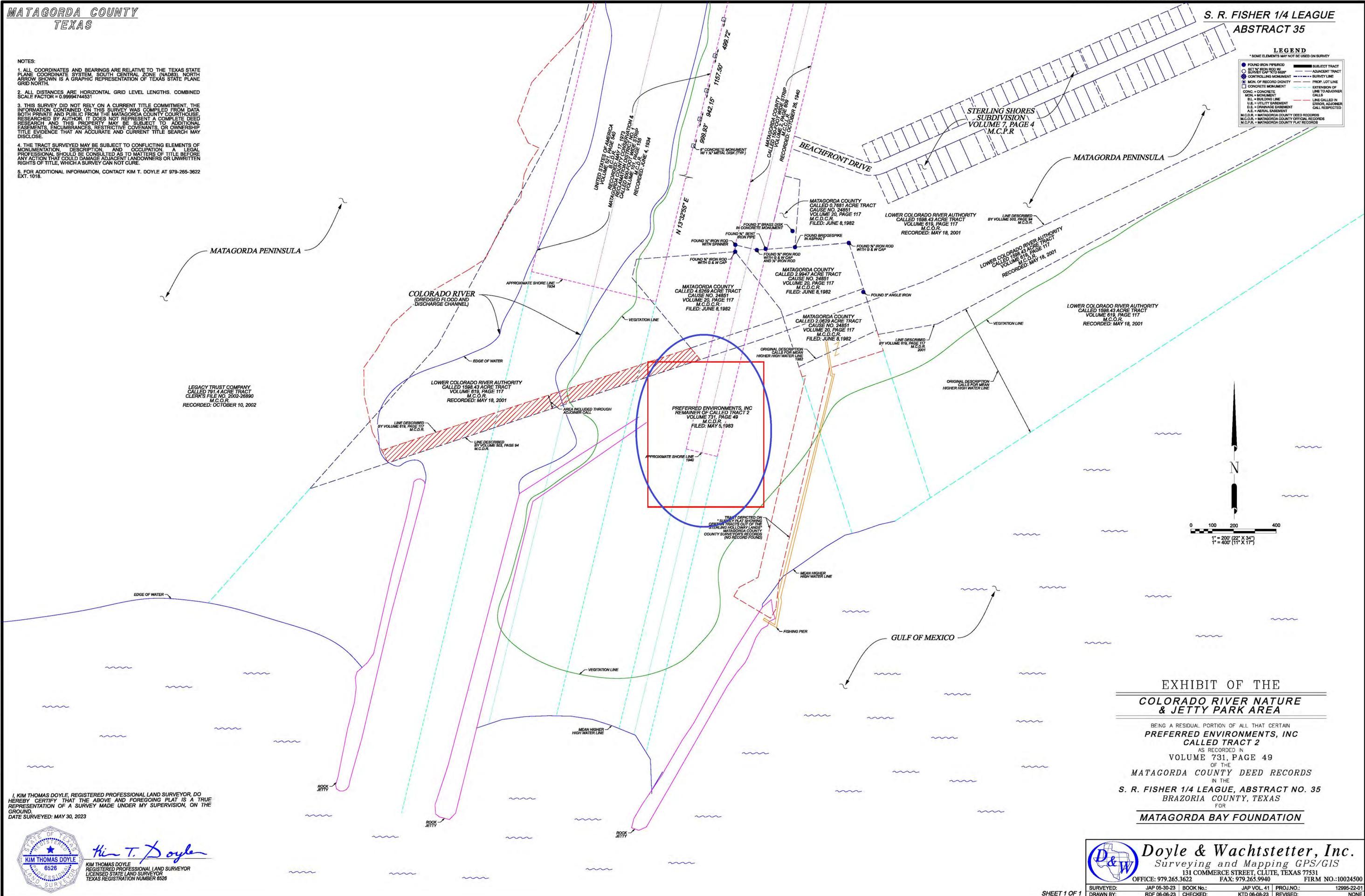


EXHIBIT OF THE
COLORADO RIVER NATURE & JETTY PARK AREA

BEING A RESIDUAL PORTION OF ALL THAT CERTAIN
PREFERRED ENVIRONMENTS, INC
CALLED TRACT 2
AS RECORDED IN
VOLUME 731, PAGE 49
OF THE
MATAGORDA COUNTY DEED RECORDS
IN THE
S. R. FISHER 1/4 LEAGUE, ABSTRACT NO. 35
BRAZORIA COUNTY, TEXAS
FOR
MATAGORDA BAY FOUNDATION

I, KIM THOMAS DOYLE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND.
DATE SURVEYED: MAY 30, 2023

Kim T. Doyle
KIM THOMAS DOYLE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSED STATE LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6526

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FAX: 979.265.9940 FIRM NO.: 10024500

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● FOUND IRON PIPEROD	— SUBJECT TRACT
○ SURVEY CAP WITH BRASS	— ADJACENT TRACT
■ CONTROLLING MONUMENT	— SURVEY LINE
□ MON. OF RECORD DIGNITY	— PROP. LOT LINE
□ CONCRETE MONUMENT	— EXTENSION OF CALLS
○ CONC. = CONCRETE	— LINE CALLED IN BY WORK, ADJACENT CALL RESPECTED
○ ILL. = IRON LINE	
U.E. = UTILITY EMBARKMENT	
D.E. = DRAINAGE EMBARKMENT	
A.E. = AERIAL EMBARKMENT	
M.C.D.R. = MATAGORDA COUNTY DEED RECORDS	
M.C.P.R. = MATAGORDA COUNTY PLAT RECORDS	



LEGACY TRUST COMPANY
CALLED 211.4 ACRE TRACT
CLERK'S FILE NO. 2002-28980
M.C.D.R.
RECORDED: OCTOBER 10, 2002

LOWER COLORADO RIVER AUTHORITY
CALLED 1598.43 ACRE TRACT
VOLUME 619, PAGE 117
M.C.D.R.
RECORDED: MAY 18, 2001

PREFERRED ENVIRONMENTS, INC
REMAINDER OF CALLED TRACT 2
VOLUME 731, PAGE 49
M.C.D.R.
FILED: MAY 5, 1983

MATAGORDA COUNTY
CALLED 2.0829 ACRE TRACT
CAUSE NO. 24851
VOLUME 20, PAGE 117
M.C.D.C.R.
FILED: JUNE 8, 1982

MATAGORDA COUNTY
CALLED 2.9947 ACRE TRACT
CAUSE NO. 24851
VOLUME 20, PAGE 117
M.C.D.C.R.
FILED: JUNE 8, 1982

MATAGORDA COUNTY
CALLED 0.7691 ACRE TRACT
CAUSE NO. 24851
VOLUME 20, PAGE 117
M.C.D.C.R.
FILED: JUNE 8, 1982

LOWER COLORADO RIVER AUTHORITY
CALLED 1598.43 ACRE TRACT
VOLUME 619, PAGE 117
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DATE SURVEYED: MAY 30, 2023



Kim T. Doyle
KIM THOMAS DOYLE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSED STATE LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6528

EXHIBIT OF THE
COLORADO RIVER NATURE & JETTY PARK AREA

BEING A RESIDUAL PORTION OF ALL THAT CERTAIN
**PREFERRED ENVIRONMENTS, INC
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User: 12995-22-01.dwg TIME: 3/10/2023 10:14:09 AM C:\Users\kimtd\OneDrive\Documents\2023\Matagorda Bay Foundation\2023\Matagorda River Channel\Jetty Park Survey\12995-22-01-1 Exhibit Plot.dwg

UNITED STATES OF AMERICA
VOLUME 521, PAGE 840
RECORDED: B.C.D.R.
RECLAMATION DISTRICT NO. 1
CALLED 800-FOOT WIDE STRIP
VOLUME 101, PAGE 155
M.C.D.R.
RECORDED: JUNE 4, 1934

999.93'
942.15'
1157.50'
499.72'

MATAGORDA COUNTY
CALLED 150-FOOT WIDE STRIP
VOLUME 2, PAGE 809
M.C.C.L.R.
RECORDED: OCTOBER 26, 1940

BEACHFRONT DRIVE

MATAGORDA COUNTY
CALLED 0.7681 ACRE TRACT
CAUSE NO. 24851
VOLUME 20, PAGE 117
M.C.D.C.R.
FILED: JUNE 8, 1982

LOWER COLORADO RIVER AUTHORITY
CALLED 1598.43 ACRE TRACT
VOLUME 619, PAGE 117
M.C.O.R.
RECORDED: MAY 18, 2001

N 13°32'55" E

FOUND 3" BRASS DISK
IN CONCRETE MONUMENT
FOUND 1/2" BENT
IRON PIPE

FOUND BRIDGESPIKE
IN ASPHALT

FOUND 1/2" IRON ROD
WITH SPINNER
FOUND 1/2" IRON ROD
WITH G & W CAP

FOUND 1/2" IRON ROD
WITH G & W CAP
AND 1/2" IRON ROD

FOUND 1/2" IRON ROD
WITH G & W CAP

MATAGORDA COUNTY
CALLED 2.9947 ACRE TRACT
CAUSE NO. 24851
VOLUME 20, PAGE 117
M.C.D.C.R.
FILED: JUNE 8, 1982

MATAGORDA COUNTY
CALLED 4.6269 ACRE TRACT
CAUSE NO. 24851
VOLUME 20, PAGE 117
M.C.D.C.R.
FILED: JUNE 8, 1982

FOUND 3" ANGLE IRON

MATAGORDA COUNTY
CALLED 2.0629 ACRE TRACT
CAUSE NO. 24851
VOLUME 20, PAGE 117
M.C.D.C.R.
FILED: JUNE 8, 1982

LINE DESCRIBED
BY VOLUME 619, PAGE 117
M.C.D.R.
2001

ORIGINAL DESCRIPTION
CALLS FOR MEAN
HIGHER HIGH WATER LINE
1982

PREFERRED ENVIRONMENTS, INC
REMAINDER OF CALLED TRACT 2
VOLUME 731, PAGE 49
M.C.D.R.
FILED: MAY 5, 1983

APPROXIMATE SHORE LINE
1934

VEGETATION LINE

RITY

AREA INCLUDED THROUGH
ADJOINER CALL

APPROXIMATE SHORE LINE
1940

MEAN HIGHER
HIGH WATER LINE



Doyle & Wachtstetter, Inc.

Surveying and Mapping • GPS/ GIS • Pipeline Integrity
High Density 3D Laser Scanning • Robotic Imaging HD
Aerial Topographic Surveying • RTK/UAV Imagery

MATAGORDA BAY FOUNDATION

51.51 ACRE TRACT

SAMUEL RHOADS FISHER ¼ LEAGUE, ABSTRACT 35

MATAGORDA COUNTY, TEXAS

PAGE 1 OF 3

FIELD NOTE DESCRIPTION OF ALL THAT CERTAIN 51.51 ACRE TRACT OF LAND lying and situated in the Samuel Rhoads Fisher ¼ League Grant, Abstract 35, Matagorda County, Texas, being a residual portion of all that certain called 1757.9 acre tract of land, described by deed recorded May 5, 1983 to Preferred Environments, Inc, recorded in Volume 731, Page 49 of the Matagorda County Deed Records (M.C.D.R.), said 51.51 acre tract being more particularly described by metes and bounds as surveyed by Kim T. Doyle, R.P.L.S. 6526 February 28, 2024, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD83), in which the directions are Lambert grid bearings and distances are grid level lengths, all areas shown hereon are surface calculations (Combined Scale Factor = 0.99994744531) as follows:

BEGINNING at a 5/8" iron rod with aluminum cap stamped "KIM T. DOYLE R.P.L.S. 6526" set marking the common corner of all that certain called 4.6269, 2.9947 and 2.0629 acre tracts of land, described by Cause No. 24851 to Matagorda County, described in Volume 20, Page 117 of the Matagorda County District Court Record, for the north corner of the herein described 51.51 acre tract, said **POINT OF BEGINNING** being located at Texas State Plane Coordinate System position X = 2938299.28 and Y = 13413565.71, from which point an iron pipe with an inside diameter of 1" and an outside diameter of 1 1/2" at base of old iron pipe bears North 51°24'40" East a distance of 4651.99 feet and an iron pipe with an inside diameter of 4" and an outside diameter of 4 3/4" in barb wire fence line bears North 57°52'53" East a distance of 11053.34 feet;

THENCE South 17°46'31" East, coincident with the southwestern boundary line of said Matagorda County called 2.0629 acre tract, at a distance of 400.00 feet pass a 5/8" iron rod with aluminum cap stamped "KIM T. DOYLE R.P.L.S. 6526" set on line, continuing for a total distance of 998.40 feet to an unmarked point in the mean higher high water line of the Gulf of Mexico as mapped May 30, 2023, for the east corner of the herein described 51.51 acre tract;

THENCE with the meanders of the mean higher high water line of the Gulf of Mexico as mapped May 30, 2024, the following bearings and distances:

South 76°12'09" West, a distance of 34.39 feet to an unmarked point for an interior corner of the herein described 51.51 acre tract;

South 59°01'29" West, a distance of 106.20 feet to an unmarked point for an interior corner of the herein described 51.51 acre tract;

South 54°51'05" West, a distance of 133.29 feet to an unmarked point for an exterior corner of the herein described 51.51 acre tract;

South 55°43'15" West, a distance of 110.71 feet to an unmarked point for an interior corner of the herein described 51.51 acre tract;

South 26°51'29" West, a distance of 120.98 feet to an unmarked point for an interior corner of the herein described 51.51 acre tract;

131 Commerce Street • Clute, Texas 77531-5601

Phone: 979-265-3622 • Fax: 979-265-9940 • Email: DW-Surveyor.com • Firm # 10024500

South 7°12'13" East, a distance of 55.59 feet to an unmarked point for an exterior corner of the herein described 51.51 acre tract;

South 30°29'54" West, a distance of 1022.74 feet to an unmarked point for the south corner of the herein described 51.51 acre tract;

North 59°55'41" West, a distance of 56.30 feet to an unmarked point for an exterior corner of the herein described 51.51 acre tract;

North 2°20'51" West, a distance of 159.55 feet to an unmarked point for an interior corner of the herein described 51.51 acre tract;

North 31°55'53" West, a distance of 133.27 feet to an unmarked point for an interior corner of the herein described 51.51 acre tract;

North 67°45'57" West, a distance of 115.45 feet to an unmarked point for an interior corner of the herein described 51.51 acre tract;

North 72°10'17" West, a distance of 98.86 feet to an unmarked point for an interior corner of the herein described 51.51 acre tract;

North 81°20'24" West, a distance of 100.54 feet to an unmarked point for an interior corner of the herein described 51.51 acre tract;

North 88°47'58" West, a distance of 104.91 feet to an unmarked point for an interior corner of the herein described 51.51 acre tract;

South 88°05'11" West, a distance of 110.10 feet to an unmarked point for an interior corner of the herein described 51.51 acre tract;

South 82°46'22" West, a distance of 109.78 feet to an unmarked point for an interior corner of the herein described 51.51 acre tract;

South 71°36'02" West, a distance of 127.39 feet to an unmarked point for an exterior corner of the herein described 51.51 acre tract;

North 75°16'14" West, a distance of 87.74 feet to an unmarked point at the junction of the Gulf of Mexico with the left descending water's edge and mean higher high water line of the Colorado River dredged flood and discharge channel, for the southwest corner of the herein described 51.51 acre tract;

THENCE with the meanders of the left descending water's edge and mean higher high water line of the Colorado River dredged flood and discharge channel as mapped May 30, 2024, the following bearings and distances: (it is intended that the Colorado River dredged flood and discharge channel be treated as a living shoreline changing with naturally occurring erosion and accretion and is not intended to remain fixed by the following bearings and distances)

North 14°43'46" East, a distance of 779.62 feet to an unmarked point for an interior corner of the herein described 51.51 acre tract;

North 3°25'55" East, a distance of 123.65 feet to an unmarked point for an exterior corner of the herein described 51.51 acre tract;

North 11°52'43" East, a distance of 107.85 feet to an unmarked point for an exterior corner of the herein described 51.51 acre tract;

North 17°27'12" East, a distance of 91.62 feet to an unmarked point for an exterior corner of the herein described 51.51 acre tract;

North 32°02'37" East, a distance of 61.61 feet to an unmarked point for an exterior corner of the herein described 51.51 acre tract;

North 47°02'12" East, a distance of 76.02 feet to an unmarked point for an exterior corner of the herein described 51.51 acre tract;

North 69°40'50" East, a distance of 140.64 feet to an unmarked point for an interior corner of the herein described 51.51 acre tract;

North 63°46'10" East, a distance of 79.86 feet to an unmarked point for an interior corner of the herein described 51.51 acre tract;

North 36°03'00" East, a distance of 45.42 feet to an unmarked point for an interior corner of the herein described 51.51 acre tract;

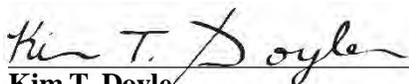
North 8°40'59" West, a distance of 51.94 feet to an unmarked point for an interior corner of the herein described 51.51 acre tract;

North 24°31'21" West, a distance of 58.39 feet to an unmarked point for an exterior corner of the herein described 51.51 acre tract;

North 21°47'05" West, a distance of 102.21 feet to an unmarked point in the southeastern boundary line of all that certain called 1598.43 acre tract of land, described by deed recorded May 18, 2001 to The Lower Colorado River Authority (LCRA), described in Volume 619, Page 117 of the M.C.O.R., for the northwest corner of the herein described 51.51 acre tract;

THENCE North 71°43'46" East, coincident with the southeastern boundary line of said LCRA called 1598.43 acre tract and said Matagorda County called 4.6269 acre tract, at a distance of 91.69 feet pass a 5/8" iron rod with aluminum cap stamped "KIM T. DOYLE R.P.L.S. 6526" set on line, continuing for a total distance of 973.13 feet to a 5/8" iron rod with aluminum cap stamped "KIM T. DOYLE R.P.L.S. 6526" set marking an exterior corner of said Matagorda County called 4.6269 acre tract, for the interior corner of the herein described 51.51 acre tract;

THENCE North 70°27'46" East, coincident with the southeastern boundary line of said Matagorda County called 4.6269 acre tract, a distance of 121.60 feet to the **POINT OF BEGINNING** containing 51.51 acres of land, more or less.


Kim T. Doyle
Registered Professional Land Surveyor
Texas Registration Number 6526
Licensed State Land Surveyor
March 6, 2024



This description is based on an on the ground survey, a plat of which, dated June 13, 2023 is on file in the office of Doyle & Wachtstetter, Inc. Legal\Kim\Matagorda County\Samuel Rhoads Fishert, Abstract 35\ Matagorda Colorado River Channel Jetty Park\12995-24-01 51.51 Ac. Tract (Desc.).doc