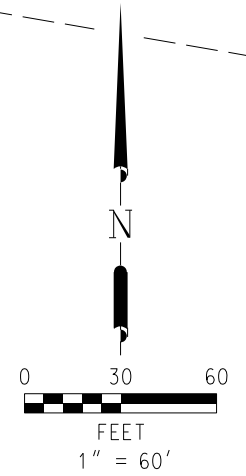
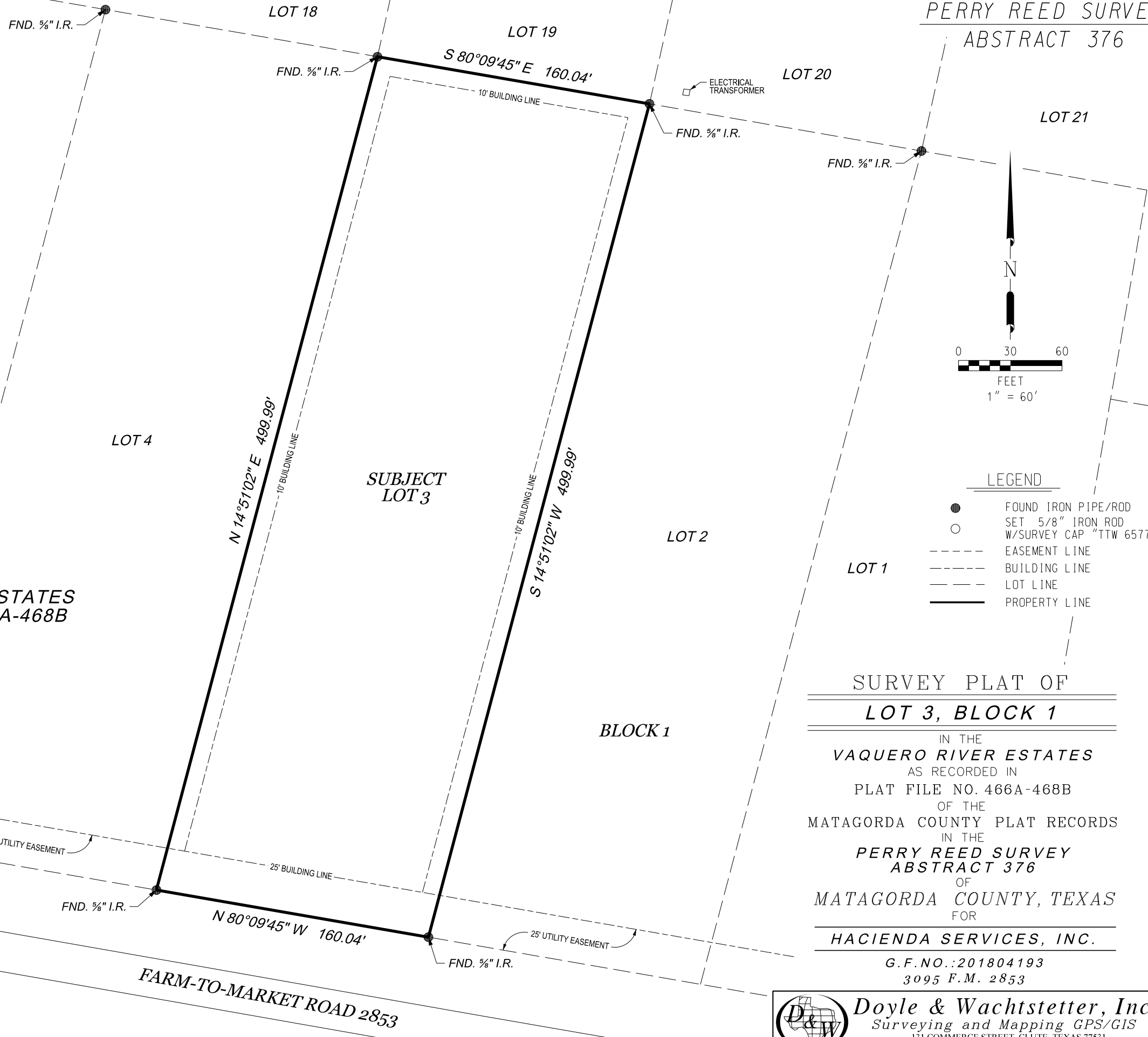


**MATAGORDA COUNTY  
TEXAS**

**NOTES:**

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF= 0.99989990891)
3. THIS SURVEY PLAT RELIED ON A TITLE COMMITMENT FROM BAY CITY ABSTRACT & TITLE COMPANY, G.F.NO.: 201804193, EFFECTIVE DATE: APRIL 4, 2018, ISSUED DATE: APRIL 25, 2018, FOR ALL ITEMS OF RECORD.
4. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VAQUERO RIVER ESTATES, AS RECORDED IN CLERK'S FILE NO. 2008-086987 OF THE M.C.O.R. AND LATER AMENDED IN CLERK'S FILE NO. 2009-093820 OF THE M.C.O.R. INCLUDING A PROVISION FOR ADDITIONAL EASEMENTS AS REFERENCED IN ITEM 10. OF SECTION 'A' OF SAID RESTRICTIONS.

**PERRY REED SURVEY  
ABSTRACT 376**



- LEGEND**
- FOUND IRON PIPE/ROD SET 5/8" IRON ROD W/SURVEY CAP "TTW 6577"
  - 
  - EASEMENT LINE
  - - - - BUILDING LINE
  - LOT LINE
  - PROPERTY LINE

**VAQUERO RIVER ESTATES  
PLAT FILE NO. 466A-468B  
M.C.P.R.**

**SURVEY PLAT OF  
LOT 3, BLOCK 1**  
IN THE  
**VAQUERO RIVER ESTATES**  
AS RECORDED IN  
PLAT FILE NO. 466A-468B  
OF THE  
MATAGORDA COUNTY PLAT RECORDS  
IN THE  
**PERRY REED SURVEY  
ABSTRACT 376**  
OF  
MATAGORDA COUNTY, TEXAS  
FOR  
**HACIENDA SERVICES, INC.**

G.F.NO.: 201804193  
3095 F.M. 2853

I, TRAVIS T. WACHTSTETTER, 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, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN HEREON.  
DATE SURVEYED: APRIL 18, 2018



*Travis T. Wachtstetter*  
TRAVIS T. WACHTSTETTER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 6577

**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

SURVEYED:	MLE 04-18-18	BOOK NO.:	MAT. CO. VOL. 176	PROJECT NO.:	8964-18-01
DRAWN BY:	RMM 04-20-18	CHECKED:	TTW 05-02-18	REVISED:	NONE

USER: Untitled Workspace TIME: 9:47:07 AM DATE: 5/3/2018 G:\DGN\Boundary\Palacios\Vaquero River Estates\Block 1, Lot 3, 4, 9, 3A\Survey, Vaquero Estates, Block 1, Lot 3 TTW.dgn