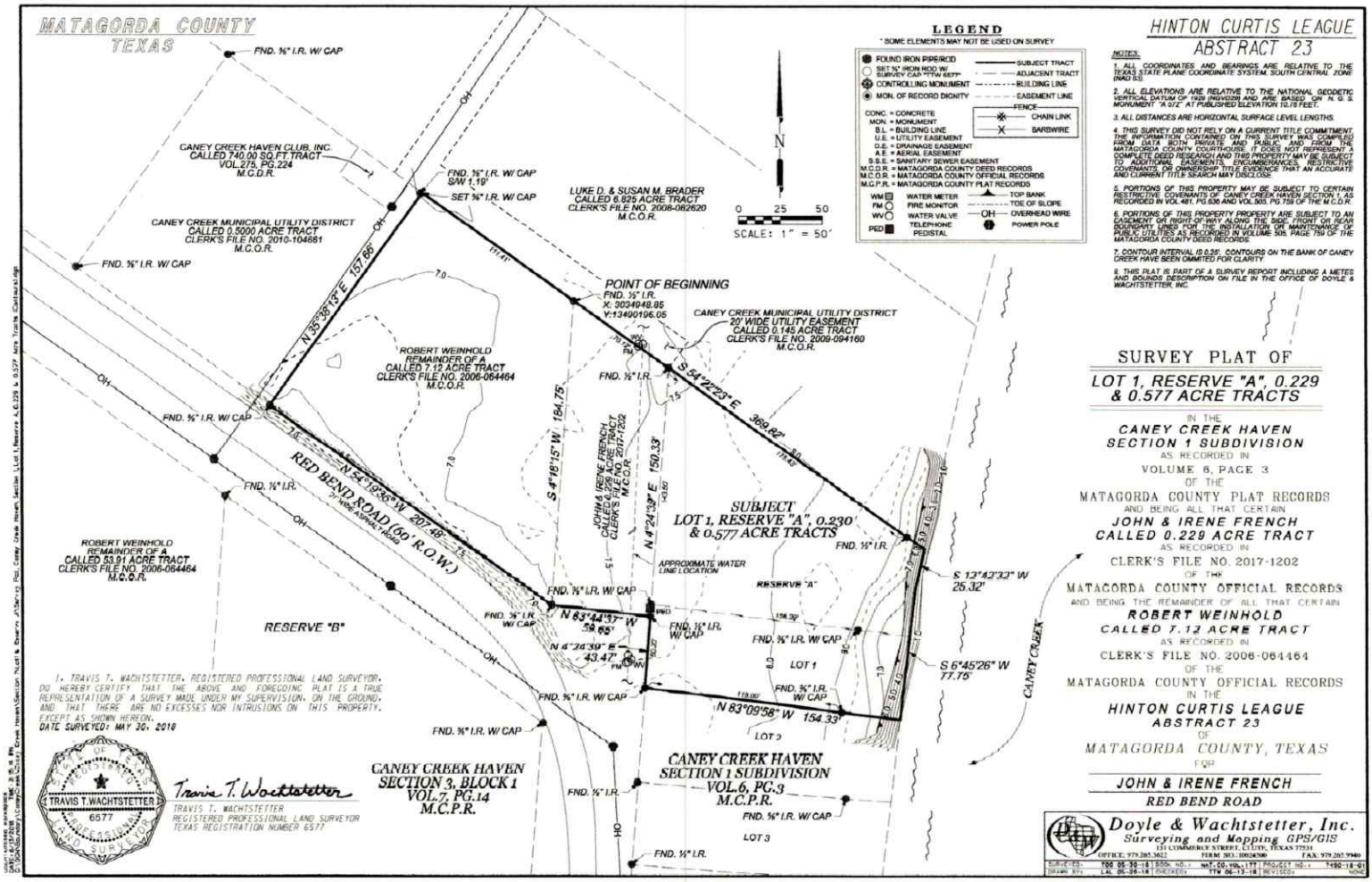
MATAGORDA COUNTY
TEXAS
HINTON CURTIS LEAGUE
ABSTRACT 23
LEGEND
* SOME ELEMENTS MAY NOT BE USED ON SURVEY
FOUND IRON PIPE/ROD
SET ½" IRON ROD W/ SURVEY CAP "TTW 6577"
CONTROLLING MONUMENT
MON. OF RECORD DIGNITY
SUBJECT TRACT
ADJACENT TRACT
BUILDING LINE
EASEMENT LINE
FENCE
CHAIN LINK
BARBWIRE
CONC. = CONCRETE
MON. = MONUMENT
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
A.E. = AERIAL EASEMENT
S.S.E. = SANITARY SEWER 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
WM WATER METER
FM FIRE MONITOR
WV WATER VALVE
PED TELEPHONE PEDISTAL
TOP BANK
TOE OF SLOPE
OVERHEAD WIRE
POWER POLE
N
0 25 50
SCALE: 1" = 50'
FND. ½" I.R. W/ CAP
CANEY CREEK HAVEN CLUB, INC.
CALLED 740.00 SQ.FT TRACT
VOL.275, PG.224
M.C.D.R.
FND. ½" I.R. W/ CAP
S/W 1.19'
SET ½" I.R. W/ CAP
LUKE D. & SUSAN M. BRADER
CALLED 6.825 ACRE TRACT
CLERK'S FILE NO. 2008-082620
M.C.O.R.
CANEY CREEK MUNICIPAL UTILITY DISTRICT
CALLED 0.5000 ACRE TRACT
CLERK'S FILE NO. 2010-104661
M.C.O.R.
FND. ½" I.R. W/ CAP
N 35°38'18" E 157.66'
POINT OF BEGINNING
FND. ½" I.R.
X: 3034948.85
Y:13490196.05
CANEY CREEK MUNICIPAL UTILITY DISTRICT
20' WIDE UTILITY EASEMENT
CALLED 0.145 ACRE TRACT
CLERK'S FILE NO. 2009-094160
M.C.O.R.
S 54°22'23" E 369.82'
ROBERT WEINHOLD
REMAINDER OF A
CALLED 7.12 ACRE TRACT
CLERK'S FILE NO. 2006-064464
M.C.O.R.
FND. ½" I.R.
FND. ½" I.R. W/ CAP
N 54°19'35" W 207.48'
RED BEND ROAD (60' R.O.W.)
2" THICK ASPHALT PAVING
S 4°18'15" W 154.75'
JOHN & IRENE FRENCH
CALLED 0.229 ACRE TRACT
CLERK'S FILE NO. 2017-1202
M.C.O.R.
N 4°24'39" E 150.33'
SUBJECT
LOT 1, RESERVE "A", 0.230'
& 0.577 ACRE TRACTS
ROBERT WEINHOLD
REMAINDER OF A
CALLED 55.91 ACRE TRACT
CLERK'S FILE NO. 2006-064464
M.C.O.R.
APPROXIMATE WATER LINE LOCATION
RESERVE "A"
RESERVE "B"
FND. ½" I.R. W/ CAP
FND. ½" I.R.
N 83°44'57" W
59.65'
N 4°24'39" E
43.47'
FND. ½" I.R. W/ CAP
LOT 1
S 13°42'32" W
25.32'
S 6°45'26" W
77.75'
CANEY CREEK
FND. ½" I.R. W/ CAP
N 83°09'58" W 154.33'
LOT 2
FND. ½" I.R. W/ CAP
FND. ½" I.R.
CANEY CREEK HAVEN
SECTION 1 SUBDIVISION
VOL.6, PG.3
M.C.P.R.
FND. ½" I.R. W/ CAP
LOT 3
FND. ½" I.R.
CANEY CREEK HAVEN
SECTION 3, BLOCK 1
VOL.7, PG.14
M.C.P.R.
NOTES:
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL ELEVATIONS ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AND ARE BASED ON N.G.S. MONUMENT "A 912" AT PUBLISHED ELEVATION 10.18 FEET.
3. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
4. THIS SURVEY DID NOT RELY ON A CURRENT TITLE COMMITMENT. THE INFORMATION CONTAINED ON THIS SURVEY WAS COMPILED FROM DATA BOTH PRIVATE AND PUBLIC, AND FROM THE MATAGORDA COUNTY COURTHOUSE. IT DOES NOT REPRESENT A COMPLETE DEED RESEARCH AND THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. PORTIONS OF THIS PROPERTY MAY BE SUBJECT TO CERTAIN RESTRICTIVE COVENANTS OF CANEY CREEK HAVEN SECTION 1, AS RECORDED IN VOL 481, PG 636 AND VOL 503, PG 759 OF THE M.C.D.R.
6. PORTIONS OF THIS PROPERTY PROPERTY ARE SUBJECT TO AN EASEMENT OR RIGHT-OF-WAY ALONG THE SIDE, FRONT OR REAR BOUNDARY LINES FOR THE INSTALLATION OR MAINTENANCE OF PUBLIC UTILITIES, AS RECORDED IN VOLUME 305, PAGE 759 OF THE MATAGORDA COUNTY DEED RECORDS.
7. CONTOUR INTERVAL IS 0.25'. CONTOURS ON THE BANK OF CANEY CREEK HAVE BEEN OMMITED FOR CLARITY.
8. THIS PLAT IS PART OF A SURVEY REPORT INCLUDING A METES AND BOUNDS DESCRIPTION ON FILE IN THE OFFICE OF DOYLE & WACHTSTETTER, INC.
SURVEY PLAT OF
LOT 1, RESERVE "A", 0.229
& 0.577 ACRE TRACTS
IN THE
CANEY CREEK HAVEN
SECTION 1 SUBDIVISION
AS RECORDED IN
VOLUME 6, PAGE 3
OF THE
MATAGORDA COUNTY PLAT RECORDS
AND BEING ALL THAT CERTAIN
JOHN & IRENE FRENCH
CALLED 0.229 ACRE TRACT
AS RECORDED IN
CLERK'S FILE NO. 2017-1202
OF THE
MATAGORDA COUNTY OFFICIAL RECORDS
AND BEING THE REMAINDER OF ALL THAT CERTAIN
ROBERT WEINHOLD
CALLED 7.12 ACRE TRACT
AS RECORDED IN
CLERK'S FILE NO. 2006-064464
OF THE
MATAGORDA COUNTY OFFICIAL RECORDS
IN THE
HINTON CURTIS LEAGUE
ABSTRACT 23
OF
MATAGORDA COUNTY, TEXAS
FOR
JOHN & IRENE FRENCH
RED BEND ROAD
I, TRAVIS T. WACHTSTETTER, REGISTERED 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: MAY 30, 2018
STATE OF TEXAS
TRAVIS T. WACHTSTETTER
6577
REGISTERED PROFESSIONAL LAND SURVEYOR
Travis T. Wachtstetter
TRAVIS T. WACHTSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6577
Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
126 COMMERCE STREET, EDNA, TEXAS 77957
OFFICE: 979.285.3622
FIRM NO.: 10024500
FAX: 979.285.9940
SURVEYED: 05-30-18
DRAWN BY: LAL 05-30-18
BOOK NO.:
DWG NO.: MAT-00-190
CHECKED: TTW 06-13-18
PROJECT NO.: 7480-18-01
REVISED: NONE