

BENCHMARK DATA:
 REFERENCE MARK NO.: Z 755
 ELEVATION: 8.97
 VERTICAL DATUM: NGVD 1929
 NORTHING: 13451962.4
 EASTING: 2943971.1

**ELIAS R. WIGHTMAN LEAGUE
 ABSTRACT 101**



LEGEND

- FOUND IRON PIPE/ROD
- SET BY IRON ROD BY SURVEYOR
- LOT LINE
- - - - - PROPERTY LINE
- SURVEY LINE

SCALE: 1" = 200'

NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (LSF = 0.99992733961).
3. THIS SURVEY RELIED ON TITLE COMMITMENTS FROM BAY CITY ABSTRACT & TITLE COMPANY, G.F. NO. 201805328 & 201805329, EFFECTIVE DATE: JULY 26, 2018, ISSUED DATE: AUGUST 3, 2018, FOR ALL ITEMS OF RECORD.
4. ALL LOTS FRONTING THE INTRACOASTAL WATERWAY HAVE A 30 FOOT FRONT YARD SETBACK FROM THE FRONT OF EACH LOT ADJOINING THE 30 FOOT ROADWAY.
5. THIS SUBDIVISION REPEAT SUPERCEDES ALL PREVIOUS VERSIONS RECORDED IN PLAT FILE NO. 602A, 602B & 602A-M.C.C.O.R.



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

**MATAGORDA COUNTY
 TEXAS**

STATE OF TEXAS
 COUNTY OF BRAZORIA

I, JAMES N. OUMBY, INDIVIDUALLY AND AS PRESIDENT OF CROSSTIMBERS LAND DEVELOPMENT, LLC, OWNER OF ALL THAT CERTAIN MATAGORDA INTRACOASTAL ESTATES, AS RECORDED IN PLAT FILE NUMBER 602B, 602A & 602B OF THE MATAGORDA COUNTY PLAT RECORDS, AND THE REPLAT OF LOTS 10-13 OF MATAGORDA INTRACOASTAL ESTATES, AS RECORDED IN PLAT FILE NUMBER 602B OF THE MATAGORDA COUNTY PLAT RECORDS, IN THE IRA INGRAM LEAGUE, ABSTRACT 49 AND ELIAS R. WIGHTMAN LEAGUE, ABSTRACT 101, MATAGORDA COUNTY, TEXAS, DO HEREBY REPEAT SAID PROPERTY ACCORDING TO THE LINES, LOTS, AND EASEMENTS AND DESIGNATE SAID SUBDIVISION AS MATAGORDA INTRACOASTAL ESTATES, LOTS 1-44, AND DO HEREBY DEDICATE FOR PRIVATE USE THE EASEMENTS SHOWN HEREON, AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN _____ COUNTY, TEXAS,
 THIS THE _____ DAY OF _____, 2019.

JAMES N. OUMBY
 OWNER & PRESIDENT

STATE OF TEXAS
 COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES N. OUMBY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC

**REPLAT OF
 MATAGORDA INTRACOASTAL
 ESTATES**

BEING A REPLAT OF
 ALL THAT CERTAIN
 MATAGORDA INTRACOASTAL ESTATES
 AS RECORDED IN
 PLAT FILE NO. 602B & 602A
 AND ALL THAT CERTAIN
 REPLAT OF LOTS 10-13 OF
 MATAGORDA INTRACOASTAL ESTATES
 PLAT FILE NO. 610A
 OF THE

MATAGORDA COUNTY PLAT RECORDS
 IN THE IRA INGRAM LEAGUE, ABSTRACT 49 &
 ELIAS R. WIGHTMAN LEAGUE, ABSTRACT 101
 MATAGORDA COUNTY, TEXAS

OWNER:
 James N. Oumby
 Jonesboro, TX 76445

SURVEYOR:
 Travis T. Wachtstetter
 Jonesboro, TX 76445



STATE OF TEXAS
 COUNTY OF BRAZORIA
 DATE: 12/13/2019 TIME: 11:15 AM
 DRAWN BY: jdoyle
 CHECKED BY: jdoyle
 SCALE: 1" = 200'

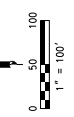
REPLAT OF A PORTION OF TRACT 'A' &
TRACT 'B' OF THE MARY VOGG PARTITION
AND A PORTION OF TRACT 'C' & 'D'
IN S.B. SR. PARTITION
PLAT FILE NO. 491A
M.C.P.R.



E. R. WIGHTMAN LEAGUE
ABSTRACT 101

REPLAT OF
MATAGORDA INTRACOASTAL
ESTATES

Doyle & Wachstetter, Inc.
Surveying and Mapping GPS/CIS
10000 W. Highway 281, Suite 100, Houston, Texas 77055
713-261-1111
www.doyleandwachstetter.com



- LEGEND
- FOUND IRON PIPE ROD
 - SET "X" IRON ROD BY "T" 6511"
 - LOT LINE
 - PROPERTY LINE
 - SURVEY LINE

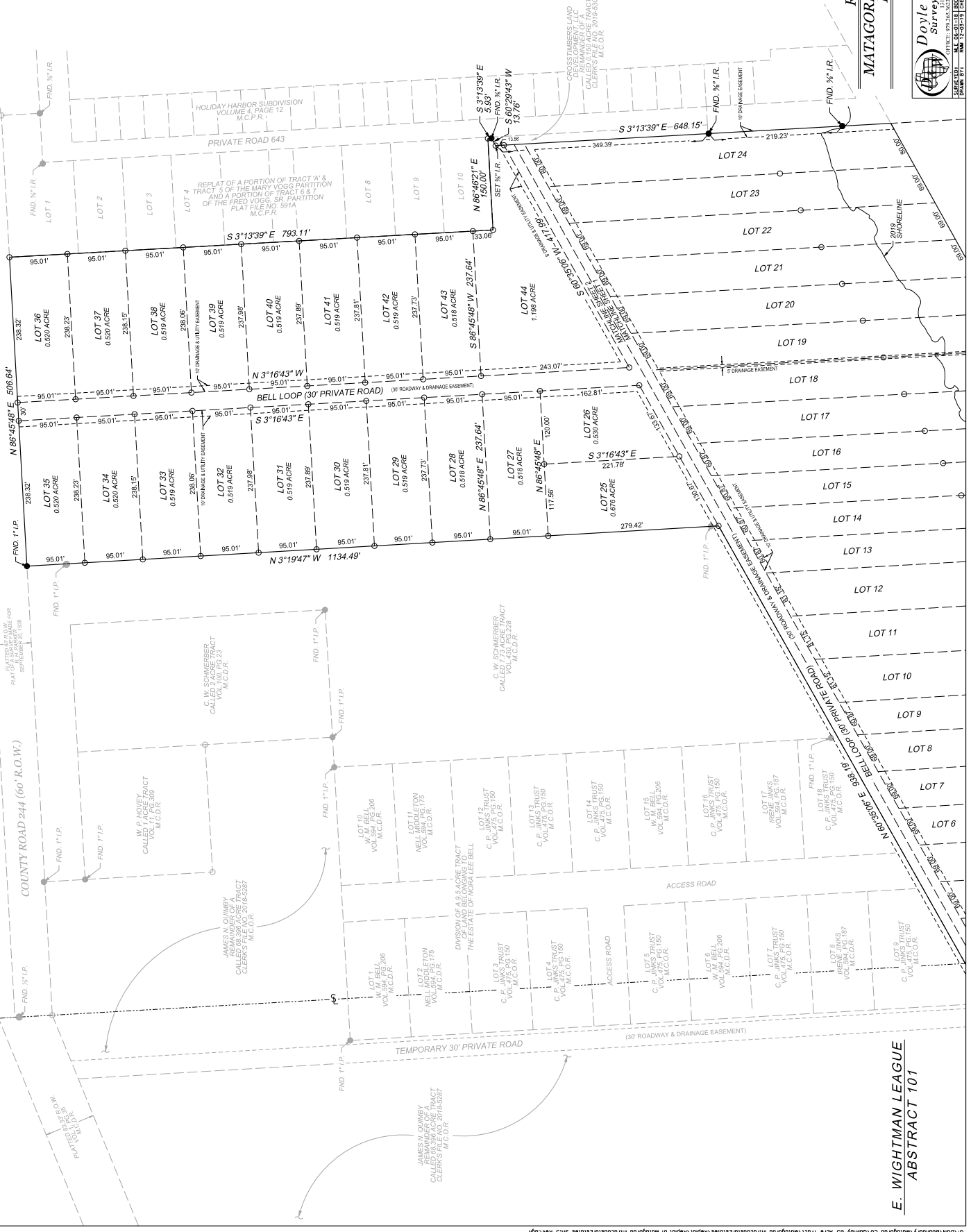
IRA INGRAM LEAGUE ABSTRACT 49

REPEAT OF MATAGORDA INTRACOASTAL ESTATES

E. WIGHTMAN LEAGUE ABSTRACT 101



- LEGEND**
- FOUND IRON PIPE/POD
 - SET 3/4" IRON ROD W/ SURVEY CAP *11W 6517*
 - LOT LINE
 - - - PROPERTY LINE
 - - - SURVEY LINE



Doyle & Wachtstetter, Inc.
 Surveying and Mapping GIS/CIS
 OFFICES: 9708 S. 282nd STREET, COMMERCE, TEXAS 75825-9948
 800-833-4477 FAX: 979-265-2594
 501 W. 11th Street, Matagorda, TX 77458
 409-535-2111 (OFFICE) 409-535-2112 (FAX)
 409-535-2113 (CELL)