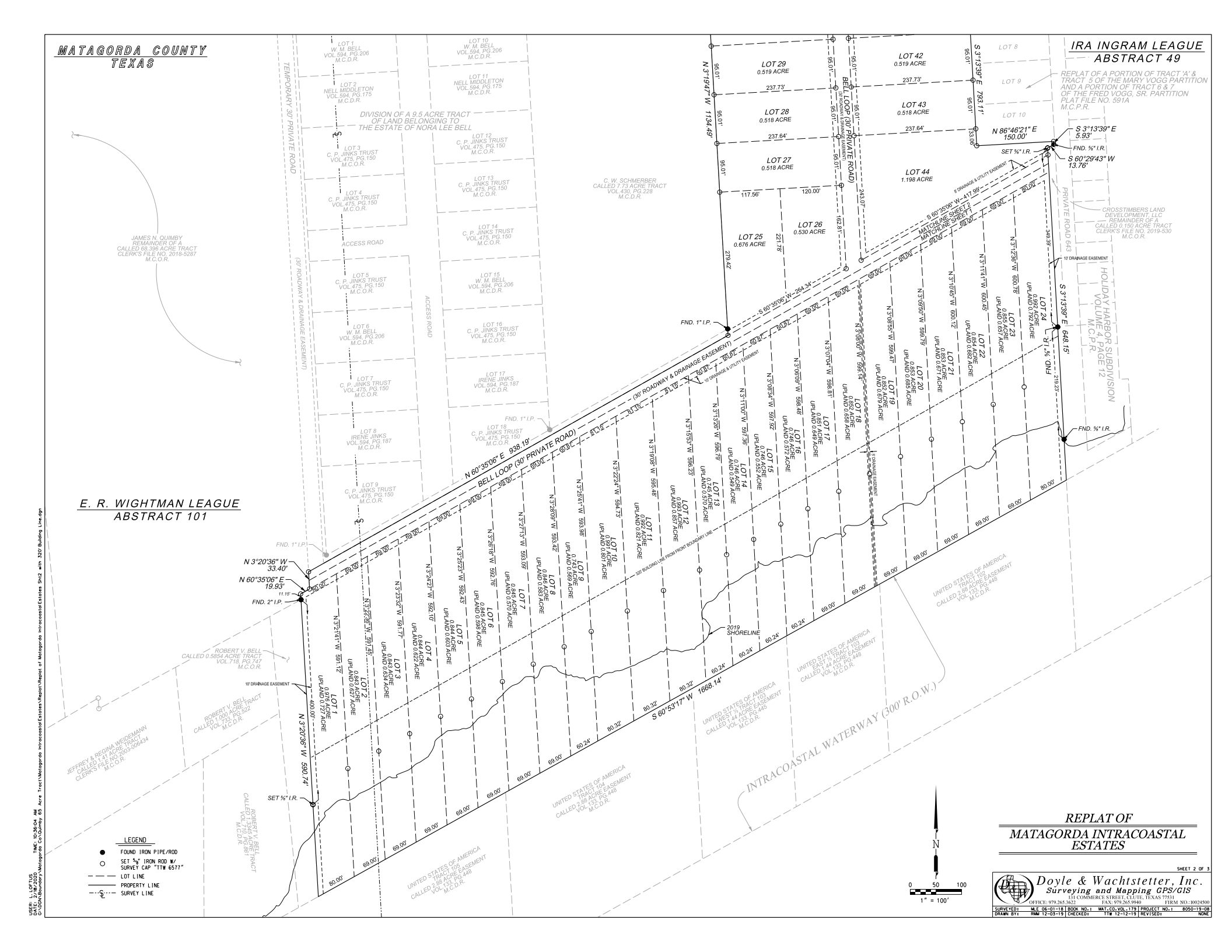
MATAGORDA COUNTY
TEXAS
IRA INGRAM LEAGUE
ABSTRACT 49
E. R. WIGHTMAN LEAGUE
ABSTRACT 101
REPLAT OF A PORTION OF TRACT 'A' & TRACT 5 OF THE MARY VOGG PARTITION AND A PORTION OF TRACT 6 & 7 OF THE FRED VOGG, SR. PARTITION PLAT FILE NO. 591A M.C.P.R.
DIVISION OF A 9.5 ACRE TRACT OF LAND BELONGING TO THE ESTATE OF NORA LEE BELL
BELL LOOP (30' PRIVATE ROAD)
TEMPORARY 30' PRIVATE ROAD
(30' ROADWAY & DRAINAGE EASEMENT)
ACCESS ROAD
PRIVATE ROAD 643
HOLIDAY HARBOR SUBDIVISION VOLUME 4, PAGE 12 M.C.P.R.
JAMES N. QUIMBY REMAINDER OF A CALLED 68.396 ACRE TRACT CLERK'S FILE NO. 2018-5287 M.C.O.R.
C. W. SCHMERBER CALLED 7.73 ACRE TRACT VOL.430, PG.228 M.C.D.R.
CROSSTIMBERS LAND DEVELOPMENT, LLC REMAINDER OF A CALLED 0.150 ACRE TRACT CLERK'S FILE NO. 2019-530 M.C.O.R.
LOT 25 0.676 ACRE
LOT 26 0.530 ACRE
LOT 27 0.518 ACRE
LOT 28 0.518 ACRE
LOT 29 0.519 ACRE
LOT 42 0.519 ACRE
LOT 43 0.518 ACRE
LOT 44 1.196 ACRE
FND. 1" I.P.
FND. ½" I.R.
SET ⅝" I.R.
N 3°19'47" W 1134.49'
S 3°13'39" E 793.11'
N 86°46'21" E 150.00'
S 3°13'39" E 5.93'
S 60°29'43" W 13.76'
S 3°13'39" E 648.15'
S 60°35'06" W 264.34'
S 60°35'06" W 417.99'
N 60°35'06" E 938.19'
MATCHLINE SHEET 1
MATCHLINE SHEET 2
8' DRAINAGE & UTILITY EASEMENT
10' DRAINAGE EASEMENT
10' DRAINAGE & UTILITY EASEMENT
N 3°20'36" W 33.40'
N 60°35'06" E 19.93'
FND. 2" I.P.
N 3°20'36" W 590.74'
SET ⅝" I.R.
S 60°53'17" W 1668.14'
2019 SHORELINE
INTRACOASTAL WATERWAY (300' R.O.W.)
320' BUILDING LINE FROM FRONT BOUNDARY LINE
LOT 1 0.843 ACRE UPLAND 0.727 ACRE
LOT 2 0.843 ACRE UPLAND 0.627 ACRE
LOT 3 0.843 ACRE UPLAND 0.634 ACRE
LOT 4 0.844 ACRE UPLAND 0.622 ACRE
LOT 5 0.844 ACRE UPLAND 0.603 ACRE
LOT 6 0.845 ACRE UPLAND 0.598 ACRE
LOT 7 0.845 ACRE UPLAND 0.570 ACRE
LOT 8 0.846 ACRE UPLAND 0.559 ACRE
LOT 9 0.743 ACRE UPLAND 0.599 ACRE
LOT 10 0.991 ACRE UPLAND 0.807 ACRE
LOT 11 0.992 ACRE UPLAND 0.827 ACRE
LOT 12 0.993 ACRE UPLAND 0.857 ACRE
LOT 13 0.746 ACRE UPLAND 0.570 ACRE
LOT 14 0.746 ACRE UPLAND 0.549 ACRE
LOT 15 0.746 ACRE UPLAND 0.552 ACRE
LOT 16 0.572 ACRE UPLAND 0.572 ACRE
LOT 17 0.851 ACRE UPLAND 0.649 ACRE
LOT 18 0.852 ACRE UPLAND 0.658 ACRE
LOT 19 0.852 ACRE UPLAND 0.679 ACRE
LOT 20 0.853 ACRE UPLAND 0.695 ACRE
LOT 21 0.853 ACRE UPLAND 0.671 ACRE
LOT 22 0.854 ACRE UPLAND 0.682 ACRE
LOT 23 0.854 ACRE UPLAND 0.657 ACRE
LOT 24 0.857 ACRE UPLAND 0.792 ACRE
ROBERT V. BELL CALLED 0.5854 ACRE TRACT VOL.718, PG.747 M.C.O.R.
ROBERT V. BELL CALLED 1.000 ACRE TRACT VOL.733, PG.522 M.C.D.R.
JEFFREY & REGINA WEIDEMANN CALLED 1.41 ACRE TRACT CLERK'S FILE NO. 2003-0006434 M.C.O.R.
ROBERT V. BELL CALLED 1.345 ACRE TRACT VOL.718, PG.747 M.C.D.R.
UNITED STATES OF AMERICA TRACT 104 CALLED 2.88 ACRE EASEMENT VOL.133, PG.448 M.C.D.R.
UNITED STATES OF AMERICA TRACT 105 CALLED 2.88 ACRE EASEMENT VOL.133, PG.448 M.C.D.R.
UNITED STATES OF AMERICA TRACT 102 CALLED 2.88 ACRE EASEMENT VOL.133, PG.448 M.C.D.R.
UNITED STATES OF AMERICA WEST TRACT 103 CALLED 1.44 ACRE EASEMENT VOL.133, PG.448 M.C.D.R.
UNITED STATES OF AMERICA EAST TRACT 103 CALLED 1.44 ACRE EASEMENT VOL.133, PG.448 M.C.D.R.
LEGEND
FOUND IRON PIPE/ROD
SET ⅝" IRON ROD W/ SURVEY CAP "TTW 6577"
LOT LINE
PROPERTY LINE
SURVEY LINE
N
0 50 100
1" = 100'
REPLAT OF
MATAGORDA INTRACOASTAL ESTATES
SHEET 2 OF 3
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 06-01-18 | BOOK NO.: | MAT.CO.VOL.:179 | PROJECT NO.: 8050-19-08
DRAWN BY: RMW 12-03-19 | CHECKED: TTW 12-12-19 | REVISED: NONE
USER: LOFTUS
DATE: 2/18/2020
TIME: 10:36:04 AM
G:\DOS\Boundary\Matagorda Intracoastal Estates\Replat\Replat of Matagorda Intracoastal Estates Sht2 with 320' Building Line.dgn