

**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 10 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 & 610A-M.C.C.O.R.

**DOYLE & WACHSTETTER, Inc.**  
 Surveying and Mapping GPS/GIS  
 10000 W. STATE HWY. 282, SUITE 100, MATAGORDA, TEXAS 77859  
 PHONE: 361-551-1000 FAX: 361-551-1001  
 WWW.DOYLEANDWACHSTETTER.COM

**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

**REPEAT OF  
 MATAGORDA INTRACOASTAL  
 ESTATES**

BEING A REPEAT OF  
 ALL THAT CERTAIN  
 MATAGORDA INTRACOASTAL ESTATES  
 AS RECORDED IN  
 PLAT FILE NO. 602B & 602A  
 AND ALL THAT CERTAIN  
 REPEAT 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 77645

SURVEYOR:  
 Travis T. Wachstetter  
 Jonesboro, TX 77645

STATE OF TEXAS  
 COUNTY OF BRAZORIA

I, TRAVIS T. WACHSTETTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF RECORD FOR THIS SURVEY AND THAT THE SURVEY WAS MADE ON THE GROUND, AND THAT ALL LOTS ARE PROPERLY MARKED WITH 1/2" IRON RODS, AND THIS PLAT CORRECTLY REPRESENTS THAT SURVEY. I, TRAVIS T. WACHSTETTER, REPRESENTS THAT I AM THE SURVEYOR OF RECORD FOR THIS SURVEY AND THAT THE SURVEY WAS MADE ON THE GROUND, AND THAT ALL LOTS ARE PROPERLY MARKED WITH 1/2" IRON RODS, AND THIS PLAT CORRECTLY REPRESENTS THAT SURVEY.

DATE: 12/13/2019 TIME: 11:15 AM  
 FILE: 181115.M  
 PROJECT: Report of Matagorda Intraoastal Estates Repeat of Matagorda Intraoastal Estates Sht.109

REPLAT OF A PORTION OF TRACT 'A' & TRACT 'S' OF THE MARY VOGG PARTITION AND A PORTION OF TRACT 'S' & '7' OF THE W. C. S. R. PARTITION PLAT FILE NO. 491A M.C.P.R.

S 3°13'39" E 793.11'  
N 85°42'21" E 150.00'  
S 60°29'43" W 13.76'  
FND. 9" I.R.  
SET 9" I.R.

HOLIDAY HARBOR SUBDIVISION VOLUME 4, PAGE 12 M.C.P.R.

PRIVATE ROAD 643

BELL LOOP (30' PRIVATE ROAD)

ACCESS ROAD

TEMPORARY 30' PRIVATE ROAD

(30' ROADWAY & DRAINAGE EASEMENT)

ACCESS ROAD

JAMES N. OUMBY  
CALLED 68.99 ACRE TRACT  
VOL. 594, PGS. 150, 151  
M.C.D.R.

THE ESTATE OF NORA LEE BELL  
LOT 12 TRUST  
VOL. 475, PGS. 150, 151  
M.C.D.R.

C.P. JIMMIS TRUST  
VOL. 475, PGS. 150, 151  
M.C.D.R.

LOT 14  
VOL. 594, PGS. 206  
M.C.D.R.

LOT 15  
VOL. 594, PGS. 206  
M.C.D.R.

LOT 16  
VOL. 594, PGS. 150, 151  
M.C.D.R.

LOT 17  
VOL. 594, PGS. 150, 151  
M.C.D.R.

LOT 18  
VOL. 594, PGS. 150, 151  
M.C.D.R.

LOT 19  
VOL. 594, PGS. 150, 151  
M.C.D.R.

LOT 20  
VOL. 594, PGS. 150, 151  
M.C.D.R.

LOT 21  
VOL. 594, PGS. 150, 151  
M.C.D.R.

LOT 22  
VOL. 594, PGS. 150, 151  
M.C.D.R.

LOT 23  
VOL. 594, PGS. 150, 151  
M.C.D.R.

LOT 24  
VOL. 594, PGS. 150, 151  
M.C.D.R.

LOT 1  
VOL. 710, PGS. 361  
M.C.D.R.

LOT 2  
VOL. 710, PGS. 361  
M.C.D.R.

LOT 3  
VOL. 710, PGS. 361  
M.C.D.R.

LOT 4  
VOL. 710, PGS. 361  
M.C.D.R.

LOT 5  
VOL. 710, PGS. 361  
M.C.D.R.

LOT 6  
VOL. 710, PGS. 361  
M.C.D.R.

LOT 7  
VOL. 710, PGS. 361  
M.C.D.R.

LOT 8  
VOL. 710, PGS. 361  
M.C.D.R.

LOT 9  
VOL. 710, PGS. 361  
M.C.D.R.

LOT 10  
VOL. 710, PGS. 361  
M.C.D.R.

LOT 11  
VOL. 710, PGS. 361  
M.C.D.R.

LOT 12  
VOL. 710, PGS. 361  
M.C.D.R.

LOT 13  
VOL. 710, PGS. 361  
M.C.D.R.

LOT 14  
VOL. 710, PGS. 361  
M.C.D.R.

LOT 15  
VOL. 710, PGS. 361  
M.C.D.R.

LOT 16  
VOL. 710, PGS. 361  
M.C.D.R.

LOT 17  
VOL. 710, PGS. 361  
M.C.D.R.

LOT 18  
VOL. 710, PGS. 361  
M.C.D.R.

LOT 19  
VOL. 710, PGS. 361  
M.C.D.R.

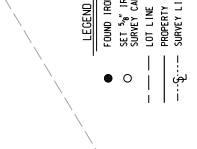
LOT 20  
VOL. 710, PGS. 361  
M.C.D.R.

LOT 21  
VOL. 710, PGS. 361  
M.C.D.R.

LOT 22  
VOL. 710, PGS. 361  
M.C.D.R.

LOT 23  
VOL. 710, PGS. 361  
M.C.D.R.

LOT 24  
VOL. 710, PGS. 361  
M.C.D.R.



REPLAT OF  
MATAGORDA INTRACOASTAL  
ESTATES

Doyle & Wachstetter, Inc.  
Surveying and Mapping GPS/CIS

**LEGEND**  
● FOUND IRON PIPE ROD  
○ SET 3" IRON ROD BY THE SURVEYOR  
--- LOT LINE  
--- PROPERTY LINE  
--- SURVEY LINE

IRA INGRAM LEAGUE  
ABSTRACT 49



**LEGEND**

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

Scale: 1" = 100'

North Arrow

**REPLAT OF  
MATAGORDA INTRACOASTAL  
ESTATES**

Doyle & Wachstetter, Inc.  
Surveying and Mapping GIS/CIS

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TXAS REG. NO. 0021000  
SUA REG. NO. 0000000000  
MEX. REG. NO. 0000000000  
MEX. REG. NO. 0000000000  
MEX. REG. NO. 0000000000

SHEET 3 OF 3