

LEGEND

- FOUND IRON PIPE/ROD
- SET 5/8" IRON ROD W/ SURVEY CAP "WPD 4467"
- OH— OVERHEAD WIRE
- POWER POLE
- — — PROPERTY LINE
- ~~~~~ EDGE OF WATER

- NOTES:
- ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD83).
 - ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF= 0.99991306874)
 - THIS SURVEY RELIED ON A TITLE COMMITMENT FROM GREAT AMERICAN TITLE COMPANY, G.F. NO: 72326-GAT81, EFFECTIVE DATE: MARCH 29, 2019 AND ISSUED DATE: APRIL 16, 2019, FOR ALL ITEMS OF RECORD.

I, Wm. PATRICK DOYLE, 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 16, 2019.

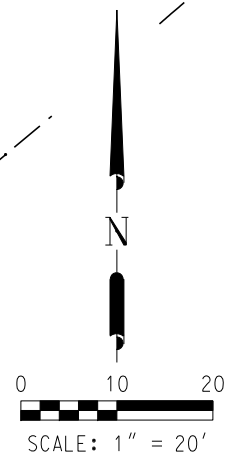


Wm. Patrick Doyle
WM. PATRICK DOYLE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4467

SURVEY PLAT OF
LOT 223
OF THE
DOWNEY'S CANEY CREEK CLUB
TWELFTH SECTION SUBDIVISION
AS RECORDED IN
VOLUME 5, PAGES 17-20
OF THE
MATAGORDA COUNTY PLAT RECORDS
IN THE
WILLIAM BAXTER SURVEY
ABSTRACT-4
MATAGORDA COUNTY, TEXAS
FOR
J & T McNEW PROPERTIES, LLC
G. F. NO.: 72326-GAT81
12223 CO. RD. 204 (DOLPHIN WAY)

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FAX: 979.265.9940

SURVEYED: TG 4-16-19	BOOK No.: MAT.CO. VOL. 191	PROJECT NO.: 10211-19-01
DRAWN BY: WPD 4-25-19	CHECKED: WPD 4-26-19	REVISED: NONE



USER: Untitled Workspace
 DATE: 4/26/2019
 TIME: 3:15:26 PM
 G:\DGN\Boundary\ConeyCreek\DCCC12 Lot223\Survey Plat DCCC12 Lot223 WPD 190412.dgn