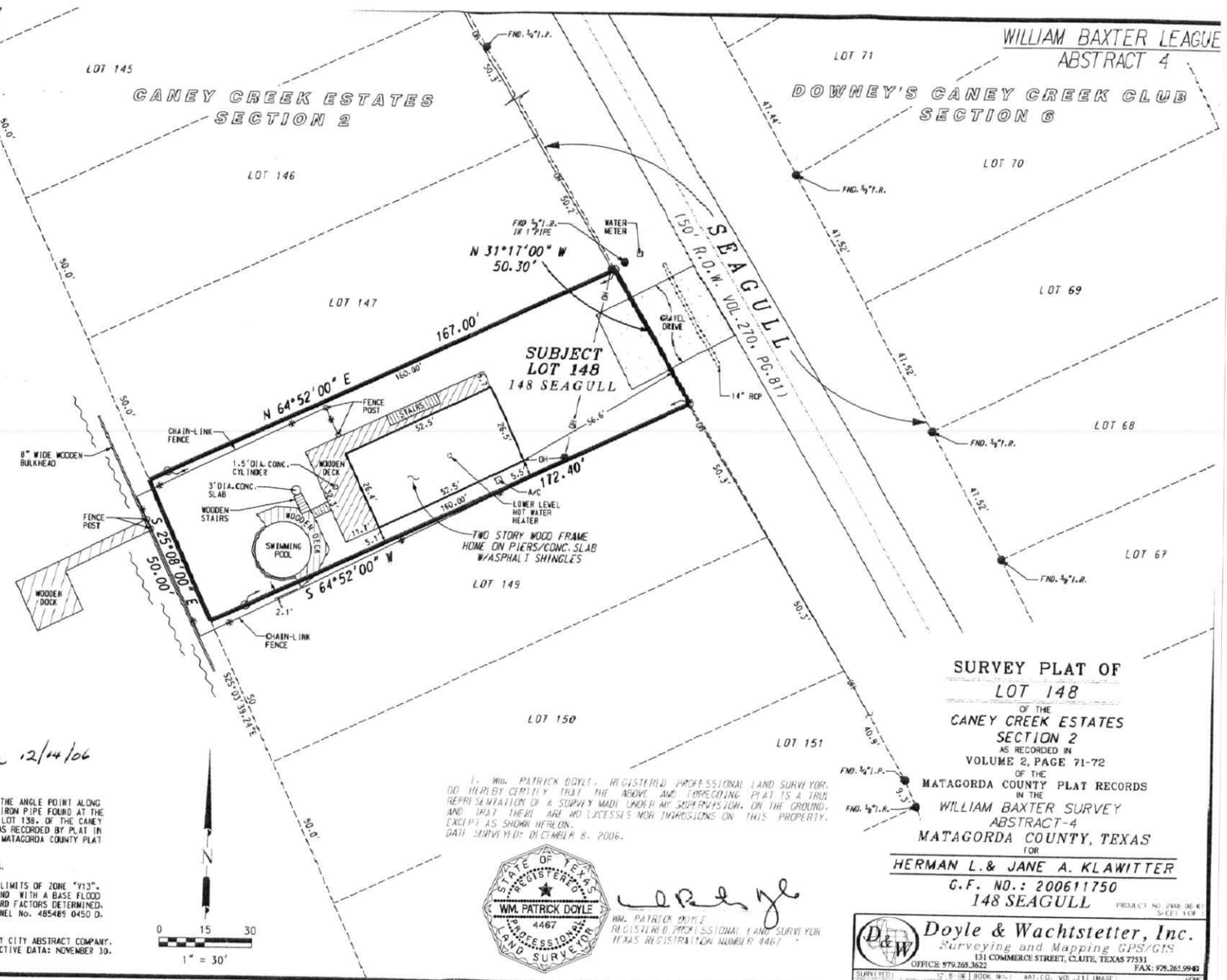
MATAGORDA COUNTY
TEXAS

LEGEND

- FOUND IRON PIPE/ROD
- SET 5/8" IRON ROD W/ SURVEY CAP "WPD 4467"
- POWER POLE
- LOT LINE
- PROPERTY LINE



Herman L. Klawitter
Jane A. Klawitter 12/14/06

NOTES:

1. ALL BEARINGS ARE BASED ON A 3/4" IRON PIPE FOUND AT THE ANGLE POINT ALONG THE NORTHEAST BOUNDARY LINE OF LOT 151 AND A 3/4" IRON PIPE FOUND AT THE ANGLE POINT ALONG THE NORTHEAST BOUNDARY LINE OF LOT 138, OF THE CANEY CREEK ESTATES No. 2, TO BE NORTH 31°17'00" WEST, AS RECORDED BY PLAT IN VOLUME 2, PAGE 71-72, CABINET 146A-147B OF THE MATAGORDA COUNTY PLAT RECORDS.
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
3. THIS SUBJECT TRACT OF LAND IS LOCATED WITHIN THE LIMITS OF ZONE "V13", AREAS OF 100-YEAR COASTAL FLOOD WITH VELOCITY AND WITH A BASE FLOOD ELEVATION DETERMINED TO BE 11 FEET AND FLOOD HAZARD FACTORS DETERMINED, AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 485489 0450 D, DATED MAY 4, 1992.
4. THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM BAY CITY ABSTRACT COMPANY, FOR ALL THINGS OF RECORD, G.F. No. 200611750. EFFECTIVE DATA: NOVEMBER 30, 2006. ISSUED DATE: DECEMBER 1, 2006.

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: DECEMBER 8, 2006.

STATE OF TEXAS REGISTERED WM. PATRICK DOYLE 4467 PROFESSIONAL LAND SURVEYOR

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

SURVEY PLAT OF
LOT 148
OF THE
CANEY CREEK ESTATES
SECTION 2
AS RECORDED IN
VOLUME 2, PAGE 71-72
OF THE
MATAGORDA COUNTY PLAT RECORDS
IN THE
WILLIAM BAXTER SURVEY
ABSTRACT-4
MATAGORDA COUNTY, TEXAS
FOR
HERMAN L. & JANE A. KLAWITTER
G.F. NO.: 200611750
148 SEAGULL

PROJECT NO: 2006-06-01
SHEET 1 OF 1

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

SURVEYED:	12-8-06	BOOK NO.:	MAT.CO. VOL. 33	IMAGE:	NONE
DRAWN BY:	12-08-06	CHECKED:	WPD 12-11-06	REVISED:	NONE

USER: DOYLEWP
DATE: 12-12-06 TIME: 12:12:55
DGN: J:\Boundary\Matagorda\Caney Creek Estates Sec 2\148 Seagull\148 Seagull.dgn