

**MATAGORDA COUNTY
TEXAS**

**WILLIAM BAXTER LEAGUE
ABSTRACT 4**

NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). NORTH ARROW SHOWN IS A GRAPHIC REPRESENTATION OF TEXAS STATE PLANE GRID NORTH.
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
3. THIS SURVEY DID NOT RELY ON A CURRENT TITLE COMMITMENT, THE INFORMATION CONTAINED ON THIS SURVEY WAS COMPILED FROM DATA BOTH PRIVATE AND PUBLIC FROM THE MATAGORDA COUNTY COURTHOUSE, RESEARCHED BY AUTHOR. IT DOES NOT REPRESENT A COMPLETE DEED RESEARCH AND THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS PROPERTY IS SUBJECT TO UNITED STATES OF AMERICA SPOILAGE EASEMENT AND RIGHT-OF-WAY FOR THE DEPOSIT OF DREDGED MATERIAL, AS RECORDED VOLUME 105, PAGE 124 AND VOLUME 132, PAGE 286 OF THE M.C.D.R.

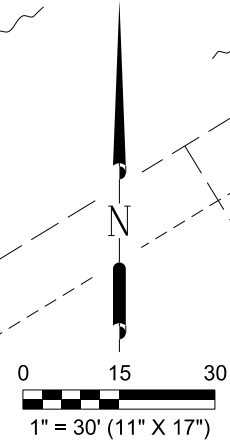
**INTRACOASTAL WATERWAY
(300' WIDE R.O.W.)**
CANEY CATTLE & PASTURE CO. TO U.S.A.
VOLUME 105, PAGE 124
M.C.D.R.
C.G. HAMILL, ET AL TO U.S.A.
VOLUME 132, PAGE 286
M.C.D.R.

LEGEND

* SOME ELEMENTS MAY NOT BE USED ON SURVEY

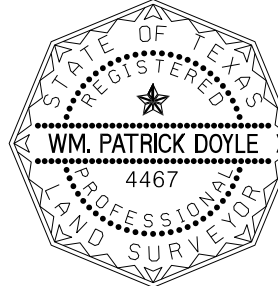
● FOUND IRON PIPE/ROD	— SUBJECT TRACT
○ SET 3/8" IRON ROD W/ SURVEY CAP "TTW 6577"	— ADJACENT TRACT
□ TELEPHONE PEDISTAL	— BUILDING LINE
WM WATER METER	— EASEMENT LINE
— CONTOUR LINES	— FENCE
— 50 — MAJOR	— — WOODEN
— 50.5 — INTERVAL	— X — CHAIN LINK
— 51 — MINOR	— X — BARBWIRE

M.C.D.R. = MATAGORDA COUNTY DEED RECORDS
M.C.O.R. = MATAGORDA COUNTY OFFICIAL RECORDS
M.C.P.R. = MATAGORDA COUNTY PLAT RECORDS



**REPLAT OF
SARGENT BEACH ADDITION
VOLUME 2, PAGE 86
M.C.P.R.**

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 12, 2021



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

**SURVEY PLAT OF
LOT 42, BLOCK 19**
OF THE
**REPLAT OF
SARGENT BEACH ADDITION**
AS RECORDED IN
VOLUME 2, PAGE 86
OF THE
MATAGORDA COUNTY PLAT RECORDS
IN THE
**WILLIAM BAXTER LEAGUE
ABSTRACT 4**
MATAGORDA COUNTY, TEXAS
FOR
5 RVW CONSTRUCTION, LLC
1453 COUNTY ROAD 230 (CANAL DRIVE)

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: ME 4-12-21 BOOK NO: MAT. CO. VOL. 230 PROJECT NO: 12605-21-01
DRAWN BY: WPD 4-17-21 CHECKED: WPD 4-17-21 REVISED: NONE

USER: Untitled Workspace TIME: 6:08:35 PM DATE: 4/17/2021 G:\DGN\Boundary\Coney\Creek\Sargent\Beach Addn\Bk19 Lot42\Final Survey Plat, Sargent Beach Addition, Block 19, Lot 42 1453 CR 230.dgn