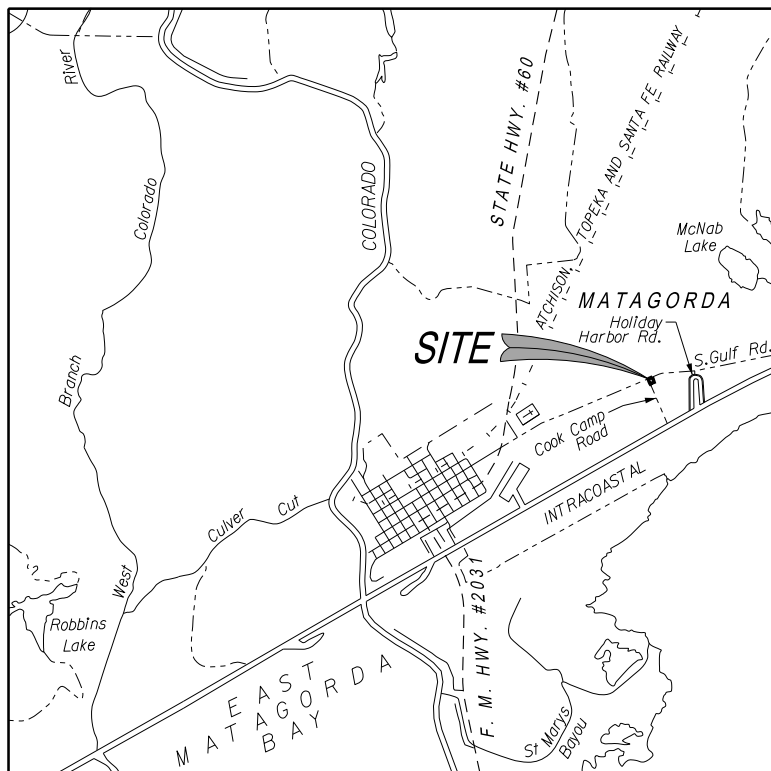


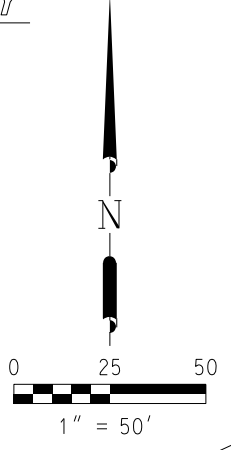
QUIMBY'S COOK'S CAMP ADDITION



LEGEND
* SOME ELEMENTS MAY NOT BE USED ON SURVEY

● FOUND IRON PIPE/ROD	— SUBJECT TRACT
○ SET 1/2" IRON ROD W/ SURVEY CAP "TTW CAP"	— ADJACENT TRACT
⊕ WATER WELL	— BUILDING LINE
⊙ POWER POLE	— UTILITY EASEMENT
— WATER	— OH — OVERHEAD WIRE
— CONTOUR LINES	— FENCE —
— 50 — MAJOR	— WOODEN
— 50.5 — INTERVAL	— CHAIN LINK
— 51 — MINOR	— HOG WIRE

M.C.D.R. = MATAGORDA COUNTY DEED RECORDS
M.C.L.R. = MATAGORDA COUNTY LINE RECORDS
M.C.P.R. = MATAGORDA COUNTY PLAT RECORDS



STATE OF TEXAS
COUNTY OF MATAGORDA

I, JAMES N. QUIMBY, PRESIDENT OF CROSSTIMBERS LAND DEVELOPMENT, LLC, OWNER OF THE REMAINDER OF ALL THAT CERTAIN CALLED 68.396 ACRE TRACT OF LAND, AS RECORDED IN CLERK'S FILE NO. 2019-3925 OF THE MATAGORDA COUNTY OFFICIAL RECORDS AND LOT 3 OF THE MIDDLETON ESTATES SUBDIVISION, AS RECORDED IN PLAT FILE NO. 624A OF THE MATAGORDA COUNTY PLAT RECORDS IN THE E.R. WIGHTMAN LEAGUE, ABSTRACT 101, MATAGORDA COUNTY, DO HEREBY SUBDIVIDE SAID PROPERTY ACCORDING TO THE LINES, LOTS AND EASEMENTS AND DESIGNATE SAID SUBDIVISION AS LOTS 1-5 OF THE QUIMBY'S COOK'S CAMP ADDITION, AND DO HEREBY DEDICATE FOR PUBLIC 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 _____, 2021.

JAMES N. QUIMBY, PRESIDENT
CROSSTIMBERS LAND DEVELOPMENT, LLC

STATE OF TEXAS
COUNTY OF MATAGORDA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES N. QUIMBY, 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF MATAGORDA

I, STEPHANIE WURTZ, CLERK OF THE COUNTY OF MATAGORDA COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS APPROVED BY THE COMMISSIONERS COURT OF SAID COUNTY ON THE ____ DAY OF _____, 20____, AS RECORDED IN THE MINUTES OF SAID COURT IN VOLUME _____, PAGE _____.

GIVEN UNDER MY HAND AND SEAL THE ____ DAY OF _____, 2021.

COUNTY CLERK

STATE OF TEXAS
COUNTY OF MATAGORDA

I, STEPHANIE WURTZ, CLERK OF THE COUNTY OF MATAGORDA COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED IN MY OFFICE ON THE ____ DAY OF _____, 20____ AT ____ O'CLOCK _____, IN THE PLAT RECORDS OF MATAGORDA COUNTY, TEXAS.

COUNTY CLERK

FILED IN SLIDE NO. _____ OF THE PLAT RECORDS
OF MATAGORDA COUNTY, TEXAS.

CROSSTIMBERS LAND DEVELOPMENT, LLC
PRESIDENT
CALLER: 68.396 ACRE TRACT
CLERK'S FILE NO. 2019-3925
M.C.O.R.

ENVIRONMENTAL HEALTH CERTIFICATE

1. WATER AND WASTE WATER WILL BE SERVICED BY PRIVATE WATER WELLS AND SEPTIC SYSTEMS. SEPTIC SYSTEMS WILL BE INSTALLED ACCORDING TO THE RULES OF MATAGORDA COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES.
2. THIS PROPERTY IS PARTIALLY WITHIN THE LIMITS OF ZONE "AE" WITH A BASE FLOOD ELEVATION OF 11 FEET AND PARTIALLY WITHIN THE LIMITS OF ZONE "AE" WITH A BASE FLOOD ELEVATION OF 12 FEET, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48321C0605F, MAP DATE: JANUARY 15, 2021.

LISA KROBOT _____ DATE _____

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 (S.F. = 0.9999273396).
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, AND FROM THE MATAGORDA COUNTY COURTHOUSE. 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.

I, TRAVIS T. WACHTSTETTER, 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



Travis T. Wachtstetter
TRAVIS T. WACHTSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6577

PAUL & CHRISTINE HORN
CALLED 0.84 ACRE TRACT
CLERK'S FILE NO. 2006-061570
M.C.O.R.

MATAGORDA COUNTY
CALLED 1.231 ACRE TRACT
RIGHT-OF-WAY EASEMENT
VOLUME 5 PAGE 525
M.C.L.R.

JOHN & DELORA McENANEY
CALLED 5.6809 ACRE TRACT
CLERK'S FILE NO. 2005-056335
M.C.O.R.

LINE TABLE			CURVE TABLE					
LINE NO.	BEARING	DISTANCE	CURVE NO.	RADIUS	ARC ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
L1	N 74°45'59" W	62.32'		1193.74'	11°05'20"	231.04'	N 9°17'57" W	230.68'
			C1					

USER: L:\LOFTUS\G:\DEN\Subdivisions\Matagorda\65\Acre Tract\Quimby's Cooks Camp Addition.dgn