

**MATAGORDA COUNTY  
TEXAS**

**NOTES:**

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
3. THIS SURVEY RELIED ON THE CURRENT TITLE COMMITMENT FROM BAY CITY ABSTRACT & TITLE COMPANY FOR ALL ITEMS OF RECORD, G.F. NO.: 201907391, EFFECTIVE DATE: JULY 22, 2019, ISSUED DATE: AUGUST 1, 2019.

- LEGEND**
- FOUND IRON PIPE/ROD
  - SET 5/8" IRON ROD W/ SURVEY CAP "TTW 6577"
  - - - BUILDING LINE
  - - - LOT LINE
  - PROPERTY LINE

**PLATTED 70' WIDE CANAL  
(UNDEVELOPED)**

**WILLIAM BAXTER LEAGUE  
ABSTRACT 4**

**DOWNEY'S CANEY CREEK CLUB  
SECTION 20 SUBDIVISION  
VOLUME 6, PAGE 53-56  
M.C.P.R.**

**SUBJECT  
LOT 85**

**SURVEY PLAT OF  
LOT 85**

OF THE  
**DOWNEY'S CANEY CREEK CLUB  
SECTION 20 SUBDIVISION**  
AS RECORDED IN  
VOLUME 6, PAGE 53-56  
OF THE  
MATAGORDA COUNTY PLAT RECORDS  
IN THE  
**WILLIAM BAXTER LEAGUE  
ABSTRACT 4**  
OF  
MATAGORDA COUNTY, TEXAS  
FOR

**DUSTIN ZAGORSKI**

G.F.NO.:201907391  
PR 675 (INTRACOASTAL DRIVE)

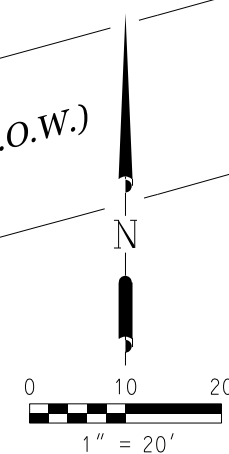
I, TRAVIS T. WACHTSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN HEREON.  
DATE SURVEYED: JULY 31, 2019



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

**PRIVATE ROAD 675 - INTRACOASTAL DRIVE (60' R.O.W.)**

(18' WIDE ASPHALT ROAD)



**Doyle & Wachtstetter, Inc.**  
Surveying and Mapping GPS/GIS  
131 COMMERCE STREET, CLUTE, TEXAS 77531  
OFFICE: 979.265.3622 FIRM NO.: 10024500 FAX: 979.265.9940

SURVEYED: MLE 07-31-19	BOOK NO.: MAT.CO.VOL.191A	PROJECT NO.: 10572-19-01
DRAWN BY: CRS 08-08-19	CHECKED: TTW 08-10-19	REVISED: NONE

USER: L:\LOFTUS DATE: 8/10/2019 TIME: 3:04:52 PM G:\DGN\Boundary\Coney\Creek\DCCC20 Lot79-102\Survey Plat.DCC 20, Lot 85.dgn