

CANEY CREEK ESTATES  
VOLUME 2, PAGE 62-68  
M.C.P.R.

LOT 51

LOT 50

LOT 49

LOT 48

LOT 47

COUNTY ROAD 297

OAK CIRCLE (50' R.O.W.)

LOT 52

15' WIDE ASPHALT ROAD

CANEY CREEK ESTATES  
SECTION 3  
UNRECORDED SUBDIVISION

FND. 1/2" I.R.  
NW 1.31'

LOT 19A  
SHARON A. WILSON  
CALLED 0.442 ACRE TRACT  
CLERK'S FILE NO. 2014-005595  
M.C.O.R.

LOT 18A  
SHARON A. WILSON  
CALLED 0.356 ACRE TRACT  
CLERK'S FILE NO. 2014-005595  
M.C.O.R.

**SUBJECT**  
**0.437 ACRE TRACT**

LOT 17A  
RAY F. TEGELER  
REMAINDER OF A  
CALLED 0.90 ACRE TRACT  
VOLUME 720, PAGE 276  
M.C.D.R.

LOT 16A  
LEE & ROBIN PITCOCK  
CALLED 0.452 ACRE TRACT  
VOLUME 642, PAGE 186  
M.C.O.R.

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. (SF= 0.99991306874)
3. THIS SURVEY RELIED ON A CURRENT TITLE COMMITMENT FROM GREAT AMERICAN TITLE COMPANY FOR ALL ITEMS OF RECORD, G.F. NO.: 1245721TX-A, EFFECTIVE DATE: MARCH 29, 2019, ISSUED DATE: APRIL 10, 2019.
4. THIS PROPERTY MAY BE SUBJECT TO THE TERMS AND CONDITIONS DEFINED IN VOLUME 234, PAGE 77 AND VOLUME 720, PAGE 276 OF THE M.C.D.R.
5. THIS SURVEY PLAT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION, A COPY OF WHICH IS ON FILE IN THE OFFICE OF DOYLE AND WACHTSTETTER, INC.

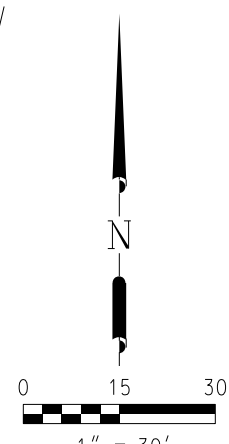
I, TRAVIS T. WACHTSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN HEREON.  
DATE SURVEYED: APRIL 17, 2019



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

APPLE BUILDERS, LLC  
CALLED 155.73 ACRE TRACT  
CLERK'S FILE NO. 2017-1854  
M.C.O.R.

- LEGEND
- FOUND IRON PIPE/ROD
  - SET 5/8" IRON ROD W/ SURVEY CAP "TTW 6577"
  - WM WATER METER
  - POWER POLE
  - OH— OVERHEAD WIRE
  - X— BARBED WIRE FENCE
  - - - LOT LINE
  - PROPERTY LINE



**SURVEY PLAT OF A**  
**0.437 ACRE TRACT**

BEING THE REMAINDER OF ALL THAT CERTAIN  
**RAY F. TEGELER**  
**CALLED 0.90 ACRE TRACT**  
AS RECORDED IN  
VOLUME 720, PAGE 276  
OF THE  
MATAGORDA COUNTY DEED RECORDS  
IN THE  
**HINTON CURTIS LEAGUE**  
**ABSTRACT 23**  
MATAGORDA COUNTY, TEXAS  
FOR

**TRENT & NICOLE THRASHER**

G.F.NO.: 1245721TX-A  
17A COUNTY ROAD 297 (OAK CIRCLE)

**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

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|------------------------|-----------------------------|--------------------------|
| SURVEYED: JAP 04-17-19 | BOOK NO.: MAT. CO. VOL. 197 | PROJECT NO.: 10217-19-01 |
| DRAWN BY: RMM 04-23-19 | CHECKED: TTW 04-29-19       | REVISED: NONE            |