

**MATAGORDA COUNTY
TEXAS**

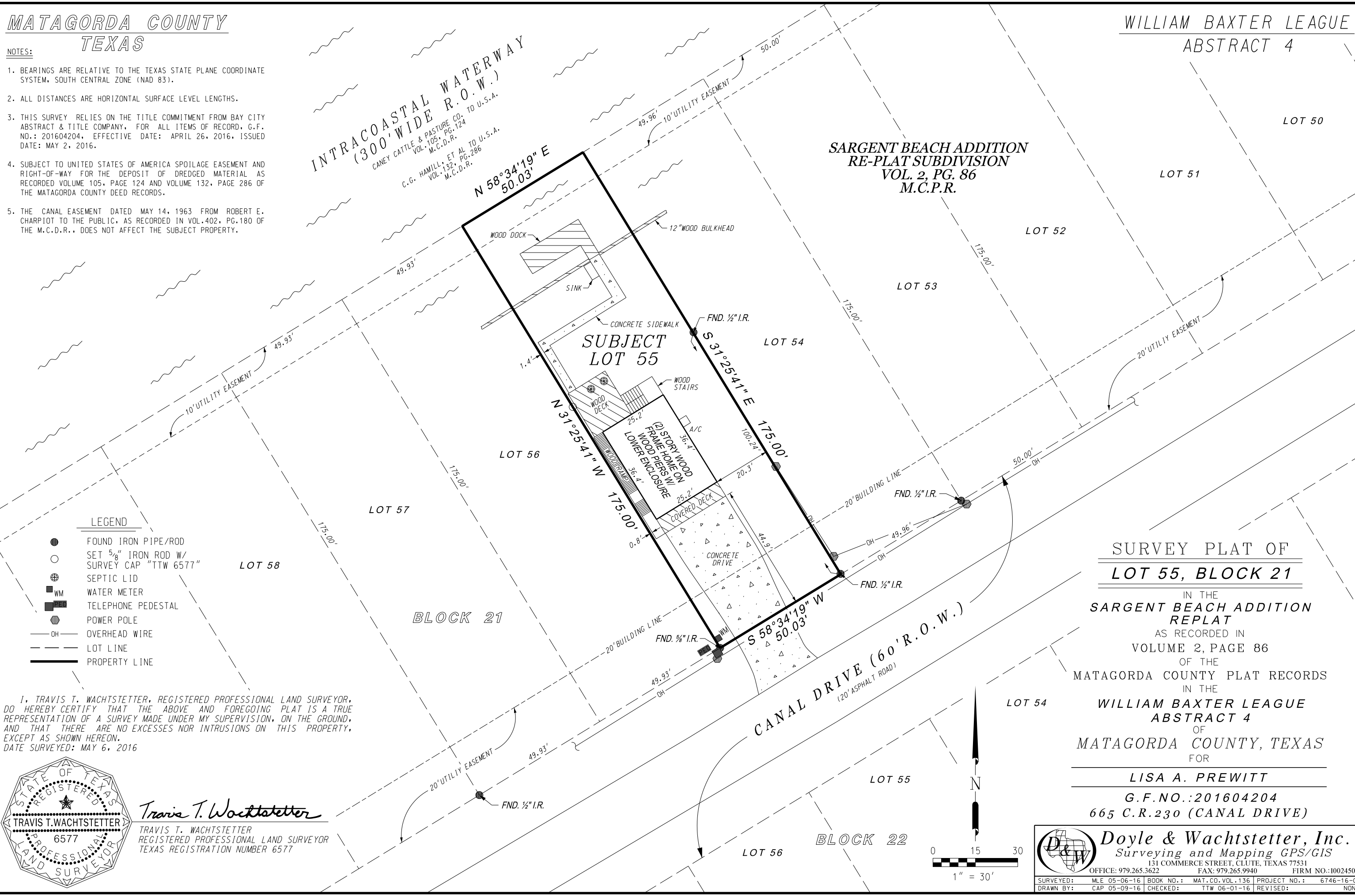
NOTES:

1. 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 RELIES ON THE TITLE COMMITMENT FROM BAY CITY ABSTRACT & TITLE COMPANY, FOR ALL ITEMS OF RECORD, G.F. NO.: 201604204, EFFECTIVE DATE: APRIL 26, 2016, ISSUED DATE: MAY 2, 2016.
4. 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 MATAGORDA COUNTY DEED RECORDS.
5. THE CANAL EASEMENT DATED MAY 14, 1963 FROM ROBERT E. CHARPLOT TO THE PUBLIC, AS RECORDED IN VOL.402, PG.180 OF THE M.C.D.R., DOES NOT AFFECT THE SUBJECT PROPERTY.

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

**WILLIAM BAXTER LEAGUE
ABSTRACT 4**

**SARGENT BEACH ADDITION
RE-PLAT SUBDIVISION
VOL. 2, PG. 86
M.C.P.R.**



LEGEND

- FOUND IRON PIPE/ROD
- SET 5/8" IRON ROD W/ SURVEY CAP "TTW 6577"
- ⊕ SEPTIC LID
- WM WATER METER
- ⊠ TELEPHONE PEDESTAL
- ⊙ POWER POLE
- OH — OVERHEAD WIRE
- - - LOT LINE
- — — PROPERTY LINE

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: MAY 6, 2016



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

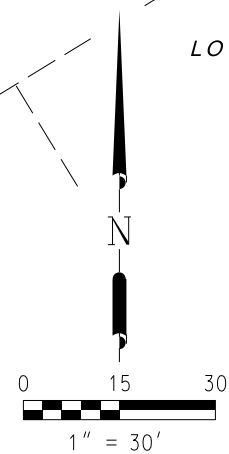
**SURVEY PLAT OF
LOT 55, BLOCK 21**

IN THE
**SARGENT BEACH ADDITION
REPLAT**
AS RECORDED IN
VOLUME 2, PAGE 86
OF THE
MATAGORDA COUNTY PLAT RECORDS
IN THE
**WILLIAM BAXTER LEAGUE
ABSTRACT 4**
OF
MATAGORDA COUNTY, TEXAS
FOR

LISA A. PREWITT
G.F. NO.: 201604204
665 C.R. 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:	MLE 05-06-16	BOOK NO.:	MAT. CO. VOL. 136	PROJECT NO.:	6746-16-01
DRAWN BY:	CAP 05-09-16	CHECKED:	TTW 06-01-16	REVISED:	NONE



USER: Untitled Workspace TIME: 9:50:12 AM DATE: 6/1/2016 G:\DGN\Boundary\1\Convey\Creek\Sargent Beach Addn\Bk21 Lot55\Survey Plat Sargent Beach Addition, Block 21, Lot55.dgn