



MATAGORDA COUNTY TEXAS

**ETC CUSTODIAN FBO JEFFREY REICH IRA  
REPLAT OF LOT 1, BLOCK 4, TIER 2  
COLORADO FRONT OF THE  
MATAGORDA TOWNSITE**

**E. R. WIGHTMAN LEAGUE  
ABSTRACT 101**

STATE OF TEXAS  
COUNTY OF MATAGORDA

1. STEPHANIE WIRTZ, 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.

STATE OF TEXAS  
COUNTY OF MATAGORDA

1. STEPHANIE WIRTZ, CLERK OF THE COUNTY OF MATAGORDA COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ IN THE PLAT RECORDS OF MATAGORDA COUNTY, TEXAS.

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

COUNTY CLERK

ENVIRONMENTAL HEALTH CERTIFICATE

1. ALL LOTS ARE SERVICED BY MUNICIPAL WATER AND SEWER.

2. THIS PROPERTY IS LOCATED PARTIALLY WITHIN THE LIMITS OF ZONE \_\_\_\_\_ PLAT AREAS WITH REDUCED FLOOD RISK. THE FLOOD RISK AND FLOOD ELEVATION OF 7 FEET, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 48321C0605F, DATED: JANUARY 15, 2021.

LISA KROGT  
ENVIRONMENTAL HEALTH DIRECTOR

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. = 0.999828659561).

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 AND THIS SURVEY CAN BE SUBJECT TO UNDISCOVERED EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, COVENANTS, COVENANTS OF DEFEASANCE, AND OTHER INTERESTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4. THE REASON FOR THIS REPLAT IS TO DIVIDE LOT 1, BLOCK 4, TIER 2 INTO THREE LOTS.



STATE OF TEXAS  
COUNTY OF BRAZORIA

1. TRAVIS T. WAGHSTETTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF RECORD FOR THIS SURVEY AND THAT I MADE THIS SURVEY AND THAT ALL LOTS ARE PROPERLY MARKED WITH IRON RODS, AND THIS PLAT CORRECTLY REPRESENTS THAT SURVEY. I AM A MEMBER OF THE TEXAS SURVEYORS ASSOCIATION & WAGHSTETTER, INC. ON SEPTEMBER 2, 2021.

PRELIMINARY

TRAVIS T. WAGHSTETTER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 6517



LEGEND

● FOUND IRON PEG/ROD

○ SET IRON PEG/ROD

— PLAT LINE

— PROPERTY LINE

MATAGORDA TOWNSITE  
TIER 2, BLOCK 4  
COLORADO FRONT  
VOLUME 1, PAGE 35  
M.C.P.R.

ETC CUSTODIAN FBO JEFFREY REICH IRA  
REPLAT OF LOT 1, BLOCK 4, TIER 2  
COLORADO FRONT OF THE  
MATAGORDA TOWNSITE

BEING A REPLAT OF ALL THAT CERTAIN  
LOT 1, TIER 2, BLOCK 4, COLORADO FRONT,  
OF THE MATAGORDA TOWNSITE,  
AS RECORDED IN VOLUME 1, PAGE 35  
OF THE MATAGORDA COUNTY PLAT RECORDS,  
IN THE E. R. WIGHTMAN LEAGUE, ABSTRACT 101,  
MATAGORDA COUNTY, TEXAS

DWENET  
OWNER

ETC CUSTODIAN FBO JEFFREY REICH IRA  
2513 WOODRIDGE ROAD, WALLIS, TX 77880  
MATAGORDA COUNTY, TEXAS 77883

SURVEYOR



Lot #1 - 242 Mulberry ST  
Lot #2 - 258 Mulberry ST  
Lot #3 - 272 Mulberry ST