

DEL NORTE SUBDIVISION
VOLUME 4, PAGE 3
M.C.P.R.

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ENCINO AVENUE (60' R.O.W.)

BLOCK 3

BLOCK 3

SUBJECT
LOT 12

SURVEY PLAT OF
LOT 12, BLOCK 3

OF THE
DEL NORTE SUBDIVISION
AS RECORDED IN
VOLUME 4, PAGE 3
OF THE
MATAGORDA COUNTY PLAT RECORDS
IN THE
I. & G. N. R. R. CO. SURVEY 4, BLOCK 4
ABSTRACT 268
OF
MATAGORDA COUNTY, TEXAS
FOR

ERIK FRANKSON
2708 ENCINO AVENUE

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: TGG 10-01-19 BOOK NO.: MAT. CO. VOL. 203 PROJECT NO.: 8131-19-01
DRAWN BY: LAL 10-08-19 CHECKED: TTW 10-22-19 REVISED: NONE

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: OCTOBER 1, 2019



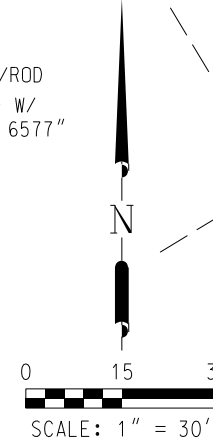
Travis T. Wachtstetter
TRAVIS T. WACHTSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6577

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 = 0.99988220818)
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.
4. THIS PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS, INCLUDING BUILDING LINES, OF DEL NORTE SUBDIVISION, AS RECORDED IN VOLUME 403, PAGE 594 AND LATER AMENDED IN VOLUME 410, PAGE 257 OF THE M.C.D.R.

LEGEND

- FOUND IRON PIPE/ROD
- SET 5/8" IRON ROD W/ SURVEY CAP "TTW 6577"
- WM WATER METER
- GM GAS METER
- POWER POLE
- OH OVERHEAD WIRE
- ✱ CHAINLINK FENCE
- || WOOD FENCE
- - - EASEMENT LINE
- - - BUILDING LINE
- - - LOT LINE
- PROPERTY LINE



USER: L:\LOFTUS DATE: 10/22/2019 TIME: 9:27:18 AM G:\DGN\Boundary\Bay City\Del Norte\Addn\Section 1\Blk3 Lot12\Survey Plat, Del Norte, Section 1, Block 3, Lot 12.dgn