

**MATAGORDA COUNTY TEXAS**

- LEGEND**
- FOUND IRON PIPE/ROD
  - SET 3/4" IRON ROD W/ SURVEY CAP #70 4467
  - BUILDING LINE
  - - - EASEMENT LINE
  - LOT LINE
  - PROPERTY LINE

SARGENT BEACH ADDITION  
REPLAT, BLOCK 17  
VOL. 2, PG. 86  
M.C.P.R.

JAMES W. RUGELEY SURVEY  
ABSTRACT 542

- 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.
  3. THIS SURVEY DID NOT RELY ON A CURRENT TITLE COMMITMENT. THE INFORMATION CONTAINED ON THIS SURVEY WAS COMPILED FROM DATA RESEARCHED BY AUTHOR. IT DOES NOT REPRESENT A COMPLETE DEED RESEARCH AND THIS PROPERTY MAY BE SUBJECT TO UNDISCOVERED EASEMENTS, ENCUMBRANCES-RESTRICTIVE COVENANTS, OR UNDEVELOPED TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SARGENT BEACH ADDITION  
REPLAT, BLOCK 18  
VOL. 2, PG. 86  
M.C.P.R.

CANAL DRIVE (60' R.O.W.)  
DEED REFERENCE TRAILING

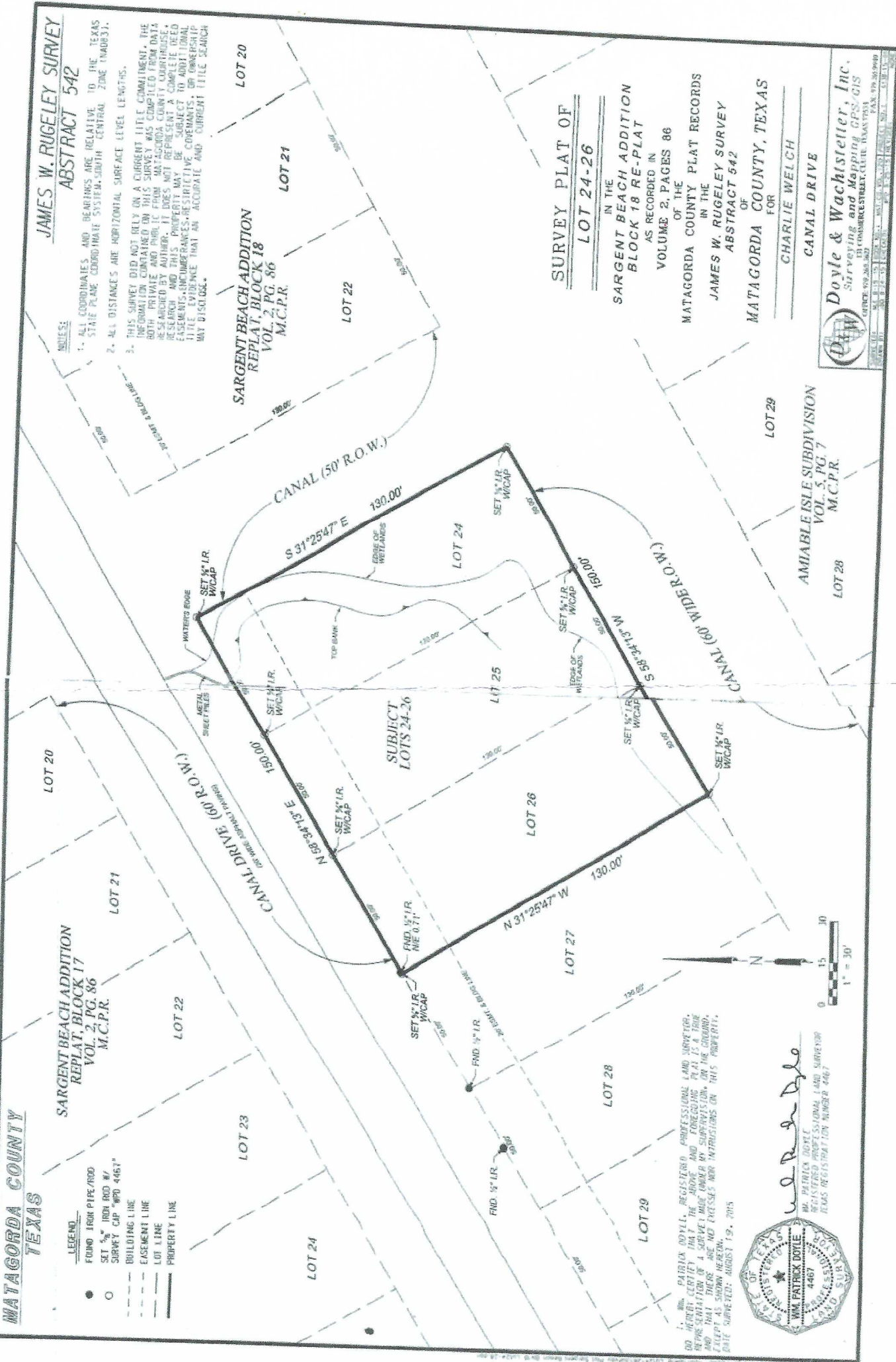
CANAL (50' R.O.W.)

SUBJECT  
LOTS 24-26

**SURVEY PLAT OF  
LOT 24-26**

IN THE  
SARGENT BEACH ADDITION  
BLOCK 18 RE-PLAT  
AS RECORDED IN  
VOLUME 2, PAGES 86  
OF THE  
MATAGORDA COUNTY PLAT RECORDS  
IN THE  
JAMES W. RUGELEY SURVEY  
ABSTRACT 542  
OF  
MATAGORDA COUNTY, TEXAS  
FOR  
CHARLIE WELCH  
CANAL DRIVE

**Doyle & Wachstetter, Inc.**  
Surveying and Mapping GPS/GIS  
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I, MR. PATRICK DOYLE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND SUBDIVISION, OR THE GROUND, AND THAT THERE ARE NO ENCUMBRANCES OR INTERFERENCES ON THIS PROPERTY, EXCEPT AS SHOWN HEREON.  
DATE SURVEYED: AUGUST 19, 2015



*Patrick Doyle*  
MR. PATRICK DOYLE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 4467



STATE OF TEXAS  
COUNTY OF MATAGORDA  
SHEET NO. 1  
DATE OF SURVEY: AUGUST 19, 2015  
DRAWN BY: J. W. RUGELEY  
CHECKED BY: J. W. RUGELEY  
SCALE: AS SHOWN  
TAX: 679.248.2622