

- LEGEND**
- FOUND IRON PIPE / ROD
 - SET IRON ROD W/ SURVEY CAP "WPD 4467"
 - ⊙ POWER POLE
 - UTILITY POLE
 - OVERHEAD WIRE
 - EDGE OF WATER
 - PROPERTY LINE
 - SUBJECT PROPERTY LINE

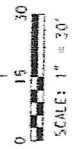
NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83.
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
3. THIS SUBJECT TRACT OF LAND IS LOCATED WITHIN THE LIMITS OF ZONE 711, AREAS OF 100-YEAR COASTAL FLOODING AND 100-YEAR FLOOD HAZARD FACTORS OF FLOODING DATED MAY 11, 1976.
4. THIS SURVEY IS NOT TO BE RELIED ON AS A CURRENT TITLE COMMITMENT. INFORMATION FROM THE MATAGORDA COUNTY COMMISSIONERS' RECORDS IS PROVIDED FOR INFORMATION PURPOSES ONLY. A COMPLETE REED RESEARCH AND THIS PROPERTY MAY BE SUBJECT TO INTERESTS, ENCUMBRANCES AND OTHER RIGHTS NOT SHOWN HEREON. OR MEMBERSHIP TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY BE NECESSARY.

I, MR. PATRICK DOYLE, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT IS TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND AND THAT THERE ARE NO EXCESSALS NOR INTERUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN HEREON. DATE SURVEYED: AUGUST 4, 2017



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



SURVEY PLAT OF LOT 72 & 73

OF THE
DOWNNEY'S CANEY CREEK CLUB SIXTEENTH SECTION
AS RECORDED IN
VOLUME 5, PAGE 41-43
OF THE
MATAGORDA COUNTY PLAT RECORDS
IN THE
WILLIAM BAXTER LEAGUE ABSTRACT 4
OF
MATAGORDA COUNTY, TEXAS
FOR
CHARLIE C. & JUDITH A. WENZEL
1672 & 1673 HERON STREET

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