

**JACKSON COUNTY
TEXAS**

NANCY A. McFARLAND LEAGUE
ABSTRACT 42

LEGEND

- FOUND IRON PIPE/ROD
- SET 5/8" IRON ROD W/
SURVEY CAP "TTW 6577"
- EB ELECTRIC BOX
- WM WATER METER
- ⊕ SEPTIC LID
- ⊙ RADIO TOWER
- ⊕ POWER POLE W/ U.G.C.
- POWER POLE
- OH — OVERHEAD WIRE
- - - EASEMENT LINE
- - - LOT LINE
- — — PROPERTY LINE

CAPE CARANCAHUA
SECTION 3
SLIDE NO. 68B & 69A
J.C.P.R.

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. = 0.9999227133)
3. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM COASTAL TITLE COMPANY, G. F. NO.: 121-0272, EFFECTIVE DATE: APRIL 12, 2021, ISSUED DATE: MAY 5, 2021, FOR ALL ITEMS OF RECORD.
4. THIS PROPERTY MAY BE SUBJECT TO THE RESTRICTIONS, CONDITIONS AND COVENANTS OF CAPE CARANCAHUA SUBDIVISION, SECTION 3, AS RECORDED IN VOLUME 612, PAGE 837 AND VOLUME 407, PAGE 329 OF THE J.C.D.R., VOLUME 529, PAGE 200 OF THE J.C.D.R., AND SLIDE NO. 68B & 69A OF THE J.C.P.R. AND REFERENCED IN ITEM 1, OF SCHEDULE 'B' OF THE TITLE COMMITMENT, INCLUDING ADDITIONAL BUILDING LINES AND EASEMENTS THAT MAY NOT BE SHOWN HEREON.
5. THIS PROPERTY MAY BE SUBJECT TO THE MAINTENANCE LIENS RECORDED IN VOLUME 56, PAGE 384 AND VOLUME 77, PAGE 248 OF THE J.C.D.R. AND REFERENCED IN ITEMS 10, g. AND h. OF SCHEDULE 'B' OF THE TITLE COMMITMENT.
6. THE EASEMENT OR RIGHT-OF-WAY CONVEYED FROM THE W. L. MOODY JR. ESTATE, ET AL. TO TENNESSEE GAS TRANSMISSION COMPANY, AS RECORDED IN VOLUME 255, PAGE 559 AND AMENDED IN VOLUME 259, PAGE 428 OF THE J.C.D.R. AND REFERENCED IN ITEM 10, i. OF SCHEDULE 'B' OF THE TITLE COMMITMENT, DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.
7. THIS PROPERTY IS SUBJECT TO THE 5' ELECTRIC EASEMENT AND RIGHT-OF-WAY GRANTED TO AEP TEXAS, INC., AS DEFINED IN VOLUME 578, PAGE 18 OF THE J.C.D.R. AND REFERENCED IN ITEM 10, k. OF SCHEDULE 'B' OF THE TITLE COMMITMENT.

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 11, 2021

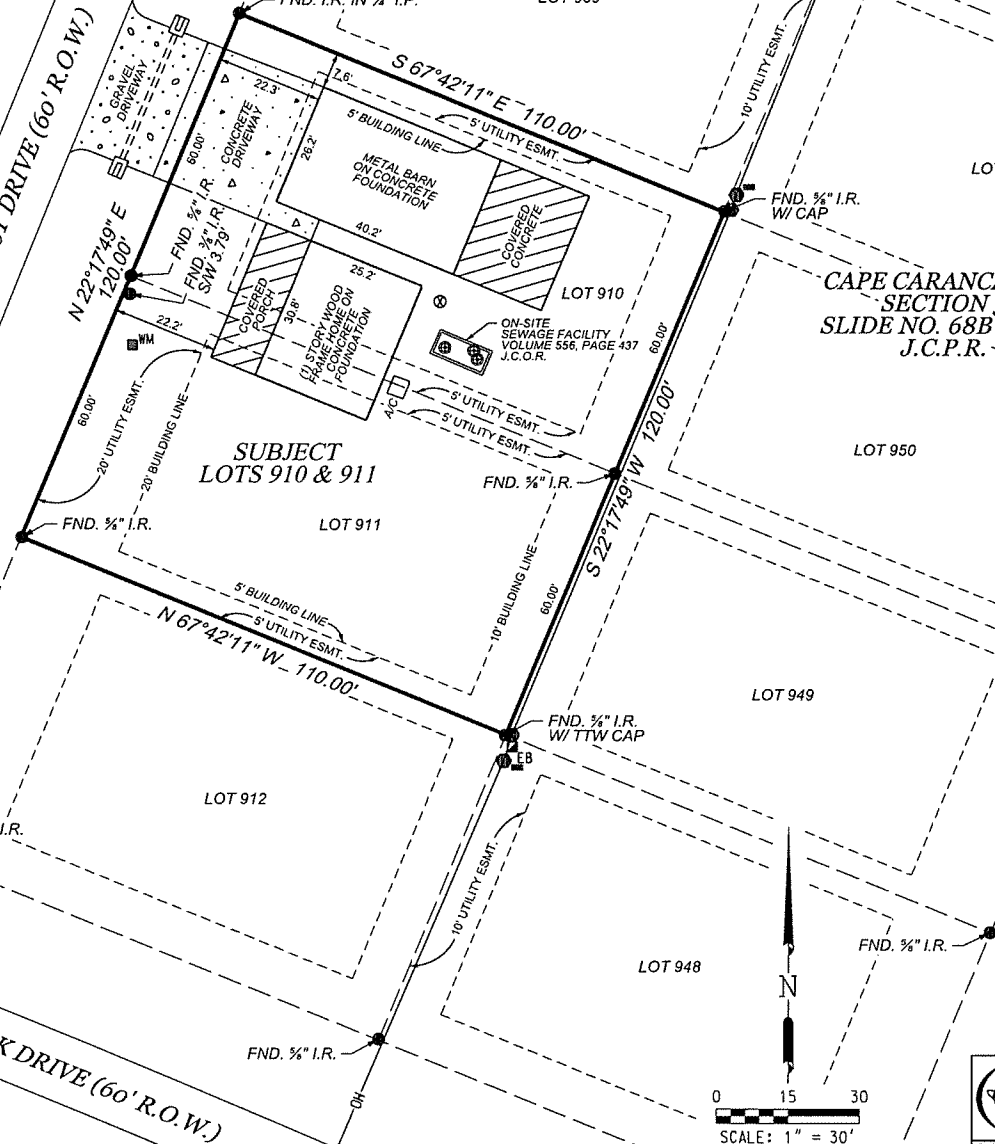


Travis T. Wachtstetter
TRAVIS T. WACHTSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6577

BAYSHORE WEST DRIVE (60' R.O.W.)

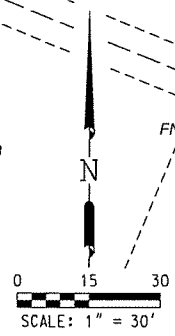
BAYVIEW WEST DRIVE (60' R.O.W.)

FLINT ROCK DRIVE (60' R.O.W.)



**SURVEY PLAT OF
LOTS 910 & 911**

OF
CAPE CARANCAHUA
SECTION 3
AS RECORDED IN
SLIDE NO. 68B & 69A
OF THE
JACKSON COUNTY PLAT RECORDS
IN THE
NANCY A. McFARLAND LEAGUE
ABSTRACT 42
OF
JACKSON COUNTY, TEXAS
FOR
JOHN & JAMIE TOMCZYK
G.F.NO.: 121-0272
833 BAYSHORE WEST DRIVE



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: MLE 05-11-21 | BOOK NO.: MAT. CO. VOL. 234 | PROJECT NO.: XXXX-XX-01
DRAWN BY: AAN 05-11-21 | CHECKED: TTW 05-12-21 | REVISED: NONE

USER: L107TUS TIME: 12:20:51 PM DATE: 5/12/2021 C:\Users\l107t\Documents\Survey\Plat_Cape_Carancahua\Section 3\Lot 910\911\Survey Plat_Cape_Carancahua_Section 3_Lots 910 & 911.dwg