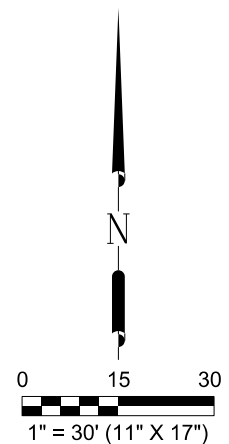


MATAGORDA COUNTY  
TEXAS

NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). NORTH ARROW SHOWN IS A GRAPHIC REPRESENTATION OF TEXAS STATE PLANE GRID NORTH.
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F. = 0.99988302803)
3. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM BAY CITY ABSTRACT & TITLE COMPANY, G. F. NO.: 202006321, EFFECTIVE DATE: JUNE 17, 2020, ISSUED DATE: JUNE 25, 2020, FOR ALL ITEMS OF RECORD.
4. THIS PROPERTY IS SUBJECT TO THE PROTECTIVE COVENANTS OF HIGHLAND PARK SUBDIVISION, AS RECORDED IN VOLUME 198, PAGE 97 OF THE M.C.D.R.

I. & G. N. R. R. CO. SURVEY 2  
BLOCK 4, ABSTRACT 270



NICHOLS AVENUE  
(45' WIDE ASPHALT ROAD)

14TH STREET (60' R.O.W.)  
(20' WIDE ASPHALT ROAD)

HIGHLAND PARK  
SUBDIVISION  
VOLUME 2, PAGE 43  
M.C.P.R.

SURVEY PLAT OF  
LOT 5 & WEST 62' LOT 4, BLOCK 7

OF THE  
HIGHLAND PARK SUBDIVISION  
AS RECORDED IN  
VOLUME 2, PAGE 43  
OF THE  
MATAGORDA COUNTY PLAT RECORDS  
IN THE  
I. & G. N. R. R. CO. SURVEY 2  
BLOCK 4, ABSTRACT 270  
MATAGORDA COUNTY, TEXAS  
FOR

JONATHAN & SERENA SALAS  
G.F.NO.: 202006321  
3100 14TH STREET

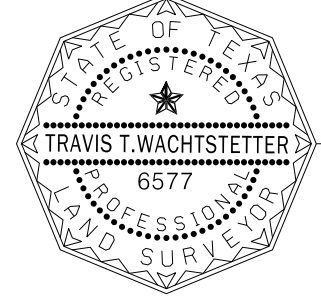
**Doyle & Wachtstetter, Inc.**  
Surveying and Mapping GPS/GIS  
131 COMMERCE STREET, CLUTE, TEXAS 77531  
OFFICE: 979.265.3622 FAX: 979.265.9940 FIRM NO.: 10024500

SURVEYED:	MLE 06-29-20	BOOK NO.:	MAT. CO. VOL. 217	PROJECT NO.:	11548-20-01A
DRAWN BY:	AAN 07-01-20	CHECKED:	TTW 07-10-20	REVISED:	NONE

LEGEND

- \* SOME ELEMENTS MAY NOT BE USED ON SURVEY
- |  |                        |
|--|------------------------|
| ● FOUND IRON PIPE/ROD                        | — SUBJECT TRACT        |
| ○ SET 3/4" IRON ROD W/ SURVEY CAP "TTW 6577" | — ADJACENT TRACT       |
| ○ POWER POLE                                 | - - - BUILDING LINE    |
| ■ WM WATER METER                             | - - - EASEMENT LINE    |
| ■ GM GAS METER                               | - - - OH OVERHEAD WIRE |
| — CONTOUR LINES                              | — FENCE                |
| — 50 — MAJOR                                 | — WOODEN               |
| - - 50.5 - - INTERVAL                        | — CHAIN LINK           |
| — 51 — MINOR                                 | — BARBWIRE             |
- M.C.D.R. = MATAGORDA COUNTY DEED RECORDS  
M.C.O.R. = MATAGORDA COUNTY OFFICIAL RECORDS  
M.C.P.R. = MATAGORDA COUNTY PLAT RECORDS

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: JUNE 29, 2020



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

USER: Untitled Workspace DATE: 7/10/2020 TIME: 9:34:17 AM G:\DGN\Boundary\Bay City\Highland Park\Blk7 Lot4&5\Survey Plat\Highland Park Subdivision, Block 7, Lot 5 & West 62', Lot 4.dgn

