

JACKSON COUNTY
TEXAS

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. = 0.99992295842)
3. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM SAN JACINTO TITLE SERVICES OF TEXAS, LLC, G. F. NO.: 203500794, EFFECTIVE DATE: JUNE 18, 2020, ISSUED DATE: JULY 8, 2020, FOR ALL ITEMS OF RECORD.
4. THIS PROPERTY MAY BE SUBJECT TO THE RESTRICTIONS, CONDITIONS, AND COVENANTS OF CAPE CARANCAHUA SUBDIVISION, SECTION 11, AS RECORDED IN VOLUME 529, PAGE 200, VOLUME 530, PAGE 231, VOLUME 651, PAGE 248, VOLUME 684, PAGE 19, VOLUME 714, PAGE 261 AND VOLUME 553, PAGE 450 OF THE J.C.D.R. AND COMPILED IN VOLUME 407, PAGE 329 OF THE J.C.O.R., AND REFERENCED IN ITEM 1. OF SCHEDULE 'B' OF THE TITLE COMMITMENT.
5. THIS PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE EASEMENT RECORDED IN VOLUME 255, PAGE 559 AND VOLUME 259, PAGE 428 OF THE J.C.D.R. AND REFERENCED IN ITEM 10. m. OF SCHEDULE 'B' OF THE TITLE COMMITMENT.
6. THIS PROPERTY IS NOT AFFECTED BY THE ON-SITE SEWAGE FACILITIES RECORDED IN VOLUME 570, PAGE 191 OF THE J.C.O.R. AND REFERENCED IN ITEM 10. n. OF SCHEDULE 'B' OF THE TITLE COMMITMENT.
7. THIS PROPERTY MAY BE SUBJECT TO THE POLICIES, GUIDELINES AND CORPORATE MATTERS REFERENCED IN ITEM 10. q. OF SCHEDULE 'B' OF THE TITLE COMMITMENT.

NANCY A. McFARLAND LEAGUE
ABSTRACT 42

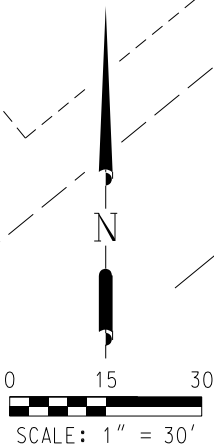
LEGEND

* SOME ELEMENTS MAY NOT BE USED ON SURVEY

●	FOUND IRON PIPE/ROD	—	SUBJECT TRACT
○	SET 3/4" IRON ROD W/ SURVEY CAP	- - -	ADJACENT TRACT
■	TELEPHONE PEDISTAL	- - - -	EASEMENT LINE
⊕	SEPTIC LID	— OH —	OVERHEAD LINE
⊙	POWER POLE	FENCE	
■ WM	WATER METER	— I —	IRON
		— X —	CHAINLINK
		— X —	BARBWIRE

J.C.D.R. = MATAGORDA COUNTY DEED RECORDS
J.C.O.R. = MATAGORDA COUNTY OFFICIAL RECORDS
J.C.P.R. = MATAGORDA COUNTY PLAT RECORDS

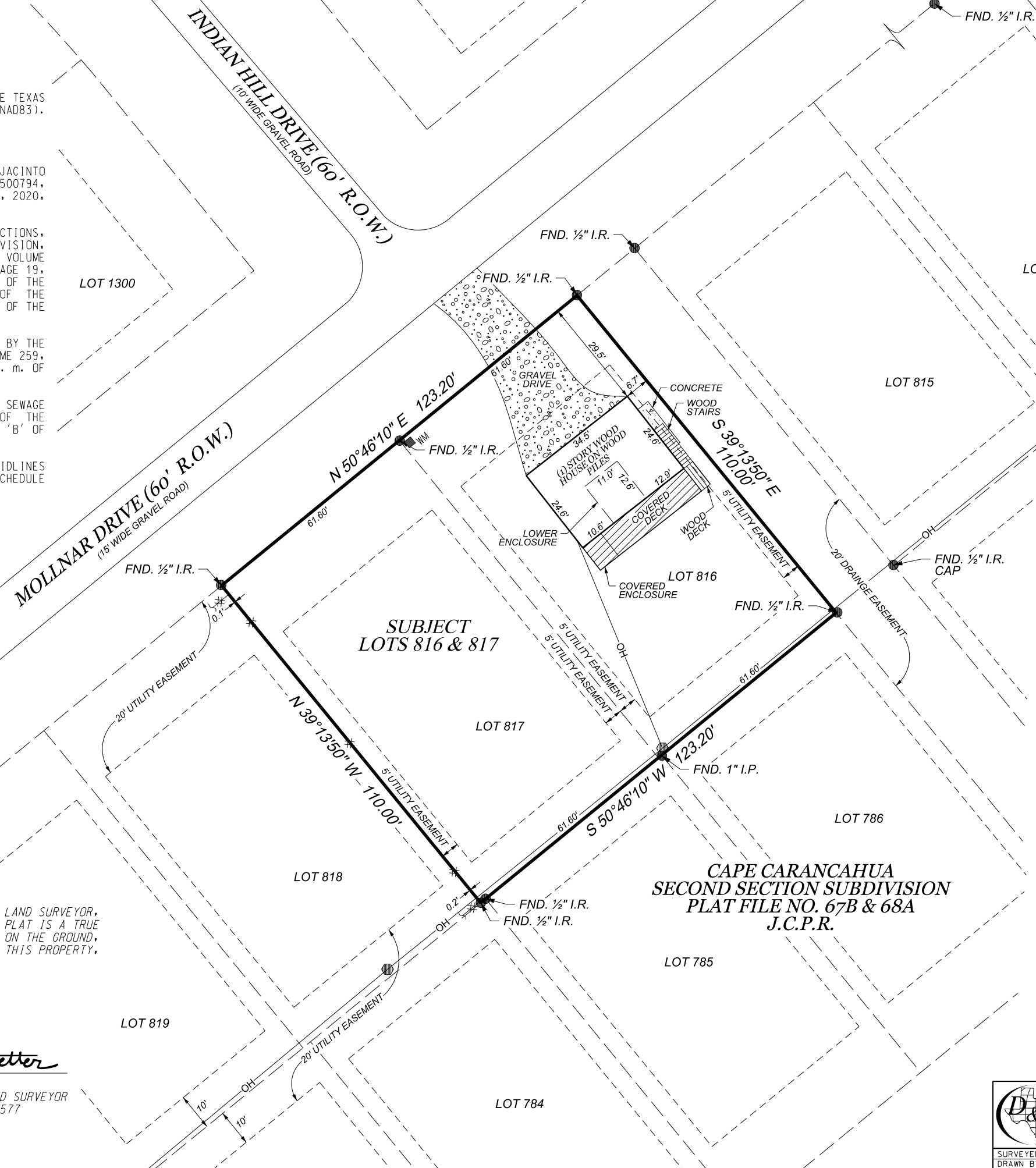
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DATE: 12/7/2020
G:\DGN\Boundary\Palacios\Cape Carancahua\Section 2\Lot816-817\Survey Plat, Cape Carancahua, Section 2, Lots 816-817.dgn



I, TRAVIS T. WACHSTETTER, 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: DECEMBER 3, 2020



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



SURVEY PLAT OF
LOTS 816 & 817

OF THE
**CAPE CARANCAHUA
SECOND SECTION SUBDIVISION**
AS RECORDED IN
PLAT FILE NO. 67B & 68A

OF THE
JACKSON COUNTY PLAT RECORDS
IN THE

**NANCY A. McFARLAND LEAGUE
ABSTRACT 42**
OF
JACKSON COUNTY, TEXAS
FOR

COCHRUM PROPERTIES, LLC
G.F. NO.: 203500794
205 MOLLNAR DRIVE

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 12-03-20	BOOK NO.:	JACKSON CO. VOL. 1	PROJECT NO.:	12119-20-01
DRAWN BY:	AAN 12-07-20	CHECKED:	TTW 12-07-20	REVISED:	NONE