

ESTATES OF OAK CIRCLE

26.73 ACRE SUBDIVISION IN
HINTON CURTIS LEAGUE, A-23 & M.D. PIERCE LEAGUE, A-70
MATAGORDA COUNTY, TEXAS

DRAWN BY:	J.H.D.
CHECKED BY:	H.A.D.
DATE:	JUNE 13, 2018
SCALE:	1" = 100'

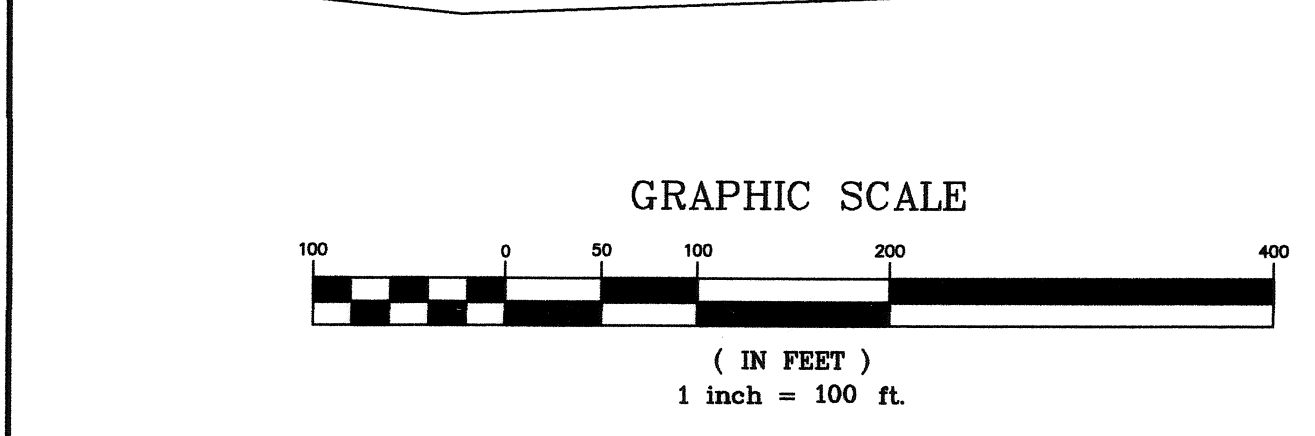
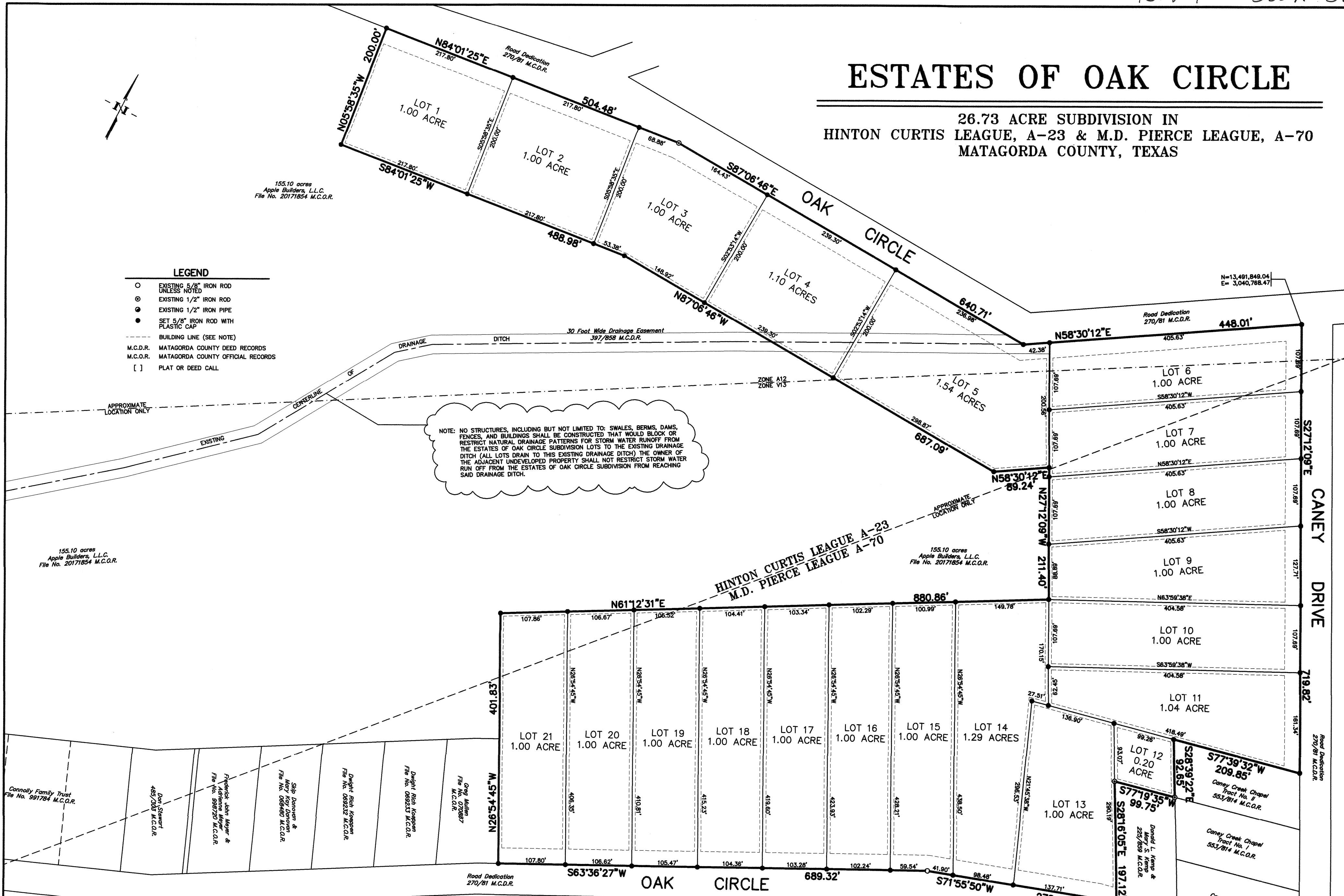
G & W ENGINEERS, INC.

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205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBP/LIS FIRM NO.: 10022100
(361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

FILE NO.:	6849-019
JOB NO.:	6849-019
SHEET NO.:	2 OF 3

FINAL PLAT



- NOTES:**
- BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE NAD'83 GRID
 - LOT 12 SHALL ONLY BE SOLD TO AN ADJACENT LAND OWNER. THEREFORE PROVIDING IT ACCESS TO A PUBLIC ROAD.
 - THE SEPTIC SYSTEMS FOR THIS SUBDIVISION SHALL BE INSTALLED ACCORDING TO THE REGULATIONS OF MATAGORDA COUNTY, TEXAS & THE STATE OF TEXAS. NO SEPTIC TANK & NO SEPTIC DISPOSAL FIELD SHALL BE PLACED WITHIN 50' OF A WATER WELL & SHALL BE APPROVED BY THE MATAGORDA COUNTY HEALTH DEPARTMENT IN ACCORDANCE WITH RULES OF THE TCEQ.
 - CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE DRAINAGE FACILITIES CONTAINED WITHIN THE 1.47 ACRE DETENTION POND RESERVE SHALL BE THE RESPONSIBILITY OF THE OWNER. MATAGORDA COUNTY AND MATAGORDA COUNTY DRAINAGE DISTRICT NO. 1 SHALL NOT HAVE ANY RESPONSIBILITY FOR SAID CONSTRUCTION, OPERATION, OR MAINTENANCE. HOWEVER, MATAGORDA COUNTY AND MATAGORDA COUNTY DRAINAGE DISTRICT NO. 1 SHALL HAVE THE RIGHT, BUT SHALL NOT BE OBLIGATED, TO PERFORM ANY MAINTENANCE OR OPERATION OF SAID DRAINAGE FACILITIES AT THE SOLE DISCRETION OF MATAGORDA COUNTY OR MATAGORDA COUNTY DRAINAGE DISTRICT NO. 1.
 - BUILDING LINES: FRONT ALONG ROAD FRONTAGE: 25'
INTERIOR LINES: 5'
BACK: 5'
SIDES: 5'