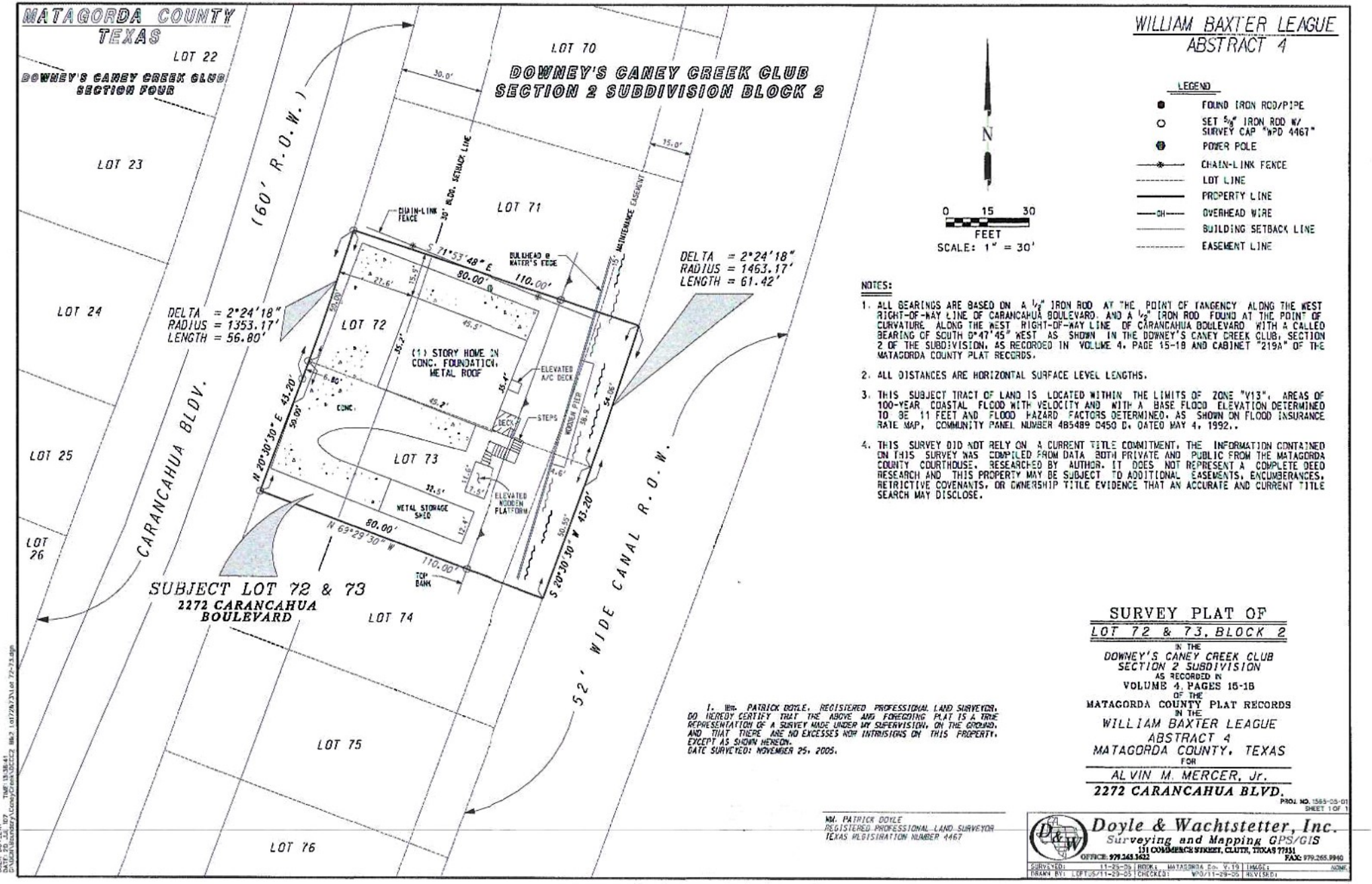

WILLIAM BAXTER LEAGUE
ABSTRACT 4

N

0 15 30
FEET
SCALE: 1" = 30'

LEGEND

- FOUND IRON ROD/PIPE
- SET 5/8" IRON ROD W/ SURVEY CAP "WPD 4467"
- POWER POLE
- CHAIN-LINK FENCE
- LOT LINE
- PROPERTY LINE
- OH — OVERHEAD WIRE
- BUILDING SETBACK LINE
- EASEMENT LINE

NOTES:

1. ALL BEARINGS ARE BASED ON A 1/2" IRON ROD AT THE POINT OF TANGENCY ALONG THE WEST RIGHT-OF-WAY LINE OF CARANCAHUA BOULEVARD, AND A 1/2" IRON ROD FOUND AT THE POINT OF CURVATURE ALONG THE WEST RIGHT-OF-WAY LINE OF CARANCAHUA BOULEVARD WITH A CALLED BEARING OF SOUTH 0°47'45" WEST AS SHOWN IN THE DOWNEY'S CANEY CREEK CLUB, SECTION 2 OF THE SUBDIVISION, AS RECORDED IN VOLUME 4, PAGE 15-18 AND CABINET "219A" OF THE MATAGORDA COUNTY PLAT RECORDS.
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
3. THIS SUBJECT TRACT OF LAND IS LOCATED WITHIN THE LIMITS OF ZONE "V13", AREAS OF 100-YEAR COASTAL FLOOD WITH VELOCITY AND WITH A BASE FLOOD ELEVATION DETERMINED TO BE 11 FEET AND FLOOD HAZARD FACTORS DETERMINED, AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485489 0450 D, DATED MAY 4, 1992.
4. THIS SURVEY DID NOT RELY ON A CURRENT TITLE COMMITMENT. THE INFORMATION CONTAINED ON THIS SURVEY WAS COMPILED FROM DATA BOTH PRIVATE AND PUBLIC FROM THE MATAGORDA COUNTY COURTHOUSE. RESEARCHED BY AUTHOR. IT DOES NOT REPRESENT A COMPLETE DEED RESEARCH AND THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, ENCUMBERANCES, RETRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

I, Wm. PATRICK DOYLE, 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: NOVEMBER 25, 2005.

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

SURVEY PLAT OF
LOT 72 & 73, BLOCK 2

IN THE
DOWNEY'S CANEY CREEK CLUB
SECTION 2 SUBDIVISION
AS RECORDED IN
VOLUME 4, PAGES 15-18
OF THE
MATAGORDA COUNTY PLAT RECORDS
IN THE
WILLIAM BAXTER LEAGUE
ABSTRACT 4
MATAGORDA COUNTY, TEXAS
FOR
ALVIN M. MERCER, Jr.
2272 CARANCAHUA BLVD.

PROJ. NO. 1565-05-01
SHEET 1 OF 1

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.9622 FAX: 979.265.9940

SURVEYED:	11-25-05	BOOK:	MATAGORDA Co. V.19	IMAGE:	NONE
DRAWN BY:	LOFT-05/11-29-05	CHECKED:	WPD/11-29-05	REVISED:	

USER DOYLEWP
DATE 29 JUL 107 TIME 13:38:41
G:\Data\Master\Surveys\Clients\MERCER 1662 1 of 2\DWG\1 of 2\1 of 72-73.dgn