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MATAGORDA COUNTY
TEXAS

- NOTES:
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE (NAD 83)).
 2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
 3. THIS SURVEY DID NOT RELY ON A CURRENT TITLE COMMITMENT. THE INFORMATION CONTAINED ON THIS SURVEY WAS COMPILED FROM DATA BOTH BEFORE AND AFTER THE DATE OF THIS SURVEY. THE SURVEYOR DOES NOT REPRESENT A COMPLETE DEED RESEARCH AND THE PROPERTY MAY BE SUBJECT TO AN INTEREST, TITLE ENCUMBRANCE, EASEMENT, AND CURRENT TITLE SEARCH THAT DISCLOSE.

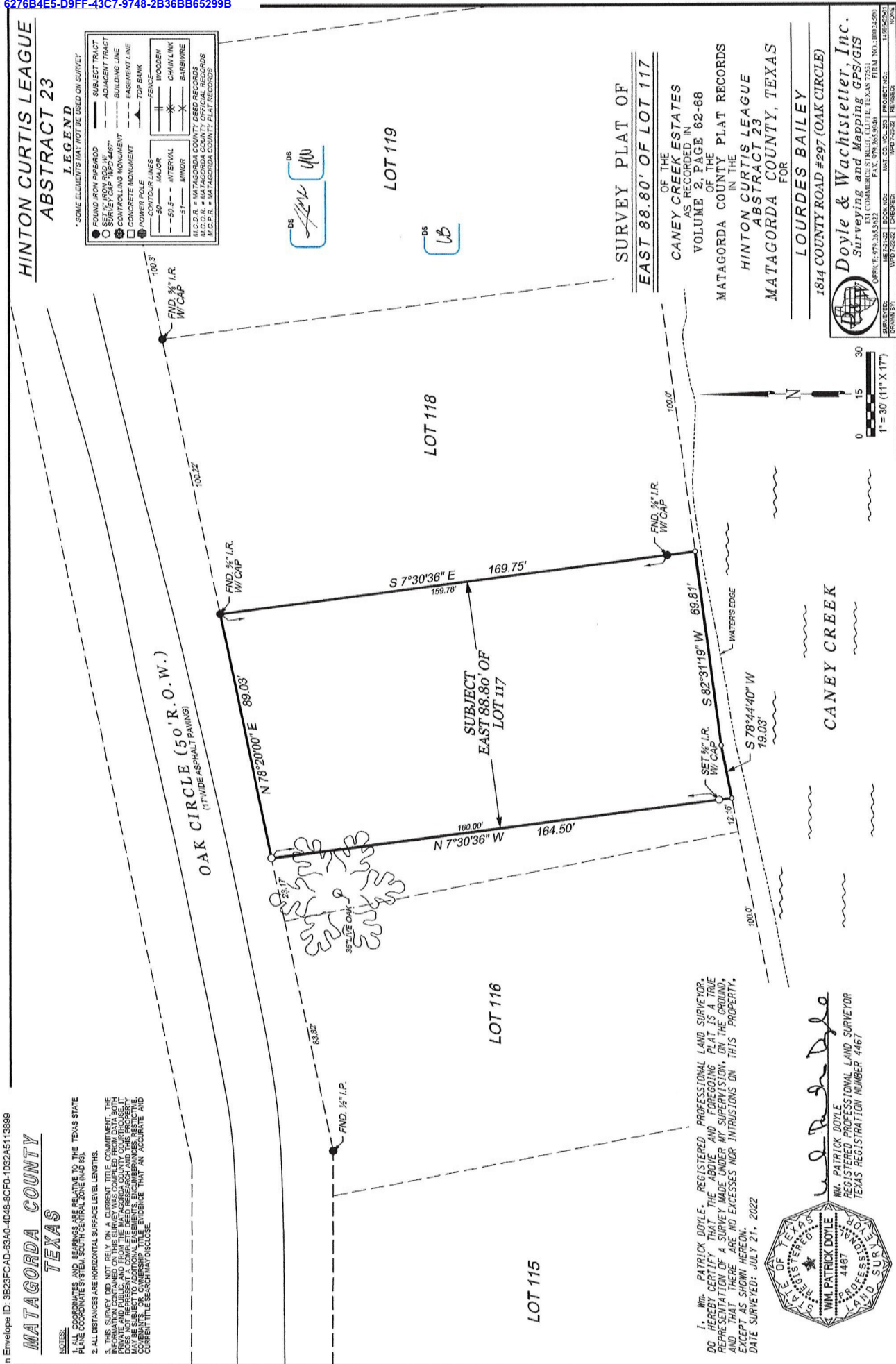
HINTON CURTIS LEAGUE
ABSTRACT 23

LEGEND

* SOME ELEMENTS MAY NOT BE USED ON SURVEY

●	FOUND IRON PIPERAD	—	SUBJECT TRACT
○	SET 1/2" IRON PIPERAD	---	ADJACENT TRACT
□	CONCRETE MONUMENT	---	BUILDING LINE
□	CONCRETE MONUMENT	---	EASEMENT LINE
□	POWER POLE	---	TOP BANK
—	CONTOUR LINES	---	FENCE
—	50' MAJOR	---	WOODEN
—	51' MINOR	---	CHAIN LINK
—	BARBIRE	---	BARBIRE

M.C.D.R. = MATAGORDA COUNTY DEED RECORDS
M.C.P.R. = MATAGORDA COUNTY PLAT RECORDS



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, BY ME OR MY ASSISTANTS, AND THAT NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, HAVE BEEN OBSERVED BY ME OR MY ASSISTANTS. DATE SURVEYED: JULY 21, 2022



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

CANEY CREEK

N

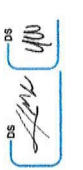
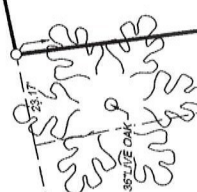


DOYLE & WACHSTETTER, Inc.
Surveying and Mapping GPS/GIS
151 COMMERCIAL STREET, SUITE 100, TEXAS CITY, TEXAS 77151
PHONE: 772-3432 FAX: 772-3433
WWW.DOYLEMAPPING.COM
DRAWN BY: WPD 7/23/22 CHECKED: WPD 7/23/22 REVISION: 145622421
DATE: 7/23/22

SURVEY PLAT OF
EAST 88.80' OF LOT 117
OF THE
CANEY CREEK ESTATES
AS RECORDED IN
VOLUME 2, PAGE 82-88
MATAGORDA COUNTY PLAT RECORDS
IN THE
HINTON CURTIS LEAGUE
ABSTRACT 23
MATAGORDA COUNTY, TEXAS
FOR
LOURDES BAILEY
1814 COUNTY ROAD #297 (OAK CIRCLE)

LOT 115
LOT 116
LOT 117
LOT 118
LOT 119

OAK CIRCLE (50' R.O.W.)
(17' WIDE ASPHALT PAVING)



FND. 1/2" I.P.

FND. 1/2" I.R. W/CAP

FND. 1/2" I.R. W/CAP

SET 1/2" I.R. W/CAP

FND. 1/2" I.R. W/CAP

WATERS EDGE

CANEY CREEK

1814 COUNTY ROAD #297 (OAK CIRCLE)

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