

LOT 21  
DOWNEY'S CANEY CREEK CLUB  
SECTION FOUR

LOT 22

LOT 23

CARANCAHUA BOULEVARD (60' R.O.W.)

DELTA = 4°14'18"  
RAD. = 1353.17  
ARC L. = 100.10'

DELTA = 4°14'28"  
RAD. = 1463.17  
ARC L. = 108.31'

LOT 68

LOT 69

SUBJECT  
LOT 69 & 70

LOT 70

LOT 71

DOWNEY'S CANEY CREEK CLUB  
SECTION 2 SUBDIVISION  
VOL. 4, PG. 15-18  
M.C.P.R.  
BLOCK 2

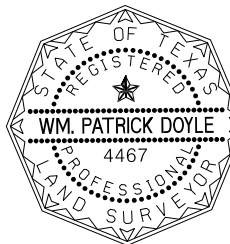
LOT 72

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.
3. THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM ALAMO TITLE COMPANY, FOR ALL THINGS OF RECORD, G.F. No.: ATCH-83F-ATCH21108747, EFFECTIVE DATE: APRIL 1, 2021, ISSUED DATE: MAY 3, 2021. BASED ON DEED RESEARCH AND PHYSICAL INSPECTION & LOCATION, THE STATE OF TEXAS HIGHWAY DRAINAGE EASEMENT, SHOWN IN SCHEDULE "B", ITEM 10F, AS RECORDED IN VOLUME 429, PAGE 42, M.C.D.R., DOES NOT AFFECT THE SUBJECT PROPERTY.

USER: Untitled Workspace  
DATE: 5/22/2021  
G:\DGN\Boundary\CaneyCreek\DC22 Blk2 Lot69-71\Survey Plat.DCCC2 Blk2 Lot 69 & 70.dgn

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: JUNE 17, 2010



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

LEGEND

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

0 10 20  
SCALE: 1" = 20'

**Doyle & Wachtstetter, Inc.**  
Surveying and Mapping GPS/GIS  
131 COMMERCE STREET, CLUTE, TEXAS 77531  
OFFICE: 979.265.3622 FAX: 979.265.9940

SURVEYED: JC 5-14-21	BOOK: MAT. CO. VOL. 234	PROJECT NO.: 12823-21-01
DRAWN BY: WPD 5-20-21	CHECKED: WPD 5-21-21	REVISED: NONE

**SURVEY PLAT OF**  
**BLOCK 2, LOT 69 & 70**  
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  
**RONALD E. & DENISE R. ANDERSON**  
G.F. No.: ATCH-83F-ATCH21108747  
751 CO.RD. 201 (CARANCAHUA BLVD.)