℄ COUNTY ROAD NO. 230

(CANAL DRIVE)

ASPHALT

BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE NAD'83 GRID.

[30']

[N60°16'E] S58°36'37"W [50'] 50.00'

[N60°16'E] N58°36'37"E [50'] 50.00'

[N60°16'E] N58°36'37"E [50'] 50.00'

WATER METER

E

[20' EASEMENT AND BUILDING LINE]

DIRT DRIVE

31.8'

[160'] 160.00'

[160'] 160.00'

28.8'

[S29°44'E] S31°23'23"E

APPROX. LOCATION ONLY

AE ZONE

VE ZONE

BLOCK 22

CONC.

48.5'

HOUSE ON PILINGS

48.5'

STAIRS

28.8'

9.1'

ELEVATED DECK

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

[N29°44'E] N31°23'23"W

[N29°44'W] N31°23'23"W

160.00' [160']

[10' EASEMENT]

S58°36'37"W [S60°16'W] 50.00' [50']

S58°36'37"W [S60°16'W] 50.00' [50']

LEGEND

O	EXISTING 5/8" IRON ROD UNLESS NOTED
—E—	OVERHEAD POWERLINE
[ ]	PLAT OR DEED CALL

1142 CR 230 (CANAL DRIVE)

SURVEY PLAT SHOWING LOT 5 IN BLOCK 22 OF THE RE-PLAT OF SARGENT BEACH ADDITION BLOCKS 15-24 VOLUME 2, PAGE 86 OF THE MATAGORDA COUNTY PLAT RECORDS WILLIAM BAXTER LEAGUE ABSTRACT NO. 4 MATAGORDA COUNTY, TEXAS

WOUT VANTELLINGEN

FOR RESTRICTIVE COVENANTS NOT SHOWN HEREON SEE VOLUME 258, PAGE 276 OF THE MATAGORDA COUNTY DEED RECORDS.

FLOOD DATA

ACCORDING TO THE APPROXIMATE SCALE OF THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48321C0525 F, REVISED JANUARY 15, 2021, THIS PROPERTY IS LOCATED IN ZONES AE & VE.

I, WESLEY E. GAERTNER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON APRIL 26, 2023.

Wesley Gaertner

G & W ENGINEERS, INC.
WESLEY E. GAERTNER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6483

STATE OF TEXAS REGISTERED WESLEY E. GAERTNER 6483 PROFESSIONAL LAND SURVEYOR

FILE NO.:	10671-001
JOB NO.:	10671-001A
SCALE:	1" = 30'

G & W ENGINEERS, INC.

• ENGINEERING • SURVEYING • PLANNING •

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

DRAWN BY:	M.M.A.
CHECKED BY:	W.E.G.
DATE:	MAY 1, 2023