File [2.0000 acres] Lonnie L. Lewis, Jr. et ux File No. 2019–2124 M.C.O.R. STATE OF TEXAS COUNTY OF MATAGORDA REPRESENTATIVE FOR CR 286 PROPERTIES, LLC STATE OF TEXAS COUNTY OF MATAGORDA **%**o. NOTARY PUBLIC, BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE REPRESENTATIVE FOR CR 286 PROPERTIES, LLC, KNOWN TO BE THE PERSON WHOSE N IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. I, THE UNDERSIGNED, DO HEREBY ADOPT THE FOREGOING PLAT AS A CORRECT PLAT OF CANEY CREEK ACRES, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN CERTIFICATE OF OWNERSHIP GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 0.35 acre Lonnie Lewis 2002—7774 M.C.O.R. STATE OF GRAPHIC SCALE TEXAS 40 Residue of 27.6323 acres File No. 2022–1493 M.C.O.R. N39'57'21"W 229.59 10' BUILDING LINE LOT \$2.622 2, BUILDING LINE (TYP) T10" BUILDING LINE (11,192 S.F.) [N47.43,17,18] N47.43,32,18 48.79. LOT N47.43'25"E GENERAL WARRANTY \$82.622 COUNTY CLERK COUNTY OF MATAGORDA STATE OF TEXAS MY OFFICE ON THE _____ DAY OF AND WAS DULY RECORDED ON THE I, STEPHANIE WURTZ, CLERK OF COUNTY TEXAS, DO HEREBY CERTIFY THAT THE F STATE OF TEXAS COUNTY OF MATAGORDA COUNTY CLERK'S CERTIFICATION THAT, AT IT'S REGULAR MEETING HELD ON THE THE UNDERSIGNED, CHAIRMAN OF THE MATAGORDA COUNTY DRAINAGE DISTRICT NO. 1 DOES HEREBY CERTIFY AND APPROVED BY MATAGORDA COUNTY DRAINAGE DISTRICT NO. 1. BEING DIRECTORS OF SAID DISTRICT APPROVED THIS SUBDIVISION PLAT. IT SHALL BE UNDERSTOOD NAGORDA COUNTY SHALL NOT ISSUE A BUILDING PERMIT FOR ANY CONSTRUCTION IN THIS SUBDIVISION OF THE STATE OF THE SHALL BE UNDERSTOOD. E, BUILDING LINE (TYP) HINTON CURTIS LEAGUE, ABSTRACT NO. (11,192 S.F.) LOT COUNTY ROAD NO. .83.622 ₩ ₩ \triangleright 35' PART OF S' BUILDING LINE (TYP) DRAINAGE (SEE NOTE 4) 4 (11,192 s.F.) THE FOREGOING SUBDIVISION PLAT WAS FILED FOR RECORD IN LOT (100' R.O.W.) NO ____ **.**89.622 DEED RECORDED IN FILE NO. Residue of 27.6323 acres File No. 2022—1493 M.C.O.R. THEDAY OF S' BUILDING LINE (TYP) _ 2023, . (11,192) LOT SAME 286 \$8.622 E' BUILDING LINE (TYP) PROPERTY RE (11,192 S.F.) LOT THE BOARD **.**72.622 400.08³ 2, BUILDING LINE (TYP) 10 BUILDING LINE (11,192 S.F.) DESCRIBED AS 27.6323 ACRES IN ILE NO. 2022-1493 OF THE M.C.O.R. LOT 23, COUNTY CLERK COUNTY OF MATAG STATE OF TEXAS COUNTY CLERK'S STATE OF TEXAS COUNTY OF MATAG LISA KROBOT I, STEPHANIE THAT THE FOI LOTS 1 THRI REPRESENTATIVE FOR CANEY CREEK MUD DISTRICT ENVIRONMENTAL HEALTH CERTIFICATION) LOTS 1 THRU 8 WILL BE SERVED BY THE CAN GIVEN UNDER MATAGORDA COUNTY, TEXAS MATAGORDA S BUILDING LINE (TYP) MATAGORDA WURTZ, CLERK OF THE COUNTY COURT OF MATAGORDA COUNTY, TEXAS DO HEREBY CERTIFY REGOING PLAT WAS APPROVED BY THE COMMISSIONERS COURT OF SAID COUNTY ON THE OF ______, 2023, AS RECORDED IN THE MINUTES OF SAID COURT. ERK'S CERTIFICATION MY HAND AND SEAL THE 8 WILL BE SERVED BY THE CANEY IRONMENTAL HEALTH **8** (12,259 S.F.) LOT CRES 10, BNICDING CINE ,95.622 2**+0.00,58**,E M.C.D.R. 875/35 **GAOA** PLATTED MIDE ,09 3. MATAGORDA COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF THE $60\ \text{FOOT}$ WIDE PLATTED ROAD SHOWN HEREON. 2. LOTS 1 THRU 8 WILL BE SERVED BY THE CANEY CREEK MUD FOR PUBLIC WATER AND SEWER SERVICES. 1. LOTS 1 THRU 8 ARE ALL DESIGNATED AS BEING SINGLE FAMILY RESIDENTIAL 5. THE PROPERTY OWNER(S) SHALL PROVIDE MATAGORDA COUNTY AND MATAGORDA COUNTY DRAINAGE DISTRICT NO. 1 ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS. NO FENCES SHALL BE ALLOWED ACROSS OR IN ANY EASEMENT ON THIS PLAT. INSPECTION, OPERATION AND MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE CANEY CREEK ACRES HOA... 120' WIDE DRAINAGE EASEMENT (LOTS 1 THRU 8) AND AN ADJOINING 35' WIDE RAINAGE EASEMENT SHALL BE A PUBLIC EASEMENT TO CONVEY DRAINAGE FROM EVELOPMENT TO EXISTING POND AND NO IMPROVEMENTS WITH THE EXCEPTION OF RAINAGE STRUCTURES SHALL BE ALLOWED WITHIN THE EASEMENT. SEE NOTES ELOW FOR ADDITIONAL INFORMATION CONCERNING ACCESS AND MAINTENANCE. SCOTT P. MASON PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 127893 STATE OF TEXAS COUNTY OF CALHOUN , SCOTT P. MASON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT. G & W ENGINEERS, INC. HENRY A. DANYSH REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5088 I, HENRY A. DANYSH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREO REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND JNDER MY DIRECTION ON APRIL 7, 2022. FLOOD DATA ACCORDING TO THE APPROXIMATE SCALE OF THE VAITONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48321C0500 F, REVISED JANUARY 15, 2021. THIS PROPERTY IS LOCATED IN ZONE AE. MATAGORDA COUNTY DEED RECORDS MATAGORDA COUNTY PLAT RECORDS MATAGORDA COUNTY OFFICIAL RECORDS PLAT OR DEED CALL EXISTING 5/8" IRON ROD UNLESS NOTED EXISTING 1/2" IRON ROD EXISTING 1/2" IRON PIPE SET 5/8" IRON ROD WITH PLASTIC CAP VICINITY MAP SCALE: N.T.S. SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT BE RECORDED FOR ANY PURPOSE PRELIMINARY, THIS DOCUMENT SHALL NOT RELEASE DATE 05-16-2023 LOCATION G & ERS, **ENGINEERING** SURVEYING PLANNING AND NO:: 205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979 TBPELS FIRM NO.: 10022100 (361) 552-4509: PORT LAVACA (979) 323-7100: BAY CITY