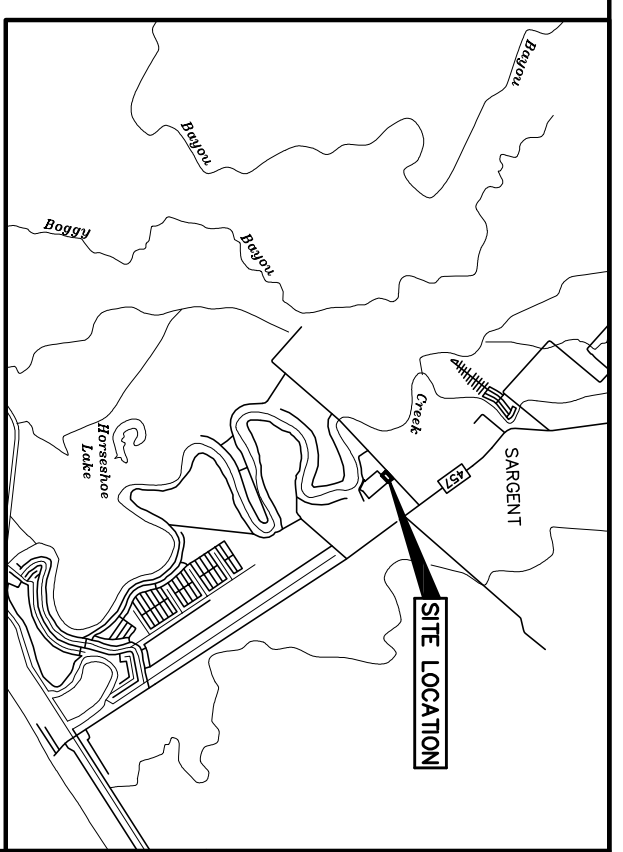


FINAL PLAT OF CANEY CREEK ACRES

2.11 ACRE SUBDIVISION

BEING A PART OF THE SAME PROPERTY DESCRIBED AS 27.6323 ACRES IN GENERAL WARRANTY DEED RECORDED IN FILE NO. 2022-1493 OF THE M.C.O.R. HINTON CURTIS LEAGUE, ABSTRACT NO. 23, MATAGORDA COUNTY, TEXAS

COUNTY ROAD NO. 286
(CHAMBLISS ROAD)
(100' R.O.W.)



FLOOD DATA—
ACCORDING TO THE APPROXIMATE SCALE OF THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 483270500 1, REVISED JANUARY 15, 2021, THIS PROPERTY IS LOCATED IN ZONE AE.

LEGEND

- 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
- M.C.O.R. MATAGORDA COUNTY DEED RECORDS
- M.C.P.R. MATAGORDA COUNTY PLAT RECORDS
- M.C.O.R. MATAGORDA COUNTY OFFICIAL RECORDS
- [] PLAT OR DEED CALL

NOTES:

1. LOTS 1 THRU 8 ARE ALL DESIGNATED AS BEING SINGLE FAMILY RESIDENTIAL.
2. LOTS 1 THRU 8 WILL BE SERVED BY THE CANEY CREEK MUD FOR PUBLIC WATER AND SEWER SERVICES.
3. MATAGORDA COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF THE 60 FOOT WIDE PLATTED ROAD SHOWN HEREON.
4. 120' WIDE DRAINAGE EASEMENT (LOTS 1 THRU 8) AND AN ADJOINING 35' WIDE DRAINAGE EASEMENT SHALL BE A PUBLIC EASEMENT TO CANEY CREEK FROM DEVELOPMENT TO EXISTING POND AND NO IMPROVEMENTS WITH THE EXCEPTION OF BELOW FOR ADDITIONAL INFORMATION CONCERNING ACCESS AND MAINTENANCE.
5. THE PROPERTY OWNER(S) SHALL PROVIDE MATAGORDA COUNTY AND AGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS.
6. NO FENCES SHALL BE ALLOWED ACROSS OR IN ANY EASEMENT ON THIS PLAT.
7. INSPECTION, OPERATION AND MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE CANEY CREEK ACREA HOA.

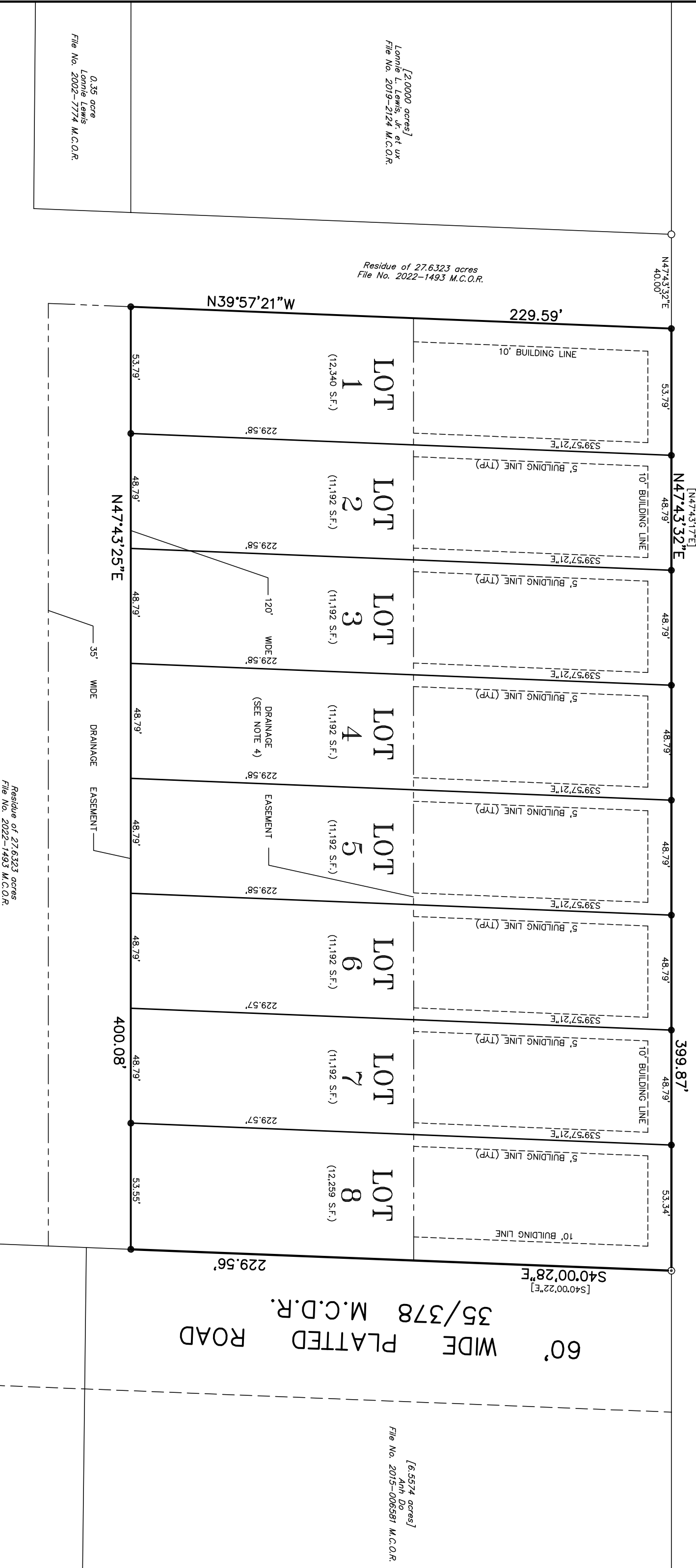
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

ENGINEER'S CERTIFICATE
05-16-2023
RELEASE DATE

STATE OF TEXAS
COUNTY OF CALHOUN
I, SCOTT P. MASON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.
SCOTT P. MASON
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 127893

ENVIRONMENTAL HEALTH CERTIFICATION
LOTS 1 THRU 8 WILL BE SERVED BY THE CANEY CREEK MUD FOR PUBLIC WATER AND SEWER SERVICES.
LISA KROBOT
DIRECTOR ENVIRONMENTAL HEALTH

CANEY CREEK MUD DISTRICT
LOTS 1 THRU 8 WILL BE SERVED BY THE CANEY CREEK MUD FOR PUBLIC WATER AND SEWER SERVICES.
REPRESENTATIVE FOR
CANEY CREEK MUD DISTRICT



Residue of 27.6323 acres
File No. 2022-1493 M.C.O.R.

COUNTY CLERK'S CERTIFICATION
STATE OF TEXAS
COUNTY OF MATAGORDA
I, STEPHANIE WURTZ, CLERK OF THE COUNTY COURT AND COUNTY CLERK OF MATAGORDA COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2023, AT _____ O'CLOCK _____ M., AND WAS DULY RECORDED ON THE _____ DAY OF _____, 2023 IN THE MATAGORDA COUNTY PLAT RECORDS, SLIDE NO. _____

COUNTY CLERK
COUNTY OF MATAGORDA
STATE OF TEXAS

ENVIRONMENTAL HEALTH CERTIFICATION
LOTS 1 THRU 8 WILL BE SERVED BY THE CANEY CREEK MUD FOR PUBLIC WATER AND SEWER SERVICES.

CANEY CREEK MUD DISTRICT
LOTS 1 THRU 8 WILL BE SERVED BY THE CANEY CREEK MUD FOR PUBLIC WATER AND SEWER SERVICES.

CERTIFICATE OF OWNERSHIP
STATE OF TEXAS
COUNTY OF MATAGORDA
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 EXPRESSED.

REPRESENTATIVE FOR
OR 286 PROPERTIES, LLC
DATE

STATE OF TEXAS
COUNTY OF MATAGORDA

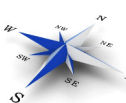
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE REPRESENTATIVE FOR OR 286 PROPERTIES, LLC, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

G & W ENGINEERS, INC.

ENGINEERING • SURVEYING • PLANNING

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



FILE NO.:	10243-002
JOB NO.:	10243-002
SHEET NO.:	1 OF 1

