

MATAGORDA COUNTY
TEXAS

LEGEND

- FOUND IRON PIPE/ROD
- SET 5/8" IRON ROD W/ SURVEY CAP "TTW 6577"
- WM WATER METER
- POWER POLE
- OH— OVERHEAD WIRE
- - - EASEMENT LINE
- - - BUILDING LINE
- ~ ~ ~ WATER'S EDGE
- - - LOT LINE
- — — PROPERTY LINE

**INTRACOASTAL WATERWAY
(300' WIDE R.O.W.)**
CANEY CATTLE & PASTURE CO. TO U.S.A.
VOL. 105, PG. 124
M.C.D.R.

C.G. HAMILL ET AL TO U.S.A.
VOL. 132, PG. 286
M.C.D.R.

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 RELIED ON A TITLE COMMITMENT FROM ADMIRAL TITLE, LLC, G.F. NO: 17261BAY, EFFECTIVE DATE: AUGUST 3, 2017, ISSUED DATE: AUGUST 17, 2017, FOR ALL ITEMS OF RECORD.
4. SUBJECT TO UNITED STATES OF AMERICA SPOILAGE EASEMENT AND RIGHT-OF-WAY FOR THE DEPOSIT OF DREDGED MATERIAL AS RECORDED VOLUME 105, PAGE 124 AND VOLUME 132, PAGE 286 OF THE M.C.D.R. AND REFERENCED IN THE TITLE COMMITMENT AS ITEM 10. c. OF SCHEDULE 'B'.
5. THE RIGHT-OF-WAYS CONVEYED TO THE DOW CHEMICAL COMPANY IN VOLUME 253, PAGE 456, VOLUME 285, PAGE 366, VOLUME 287, PAGE 338, VOLUME 295, PAGE 18 & VOLUME 305, PAGE 375 OF THE M.C.D.R. AND REFERENCED IN THE TITLE COMMITMENT AS ITEM 10.d., e., f., g., & h. OF SCHEDULE 'B' DO NOT AFFECT THE SUBJECT TRACT.
6. THE RIGHT-OF-WAY CONVEYED TO THE UNITED STATES OF AMERICA IN VOLUME 391, PAGE 133 OF THE M.C.O.R. AND REFERENCED IN THE TITLE COMMITMENT AS ITEM 10. h. OF SCHEDULE 'B' DOES NOT AFFECT THE SUBJECT TRACT.

WILLIAM BAXTER LEAGUE
ABSTRACT 4

REPLAT OF
SARGENT BEACH WATERWAYS
TRACT 'K'
PLAT FILE NO. 409A
M.C.P.R.

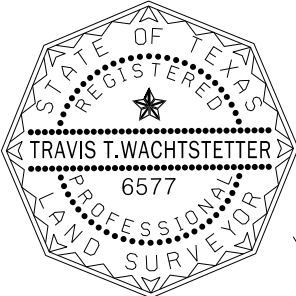
SURVEY PLAT OF
LOT 4, BLOCK 21 AND
LOT 5 & 6, BLOCK 22

OF THE
SARGENT BEACH ADDITION
RE-PLAT
AS RECORDED IN
VOLUME 2, PAGE 86
OF THE
MATAGORDA COUNTY PLAT RECORDS
IN THE
WILLIAM BAXTER LEAGUE
ABSTRACT 4
OF
MATAGORDA COUNTY, TEXAS
FOR

ROBERT & RACHEL COOK-NORRIS
G.F. NO.: 17261BAY
CANAL DRIVE

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FIRM NO.: 10024500 FAX: 979.265.9940
SURVEYED: JAP 08-18-17 BOOK NO.: MAT.CO.VOL.162 PROJECT NO.: 8133-17-01
DRAWN BY: TTW 08-23-17 CHECKED: TTW 08-24-17 REVISED: NONE

I, TRAVIS T. WACHTSTETTER, 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: AUGUST 18, 2017



Travis T. Wachtstetter
TRAVIS T. WACHTSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6577

USER: Untitled Workspace TIME: 10:44:31 AM DATE: 8/24/2017 G:\DGN\Boundary\Coney\Creek\Sargent\Bach Addition\Blk21 Lot4 & Blk22 Lot5&6\Survey Plat, Sargent Beach Addition, Block 21, Lot 4 & Block 22, Lot 5-6.dgn

