

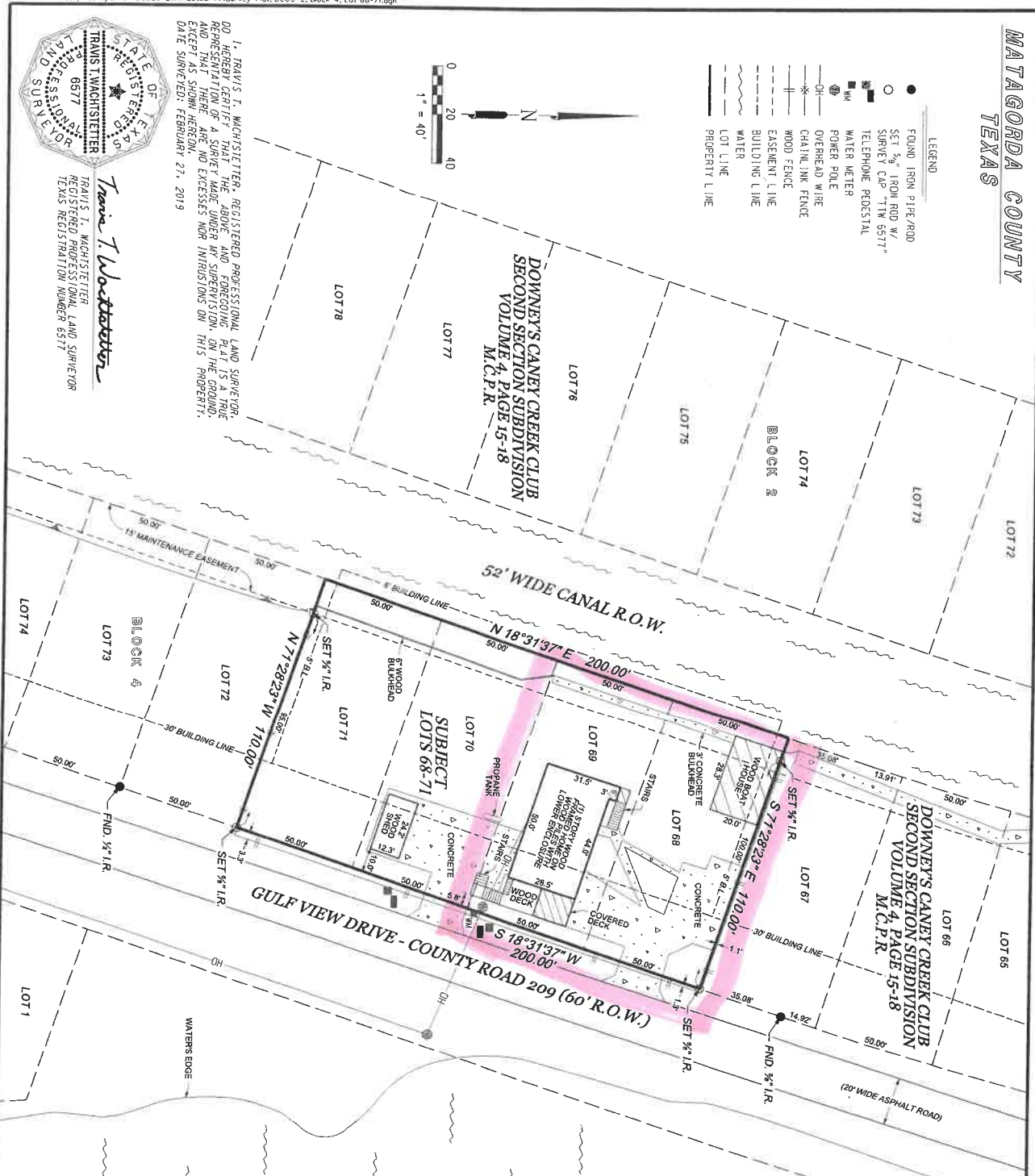
**MATAGORDA COUNTY  
 TEXAS**

- LEGEND**
- FOUND IRON PIPE/ROD
  - SET 3/4" IRON ROD W/ SURVEY CAP "TW 6517"
  - TELEPHONE POSTAL
  - WATER METER
  - POWER POLE
  - OVERHEAD WIRE
  - CHAIN LINK FENCE
  - WOOD FENCE
  - EASEMENT LINE
  - BUILDING LINE
  - WATER
  - LOT LINE
  - PROPERTY LINE



*Travis I. Wachstetter*  
 TRAVIS I. WACHSTETTER  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NUMBER 6917

I, TRAVIS I. WACHSTETTER, 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 ENCUMBRANCES OR INTERFERENCES ON THIS PROPERTY. DATE SURVEYED: FEBRUARY 27, 2019



**WILLIAM BAXTER LEAGUE  
 ABSTRACT 4**

- 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 FILED ON A TITLE COMMITMENT FROM ADRIANAL TITLE, L.L.C., NO. 192968A, EFFECTIVE DATE: JULY 25, 2019. ISSUED DATE: AUGUST 5, 2019. FOR ALL ITEMS OF RECORD.
  4. THE EASEMENT CONVERTED FROM DOWNEY TO THE STATE OF TEXAS, AS RECORDED IN VOL. 429, PG. 4910 OF THE M.C.P.R. AND REFERENCED NOT AFFECT THE SUBJECT PROPERTY.
  5. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL CONDITIONS, IN ITEM 1, OF SCHEDULE 9 OF THE TITLE COMMITMENT.

**OLD CANEY CREEK**

**SURVEY PLAT OF  
 LOTS 68-71, BLOCK 4**

OF THE  
**DOWNEY'S CANEY CREEK CLUB  
 SECOND SECTION SUBDIVISION**  
 AS RECORDED IN  
 VOLUME 4, PAGE 15-18  
 OF THE  
 MATAGORDA COUNTY PLAT RECORDS  
 IN THE  
**WILLIAM BAXTER LEAGUE  
 ABSTRACT 4**  
 OF  
 MATAGORDA COUNTY, TEXAS  
 FOR

**BALL19, LLC**  
 G. F. NO.: 192968A  
 255 COUNTY ROAD 209 (GULF VIEW DRIVE)

**Doyle & Wachstetter, Inc.**  
 Surveying and Mapping, GPS/GIS  
 131 COMMERCE STREET, CLUTE, TEXAS 77031  
 FIRM NO.: 100945000 FAX: 979-268-9940  
 STATE LICENSE NO.: 192968A PERMITS NO.: 1 100945000  
 LICENSE NO.: 192968A LICENSE NO.: 192968A