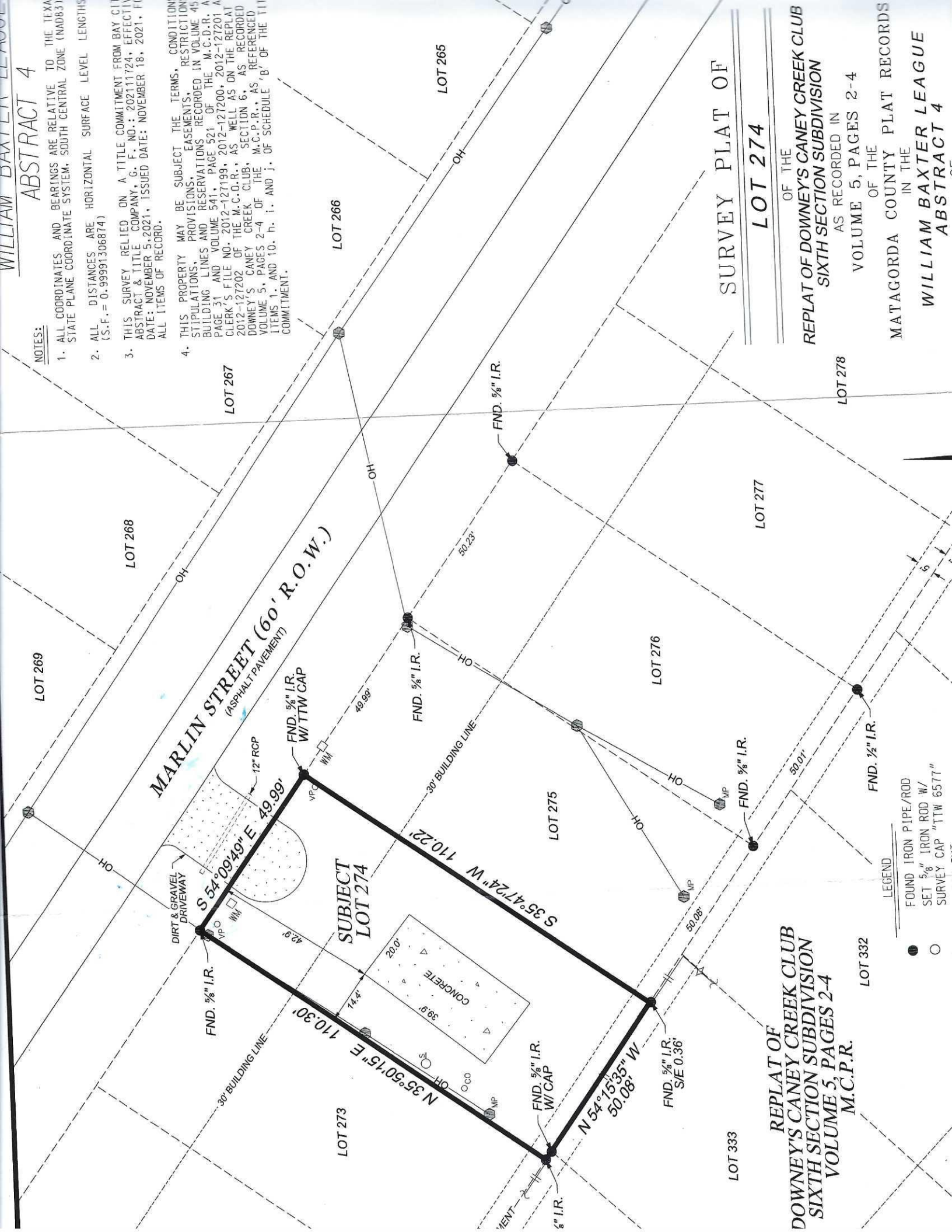


# ABSTRACT 4

## 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 (S.F. = 0.99991306874).
3. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM BAY CITY ABSTRACT & TITLE COMPANY, G. F. NO.: 202111724, EFFECTIVE DATE: NOVEMBER 5, 2021, ISSUED DATE: NOVEMBER 18, 2021, FOR ALL ITEMS OF RECORD.
4. THIS PROPERTY MAY BE SUBJECT THE TERMS, CONDITIONS, STIPULATIONS, PROVISIONS, EASEMENTS, RESTRICTIONS, BUILDING LINES AND RESERVATIONS RECORDED IN VOLUME 45 PAGE 31 AND VOLUME 541, PAGE 521 OF THE M.C.D.R. A CLERK'S FILE NO. 2012-127199, 2012-127200, 2012-127201 A 2012-127202 OF THE M.C.D.R., AS WELL AS ON THE REPLAT DOWNEY'S CANEY CREEK CLUB, SECTION 6, AS RECORDED VOLUME 5, PAGES 2-4 OF THE M.C.P.R., AS REFERENCED ITEMS 1, AND 10. h. i. AND j. OF SCHEDULE 'B' OF THE TITLE COMMITMENT.



**MARLIN STREET (60'-R.O.W.)**  
(ASPHALT PAVEMENT)

**SUBJECT LOT 274**

**SURVEY PLAT OF LOT 274**

**REPLAT OF DOWNEY'S CANEY CREEK CLUB SIXTH SECTION SUBDIVISION VOLUME 5, PAGES 2-4 M.C.P.R.**

OF THE  
**REPLAT OF DOWNEY'S CANEY CREEK CLUB SIXTH SECTION SUBDIVISION**  
AS RECORDED IN  
VOLUME 5, PAGES 2-4  
OF THE  
MATAGORDA COUNTY PLAT RECORDS  
IN THE  
**WILLIAM BAXTER LEAGUE ABSTRACT 4**

- LEGEND**
- FOUND IRON PIPE/ROD
  - SET 5/8" IRON ROD W/ SURVEY CAP "TTW 6577"