

**E. R. WIGHTMAN LEAGUE
ABSTRACT 101**

STATE OF TEXAS
COUNTY OF MATAGORDA

EQUITY TRUST COMPANY CUSTODIAN FBO JEFFREY REICH, IRA, OWNER OF ALL THAT CERTAIN LOTS 2 & 5, BLOCK 10, TIER 3, NORTHWEST FRACTION, OF THE MATAGORDA TOWNSITE, AS RECORDED IN VOLUME 1, PAGE 35 OF THE MATAGORDA COUNTY PLAT RECORDS, IN THE E. R. WIGHTMAN LEAGUE, ABSTRACT 101, MATAGORDA COUNTY, DO HEREBY REPLAT SAID PROPERTY ACCORDING TO THE LINES, LOTS AND EASEMENTS AND DESIGNATE SAID REPLAT AS LOTS 2A, 2B, 5A & 5B AND DO HEREBY DEDICATE FOR PUBLIC USE THE EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN _____ COUNTY, TEXAS,
THIS THE _____ DAY OF _____, 20__.

JEFFREY C. REICH
EQUITY TRUST COMPANY CUSTODIAN FBO JEFFREY REICH, IRA
LAND OWNER

STATE OF TEXAS
COUNTY OF MATAGORDA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFFREY C. REICH, KNOWN TO ME 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____, 20__.

NOTARY PUBLIC

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. = 0.99992761408)
3. THIS SURVEY DID NOT RELY ON A CURRENT TITLE COMMITMENT, THE INFORMATION CONTAINED ON THIS SURVEY WAS COMPILED FROM DATA BOTH PRIVATE AND PUBLIC, AND FROM THE MATAGORDA COUNTY COURTHOUSE. IT DOES NOT REPRESENT A COMPLETE DEED RESEARCH AND THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

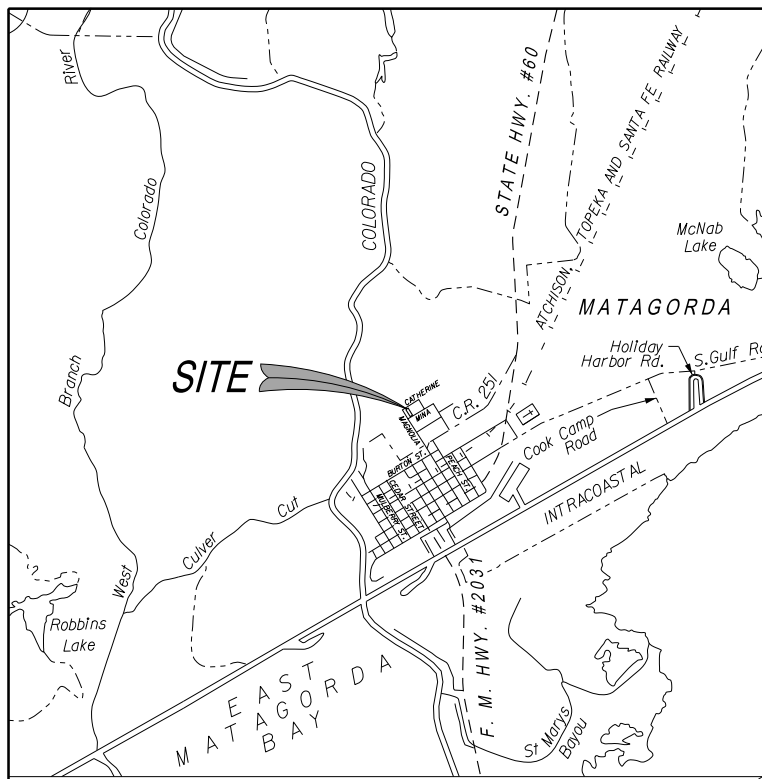
**REPLAT OF LOTS 2 & 5, BLOCK 10, TIER 3,
OF THE NORTHWEST FRACTION OF
THE MATAGORDA TOWNSITE**

**BEING A REPLAT OF ALL THAT CERTAIN
LOTS 2 & 5, BLOCK 10, TIER 3, OF THE
NORTHWEST FRACTION OF THE
MATAGORDA TOWNSITE
AS RECORDED IN VOLUME 1, PAGE 35 OF
THE MATAGORDA COUNTY PLAT RECORDS
IN THE E. R. WIGHTMAN LEAGUE
ABSTRACT 101
MATAGORDA COUNTY, TEXAS**

OWNER:
EQUITY TRUST COMPANY CUSTODIAN
FBO JEFFREY REICH, IRA
2533 NORCROSS ROAD
WALLIS, TEXAS 77485

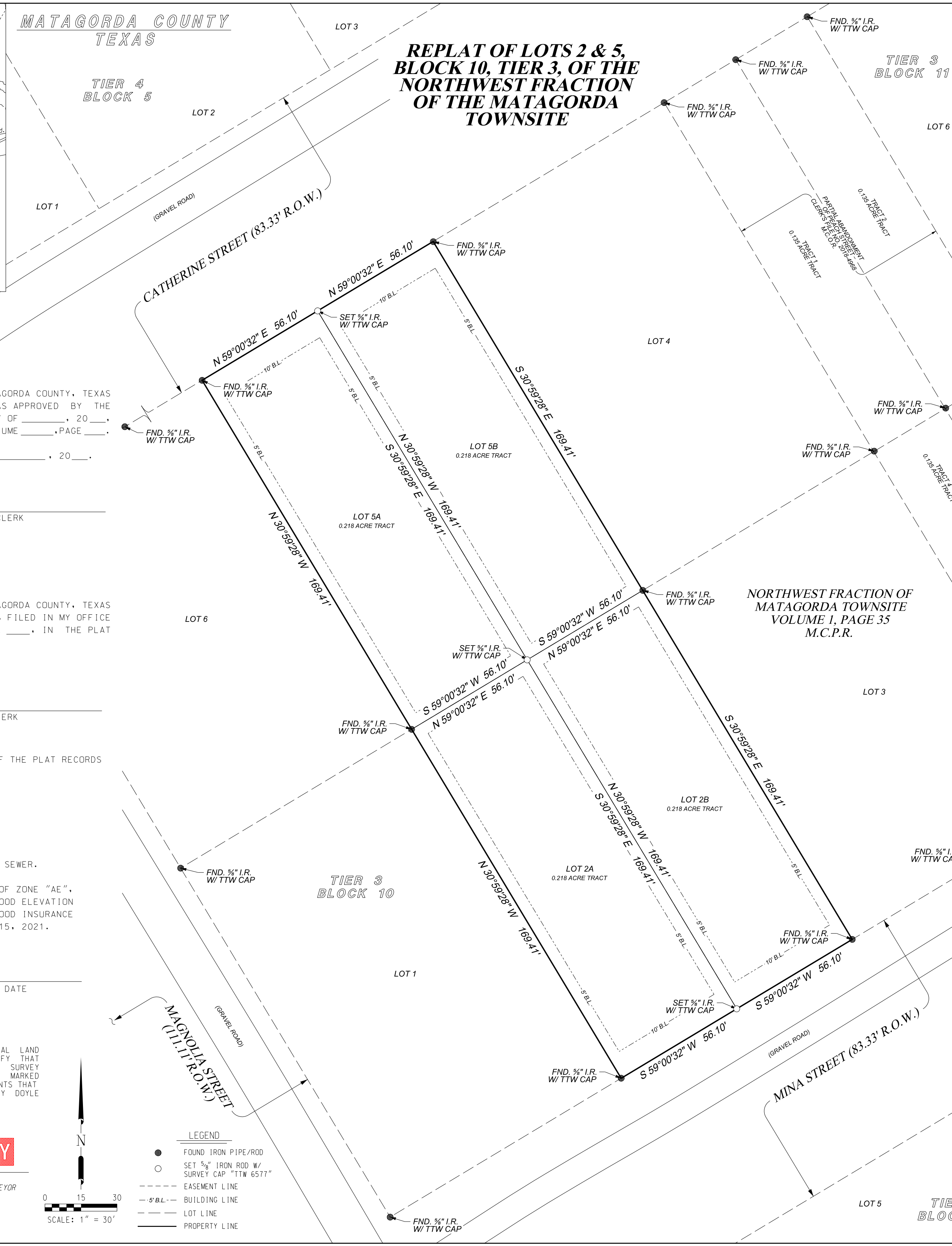
SURVEYOR:

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3022 FAX: 979.265.9940 FIRM NO.: 10024500
SURVEYED: CAC 11-03-23 BOOK NO.: MAT. CO. VOL. 281 PROJECT NO.: 11019-23-03
DRAWN BY: RDF 11-09-23 CHECKED: TFW 01-04-24 REVISED: NONE



VICINITY MAP
SCALE: N. T. S.

**REPLAT OF LOTS 2 & 5,
BLOCK 10, TIER 3, OF THE
NORTHWEST FRACTION
OF THE MATAGORDA
TOWNSITE**



STATE OF TEXAS
COUNTY OF MATAGORDA

I, STEPHANIE WURTZ, CLERK OF THE COUNTY OF MATAGORDA COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS APPROVED BY THE COMMISSIONERS COURT OF SAID COUNTY ON THE _____ DAY OF _____, 20__, AS RECORDED IN THE MINUTES OF SAID COURT IN VOLUME _____, PAGE _____.
GIVEN UNDER MY HAND AND SEAL THE _____ DAY OF _____, 20__.

COUNTY CLERK

STATE OF TEXAS
COUNTY OF MATAGORDA

I, STEPHANIE WURTZ, CLERK OF THE COUNTY OF MATAGORDA COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED IN MY OFFICE ON THE _____ DAY OF _____, AT _____ O'CLOCK _____, IN THE PLAT RECORDS OF MATAGORDA COUNTY, TEXAS.

COUNTY CLERK

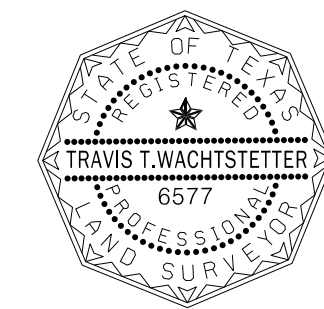
FILED IN SLIDE NO. _____ OF THE PLAT RECORDS
OF MATAGORDA COUNTY, TEXAS.

ENVIRONMENTAL HEALTH CERTIFICATE

1. ALL LOTS ARE SERVICED BY MUNICIPAL WATER AND SEWER.
2. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "AE", SPECIAL FLOOD HAZARD AREAS, WITH A BASE FLOOD ELEVATION DETERMINED TO BE 7 FEET, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 48321C0605F, DATED: JANUARY 15, 2021.

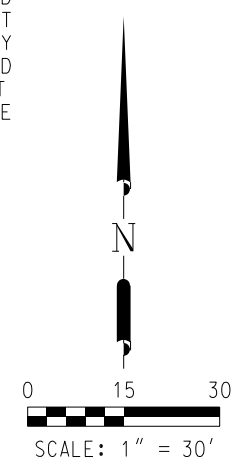
LISA KROBOT
ENVIRONMENTAL HEALTH DIRECTOR

I, TRAVIS T. WACHTSTETTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SUBDIVISION WAS PLATTED FROM AN ACTUAL SURVEY MADE ON THE GROUND, AND THAT ALL LOTS ARE PROPERLY MARKED WITH 5/8" IRON RODS, AND THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY SUPERVISION AND WAS SURVEYED BY DOYLE & WACHTSTETTER, INC. ON THE 3RD DAY OF NOVEMBER, 2023.



PRELIMINARY

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



- LEGEND**
- FOUND IRON PIPE/ROD
 - SET 5/8" IRON ROD W/ SURVEY CAP "TTW 6577"
 - - - EASEMENT LINE
 - - - 5' B.L. - BUILDING LINE
 - - - LOT LINE
 - PROPERTY LINE

USER: L:\LOTUS\G:\DGN\Boundary\Matagorda\Co\Matagorda_Townsite\Tier3_Blk10-11\NW_Fraction\Block_10_Lots_2_&_5.dgn