

MATAGORDA COUNTY TEXAS

NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). NORTH ARROW SHOWN IS A GRAPHIC REPRESENTATION OF TEXAS STATE PLANE GRID NORTH.
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F. = 0.99994848074)
3. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM BAY CITY ABSTRACT & TITLE, G. F. NO.: 202107455, EFFECTIVE DATE: JULY 9, 2021, ISSUED DATE: JULY 23, 2021, FOR ALL ITEMS OF RECORD.
4. THIS PROPERTY MAY BE SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, LIENS AND BYLAWS RECORDED IN VOLUME 508, PAGE 574, VOLUME 509, PAGE 50 AND VOLUME 510, PAGE 433 OF THE M.C.D.R. AND VOLUME 320, PAGE 256, CLERK'S FILE NO. 034538 AND 043747 OF THE M.C.O.R. AND REFERENCED IN ITEM 1. OF SCHEDULE 'B' OF THE TITLE COMMITMENT.
5. THIS PROPERTY MAY BE SUBJECT TO THE TERMS DEFINED IN THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC TRANSMISSION LINE DATED JUNE 13, 1958, AS RECORDED IN VOLUME 319, PAGE 513 OF THE M.C.D.R. AND REFERENCED IN ITEM 10. f. OF SCHEDULE 'B' OF THE TITLE COMMITMENT.

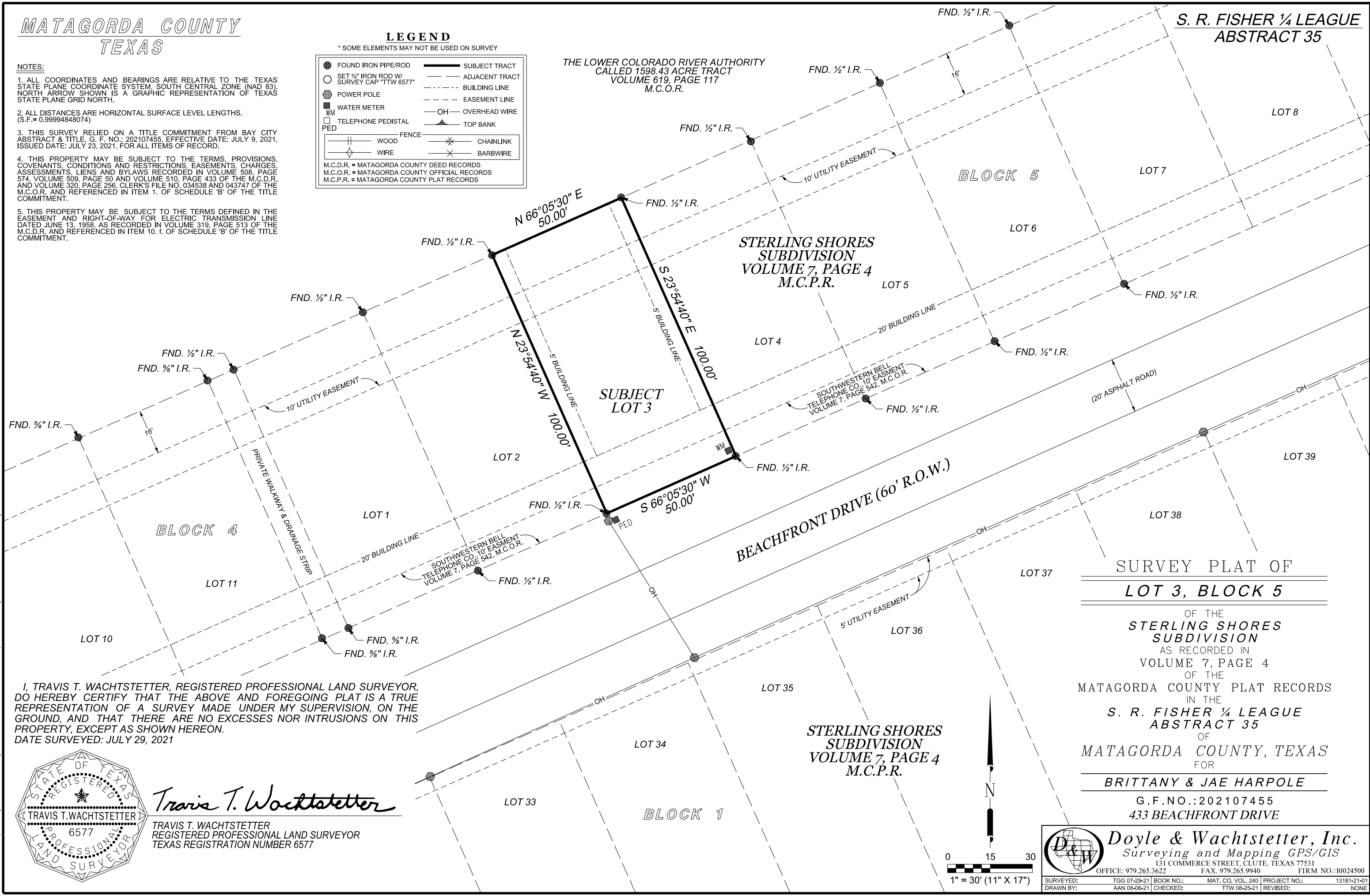
LEGEND
* SOME ELEMENTS MAY NOT BE USED ON SURVEY

● FOUND IRON PIPE/ROD	— SUBJECT TRACT
○ SET 3/4" IRON ROD W/ SURVEY CAP "TTW 6577"	— ADJACENT TRACT
⊙ POWER POLE	- - - BUILDING LINE
WM WATER METER	- - - EASEMENT LINE
□ TELEPHONE PEDISTAL	— OH OVERHEAD WIRE
PED	▲ TOP BANK
— FENCE	— CHAINLINK
— WOOD	— BARBWIRE
— WIRE	

M.C.D.R. = MATAGORDA COUNTY DEED RECORDS
M.C.O.R. = MATAGORDA COUNTY OFFICIAL RECORDS
M.C.P.R. = MATAGORDA COUNTY PLAT RECORDS

THE LOWER COLORADO RIVER AUTHORITY
CALLED 1598.43 ACRE TRACT
VOLUME 619, PAGE 117
M.C.O.R.

S. R. FISHER 1/4 LEAGUE
ABSTRACT 35



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: JULY 29, 2021



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

SURVEY PLAT OF
LOT 3, BLOCK 5
OF THE
STERLING SHORES
SUBDIVISION
AS RECORDED IN
VOLUME 7, PAGE 4
OF THE
MATAGORDA COUNTY PLAT RECORDS
IN THE
S. R. FISHER 1/4 LEAGUE
ABSTRACT 35
OF
MATAGORDA COUNTY, TEXAS
FOR
BRITTANY & JAE HARPOLE
G. F. NO.: 202107455
433 BEACHFRONT DRIVE

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FAX: 979.265.9940 FIRM NO.: 10024500

SURVEYED: TGG 07-29-21 BOOK NO.: MAT. CO. VOL. 240 PROJECT NO.: 13181-21-01
DRAWN BY: AAN 08-06-21 CHECKED: TTW 08-25-21 REVISED: NONE

USER: Untitled Workspace
DATE: 8/25/2021 TIME: 1:14:26 PM
G:\DGN\Boundary\Matagorda Co\Sterling Shores Subd\Blk 5 Lot 3\Survey Plat, Sterling Shores, Block 5, Lot 3.dgn