

MATAGORDA COUNTY  
TEXAS

WILLIAM BAXTER LEAGUE  
ABSTRACT 4

LEGEND

- FOUND IRON PIPE/ROD
- SET 5/8" IRON ROD W/  
SURVEY CAP "TTW 6577"
- ⊕ POWER POLE
- OH — OVERHEAD WIRE
- BUILDING LINE
- LOT LINE
- PROPERTY LINE

DOWNEY'S CANEY CREEK CLUB  
SIXTEENTH SECTION SUBDIVISION  
VOLUME 5, PAGE 41-43  
M.C.P.R.

DOWNEY'S CANEY CREEK CLUB  
TENTH SECTION SUBDIVISION  
VOLUME 5, PAGE 13-15  
M.C.P.R.

GEORGE A. HALMAGHI  
& JOHN VULCU  
CALLED 275.6963 ACRE TRACT  
CLERK'S FILE NO. 2005-053962  
M.C.O.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. (SF = 0.99991306874)
3. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM BAY CITY ABSTRACT & TITLE COMPANY, G.F. NO: 201808474, EFFECTIVE DATE: AUGUST 7, 2018, ISSUED DATE: AUGUST 17, 2018, FOR ALL ITEMS OF RECORD.
4. THIS PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS OF DOWNEY'S CANEY CREEK CLUB, SECTION 16, AS RECORDED IN VOL. 470, PG. 510 OF THE M.C.D.R.

I, TRAVIS T. 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 EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN HEREON.  
DATE SURVEYED: AUGUST 11, 2018



*Travis T. Wachstetter*  
TRAVIS T. WACHSTETTER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 6577



COUNTY ROAD 299 - HERON STREET (60' R.O.W.)

SURVEY PLAT OF  
LOT 22 & 23

OF THE  
DOWNEY'S CANEY CREEK CLUB  
SIXTEENTH SECTION SUBDIVISION  
AS RECORDED IN

VOLUME 5, PAGE 41-43  
OF THE  
MATAGORDA COUNTY PLAT RECORDS  
IN THE  
WILLIAM BAXTER LEAGUE  
ABSTRACT 4

MATAGORDA COUNTY, TEXAS

FOR  
CHARLES A. BOWMAN

G.F. NO.: 201808474

COUNTY ROAD 299 - HERON STREET



**Doyle & Wachstetter, Inc.**  
Surveying and Mapping GPS/GIS

131 COMMERCE STREET, CLUTE, TEXAS 77531  
OFFICE: 979.265.3622 FIRM NO.: 10024500 FAX: 979.265.9940  
SURVEYED: TGG 08-11-18 | BOOK NO.: 1 | DRAWING NO.: 179 | PROJECT NO.: 9309-18-03  
DRAWN BY: HRG 08-13-18 | CHECKED: TTT 09-05-18 | REVISED: NONE

