

**MATAGORDA COUNTY
 TEXAS**

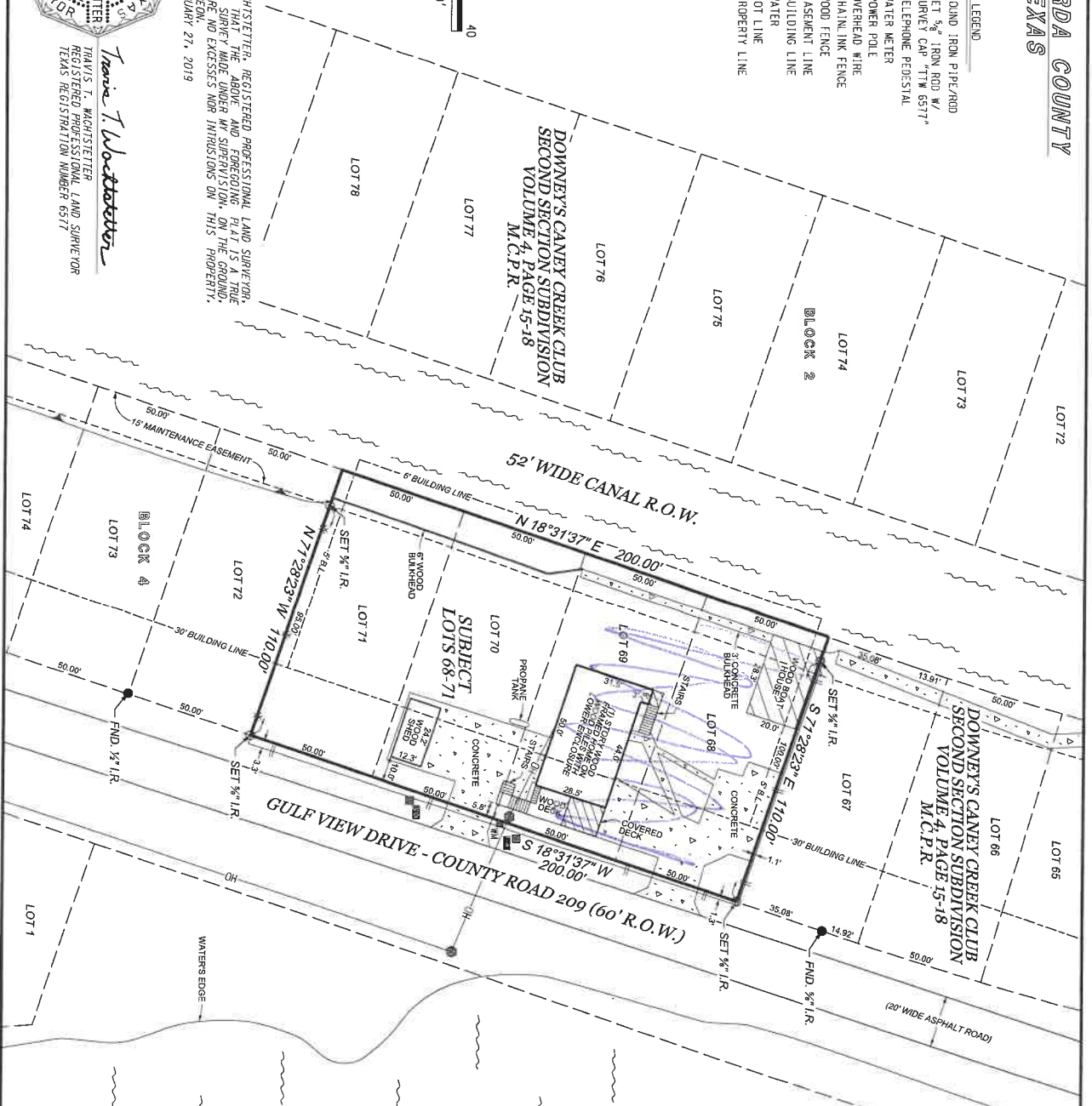


Travis T. Wachstetter
 TRAVIS T. WACHSTETTER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NUMBER 6517

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 HEREOF. DATE SURVEYED: FEBRUARY 21, 2019



- LEGEND**
- FOUND IRON PIPE/ROD
 - SET 3/4" IRON ROD W/ SURVEY CAP T.W. 6517"
 - TELEPHONE PEDestal
 - WATER METER
 - POWER POLE
 - OH— OVERHEAD WIRE
 - CHAINLINK FENCE
 - MOOD FENCE
 - EASEMENT LINE
 - BUILDING LINE
 - LOT LINE
 - PROPERTY LINE



**WILLIAM BAXTER LEAGUE
 ABSTRACT 4**

- NOTES:**
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLAIN COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
 2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
 3. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM ADRIANA TITLE, LLC, G. F. NO. 1929689A, EFFECTIVE DATE: JULY 25, 2019, ISSUED DATE: AUGUST 9, 2019, FOR ALL ITEMS OF RECORD.
 4. THE EASEMENT CONVEYED FROM DOWNEY TO THE STATE OF TEXAS, AS RECORDED IN VOL. 423, PG. 47, OF THE M.C.O.R. AND REFERENCED NOT AFFECT THE SUBJECT PROPERTY.
 5. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL CONDITIONS, ENCUMBRANCES OR CONDITIONS DEFINED IN THE DOCUMENTS REFERENCED IN ITEM 1. OF SCHEDULE B OF THE TITLE COMMITMENT.

**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

MATAGORDA COUNTY PLAT RECORDS
 IN THE
**WILLIAM BAXTER LEAGUE
 ABSTRACT 4**
 OF
MATAGORDA COUNTY, TEXAS
 FOR
BALL19, LLC

G. F. NO.: 1929689A
 235 COUNTY ROAD 209 (GULF VIEW DRIVE)

Doyle & Wachstetter, Inc.
 Surveying and Mapping GPS/GIS
 151 COMMERCE STREET, SUITE 1700, DALLAS, TEXAS 75201
 PHONE: 972-281-1111 FAX: 972-281-1111
 WWW: www.doyleandwachstetter.com
 SURVEYED: DATE: 08-27-19 BY: L.L.O.F.TUS
 DRAWN BY: DATE: 09-26-19 CHECKED BY: DATE: 09-26-19 REVISION: NONE