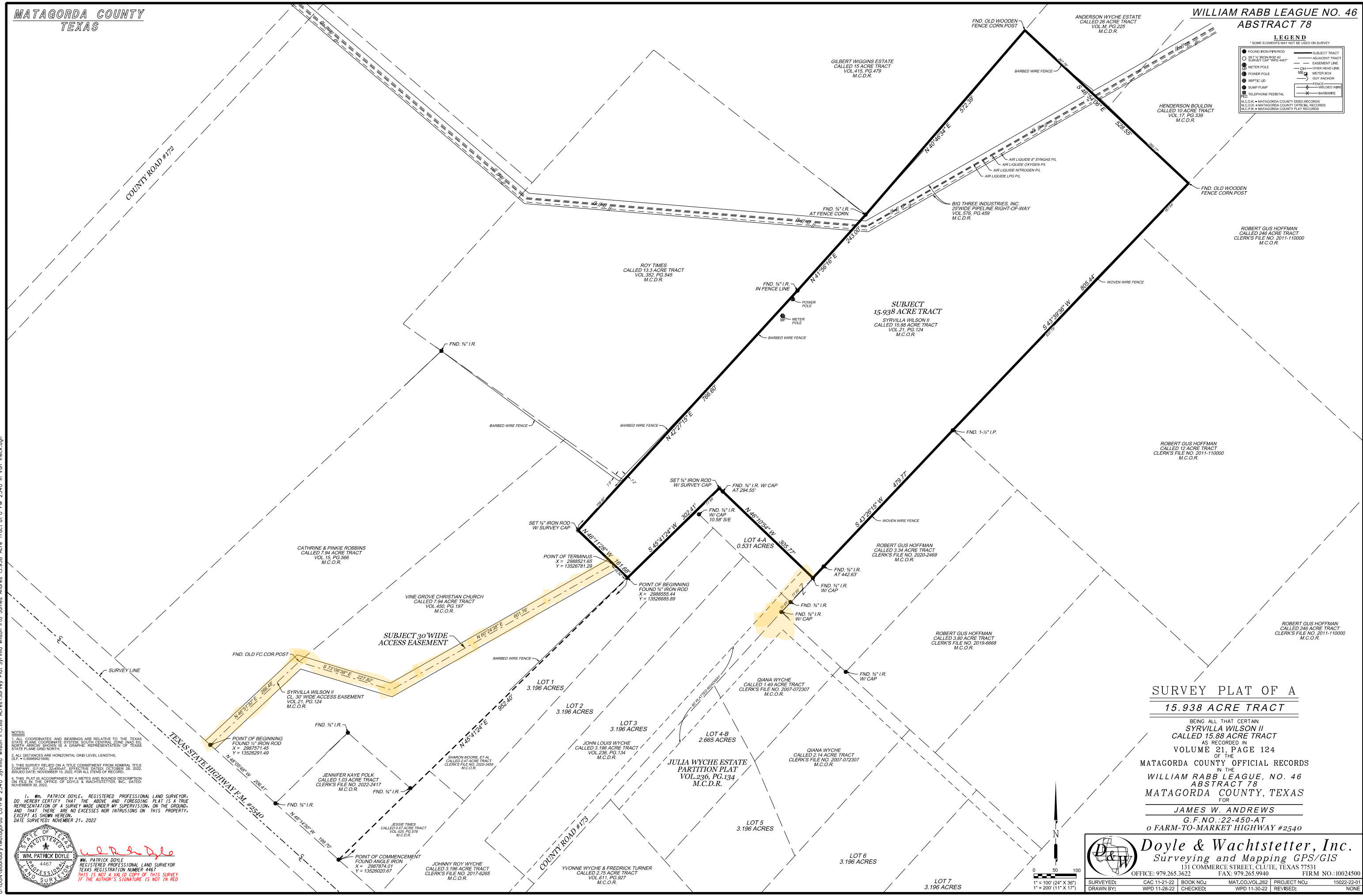


**LEGEND**  
\* SOME ELEMENTS MAY NOT BE USED ON SURVEY

● FOUND IRON PIPE/ROD	— SUBJECT TRACT
○ SURVEY CAP W/PG. LABEL	— ADJACENT TRACT
● METER POLE	— EASEMENT LINE
● POWER POLE	— OH—OVER HEAD LINE
● SEPTIC LID	MB—METER BOX
● SLUMP PUMP	— GUY ANCHOR
● TELEPHONE PEDestal	— FENCE
—	— WELDED WIRE
—	— BARB 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



**NOTES:**  
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NAD 83) STATE PLANE GRID NORTH.  
2. ALL DISTANCES ARE HORIZONTAL GRID LEVEL LENGTHS. (S. 13.7 = 0.9999941000)  
3. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM ADMIRAL TITLE COMPANY, G.P. NO. 22-04041, EFFECTIVE DATED, OCTOBER 28, 2022, ISSUED DATE, NOVEMBER 13, 2022, FOR ALL TERMS OF RECORD.  
4. THIS PLAT IS ACCOMPANIED BY A METERS AND BOUNDS DESCRIPTION ON FILE IN THE OFFICE OF DOYLE & WACHTSTETTER, INC., DATED, NOVEMBER 30, 2022.

I, **WM. PATRICK DOYLE**, 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: NOVEMBER 21, 2022

*WM. Patrick Doyle*  
WM. PATRICK DOYLE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 4467  
THIS IS NOT A VALID COPY OF THIS SURVEY IF THE AUTHOR'S SIGNATURE IS NOT IN RED

**SURVEY PLAT OF A**  
**15.938 ACRE TRACT**

BEGING ALL THAT CERTAIN  
**SYRVILLA WILSON II**  
CALLED 15.88 ACRE TRACT  
AS RECORDED IN  
VOLUME 21, PAGE 124  
OF THE  
MATAGORDA COUNTY OFFICIAL RECORDS  
IN THE  
**WILLIAM RABB LEAGUE, NO. 46**  
ABSTRACT 78  
MATAGORDA COUNTY, TEXAS  
FOR  
**JAMES W. ANDREWS**  
G. F. NO. :22-450-AT  
o FARM-TO-MARKET HIGHWAY #2540

**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: CAC 11-21-22 BOOK NO.: MAT.CO.VOL.262 PROJECT NO.: 15022-22-01  
DRAWN BY: WPD 11-28-22 CHECKED: WPD 11-30-22 REVISED: NONE

USER: \\matagorda\workspace\time\10132137 AM  
G:\DGN\Boundary\Matagorda Co\F.M. 2540\_Syrvilla Wilson II 15.88 Acres\Survey Plat\_Syrvilla Wilson II to James Andras 15.938 Acre Tract at 0 F.M. 2540 in Von Vieck.dgn