

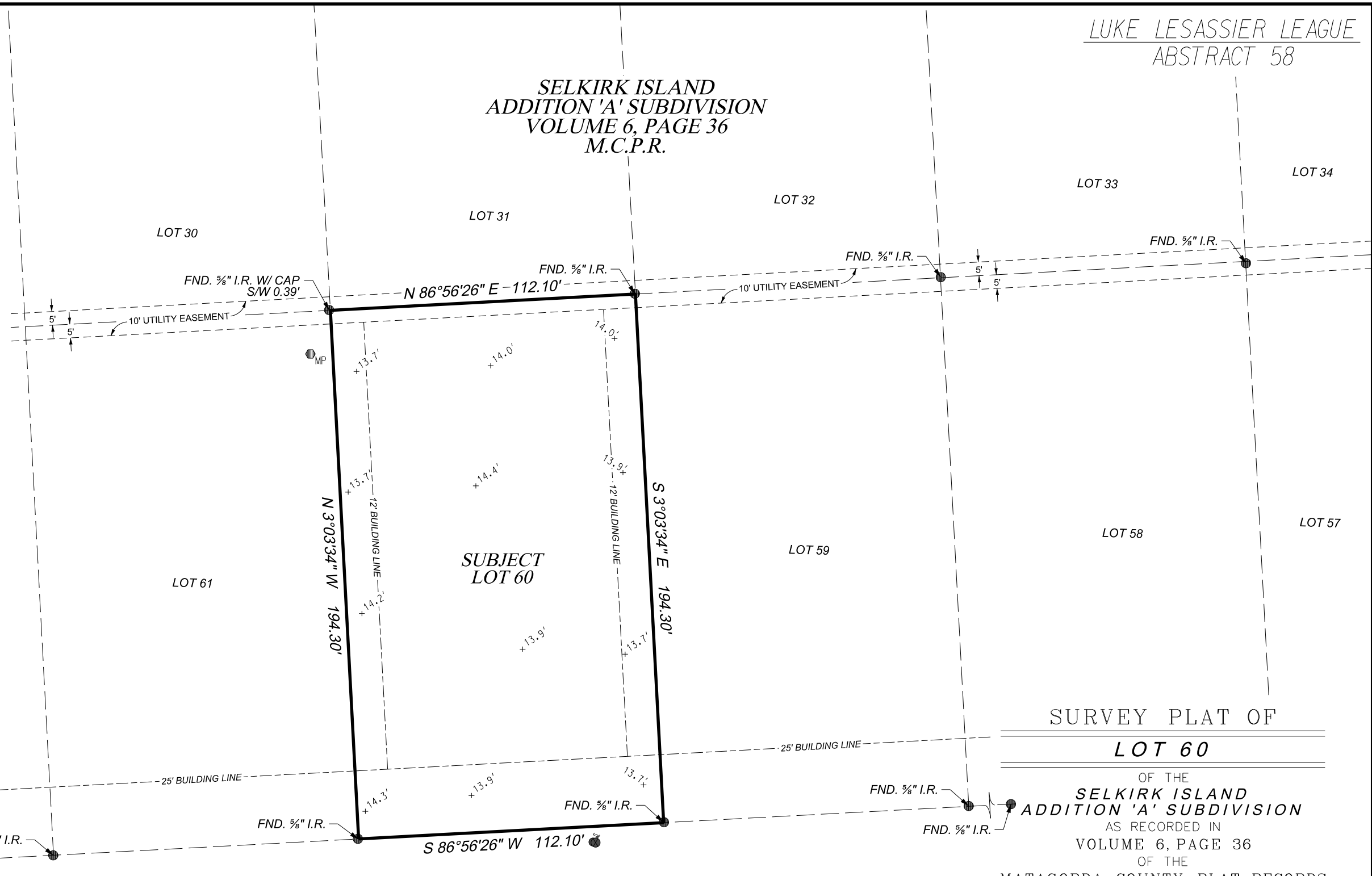
**MATAGORDA COUNTY  
TEXAS**

**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. = 0.99991546494).
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE ADJUSTED TO NATIONAL GEODETIC SURVEY (NGS) MONUMENT "CITYPORT-AM0539" AT A PUBLISHED ELEVATION OF 42.9 FEET.
4. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM BAY CITY ABSTRACT & TITLE COMPANY, G. F. NO.: 202303083, EFFECTIVE DATE: FEBRUARY 27, 2023, ISSUED DATE: MARCH 6, 2023, FOR ALL ITEMS OF RECORD.
5. THIS PROPERTY MAY BE SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN VOLUME 6, PAGE 36 OF THE M.C.P.R., VOLUME 495, PAGE 873 AND VOLUME 497, PAGE 556 OF THE M.C.D.R., AND IN CLERK'S FILE NO. 2009-096238, 2019-726 AND 2022-2976 OF THE M.C.O.R. AND REFERENCED IN ITEMS 1. AND 10.g. OF SCHEDULE 'B' OF THE TITLE COMMITMENT, INCLUDING ADDITIONAL BUILDING SETBACK LINES AND EASEMENTS THAT MAY NOT BE SHOWN HEREON.
6. THIS PROPERTY MAY BE SUBJECT TO THE TERMS AND CONDITIONS DEFINED IN THE EASEMENTS AND RIGHTS-OF-WAY RECORDED IN VOLUME 526, PAGE 887, VOLUME 667, PAGE 284 AND VOLUME 495, PAGE 859 OF THE M.C.D.R. AND REFERENCED IN ITEMS 10.h., i. AND k. OF SCHEDULE 'B' OF THE TITLE COMMITMENT.
7. THIS PROPERTY MAY BE SUBJECT TO THE TERMS AND CONDITIONS DEFINED IN VOLUME 541, PAGE 837 OF THE M.C.D.R. AND REFERENCED IN ITEM 10. j. OF SCHEDULE 'B' OF THE TITLE COMMITMENT.
8. THERE IS ALSO DEDICATED FOR UTILITIES, AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET WIDE, FROM A PLANE TWENTY FEET ABOVE THE GROUND, UPWARD, LOCATED ADJACENT TO ALL EASEMENTS, AS STATED ON THE RECORDED PLAT OF SELKIRK ISLAND, ADDITION 'A', RECORDED IN VOLUME 6, PAGE 36 OF THE M.C.P.R.

**LUKE LESASSIER LEAGUE  
ABSTRACT 58**

**SELKIRK ISLAND  
ADDITION 'A' SUBDIVISION  
VOLUME 6, PAGE 36  
M.C.P.R.**



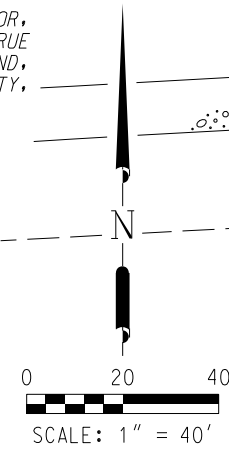
**SURVEY PLAT OF  
LOT 60**

OF THE  
**SELKIRK ISLAND  
ADDITION 'A' SUBDIVISION**  
AS RECORDED IN  
VOLUME 6, PAGE 36  
OF THE  
MATAGORDA COUNTY PLAT RECORDS  
IN THE  
**LUKE LESASSIER LEAGUE  
ABSTRACT 58**  
OF  
**MATAGORDA COUNTY, TEXAS**  
FOR  
**BRIAN MAXFELDT**

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: MARCH 13, 2023



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



**LEGEND**

●	FOUND IRON PIPE/ROD	●	POWER POLE
○	SET 5/8" IRON ROD W/ SURVEY CAP "TTW 6577"	●MP	METER POLE
+10.0'	SPOT ELEVATION	—OH—	OVERHEAD WIRE
●	WATER SPIGOT	- - - -	EASEMENT LINE
●	PVC STUB-UP	- - - -	BUILDING LINE
		- - - -	LOT LINE
		—	PROPERTY LINE

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

SURVEYED: CAC 03-13-23 BOOK NO.: MAT.CO.VOL.266 PROJECT NO.: 15308-23-01  
DRAWN BY: TTW 03-19-23 CHECKED: TTW 03-20-23 REVISED: NONE

USER: Untitled Workspace DATE: 3/20/2023 TIME: 1:14:23 PM G:\DGN\Boundary\Matagorda Co\Selkirk Island\Section A\Lot 60.dgn