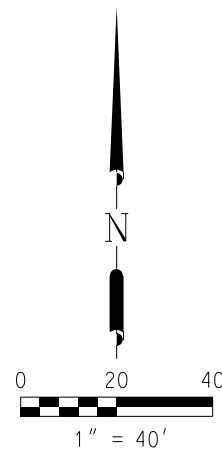


- LEGEND**
- FOUND IRON PIPE/ROD
 - SET 5/8" IRON ROD W/ SURVEY CAP "TTW 6577"
 - TELEPHONE PEDESTAL
 - WM WATER METER
 - POWER POLE
 - OH — OVERHEAD WIRE
 - ⊗ CHAINLINK FENCE
 - W — WOOD FENCE
 - - - EASEMENT LINE
 - - - BUILDING LINE
 - ~ WATER
 - - - LOT LINE
 - PROPERTY LINE



- 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 ADMIRAL TITLE, LLC, G. F. NO: 19296BAY, 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.429, PG.42 OF THE M.C.D.R. AND REFERENCED AS ITEM 10.c. OF SCHEDULE 'B' OF THE TITLE COMMITMENT, DOES NOT AFFECT THE SUBJECT PROPERTY.
 5. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL CONDITIONS, COVENANTS OR CONDITIONS DEFINED IN THE DOCUMENTS REFERENCED IN ITEM 1. OF SCHEDULE 'B' OF THE TITLE COMMITMENT.

DOWNEY'S CANEY CREEK CLUB
SECOND SECTION SUBDIVISION
VOLUME 4, PAGE 15-18
M.C.P.R.

OLD CANEY CREEK

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

BALL19, LLC
G.F.NO.:19296BAY
255 COUNTY ROAD 209 (GULF VIEW DRIVE)

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:	MLE 02-27-19	BOOK NO.:	MAT.CO.VOL.193	PROJECT NO.:	10054-19-01
DRAWN BY:	LAL 02-28-19	CHECKED:	TTW 08-29-19	REVISED:	NONE

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: FEBRUARY 27, 2019



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

USER: L:\LOFTUS DATE: 8/29/2019 G:\DGN\Boundary\CaneyCreek\DCCC2_Blk4 Lot68-71\Survey Plat, DCCC 2, Block 4, Lot 68-71.dgn

