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. (SF= 0.99988529506)
3. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM BAY CITY ABSTRACT & TITLE COMPANY, G. F. NO: 201902072, EFFECTIVE DATE: FEBRUARY 19,2019, ISSUED DATE: FEBRUARY 25,2019, FOR ALL ITEMS OF RECORD.
4. THE EASEMENT AND RIGHT-OF-WAY CONVEYED IN VOLUME 125, PAGE 436 OF THE M.C.O.R.AND REFERENCED AS ITEM 10.h.OF SCHEDULE 'B' OF THE TITLE COMMITMENT, DOES NOT AFFECT THE SUBJECT PROPERTY.
5. PROPERTY IS SUBJECT TO THE BUILDING LINES AND RESTRICTIONS AS DEFINED IN THE MCDONALD MEADOWS SECTION ONE SUBDIVISION BUILDING RESRICTIONS, AS RECORDED IN VOLUME 430,PAGE 51 OF THE M.C.D.R.

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
- WOOD FENCE
- EASEMENT LINE
- BUILDING LINE
- LOT LINE
- PROPERTY LINE

HEATHERGLEN DRIVE (60' R.O.W.)

I. & G. N. R. R. CO. SURVEY 1, BLOCK 4
ABSTRACT 271

FND. ½" I.R.
FND. ½" I.R.
FND. T-IRON W/ BRASS CAP
30' MIN. BUILDING LINE
35' MAX. BUILDING LINE
28' ASPHALT ROAD

McDONALD MEADOWS ADDITION
SECTION 1
VOLUME 4, PAGE 32
M.C.P.R.

BLOCK 2

LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 17

FND. 1¼" I.P. S/E 0.97'
N 86°44'03" E 105.00'
FND. ½" I.P.
FND. ⅝" I.R.
FND. ½" I.R.
FND. ⅝" I.R.
OH
5'
152.28'
10' UTILITY EASEMENT
75.00'
30.00'
0.6'
45.00'
60.00'
15.00'
0.2'
0.5'
WOOD SHED

EAST 45' LOT 11
WEST 60' LOT 10
20.3'
20.0'
20.0'
2.3'
2.4'
30.6'
8' BUILDING LINE
EAST 15' LOT 10
S 3°15'57" E 125.03'
N 3°15'57" W 125.03'
WEST 30' LOT 11
CONCRETE
10' BUILDING LINE
5.5'
16.5'
2.2'
4.6'
18.4'
COVERED PATIO
60.0'
A/C
34.0'
(1) STORY BRICK HOME ON CONCRETE FOUNDATION
2'
6.7'
2'
40.3'
10'
25.0'
23.0'
31.3'
CONCRETE DRIVEWAY
SUBJECT
WEST 60' LOT 10 & EAST 45' LOT 11
WM
WM
60.00'
45.00'
15.00'
S 86°44'03" W 105.00'
FND. ⅝" I.R.
FND. ⅝" I.R.
FND. T-IRON W/ BRASS CAP
42.28'
146.26'
6" CONCRETE CURB

LOT 9 | LOT 10 | LOT 11 | LOT 12 | LOT 13 | LOT 14 | LOT 15 | LOT 16

BLOCK 3

35' MAX. BUILDING LINE
30' MIN. BUILDING LINE
194.00'
28' ASPHALT ROAD
54.13'
75.00'
FND. T-IRON W/ BRASS CAP

LOT 6 | LOT 8 | LOT 12 | LOT 13

WICKERSHAM DRIVE (60' R.O.W.)

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 5, 2019

STATE OF TEXAS · REGISTERED · TRAVIS T.WACHTSTETTER · 6577 · PROFESSIONAL LAND SURVEYOR

Travis T. Wachtstetter

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

N

0 20 40
1" = 40'

SURVEY PLAT OF

THE WEST 60' OF LOT 10 & THE EAST 45' OF LOT 11, BLOCK 2

OF THE

McDONALD MEADOWS ADDITION SECTION 1

AS RECORDED IN

VOLUME 4, PAGE 32

OF THE

MATAGORDA COUNTY PLAT RECORDS

IN THE

I. & G.N.R.R. CO. SURVEY 1, BLOCK 4, ABSTRACT 271

OF

MATAGORDA COUNTY, TEXAS

FOR

JOEL RODRIGUEZ

G.F.NO.:201902072

3921 WICKERSHAM 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 03-05-19	BOOK NO.:	MAT.CO.VOL.193	PROJECT NO.:	10075-19-01
DRAWN BY:	LAL 03-06-19	CHECKED:	TTW 03-18-19	REVISED:	NONE

USER: L.LOFTUS
DATE: 3/18/2019
TIME: 2:39:34 PM
O:\DON\Boundary\Bay City\McDonald Meadow Subd\Section 1\Blk2 Lot10-11\Survey Plat, McDonald Meadows, Section 1, Block 2, W60' Lot 10 & E45' Lot 11.dgn