ELIAS R. WIGHTMAN LEAGUE
ABSTRACT 101

MATAGORDA COUNTY
TEXAS

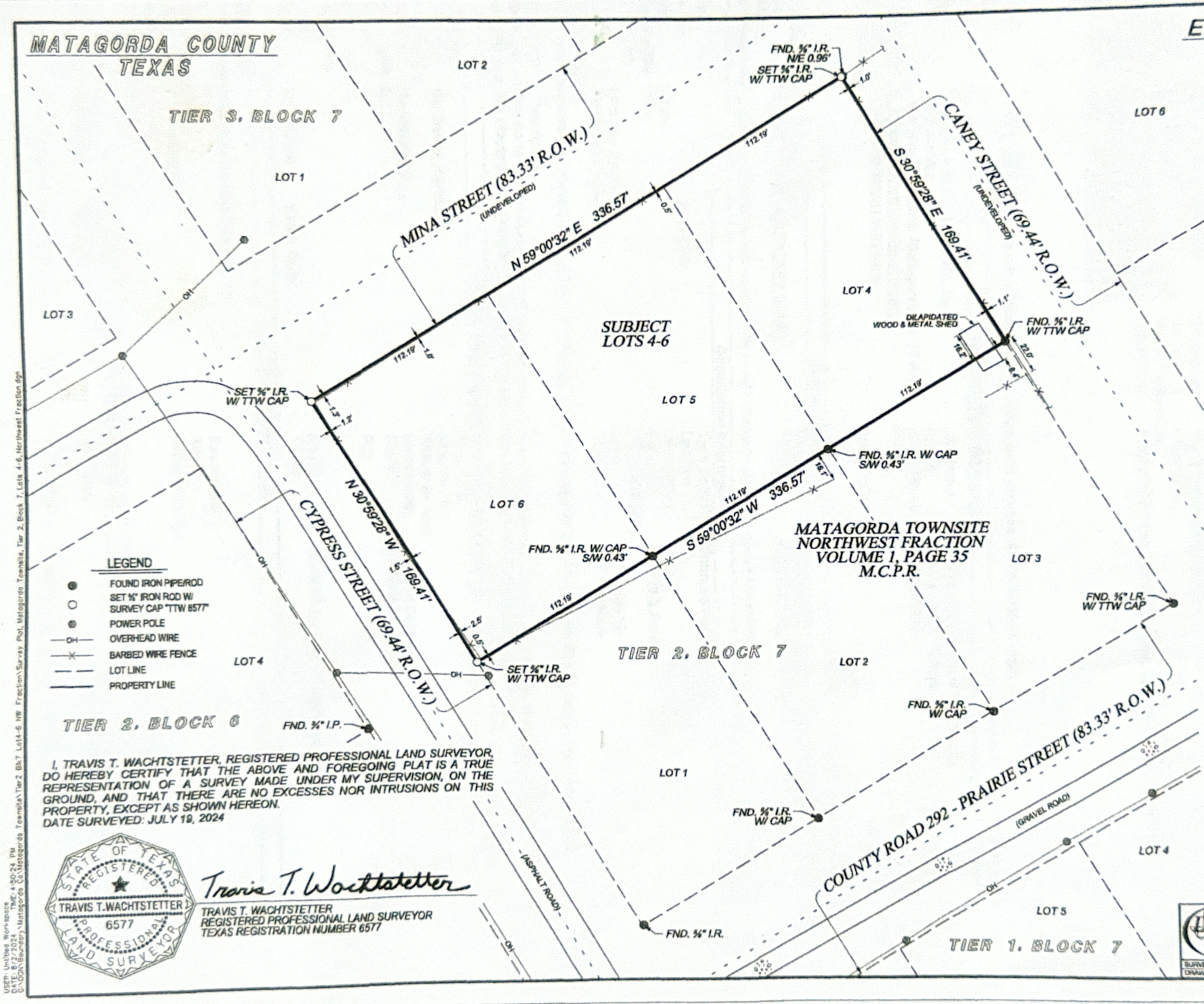
NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). NORTH ARROW SHOWN IS A GRAPHIC REPRESENTATION OF TEXAS STATE PLANE GRID NORTH.

2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F. = 0.999928608244)

3. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM ADMIRAL TITLE, G. F. NO.: 24-173-AT, ISSUED DATE: JULY 9, 2024, EFFECTIVE DATE: JUNE 24, 2024, FOR ALL ITEMS OF RECORD.

4. THIS PROPERTY MAY BE SUBJECT TO THE RESTRICTIVE COVENANTS OF MATAGORDA TOWNSITE AS DEFINED ON THE PLAT OF SAID TOWNSITE RECORDED IN VOLUME 1, PAGE 35 OF THE M.C.P.R. AND REFERENCED IN ITEMS 1. AND 10. f. OF SCHEDULE 'B' OF THE TITLE COMMITMENT.



LEGEND

- FOUND IRON PIPE/ROD
- SET ⅝" IRON ROD W/ SURVEY CAP "TTW 6577"
- POWER POLE
- OVERHEAD WIRE
- BARBED WIRE FENCE
- LOT LINE
- PROPERTY LINE

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: JULY 19, 2024

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

SURVEY PLAT OF

LOTS 4-6, BLOCK 7, TIER 2, NORTHWEST FRACTION

OF THE
MATAGORDA TOWNSITE
AS RECORDED IN
VOLUME 1, PAGE 35
OF THE
MATAGORDA COUNTY PLAT RECORDS
IN THE
ELIAS R. WIGHTMAN LEAGUE
ABSTRACT 101
MATAGORDA COUNTY, TEXAS
FOR
KNEZEK FAMILY PARTNERSHIP, LP
G.F.NO.:24-173-AT
CYPRESS STREET

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 07-19-24	BOOK NO.:	NAT. CO. VOL. 291	PROJECT NO.:	16824-24-01
DRAWN BY:	JAG 07-03-24	CHECKED:	TTW 08-02-24	REVISED:	NONE

USER: UnitTest Workspace TIME: 4:50:24 PM
DATE: 8/2/2024
C:\DGN\Boundary\Matagorda Co\Matagorda Townsite\Tier2 Blk7 Lot4-6 NW Fraction\Survey Plat, Matagorda Townsite, Tier 2, Block 7, Lots 4-6, Northwest Fraction.dgn