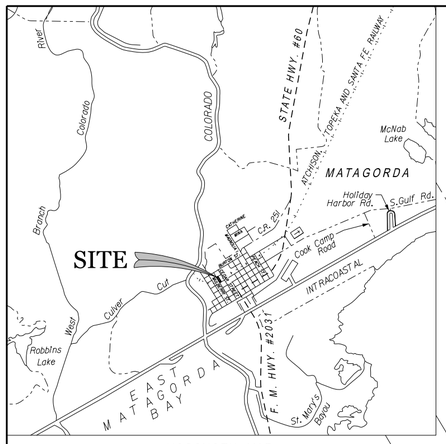
# REPLAT OF LOTS 1 & 6, BLOCK 4, TIER 4, OF THE COLORADO FRONT OF THE MATAGORDA TOWNSITE

MATAGORDA COUNTY
TEXAS

TIER 3 BLOCK 4




VICINITY MAP
SCALE: N.T.S.

LOT 1

10' WIDE ASPHALT ROAD

AUSTIN STREET (83.33'R.O.W.)

112.19'

FND. ⅝" I.R. W/ CAP

N 59°00'32" E 112.19'

LOT 6C
0.145 ACRE TRACT

LOT 6B
0.145 ACRE TRACT

LOT 6A
0.145 ACRE TRACT

LOT 1C
0.145 ACRE TRACT

LOT 1B
0.145 ACRE TRACT

LOT 1A
0.145 ACRE TRACT

10' B.L.
5' B.L.
56.47'

S 30°59'28" E 338.84'

N 30°59'28" W 338.84'

S 59°00'32" W 112.19'

FND. ½" I.R.

LOT 4

LOT 5

LOT 2

LOT 3

COLORADO FRONT OF MATAGORDA TOWNSITE
VOLUME 1, PAGE 35
M.C.P.R.

TIER 4, BLOCK 4

MULBERRY STREET (69.44'R.O.W.)

15' WIDE ASPHALT ROAD

TIER 4, BLOCK 3

CENTER STREET (138.89'R.O.W.)

## ELIAS R.WIGHTMAN LEAGUE
## ABSTRACT 101

STATE OF TEXAS
COUNTY OF _____

I, ERIK FRANKSON, OWNER OF ALL THAT CERTAIN LOTS 1 & 6, BLOCK 4, TIER 4, COLORADO FRONT, 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, DO HEREBY REPLAT SAID PROPERTY ACCORDING TO THE LINES, LOTS AND EASEMENTS AND DESIGNATE SAID REPLAT AS LOTS 1A, 1B, 1C, 6A, 6B & 6C, AND DO HEREBY DEDICATE FOR PUBLIC USE THE EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AN FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN _____ COUNTY, TEXAS.
THIS THE _____ DAY OF _____, 20____.

_____
ERIK FRANKSON
LAND OWNER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERIK FRANKSON,KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT,AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____, 20____.

_____
NOTARY PUBLIC

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.
3. THIS SURVEY DID NOT RELY ON A CURRENT TITLE COMMITMENT, THE INFORMATION CONTAINED ON THIS SURVEY WAS COMPILED FROM DATA BOTH PRIVATE AND PUBLIC, AND FROM THE MATAGORDA COUNTY COURTHOUSE. IT DOES NOT REPRESENT A COMPLETE DEED RESEARCH AND THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS PROPERTY MAY BE SUBJECT TO THE TERMS AND CONDITIONS DEFINED IN THE RIGHT-OF-WAY EASEMENT GRANTED TO MATAGORDA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 1, AS RECORDED IN VOLUME 298, PAGE 402 OF THE M.C.D.R.

STATE OF TEXAS
COUNTY OF MATAGORDA

I, STEPHANIE WURTZ, CLERK OF THE COUNTY OF MATAGORDA COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS APPROVED BY THE COMMISSIONERS COURT OF SAID COUNTY ON THE ____ DAY OF _____, 20_____, AS RECORDED IN THE MINUTES OF SAID COURT IN VOLUME _____, PAGE _____.

GIVEN UNDER MY HAND AND SEAL THE ____ DAY OF _____, 20____.

_____
COUNTY CLERK

STATE OF TEXAS
COUNTY OF MATAGORDA

I, STEPHANIE WURTZ, CLERK OF THE COUNTY OF MATAGORDA COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED IN MY OFFICE ON THE ____ DAY OF _____, 20_____, AT ____ O'CLOCK ____, IN THE PLAT RECORDS OF MATAGORDA COUNTY, TEXAS.

_____
COUNTY CLERK

FILED IN SLIDE NO. _____ OF THE PLAT RECORDS OF MATAGORDA COUNTY, TEXAS.

ENVIRONMENTAL HEALTH CERTIFICATE

1. ALL LOTS ARE SERVICED BY MUNICIPAL WATER AND SEWER.
2. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "X", AREA WITH REDUCED FLOOD RICK DUE TO LEVEE.AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 48321C0605F, DATED: JANUARY 15, 2021.

_____ DATE
LISA KROBOT
ENVIRONMENTAL HEALTH DIRECTOR

*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: MARCH 16, 2026*

STATE OF TEXAS
REGISTERED
WM. PATRICK DOYLE
4467
PROFESSIONAL
LAND SURVEYOR

*WM. PATRICK DOYLE*
*REGISTERED PROFESSIONAL LAND SURVEYOR*
*TEXAS REGISTRATION NUMBER 4467*

N
0 15 30
SCALE: 1" = 30'

LEGEND
- FOUND IRON PIPE/ROD
- SET ⅝" IRON ROD W/ SURVEY CAP "WPD 4467"
- —5'B.L.— BUILDING LINE
- — — — LOT LINE
- ——— PROPERTY LINE

## REPLAT OF LOTS 1 & 6, BLOCK 4, TIER 4, OF THE COLORADO FRONT OF THE MATAGORDA TOWNSITE

BEING A REPLAT OF ALL THAT CERTAIN LOTS 1 & 6, BLOCK 4, TIER 4, OF THE COLORADO FRONT 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

OWNER:

ERIK FRANKSON
3600 AVENUE F
BAY CITY, TEXAS 77414

SURVEYOR:


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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|---|---|---|---|---|---|
| SURVEYED: | CAC 03-16-26 | BOOK NO.: | MAT.CO.VOL.311 | PROJECT NO.: | 12294-26-01 |
| DRAWN BY: | JAG 03-23-26 | CHECKED: | WPD 3-24-26 | REVISED: | NONE |

USER: L.LOFTUS
DATE: 3/24/2026 TIME: 11:50:59 AM
G:\Don\Boundary\Matagorda Co\Matagorda Townsite\Tier4 Blk4 Lot1&6 Colorado Front\Re-Plat Survey Colorado Front Tier 4 Block 4 Lot 1 & 6 Divide into 6 Lots.dgn