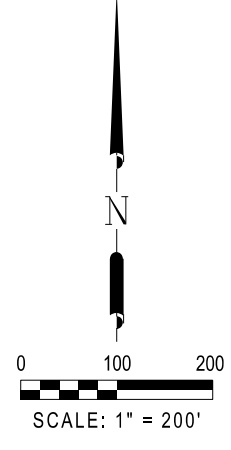


**MATAGORDA COUNTY TEXAS**

- LEGEND**
- FOUND IRON PIPE/ROD
  - SET 1/2" IRON ROD W/ SURVEY CAP 'TTW 6577'
  - - - BURIED PIPELINE
  - - - EASEMENT LINE
  - - - 5' B.L. BUILDING LINE
  - - - PROPERTY LINE
  - - - LOT LINE
  - - - SURVEY LINE

JESSE L. DUNN, III  
CALLED 100 ACRE TRACT  
CLERK'S FILE NO. 2007-072354  
M.C.O.R.



- NOTES:**
- ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
  - ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F.= 0.99990328205)
  - 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.
  - THE ACCESS EASEMENT CREATED BY THIS PLAT AND LOCATED BETWEEN LOT 8A, LOT 8B, AND LOT 8C IS TO SERVICE ALL LOTS OF THIS SUBDIVISION WITH THE MUTUAL BENEFIT OF ACCESS TO THE PUBLIC ROADWAY.

**COUNTY APPROVAL**

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 \_\_\_\_ 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**

- ALL LOTS WILL BE SERVICED BY WATER WELLS AND PRIVATE SEPTIC SYSTEMS. SEPTIC SYSTEMS WILL BE INSTALLED ACCORDING TO THE RULES OF MATAGORDA COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES.
- THIS PROPERTY IS LOCATED ALMOST ENTIRELY WITHIN THE LIMITS OF ZONE "X", AREA OF MINIMAL FLOOD HAZARD, WITH THE EXCEPTION OF A PORTION OF THE PROPERTY ALONG WILSON CREEK BEING WITHIN ZONE "X" (SHADED) AND ZONE "A", SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION DETERMINED, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 48321C0425F, DATED: JANUARY 15, 2021.

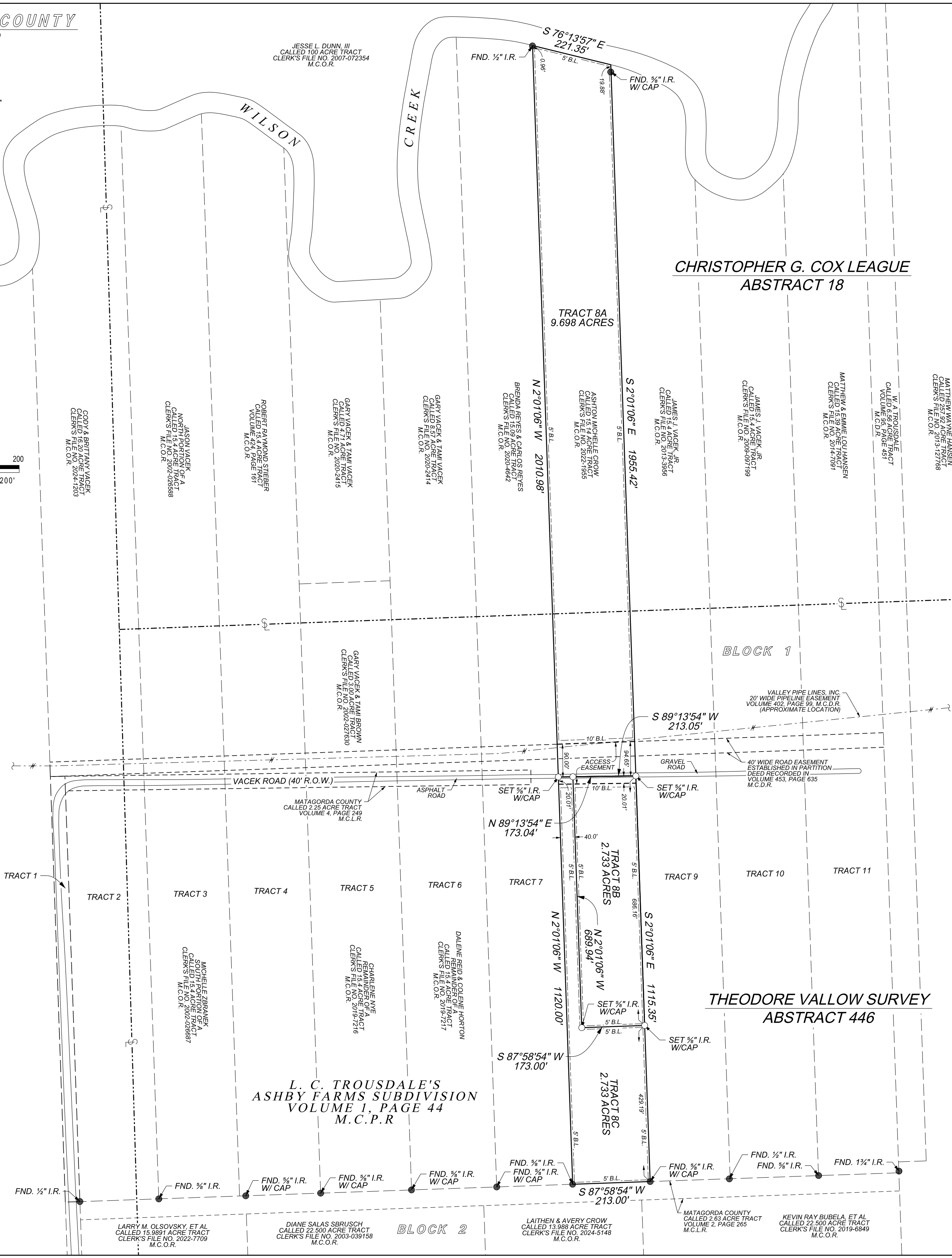
LISA KROBOT ENVIRONMENTAL HEALTH DIRECTOR DATE

I, TRAVIS T. WACHTSTETTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SUBDIVISION WAS PLATTED FROM AN ACTUAL SURVEY MADE ON THE GROUND, AND THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY SUPERVISION AND WAS SURVEYED BY DOYLE & WACHTSTETTER, INC. ON THE 17TH DAY OF APRIL, 2024.



**PRELIMINARY**

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



**OWNER'S DEDICATION**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, ASHTON MICHELLE CROW, OWNER OF ALL THAT CERTAIN TRACT 8, OF THE VACEK PARTITION, AS RECORDED IN VOLUME 453, PAGE 635 OF THE MATAGORDA COUNTY DEED RECORDS, BEING A PORTION OF BLOCK 1, OF L. C. TROUSDALE'S ASHBY FARM SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 44, OF THE MATAGORDA COUNTY PLAT RECORDS, AND BEING ALL THAT CERTAIN CALLED 15.14 ACRE TRACT OF LAND CONVEYED BY WARRANTY DEED ON MARCH 25, 2022 FROM EDDIE VACEK, ET AL, TO ASHTON MICHELLE CROW, AS RECORDED IN CLERK'S FILE NO. 2022-1955 OF THE MATAGORDA COUNTY OFFICIAL RECORDS, IN THE CHRISTOPHER G. COX LEAGUE, ABSTRACT 18 AND THEODORE VALLOW SURVEY, ABSTRACT 446, MATAGORDA COUNTY, DO HEREBY REPLAT SAID PROPERTY ACCORDING TO THE LINES, LOTS AND EASEMENTS AND DESIGNATE SAID REPLAT AS LOT 8A, LOT 8B AND LOT 8C AND DO HEREBY DEDICATE FOR PRIVATE USE THE EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN \_\_\_\_\_ COUNTY, \_\_\_\_\_  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

ASHTON MICHELLE CROW  
LAND OWNER

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_, 20 \_\_\_\_.

NOTARY PUBLIC

**LIEN HOLDER'S DEDICATION**

PROSPERITY BANK, HOLDER OF A LIEN ON ALL THAT CERTAIN CALLED 15.14 ACRE TRACT OF LAND CONVEYED BY WARRANTY DEED ON MARCH 25, 2022 TO ASHTON MICHELLE CROW, AS RECORDED IN CLERK'S FILE NO. 2022-1955 OF THE M.C.O.R., DO HEREBY RATIFY AND CONFIRM SAID SUBDIVISION AND DEDICATION AND DO HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DEDICATION THE LIEN AGAINST SAID LAND OWNED AND HELD BY SAID PROSPERITY BANK.

WITNESS MY HAND IN \_\_\_\_\_ COUNTY, TEXAS.  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

REPRESENTATIVE  
PROSPERITY BANK

**REPLAT OF TRACT 8, VACEK PARTITION OF BLOCK 1, OF L. C. TROUSDALE'S ASHBY FARM SUBDIVISION**

BEING A REPLAT OF TRACT 8, OF THE VACEK PARTITION, AS RECORDED IN VOLUME 453, PAGE 635 OF THE MATAGORDA COUNTY DEED RECORDS BEING A PORTION OF BLOCK 1, OF L. C. TROUSDALE'S ASHBY FARM SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 44 OF THE MATAGORDA COUNTY PLAT RECORDS AND BEING ALL THAT CERTAIN ASHTON MICHELLE CROW CALLED 15.14 ACRE TRACT, AS RECORDED IN CLERK'S FILE NO. 2022-1955 OF THE MATAGORDA COUNTY OFFICIAL RECORDS IN THE CHRISTOPHER G. COX LEAGUE ABSTRACT 18 AND THE THEODORE VALLOW SURVEY ABSTRACT 446, MATAGORDA COUNTY, TEXAS

**Doyle & Wachtstetter, Inc.**  
Surveying and Mapping GPS/GIS  
131 COMMERCE STREET, SUITE 77531 FIRM NO.: 10024500  
OFFICE: 979.265.3023 FAX: 979.265.9940  
SURVEYED: CAC 04-12-24 BOOK NO.: MAT. CO. VOL. 286 | PROJECT NO.: 16230-24-01  
DRAWN BY: JAG 04-12-24 CHECKED: TTW 01-08-25 REVISIONS: NONE

USER: L:\0\TUS... TIME: 3:04:45 PM... G:\DGN\Boundary\_Matagorda\... Report of Tract 8, Vacek Partition, Block 1, of L. C. Trousdale's Ashby Farm Subdivision.dgn