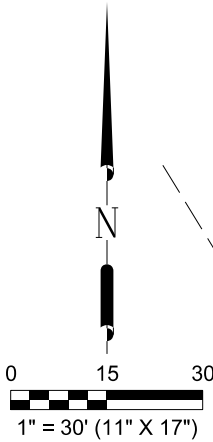


MATAGORDA COUNTY
TEXAS

REPLAT OF
SARGENT BEACH ADDITION
VOLUME 2, PAGE 86
M.C.P.R.

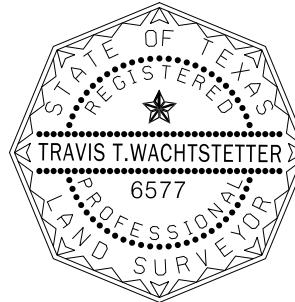


COUNTY ROAD 230 - CANAL DRIVE (60' R.O.W.)

SUBJECT
LOT 13

REPLAT OF
SARGENT BEACH ADDITION
VOLUME 2, PAGE 86
M.C.P.R.

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: SEPTEMBER 9, 2022



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

FND. 5/8" I.R.
W/ CAP

LOT 45

LOT 46

LOT 47
FND. 5/8" I.R.
W/ CAP

BLOCK 26

FND. 5/8" I.R.
W/ CAP

LOT 48

UNITED STATES OF AMERICA
LOTS 40-60, BLOCK 26
VOLUME 306, PAGE 102
M.C.O.R.

LOT 49
SET 3/4" I.R.
W/ TTW CAP

LEGEND

* SOME ELEMENTS MAY NOT BE USED ON SURVEY

FOUND IRON PIPE/ROD	SUBJECT TRACT
SET 3/4" IRON ROD W/ SURVEY CAP "TTW 6577"	ADJACENT TRACT
WATER METER	BUILDING LINE
POWER POLE	EASEMENT LINE
CONCRETE MONUMENT	OH OVERHEAD WIRE
CONTOUR LINES	FENCE
50 MAJOR	WOOD
50.5 INTERVAL	CHAINLINK
51 MINOR	BARBWIRE

M.C.D.R. = MATAGORDA COUNTY DEED RECORDS
M.C.O.R. = MATAGORDA COUNTY OFFICIAL RECORDS
M.C.P.R. = MATAGORDA COUNTY PLAT RECORDS

WILLIAM BAXTER LEAGUE
ABSTRACT 4

NOTES:

- ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). NORTH ARROW SHOWN IS A GRAPHIC REPRESENTATION OF TEXAS STATE PLANE GRID NORTH.
- ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F. = 0.99991306874)
- THIS SURVEY RELIED ON A TITLE COMMITMENT FROM BAY CITY ABSTRACT & TITLE COMPANY, G. F. NO.: 202208484, EFFECTIVE DATE: AUGUST 17, 2022, ISSUED DATE: AUGUST 25, 2022, FOR ALL ITEMS OF RECORD.
- THIS PROPERTY MAY BE SUBJECT TO THE TERMS AND CONDITIONS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN VOLUME 243, PAGE 541, VOLUME 246, PAGE 29, VOLUME 247, PAGE 143, VOLUME 258, PAGE 276, VOLUME 353, PAGE 516 AND VOLUME 493, PAGE 768 OF THE M.C.D.R. AND REFERENCED IN ITEM 1, OF SCHEDULE 'B' OF THE TITLE COMMITMENT, INCLUDING ADDITIONAL EASEMENTS AND BUILDING SET BACK LINES THAT MAY NOT BE SHOWN HEREON.
- THIS PROPERTY IS SUBJECT TO UNITED STATES OF AMERICA SPOILAGE EASEMENT AND RIGHT-OF-WAY FOR THE DEPOSIT OF DREDGED MATERIAL, AS RECORDED IN VOLUME 105, PAGE 124 AND VOLUME 132, PAGE 286 OF THE M.C.D.R. AND REFERENCED IN ITEM 10, g. OF SCHEDULE 'B' OF THE TITLE COMMITMENT.

FND. 5/8" I.R.
W/ CAP

LOT 52

SARGENT BEACH WATERWAYS
SUBDIVISION
VOLUME 3, PAGE 5
M.C.P.R.

SURVEY PLAT OF
LOT 13, BLOCK 22

OF THE
REPLAT OF
SARGENT BEACH ADDITION
AS RECORDED IN
VOLUME 2, PAGE 86
OF THE
MATAGORDA COUNTY PLAT RECORDS
IN THE
WILLIAM BAXTER LEAGUE
ABSTRACT 4
MATAGORDA COUNTY, TEXAS
FOR

ZAHIR & MICHELLE ARIFI

G.F.NO.:202208484
COUNTY ROAD 230 - CANAL DRIVE



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: TAM 09-09-22 BOOK NO.: 14795-22-01
DRAWN BY: TTV 09-09-22 CHECKED: TTV 09-09-22 REVISED: NONE