

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. (S.F.= 0.99990052411)
3. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM AMROCK, LLC, G. F. NO.: 73421497, EFFECTIVE DATE: SEPTEMBER 18, 2023, ISSUED DATE: SEPTEMBER 23, 2023, FOR ALL ITEMS OF RECORD.
4. THIS PROPERTY MAY BE SUBJECT TO THE RESTRICTIVE COVENANTS OF CEDAR LAKE ACRES SUBDIVISION, AS RECORDED IN PLAT FILE NO. 384A-385B OF THE M.C.P.R., VOLUME 232, PAGE 287 AND CLERK'S FILE NO. 2009-096082 AND 2022-7718 OF THE M.C.O.R. AND REFERENCED IN ITEMS 1. AND 10. b. OF SCHEDULE 'B' OF THE TITLE COMMITMENT, INCLUDING BUILDING SETBACK LINES SHOWN ON SAID PLAT THAT MAY AFFECT THE SUBJECT PROPERTY.
5. THIS PROPERTY MAY BE SUBJECT TO THE TERMS, CONDITIONS, EASEMENTS AND RESTRICTIONS DEFINED IN VOLUME 131, PAGE 679, VOLUME 148, PAGE 787 AND VOLUME 291, PAGE 794 OF THE M.C.O.R. AND REFERENCED IN ITEM 10. c. OF SCHEDULE 'B' OF THE TITLE COMMITMENT.

CEDAR LAKE ACRES  
SUBDIVISION, SECTION ONE  
PLAT FILE NO. 384A-385B  
M.C.P.R.

DETAIL A  
SCALE: 1" = 50'

THOMAS MCCOY & DANIEL DECKRO LEAGUE  
ABSTRACT 60

TRACT 1

CEDAR LAKE ACRES  
SUBDIVISION, SECTION THREE  
PLAT FILE NO. 384A-385B  
M.C.P.R.

TRACT 3

TRACT 10

TRACT 4

TRACT 1

TRACT 5

TRACT 8

TRACT 7

TRACT 5

TRACT 4

TRACT 6

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: OCTOBER 12, 2023



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

(60' WILD DEER LANE  
(60' ACCESS EASEMENT)

SUBJECT  
TRACT 9

EDWARD W. CHLAPOWSKI  
CALLED 12.50 ACRE TRACT  
VOLUME 291, PAGE 794  
M.C.O.R.

CEDAR LAKE ACRES  
SUBDIVISION, SECTION FOUR  
PLAT FILE NO. 384A-385B  
M.C.P.R.

SURVEY PLAT OF  
TRACT 9, SECTION 2

OF THE  
CEDAR LAKE ACRES SUBDIVISION  
AS RECORDED IN  
PLAT FILE NO.384A-385B  
OF THE  
MATAGORDA COUNTY PLAT RECORDS  
IN THE  
T. MCCOY & D. DECKRO LEAGUE  
ABSTRACT 60

OF  
MATAGORDA COUNTY, TEXAS  
FOR

EDWARD W. CHLAPOWSKI

G.F.NO.:73421497  
1751 PR 648 - CEDAR DALE LANE

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: CAC 10-12-23 BOOK NO.: MAT.CO.VOL.280 PROJECT NO.: 16044-23-01  
DRAWN BY: RDF 10-18-23 CHECKED: TTW 10-26-23 REVISED: NONE

- LEGEND
- FOUND IRON PIPE/ROD
  - SET 5/8" IRON ROD W/ SURVEY CAP "TTW 6577"
  - GATE POST
  - ⊕ WATER WELL
  - MP METER POLE
  - POWER POLE
  - OH— OVERHEAD WIRE
  - - - EASEMENT LINE
  - - - BUILDING LINE
  - - - LOT LINE
  - PROPERTY LINE

0 100 200  
SCALE: 1" = 200'