

MATAGORDA COUNTY
TEXAS

SARGENT BEACH ADDITION
REPLAT
VOLUME 2, PAGE 86
M.C.P.R.
BLOCK 23

WILLIAM BAXTER LEAGUE
ABSTRACT 4

NOTES:

1. 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.
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
3. THIS SURVEY ON A TITLE COMMITMENT FROM BAY CITY, ABSTRACT & TITLE COMPANY, G.F. NO.: 202105361, EFFECTIVE DATE: JUNE 10, 2021, ISSUED DATE: JUNE 21, 2021, FOR ALL ITEMS OF RECORD.
4. THIS PROPERTY MAY BE SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS, EASEMENT, CHARGES ASSESSMENTS AND LIENS, AS 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.
5. THIS PROPERTY IS SUBJECT TO UNITED STATES OF AMERICA SPOILAGE EASEMENT AND RIGHT-OF-WAY FOR THE DEPOSIT OF DREDGED MATERIAL, AS RECORDED VOLUME 105, PAGE 124 AND VOLUME 132, PAGE 286 OF THE M.C.D.R. AND REFERENCED IN ITEM 10.H. OF SCHEDULE 'B' OF THE TITLE COMMITMENT.

- LEGEND
- FOUND IRON PIPE/ROD
 - SET 5/8" IRON ROD W/ SURVEY CAP "TTW 6577"
 - - - EASEMENT LINE
 - - - BUILDING LINE
 - - - LOT LINE
 - PROPERTY LINE

CANAL DRIVE (60' R.O.W.)

SARGENT BEACH ADDITION
REPLAT
VOLUME 2, PAGE 86
M.C.P.R.
BLOCK 24

SUBJECT
LOTS 24-25

SURVEY PLAT OF
LOTS 24 & 25, BLOCK 24

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

G.F. NO.: 202105361
384 COUNTY ROAD 230 (CANAL DRIVE)

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:	TGG 7-12-21	BOOK NO.:	MAT. CO. VOL. 239	PROJECT NO.:	13105-21-01
DRAWN BY:	AAN 7-13-21	CHECKED:	WPD 7-16-21	REVISED:	NONE

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: JULY 12, 2021



Wm. Patrick Doyle
WM. PATRICK DOYLE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4467

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

0 15 30
SCALE: 1" = 30'