

JACKSON COUNTY TEXAS

LEGEND

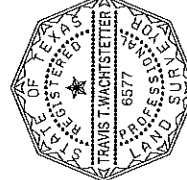
- FOUND IRON PIPE/ROD
- SET 5/8" IRON ROD W/
- SURVEY CAP "TTH 6577"
- ⊙ METER POLE
- ⊙ POWER POLE
- OVERHEAD WIRE
- - - EASEMENT LINE
- - - LOT LINE
- PROPERTY LINE

LOT 1034

LOT 1033

LOT 1032

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: JANUARY 26, 2024



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

NANCY A. MCFARLAND LEAGUE ABSTRACT 42

NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). NORTH ARROW SHOWN IS A GRAPHIC REPRESENTATION OF TEXAS STATE PLANE GRID NORTH.
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F. = 0.99987223632)
3. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM GULF COAST TITLE COMPANY, G.F. NO. 23-08-0480, EFFECTIVE DATE: AUGUST 14, 2023, ISSUED DATE: AUGUST 22, 2023, FOR ALL ITEMS OF RECORD.
4. THIS PROPERTY MAY BE SUBJECT TO THE RESTRICTIONS, CONDITIONS AND COVENANTS OF CAPE CARANCAHUA SUBDIVISION, SECTION 3, AS RECORDED IN VOLUME 255, PAGE 559 AND AMENDED IN VOLUME 259, PAGE 559 AND VOLUME 260, PAGE 559. THE RESTRICTIONS, CONDITIONS AND COVENANTS OF CAPE CARANCAHUA SUBDIVISION, SECTION 3, AS RECORDED IN VOLUME 255, PAGE 559 AND AMENDED IN VOLUME 259, PAGE 559 AND VOLUME 260, PAGE 559, ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. THE TITLE COMMITMENT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.
5. THE EASEMENT OR RIGHT-OF-WAY CONVEYED FROM THE W.L. MOODY JR. ESTATE, ET AL. TO TENNESSEE GAS TRANSMISSION COMPANY, AS RECORDED IN VOLUME 255, PAGE 559 AND AMENDED IN VOLUME 259, PAGE 559 AND VOLUME 260, PAGE 559, IS HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. THE TITLE COMMITMENT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.
6. THIS PROPERTY MAY BE SUBJECT TO THE POLICIES, GUIDELINES AND CORPORATE MATTERS REFERENCED IN ITEM 10, K, OF SCHEDULE 'B' OF THE TITLE COMMITMENT.

**Franklin Real Estate Group LLC
dba RE/MAX Land & Homes on the Bay**
is not liable for information
provided from outside source.

Seller / Buyer

Buyer / Buyer

CAPE CARANCAHUA
SECTION 3 SUBDIVISION
SLIDE NO. 68B & 69A
J.C.P.R.

LOT PLAN OF
LOT 1077

OF THE
CAPE CARANCAHUA
SECTION 3 SUBDIVISION
AS RECORDED IN
SLIDE NO. 68B & 69A
OF THE
JACKSON COUNTY PLAT RECORDS
IN THE
NANCY A. MCFARLAND LEAGUE
ABSTRACT 42
OF
JACKSON COUNTY, TEXAS
FOR
ZION DEVELOPMENT GROUP
G.F. NO. 123-08-0480
423 CALUMET DRIVE

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
OFFICE: 979.262.3622 134 COMMERCE STREET, CLAYTON, TEXAS 77531
PHONE: 979.262.3622 FAX: 979.262.3622
WWW.DWGPS.COM EMAIL: DW@DWGPS.COM
STATE: TEXAS REG. NO. 123-08-0480 REG. DATE: 08/22/2023

SCALE: 1" = 20'

