

MATAGORDA COUNTY
TEXAS

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. = 0.99991306874)

3. 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.

4. THIS PROPERTY IS SUBJECT TO THE 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.

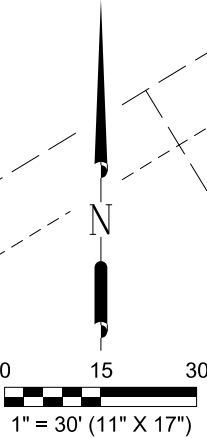
5. THIS PROPERTY MAY BE SUBJECT TO THE TERMS, CONDITIONS AND RESTRICTIONS OF SARGENT BEACH ADDITION, AS RECORDED IN VOLUME 258, PAGE 276 OF THE M.C.D.R., AS WELL AS THOSE DEDICATED ON THE PLATS OF SARGENT BEACH ADDITION, AS RECORDED IN VOLUME 2, PAGE 74 AND VOLUME 2, PAGE 86 OF THE M.C.P.R.

LEGEND

* SOME ELEMENTS MAY NOT BE USED ON SURVEY

● FOUND IRON PIPE/ROD	— SUBJECT TRACT
○ SET 5/8" IRON ROD W/ SURVEY CAP "TTW 6577"	— ADJACENT TRACT
● POWER POLE W/ UGC	--- EASEMENT & BUILDING LINE
UGC	~ WATER
— 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



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: MAY 2, 2025



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

ROBERT HALEY SURVEY
ABSTRACT 201

CANEY CATTLE & PASTURE CO.
TO U.S.A.
VOLUME 105, PAGE 124
M.C.D.R.
C.G. HAMILL ET AL
TO U.S.A.
VOLUME 132, PAGE 286
M.C.D.R.

INTRACOASTAL WATERWAY
(300' WIDE R.O.W.)

SUBJECT
LOTS 46 & 47

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

SURVEY PLAT OF
LOTS 46 & 47, BLOCK 15

OF THE
REPLAT OF
SARGENT BEACH ADDITION
AS RECORDED IN
VOLUME 2, PAGE 86

OF THE
MATAGORDA COUNTY PLAT RECORDS
IN THE
ROBERT HALEY SURVEY
ABSTRACT 201
MATAGORDA COUNTY, TEXAS
FOR

PEDRO & JUDITH TUPPIL
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:	CAC 05-02-25	BOOK NO.:	MAT. CO. VOL. 300	PROJECT NO.:	17418-25-01
DRAWN BY:	JAG 05-06-25	CHECKED:	TTW 05-07-25	REVISED:	NONE

BLOCK 15

LOT 42

LOT 43

LOT 44

LOT 45

LOT 46

LOT 47

LOT 48

LOT 49

LOT 46

LOT 47

BLOCK 16