

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 1/4\"/>		ADJACENT TRACT
	POWER POLE W/ UGC		EASEMENT & BUILDING LINE
	CONTOUR LINES		OH OVERHEAD WIRE
	50 MAJOR		FENCE
	50.5 INTERVAL		WOOD
	51 MINOR		CHAINLINK
			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

USER: Untitled Workspace
DATE: 5/7/2025
G:\DGN\Boundary\ConveyCreek\Sargent Beach Addn\Blk15 Lot46&47\Survey Plat, Sargent Beach Addition, Block 16, Lots 46-47.dgn

BLOCK 15

LOT 46

FND. 1/2" I.R.

LOT 47

FND. 1/2" I.R.

LOT 48



FND. 1/2" I.R.

FND. 1/2" I.R.

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

FND. 1/2" I.R.

20' EASEMENT

LOT 43

LOT 44

LOT 45

LOT 46

LOT 47

FND. 1/2" I.R.

LOT 48

20' EASEMENT

LOT 49

LOT 50

LOT 51

BLOCK 16

SUBJECT
LOTS 46 & 47

FND. 1/2" I.R.

SET 5/8" I.R.
W/ TTW CAP

EDGE OF
DIRT ROAD

LOT 16

FND. 1/2" I.R.

LOT 17

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

SURVEY PLAT OF

LOTS 46 & 47, BLOCK 16

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

UNITED STATES OF AMERICA
LOTS 1-18, BLOCK 29
VOLUME 396, PAGE 102
M.C.O.R.

LOT 14

FND. 1/2" I.R.

LOT 13

BLOCK 29

LOT 12

FND. 1/2" I.R.

10' EASEMENT

EDGE OF
DIRT ROAD

N

0 15 30
1" = 30' (11" X 17")



Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531

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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