

MATAGORDA COUNTY TEXAS

MARIA D. PIERCE SURVEY ABSTRACT 70

- NOTES:
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
 2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
 3. THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM BAY CITY ABSTRACT IN TITLE COMPANY, G.F. NO. 202412493, EFFECTIVE DATE, DECEMBER 5, 2024, ISSUED DATE, DECEMBER 12, 2024, FOR ALL ITEMS OF RECORD.
 4. THIS PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS, AS RECORDED IN VOL. 465, PG. 146 AND VOL. 691, PG. 688 OF THE M.C.P.R.

DOWNEY'S CANEY CREEK CLUB
FIFTEENTH SECTION SUBDIVISION
VOLUME 5, PAGE 29-33
M.C.P.R.

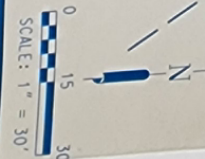
DOWNEY'S CANEY CREEK CLUB
FIFTEENTH SECTION SUBDIVISION
VOLUME 5, PAGE 29-33
M.C.P.R.

DOWNEY'S CANEY CREEK CLUB
FIFTEENTH SECTION SUBDIVISION
VOLUME 5, PAGE 29-33
M.C.P.R.

- LEGEND
- FOUND IRON PIPE/ROD
 - SET 1/4" IRON ROD W/ SURVEY CAP "WFO 4467"
 - EASEMENT LINE
 - BUILDING LINE
 - TOP BANK
 - WATER'S EDGE
 - LOT LINE
 - PROPERTY LINE



Wm. Patrick Doyle
REGISTERED PROFESSIONAL LAND SURVEYOR
TENT. REGISTRATION NUMBER 4467



SURVEY PLAT OF

LOT 852

OF THE
DOWNEY'S CANEY CREEK CLUB
FIFTEENTH SECTION SUBDIVISION
AS RECORDED IN
VOLUME 5, PAGE 29-33

MATAGORDA COUNTY PLAT RECORDS
IN THE
MARIA D. PIERCE SURVEY
ABSTRACT 70
OF
MATAGORDA COUNTY, TEXAS
FOR
TERRY & JONATHAN L. JONES
G.F. NO.: 202412493
O NAUTILUS STREET



Doyle & Wachstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, SUITE 7750
DALLAS, TEXAS 75201
TEL: 972.365.5555
FAX: 972.365.5555
WWW.DWASURVEYING.COM

STATE OF TEXAS
COUNTY OF MATAGORDA
SURVEYOR
Wm. Patrick Doyle
TENT. REGISTRATION NUMBER 4467