



- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - ESMT - EASEMENT
 - FND - FOUND
 - IR - IRON ROD
 - OR - OPENED IRON ROD
 - PCS - CASHED SOUTH TEXAS SURVEYING
 - MCCR - MATAGORDA COUNTY CLERK'S FILE
 - MCOR - MATAGORDA COUNTY DEED RECORDS
 - PCB - POINT OF BEGINNING
 - PCP - POINT OF COMMENCING
 - ROW - RIGHT OF WAY
 - 50. FT. - SQUARE FEET
 - US - BARBED WIRE FENCE
 - CH - CHAIN LINK FENCE
 - CONC - CONCRETE
 - CC - COVERED CONCRETE
 - OE - OVERHEAD ELECTRIC LINES
 - MO - MOUNTAIN
 - WOLF - WROUGHT IRON FENCE
 - GW - GUY WIRE
 - CB - CABLE BOX
 - EB - ELECTRIC BOX
 - EM - ELECTRIC MH
 - FB - FIBER OPTIC
 - FP - FIBER OPTIC MARKER
 - GM - GAS METER
 - GS - GAS VALVE
 - LC - LIGHT CABLE
 - LP - LIGHT POLE
 - MANHOLE
 - MONITORING WELL
 - PM - PUMP
 - PS - PUMP STATION
 - PP - POWER POLE
 - SM - SERVICE POLE
 - SMANHOLE - SANITARY MANHOLE
 - STANHOLE - STORMWATER MANHOLE
 - TELEPHONE PEDestal
 - TRANSFORMER
 - TR - TRAFFIC SIGNAL BOX
 - TS - TRAFFIC SIGNAL POLE
 - UNDERGROUND CABLE MARKER
 - WATER WELL
 - WM - WATER METER
 - WMR - WATER METER
 - BENCHMARK

NOTES:

1. BEARING BASIS IS C.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOD. 18, NAD 83 WITH A BEARING OF S 74°29'58" E, ALONG THE SOUTH R.O.W. LINE OF COUNTY ROAD NO. 291.
2. LOT ABSTRACT PROPERTY, SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY THE CLIENT.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR AND NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FININGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVATELY CONSIDERED AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THE SURVEY WAS ORDERED AND ARE NOT TO BE REPRODUCED OR RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM ANY UNAUTHORIZED USE, RELIANCE OR REPRODUCTION, COPYRIGHT 2020. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH WERE NOT DETECTED BY THE SURVEYOR AND ARE NOT SHOWN IN THIS SURVEY. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE INFORMATION AND BELIEF BEING DISCLOSED TO THE CLIENT AND NO WARRANTY IS SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE. ACCORDING TO FIRM MAP NO. 48361C, GEORGIA, DATE: 01-15-2021, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY ENGINEERING DEPARTMENTS SHOULD BE CONSULTED FOR FLOOD ZONE MAPS AND FLOODING AREAS THAN SHOWN BY FIRM MAPS THAT WILL AFFECT DEVELOPMENT.

SITE PHOTOGRAPH



SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I, the undersigned, being duly sworn, depose and say that the foregoing was made on the ground and that the plat correctly representing the same was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Texas. I hereby certify that the foregoing is a true and correct copy of the original survey as the same appears on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not disturb property, easements, buildings, etc., shown on or to be shown by.

GP _____ 1/4" of 1/4"

Fred F. Lawton, Registered Professional Land Surveyor No. 5530

[Signature]

FRED F. LAWTON
PROFESSIONAL LAND SURVEYOR
NO. 5530

SURVEY OF

TRACT ONE: LOTS NO. THIRTY-THREE (33) AND THIRTY-FOUR (34), OF CANEY CREEK HAVEN, SECTION NO. 1, A SUBDIVISION OF 36 ACRES MORE OR LESS, OUT OF THE HINTON CURTIS LEQUE, ABSTRACT 23 AND MARGARET WIGHTMAN 1/4 LEQUE, ABSTRACT 102, IN MATAGORDA COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGES 3-6, MAP RECORDS OF MATAGORDA COUNTY, TEXAS.

TRACT TWO: THE EAST ONE-HALF (E. 1/2) OF LOT NO. SEVENTEEN (17), BLOCK ONE (1), OF THE CANEY CREEK HAVEN, SECTION NO. 3, A SUBDIVISION IN MATAGORDA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, MAP RECORDS OF MATAGORDA COUNTY, TEXAS.

ADDRESS: 757 COUNTY ROAD 291
SARAGENT, TEXAS 77414

SITE:

JOB NO: 1090-26
DATE: 4-31-26

SCALE: 1" = 20'
SHEET 1 OF 1

NO.	DATE	DESCRIPTION

SOUTH TEXAS SURVEYING ASSOCIATES, INC. 77082
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas
281-656-6918 FAX 281-556-9331
Firm Number: 10043400