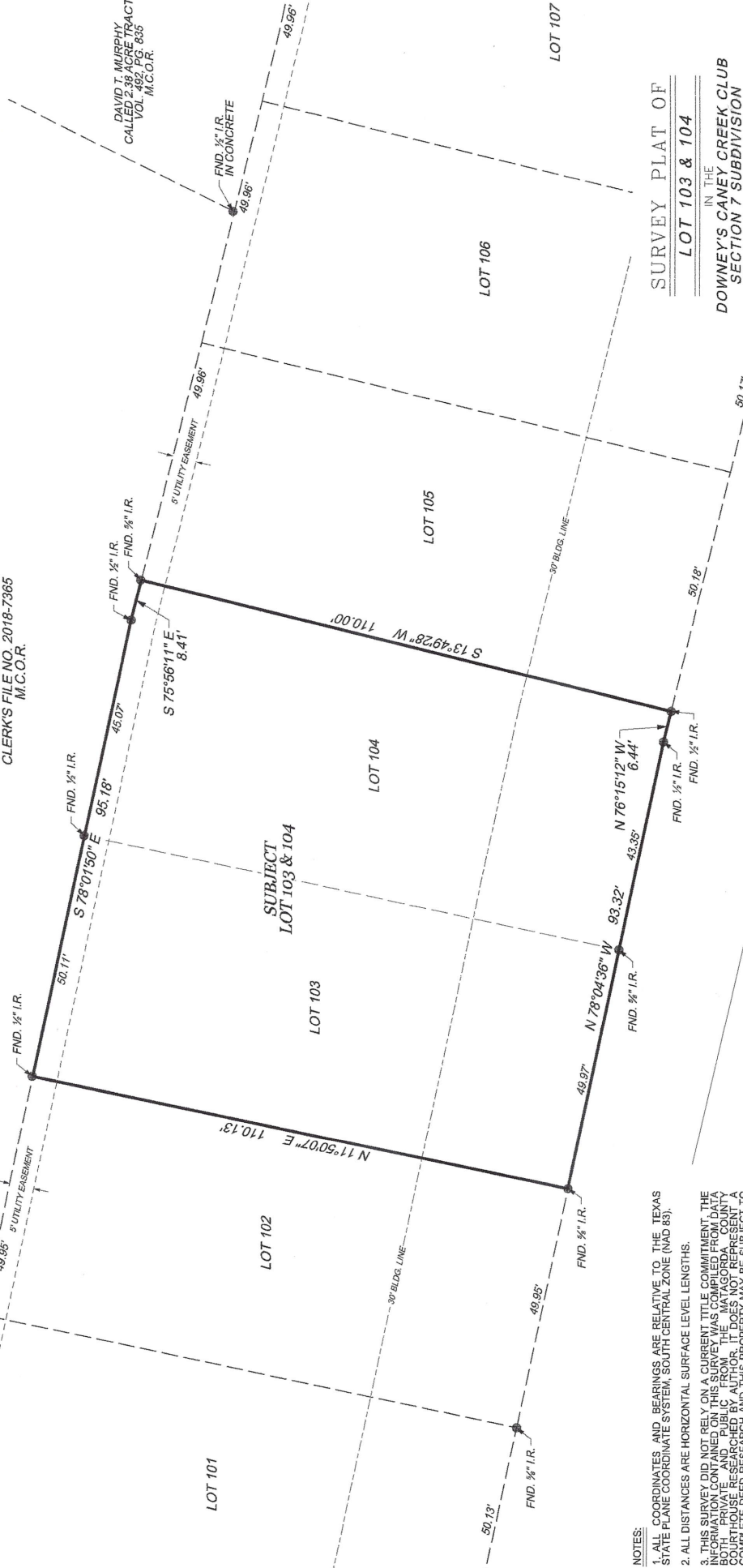


MATAGORDA COUNTY
TEXAS

JENNA DOYLE GRENIER
& JAYME LYNN DOYLE
CALLED 61.102 ACRE TRACT
CLERK'S FILE NO. 2018-7365
M.C.O.R.

MARIA D. PIERCE 1/4 LEAGUE
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 DID NOT RELY ON A CURRENT TITLE COMMITMENT. THE INFORMATION CONTAINED ON THIS SURVEY WAS COMPILED FROM DATA PROVIDED BY THE SURVEYOR AND FIELD MEASUREMENTS. IT DOES NOT REPRESENT A COMPLETE DEED RESEARCH AND THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OF RECORD OR OTHERWISE. THE SURVEYOR HAS NO KNOWLEDGE OF ANY SUCH INTERESTS. THE SURVEYOR HAS NO OBLIGATION TO DISCLOSE ANY SUCH INTERESTS.

1. JENNA DOYLE GRENIER, REGISTERED PROFESSIONAL LAND SURVEYOR, HAS CONDUCTED A SURVEY MADE UNDER MY SUPERVISION, ON THE PROPERTY, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN HEREON.
DATE SURVEYED: FEBRUARY 13, 2026



LEGEND
● IRON PIPE / ROD
○ SET 5/8" IRON ROD W/
SURVEY CAP "WPD 4467"
— POWER POLE
— OVERHEAD WIRE
--- EASEMENT LINE
- - - LOT LINE
___ PROPERTY LINE

BLUE WATER BOULEVARD (60' R.O.W.)
(15' WIDE GRAVEL ROAD)

SURVEY PLAT OF
LOT 103 & 104

IN THE
DOWNEY'S CANEY CREEK CLUB
SECTION 7 SUBDIVISION
AS RECORDED IN
VOLUME 5, PAGE 5-6
OF THE
MATAGORDA COUNTY PLAT RECORDS

MARIA D. PIERCE 1/4 LEAGUE
ABSTRACT 70
MATAGORDA COUNTY, TEXAS

MICHAEL M. FENSKER
BLUE WATER BOULEVARD

Doyle & Wachstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, SUITE 7531
FIRM NO. 06034900
OFFICE: 979-265-3632
FAX: 979-265-9940
SURVEYED: 2-13-26
DRAWN BY: JAG
DATE: 2-13-26
PROJECT NO.: 12188-26-02
SHEET: 1 OF 1