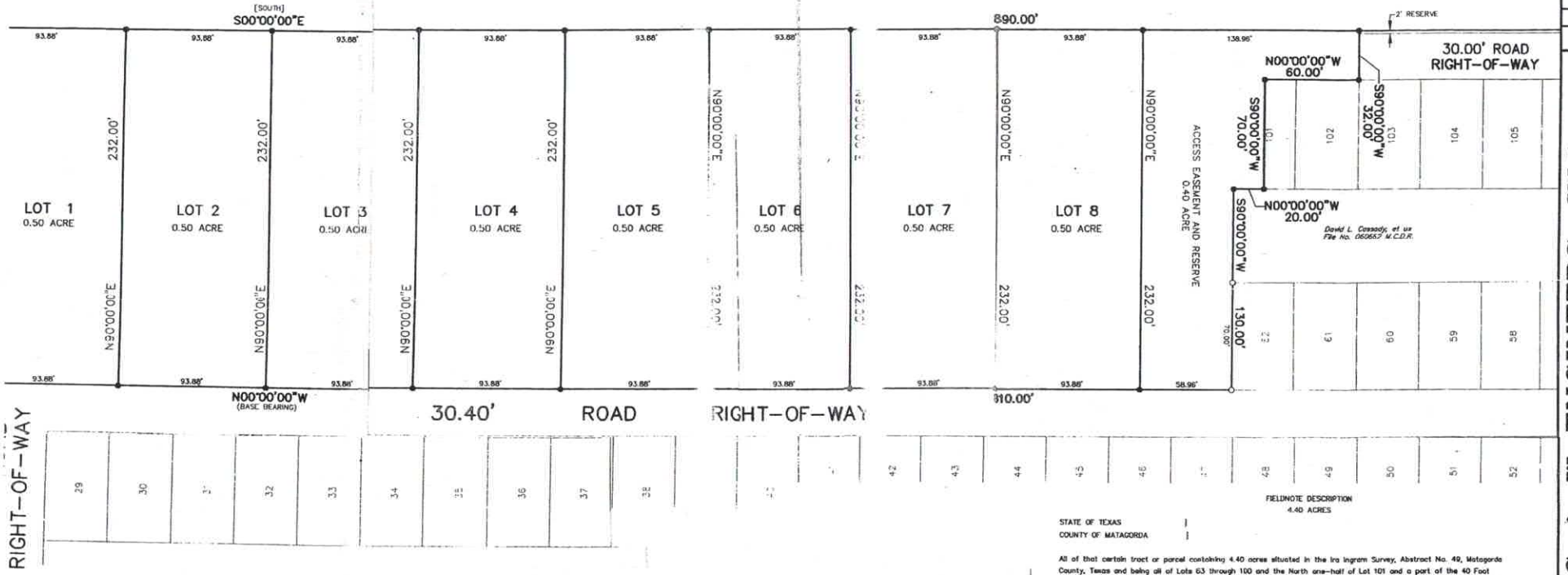
HOLIDAY HARBOR SUBDIVISION NO. 2

4.40 ACRE SUBDIVISION IRA INGRAM SURVEY, ABSTRACT NO. 49, MATAGORDA COUNTY, TEXAS

DRAWN BY:	J.H.D.
CHECKED BY:	H.A.D.
DATE:	AUG. 4, 2006
SCALE:	1" = 50'



GRAPHIC SCALE

50 0 25 50 100 200

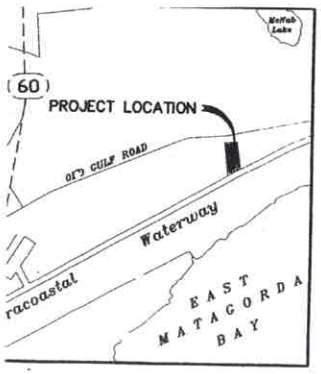
(IN FEET)
1 inch = 50 ft.

WILL BE SERVED BY ON-SITE SEPTIC FACILITIES.

WELLS ARE NOT ALLOWED.

LIED BY HOLIDAY HARBOR WATER SYSTEM.

THE APPROXIMATE SCALE OF THE NATIONAL
E RATE MAP, COMMUNITY PANEL
O D, REVISED MAY 4, 1992.
IS LOCATED IN ZONE A12 (BFE = 10').



STATE OF TEXAS
COUNTY OF MATAGORDA

I, RICHARD LEWIS, OWNER, ACTING HEREIN INDIVIDUALLY, DO HEREBY ADOPT THE FOREGOING PLAT AS A CORRECT SUBDIVISION OF 4.40 ACRES OF LAND OUT OF THE IRA INGRAM LEAGUE, ABSTRACT NO. 49 OF MATAGORDA COUNTY, TEXAS AND WILL CAUSE THE LOTS SHOWN HEREON TO BE SOLD AND CONVEYED BY LOTS AS SHOWN ON THIS PLAT.

WITNESS MY HAND THIS 8 DAY OF Aug. 2006

RICHARD LEWIS

STATE OF TEXAS
COUNTY OF MATAGORDA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD LEWIS, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 8th DAY OF August 2006

Diana Lundquist
NOTARY PUBLIC, STATE OF TEXAS

DIANA LUNDQUIST
Notary Public, State of Texas
My Commission Exp. 05-20-2008

LEGEND

O	E ING 1/2" IRON ROD U S NOTED
●	S /8" IRON ROD WITH F IC CAP
M.C.D.R.	M ORDA COUNTY DEED RECORDS
M.C.O.R.	M ORDA COUNTY OFFICIAL RECORDS
[ ]	P OR DEED CALL

E OF TEXAS
TY OF MATAGORDA

I, DENNIS, CLERK OF THE COUNTY COURT OF MATAGORDA COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED IN MY OFFICE ON THE 8th DAY OF August 2006, AT 1:12 O'CLOCK P.M. IN THE PLAT FILE NO. 441-A OF THE PLAT RECORDS OF MATAGORDA COUNTY, TEXAS.

Carol Denn
DENNIS, COUNTY CLERK

DEPUTY

COMMISSIONERS COURT
MATAGORDA

THIS PLAT OF MATAGORDA COUNTY, TEXAS DO HEREBY WAS APPROVED BY THE COMMISSIONERS COURT THIS 14 DAY OF August, 2006. RECORDED IN VOLUME ____, PAGE ____ DAY OF August 2006.

STATE OF TEXAS
REGISTERED
HENRY A. DANYSH
5088
PROFESSIONAL
LAND SURVEYOR

FIELDNOTE DESCRIPTION
4.40 ACRES

STATE OF TEXAS |
COUNTY OF MATAGORDA |

All of that certain tract or parcel containing 4.40 acres situated in the Ira Ingram Survey, Abstract No. 49, Matagorda County, Texas and being all of Lots 63 through 100 and the North one-half of Lot 101 and a part of the 40 Foot Road Right-of-Way and a part of the 30 Foot Road Right-of-Way and a part of the Boat Harbor and a part of the 2 Foot Wide Reserve adjoining the said Road Right-of-Ways according to the plat of Holiday Harbor Subdivision recorded in Volume 4, Page 12 of the Deed Records of Matagorda County, Texas and also being part of the same property shown as Lot 5 of the Vogg Partition recorded in Volume 21, Page 385 of the Matagorda County Deed Records. This 4.40 acres is more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap set in the South line of Lot 26 and at the Southwest corner of Lot 4 and the Northeast corner of Lot 5 of the above referenced Vogg Partition and at the Northeast corner of the above referenced Holiday Harbor Subdivision for the Northeast corner of this 4.40 acres being described;

THENCE South 00° 00' 00" East [plat call = South], with the West line of Lot 4 and the East line of Lot 5 of the said Vogg Partition and the East line of the said Holiday Harbor Subdivision, a distance of 890.00 feet to a 5/8 inch iron rod with plastic cap set for the Southeast corner of this 4.40 acres being described;

THENCE South 90° 00' 00" West, crossing the said 2 Foot Wide Reserve and the said 30 Foot Road Right-of-Way, a distance of 32.00 feet to a 5/8 inch iron rod with plastic cap set at the Southeast corner of Lot 102 of Holiday Harbor Subdivision for a corner of this 4.40 acres being described;

THENCE North 00° 00' 00" West, with the West line of the said 30 Foot Road Right-of-Way and the West line of Lots 102 and 101, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap set for an interior corner of this 4.40 acres being described;

THENCE South 90° 00' 00" West, crossing Lot 101 at it's mid-point, a distance of 70.00 feet to an 5/8 inch iron rod with red plastic cap set in the West line of Lot 101 and in the East line of the said Boat Harbor for a corner of this 4.40 acres being described;

THENCE North 00° 00' 00" West, with the West line of Lot 101 and in the East line of the said Boat Harbor, a distance of 20.00 feet to an 5/8 inch iron rod with red plastic cap set at the Northwest corner of Lot 101 for an interior corner of this 4.40 acres being described;

THENCE South 90° 00' 00" West, crossing the said Boat Harbor and with the common line of Lots 82 and 83, a distance of 130.00 feet to an existing 5/8 inch iron rod located at the Southwest corner of Lot 83 for the Southwest corner of this 4.40 acres being described;

THENCE North 00° 00' 00" West (Base Bearing), with the East line of a 30.40 Foot Wide Road Right-of-Way and the West line of Lots 83 through 81 and crossing the said 40 Foot Wide Road Right-of-Way and crossing the said 2 Foot Reserve, a distance of 810.00 feet to a 5/8 inch iron rod with plastic cap set in the South line of Lot 26 and in the North line of Lot 5 of the said Vogg Partition and in the North line of the said Holiday Harbor Subdivision for the Northwest corner of this 4.40 acres being described;

THENCE North 90° 00' 00" East [plat call = East], with the South line of Lot 26 and the North line of Lot 5 of the said Vogg Partition and the North line of the said Holiday Harbor Subdivision, a distance of 232.00 feet to the PLACE OF BEGINNING, containing within these metes and bounds 4.40 acres.

This fieldnote description and plat were prepared from a survey made on the ground under my direction in August 2006.

G & W ENGINEERS, INC.
• ENGINEERING • SURVEYING • ARCHITECTURE • PLANNING
205 W. LIVE OAK ST. PORT LAVACA, TEXAS 77979 (361)552-4509
1801 7th ST., SUITE 290 BAY CITY, TEXAS 77414 (979)323-7100

HOLIDAY HARBOR SUBDIVISION NO. 2
4.40 ACRE SUBDIVISION
IRA INGRAM SURVEY, ABSTRACT NO. 49
MATAGORDA COUNTY, TEXAS

FILE NO.:	4417-001
JOB NO.:	