



COLORADO

RIVER

EXISTING VINYL BULKHEAD

WOOD PIER

EXISTING WOOD BULKHEAD

EXISTING VINYL BULKHEAD

LOT 34

LOT 32

LOT 53C

ELEVATED DECK

LOT 53B

HOUSE ON PILINGS

LOT 53A

S15°23'00"W 30.30'
[S15°23'00"W] [30.30']
(BASE BEARING)

S15°23'00"W 30.00'
[S15°23'00"W] [30.00']

N15°23'00"E 30.00'
[S15°23'00"W] [30.00']

CONCRETE DRIVE

ASPHALT SHOULDER

State of Texas
2/581 M.C.L.R.

— — — — — C FARM-TO-MARKET ROAD NO. 2031 — — — — —

ASPHALT

LEGEND

- O EXISTING 5/8" IRON ROD
- SET 5/8" IRON ROD WITH PLASTIC CAP
- M.C.D.R. MATAGORDA COUNTY DEED RECORDS
- M.C.O.R. MATAGORDA COUNTY OFFICIAL RECORDS
- [] PLAT OR DEED CALL

FLOOD DATA

ACCORDING TO THE APPROXIMATE SCALE OF THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485489 0565 D, REVISED MAY 4, 1992. THIS PROPERTY IS LOCATED IN ZONE V10.

SURVEY PLAT SHOWING
LOT 53B OF THE RE-PLAT
OF LOT 53 IN SECTION 2 OF
COLORADO RIVER ESTATES
SLIDE NO. 550A OF THE
MATAGORDA CO. PLAT RECORDS
STEPHEN F. AUSTIN SURVEY
ABSTRACT NO. 2
MATAGORDA COUNTY, TEXAS

MATAGORDA SUNRISE LODGE

G & W ENGINEERS, INC.

• ENGINEERING • SURVEYING • PLANNING •

205 W. LIVE OAK STREET
PORT LAVACA, TEXAS 77979
TBPLS FIRM NO.: 10022100
(361) 552-4509: PORT LAVACA
(979) 323-7100: BAY CITY

I, HENRY A. DANYSH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON FEBRUARY 15, 2017.

G & W ENGINEERS, INC.
HENRY A. DANYSH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5088

