

**MATAGORDA COUNTY
TEXAS**

**REPLAT OF LOTS 3 & 4, BLOCK 1,
OF WATERFRONT SUBDIVISION**

**STEPHEN F. AUSTIN SURVEY
ABSTRACT 2**

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS
COUNTY OF MATAGORDA

I, STEPHANIE WURTZ, CLERK OF THE COUNTY OF MATAGORDA COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED IN MY OFFICE ON THE _____ DAY OF _____, 2021, AS RECORDED IN THE MINUTES OF SAID COURT IN VOLUME _____, PAGE _____.
GIVEN UNDER MY HAND AND SEAL THE _____ DAY OF _____, 2021.

COUNTY CLERK

STATE OF TEXAS
COUNTY OF MATAGORDA

I, STEPHANIE WURTZ, CLERK OF THE COUNTY OF MATAGORDA COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED IN MY OFFICE ON THE _____ DAY OF _____, AT _____ O'CLOCK _____ IN PLAT FILE NUMBER OF THE PLAT RECORDS OF MATAGORDA COUNTY, TEXAS.

COUNTY CLERK

ENVIRONMENTAL HEALTH CERTIFICATION

1. WATER AND WASTE WATER WILL BE SERVICED BY PRIVATE WATER WELLS AND SEPTIC SYSTEMS. SEPTIC SYSTEMS WILL BE INSTALLED ACCORDING TO THE RULES OF MATAGORDA COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES.
2. THIS TRACT OF LAND IS LOCATED WITHIN THE LIMITS OF ZONE "VE13", SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION (BFE) DETERMINED TO BE 13' FEET, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 48321C0625F, DATED: JANUARY 15, 2021.

LISA KROBOT
DIRECTOR - ENVIRONMENTAL HEALTH DEPARTMENT DATE _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF MATAGORDA

I, JAMES N. QUIMBY, PRESIDENT OF BRITANNY DEVELOPMENT, LLC, OWNER OF ALL THAT CERTAIN LOTS 3 AND 4, BLOCK 1, OF WATERFRONT SUBDIVISION, AS RECORDED IN PLAT FILE NO. 471B OF THE MATAGORDA COUNTY PLAT RECORDS, IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT 2, MATAGORDA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS AND EASEMENTS AND DESIGNATE SAID SUBDIVISION AS THE REPLAT OF LOTS 3 & 4, BLOCK 1 OF WATERFRONT SUBDIVISION, AND DO HEREBY DEDICATE FOR PRIVATE USE THE EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN _____ COUNTY, TEXAS.
THIS THE _____ DAY OF _____, 2021.

BRITANNY DEVELOPMENT, LLC
JAMES N. QUIMBY - PRESIDENT

STATE OF TEXAS
COUNTY OF MATAGORDA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES N. QUIMBY, PRESIDENT OF BRITANNY DEVELOPMENT, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC

NOTES:

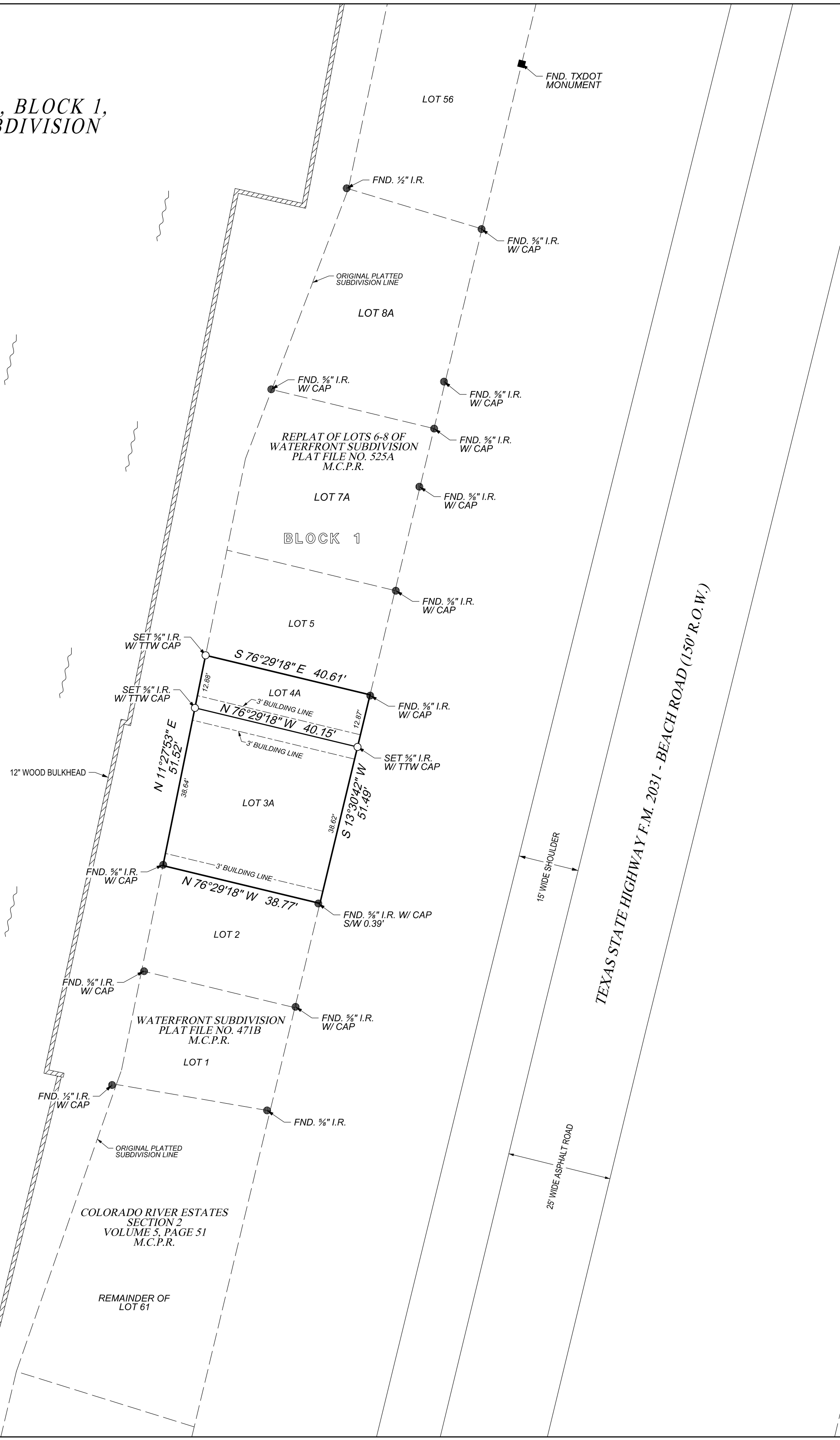
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F. = 0.99993822173)
3. THIS SURVEY DID NOT RELY ON A CURRENT TITLE COMMITMENT THE INFORMATION CONTAINED ON THIS SURVEY WAS COMPILED FROM DATA BOTH PRIVATE AND PUBLIC, AND FROM THE MATAGORDA COUNTY COURTHOUSE. IT DOES NOT REPRESENT A COMPLETE DEED RESEARCH. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

I, TRAVIS T. WACHTSTETTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SUBDIVISION WAS PLATTED FROM AN ACTUAL SURVEY MADE ON THE GROUND, AND THAT ALL LOTS ARE PROPERLY MARKED WITH 5/8" IRON RODS, AND THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY SUPERVISION AND WAS SURVEYED BY DOYLE & WACHTSTETTER, INC. ON THE 1st DAY OF FEBRUARY, 2021.

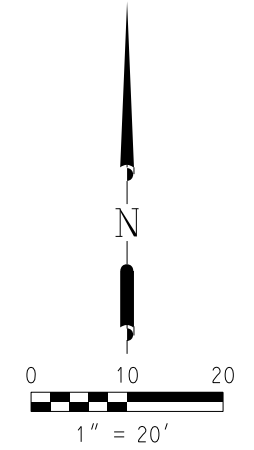


Travis T. Wachtstetter
TRAVIS T. WACHTSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6577

COLORADO RIVER DREDGED CHANNEL



- LEGEND
- FOUND 5/8" IRON ROD
 - SET 5/8" IRON ROD W/ SURVEY CAP "TTW CAP"
 - FND. TXDOT MONUMENT
 - LOT LINE
 - PROPERTY LINE



**REPLAT OF LOTS 3 & 4, BLOCK 1,
OF WATERFRONT SUBDIVISION**

BEING A REPLAT OF LOTS 3 & 4, BLOCK 1,
OF WATERFRONT SUBDIVISION
AS RECORDED IN PLAT FILE NO. 471B
OF THE
MATAGORDA COUNTY PLAT RECORDS
IN THE
STEPHEN F. AUSTIN SURVEY
ABSTRACT 2
MATAGORDA COUNTY, TEXAS

OWNER:
Brittany Development, LLC
19006 Adrich Way
Jonestown, TX 78645

SURVEYOR:

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
151 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3922 FAX: 979.265.9940 FIRM NO.: 10024500
SURVEYED: MLE 02-01-21 BOOK NO.: MAT. CO. VOL. 226 PROJECT NO.: 8050-21-01
DRAWN BY: AAN 01-11-21 CHECKED: TTW 02-01-21 SHEET NO.: NONE

USER: L:\C\TUS CADEN\Subdivisions\Matagorda\c\Waterfront\Subdivision\Re-Plat\Lots 3 & 4.dgn TIME: 10:35:23 AM