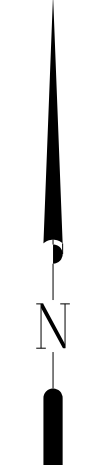


MATAGORDA COUNTY TEXAS

- SURVEYOR'S NOTES:**
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
 2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F.# 0.99988077805)
 3. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM BAY CITY ABSTRACT & TITLE COMPANY, G. F. NO.: 202207473, EFFECTIVE DATE: AUGUST 10, 2022, ISSUED DATE: AUGUST 17, 2022, FOR ALL ITEMS OF RECORD.
 4. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 48321C0145F, DATED: JANUARY 15, 2021.
 5. THIS PROPERTY MAY BE SUBJECT TO THE TERMS AND CONDITIONS DESCRIBED IN THE PIPELINE RIGHT-OF-WAY GRANTED TO THE DOW CHEMICAL COMPANY, AS RECORDED IN VOLUME 198, PAGE 317 OF THE M.C.D.R., INCLUDING A TERMINATION CLAUSE DEFINED THEREIN.

- GENERAL NOTES:**
1. THIS PROPERTY IS LOCATED PARTIALLY WITHIN THE LIMITS OF THE ETJ OF BAY CITY AND PARTIALLY WITHIN THE CITY LIMITS OF BAY CITY, ACCORDING TO THE ANNEXATION HISTORY MAP OF THE CITY OF BAY CITY, DATED: JULY 8, 2016.
 2. NO IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
 3. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
 4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
 5. TREES SHALL NOT BE PLANTED IN UTILITY EASEMENTS.
 6. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF THE PARENT 51.43 ACRE TRACT INTO FIVE LOTS.

MICHAEL JOSEPH RIDGLEY, II
CALLED 28.0876 ACRE TRACT
CLERK'S FILE NO. 2017-4134
M.C.O.R.



0 30 60 120
FEET
1" = 60' (24" X 36" SHEET)
1" = 120' (11" X 17" SHEET)

- LEGEND**
- FOUND IRON PIPE/ROD
 - SET 3/4" IRON W/ SURVEY CAP "TTW 6577"
 - PL PIPELINE MARKER
 - BURIED PIPELINE
 - BUILDING LINE
 - EASEMENT LINE
 - LOT LINE
 - SUBJECT PROPERTY LINE
 - B.L. BUILDING LINE
 - D. & U.E. DRAINAGE & UTILITY EASEMENT

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF MATAGORDA
CITY OF BAY CITY

I, TROY A. OWEN, OWNER OF ALL THAT CERTAIN CALLED 51.43 ACRE TRACT OF LAND CONVEYED BY WARRANTY DEED ON SEPTEMBER 28, 2022, AS RECORDED IN CLERK'S FILE NO. 2022-6728 OF THE MATAGORDA COUNTY OFFICIAL RECORDS, IN THE W. J. MAYNARD SURVEY, ABSTRACT 356, MATAGORDA COUNTY, TEXAS, SHOWN ON THE ABOVE AND FOREGOING MAP, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN _____ COUNTY, TEXAS,
THIS THE _____ DAY OF _____, 20____.

TROY A. OWEN

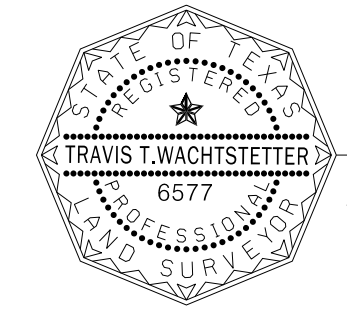
NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF MATAGORDA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TROY A. OWEN, 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 PURPOSE AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
MATAGORDA COUNTY, TEXAS

I, TRAVIS T. WACHSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN HEREON.
DATE SURVEYED: AUGUST 14, 2023



PRELIMINARY

TRAVIS T. WACHSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6577

COUNTY CLERK CERTIFICATION

STATE OF TEXAS
COUNTY OF MATAGORDA
CITY OF BAY CITY

I, STEPHANIE WURTZ, CLERK OF THE COUNTY OF MATAGORDA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M., IN PLAT FILE NUMBER _____ OF THE PLAT RECORDS OF MATAGORDA COUNTY, TEXAS.

STEPHANIE WURTZ, COUNTY CLERK
MATAGORDA COUNTY, TEXAS

PUBLIC WORKS CERTIFICATION

STATE OF TEXAS
COUNTY OF MATAGORDA
CITY OF BAY CITY

THIS IS TO CERTIFY THAT THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF BAY CITY, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF THE CEDARS AT VAN VLECK SUBDIVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF BAY CITY AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20____.

HERB BLOMQUIST, DIRECTOR OF PUBLIC WORKS

PLANNING COMMISSION APPROVAL

STATE OF TEXAS
COUNTY OF MATAGORDA
CITY OF BAY CITY

THIS IS TO CERTIFY THAT THE BAY CITY PLANNING COMMISSION OF THE CITY OF BAY CITY, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF THE CEDARS AT VAN VLECK SUBDIVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF BAY CITY AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20____.

JESSICA RUSSELL, CHAIRMAN

TROY A. OWEN
REMAINDER OF A
CALLED 51.43 ACRE TRACT
CLERK'S FILE NO. 2022-6728
M.C.O.R.

LIEN HOLDER'S DEDICATION

PROSPERITY BANK, HOLDER OF A LIEN ON ALL THAT CERTAIN CALLED 51.43 ACRE TRACT OF LAND CONVEYED BY WARRANTY DEED ON SEPTEMBER 28, 2022 TO TROY A. OWEN, AS RECORDED IN CLERK'S FILE NO. 2022-6728 OF THE M.C.O.R., DO HEREBY RATIFY AND CONFIRM SAID SUBDIVISION AND DEDICATION AND DO HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DEDICATION THE LIEN AGAINST SAID LAND OWNED AND HELD BY SAID PROSPERITY BANK.

WITNESS MY HAND IN _____ COUNTY, TEXAS,
THIS THE _____ DAY OF _____, 20____.

REPRESENTATIVE
PROSPERITY BANK

CITY ADMINISTRATION APPROVAL

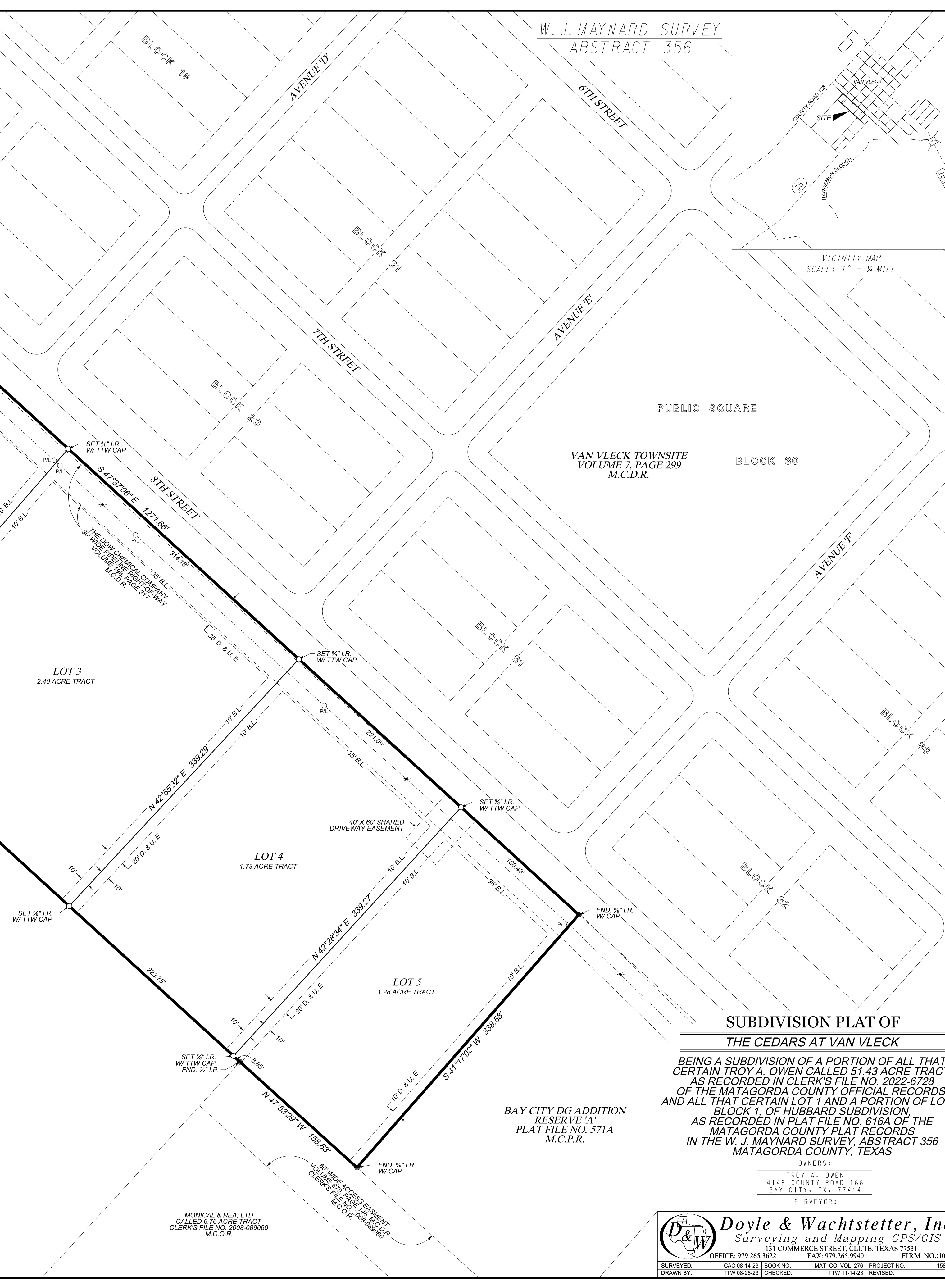
STATE OF TEXAS
COUNTY OF MATAGORDA
CITY OF BAY CITY

ON BEHALF OF THE CITY OF BAY CITY, TEXAS, I HEREBY CERTIFY THAT THE CEDARS AT VAN VLECK SUBDIVISION WAS APPROVED IN THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF BAY CITY AS SHOWN HEREON AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE CITY OF BAY CITY; AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20____.

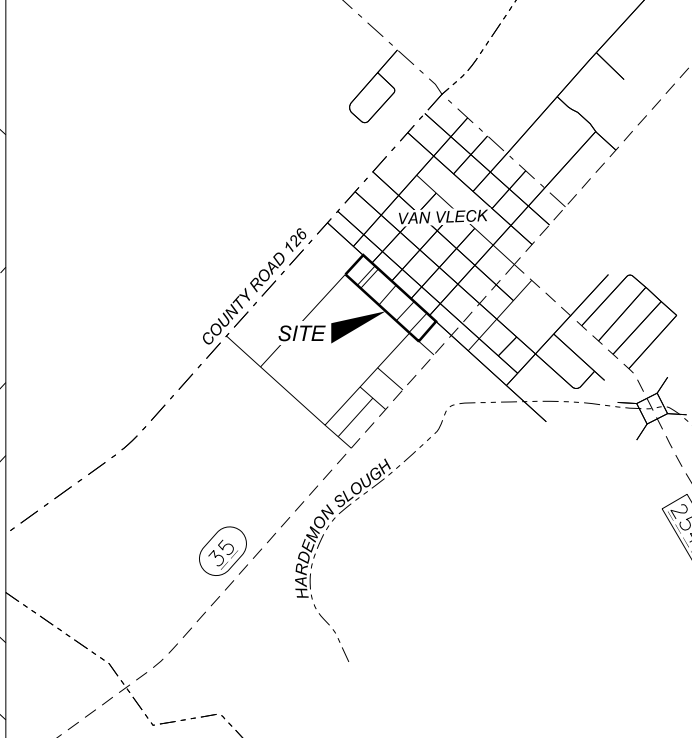
APPROVAL SHALL BE INVALID, NULL AND VOID UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF MATAGORDA COUNTY WITHIN SIX (6) MONTHS.

ROBERT NELSON, MAYOR

JEANNA THOMPSON, CITY SECRETARY



W. J. MAYNARD SURVEY
ABSTRACT 356



VICINITY MAP
SCALE: 1" = 1/4 MILE

PUBLIC SQUARE

VAN VLECK TOWNSITE
VOLUME 7, PAGE 299
M.C.D.R.

**SUBDIVISION PLAT OF
THE CEDARS AT VAN VLECK**

BEING A SUBDIVISION OF A PORTION OF ALL THAT CERTAIN TROY A. OWEN CALLED 51.43 ACRE TRACT, AS RECORDED IN CLERK'S FILE NO. 2022-6728 OF THE MATAGORDA COUNTY OFFICIAL RECORDS, AND ALL THAT CERTAIN LOT 1 AND A PORTION OF LOT 2, BLOCK 1, OF HUBBARD SUBDIVISION, AS RECORDED IN PLAT FILE NO. 616A OF THE MATAGORDA COUNTY PLAT RECORDS IN THE W. J. MAYNARD SURVEY, ABSTRACT 356 MATAGORDA COUNTY, TEXAS

BAY CITY DG ADDITION
RESERVE 'A'
PLAT FILE NO. 571A
M.C.P.R.

OWNERS:
TROY A. OWEN
4149 COUNTY ROAD 166
BAY CITY, TX 77414

SURVEYOR:

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
151 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979-265-3622 FAX: 979-265-9940 FIRM NO.: 10024500

SURVEYED: CAC 08-14-23 BOOK NO. MAT. CO. VOL. 276 PROJECT NO.: 15866-23-01
DRAWN BY: TTW 08-28-23 CHECKED: TTW 11-14-23 REVISED: NONE

MONICAL & REA LTD
CALLED 6.76 ACRE TRACT
CLERK'S FILE NO. 2008-089660
M.C.O.R.

USER: Untitled Workspace
TIME: 12:10:46 PM
DATE: 11/14/2023
G:\DGN\Boundary Van Vleck\Hubbard Preliminary Subdivision, The Cedars at Van Vleck, Rev.2.dgn