



EDMUND P. CROSBY SURVEY  
ABSTRACT 133

A. H. PIERCE SURVEY  
ABSTRACT 456

JOHN DUNCAI SURVEY  
ABSTRACT 140

158.19 ACRES

457.66 ACRES

TURTLE BAY

THOMPSON P. KOCH  
SUBDIVISION OF LANDS  
VOLUME 19, PAGE 349  
DEED RECORDS

REARRANGEMENT OF  
SUBDIVISION OF SECTIONS 15 & 20  
THOMPSON P. KOCH LANDS  
VOLUME 25, PAGE 159, 110  
DEED RECORDS

RECORDS OF THE  
SHERIFF OF TURTLE BAY

**LEGEND**

- 15# 3/8" IRON SPANNER STEEL REBAR (SEE DRAWING)
- 1/2" IRON PIPE (SEE DRAWING)
- 1/2" 1/4" DIA. IRON PIPE (SEE DRAWING)
- 1/2" 1/4" DIA. IRON PIPE (SEE DRAWING)
- 1/2" 1/4" DIA. IRON PIPE (SEE DRAWING)

THE ABOVE PLAN AND ACCOMPANYING LEGAL DESCRIPTION WERE PREPARED FROM AN  
ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN accordance with  
CHAPTER 160, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND  
BELIEF.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE COUNTY OF  
MATAGORDA, TEXAS, COMMUNITY PANEL NUMBER 49548 (2000 C), REVISED MARCH  
15, 1993, THE SUBJECT PROPERTY IS LOCATED PARTIALLY IN ZONE VIB (161.91,  
206, 474, 161.91), AND ZONE B.

*Tom Kneel*  
TOM T. KNEEL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 4943  
02/24/00

**NOTES**

1. COORDINATES SHOWN ARE IN FEET BASED ON LAMBERT 83, TEXAS  
SOUTH CENTRAL ZONE, NAD 83 (1983). MONUMENTS USED FOR CONTROL  
ARE FOUND ON U.S.G.S. QUAD TURTLE BAY (1895) AND PALO ALTO (1971).
  2. ELEVATIONS SHOWN ARE IN FEET AND BASED ON NAVD 83.
  3. MONUMENTS USED FOR HORIZONTAL CONTROL WERE:
    - 1. P.M. 4 A 12,666.71 ± 3.8
    - 2. P.M. 4 B 12,667.02 ± 3.8
    - 3. S.M. 4 12,667.02 ± 3.8
  4. MONUMENTS USED FOR VERTICAL CONTROL WERE:
    - 1. C.M. 1063 ELEV. 9.50 ± 0.01
    - 2. C.M. 1064 ELEV. 9.50 ± 0.01
  5. NEAR HIGHER HIGH WATER (NHHW) DETERMINED FROM CAMP  
NEAR BY.
  6. SHOWN ARE BEARINGS AND DISTANCES ALONG TURTLE BAY FULFILL  
ELEVATION CONTROL OF 1.1 FEET, NAVD 83.
- ALL SURVEYING WAS PERFORMED BY URBAN SURVEYING, INC. THIS  
DRAWING REPRESENTS THE CONDITION THAT EXISTED AT THE TIME OF  
THE SURVEY CONDUCTED APPROXIMATELY THROUGH DECEMBER 15, 2000.



JOB BY: R.P.H.  
DATE: 12/20/00  
FILE: 51492C  
JOB: 51492C  
SHEET 1 OF 1

**usi** **BOUNDARY SURVEY**

PROJECT: BEING A 158.19 ACRE AND A 457.66 ACRE TRACT OF LAND SITUATED PARTIALLY IN THE A. H. PIERCE SURVEY, ABSTRACT 456, PARTIALLY  
DESCRIPTION: IN THE EDMUND P. CROSBY SURVEY, ABSTRACT 133, AND THE JOHN DUNCAI SURVEY, ABSTRACT 140, MATAGORDA COUNTY, TEXAS.

**usi** **URBAN SURVEYING, INC.**  
VICTORIA, TEXAS  
1-512-576-9337