

120013

STATE OF TEXAS
 COUNTY OF MATAGORDA

I, WILLIAM A. GAY, CHAIRMAN DO HEREBY ADOPT THE FOREGOING REPLAT AS A CORRECT SUBDIVISION OF A 3.83 ACRE TRACT, RECORDED IN COUNTY CLERKS FILE NO. 126449 OF THE OFFICIAL RECORDS OF MATAGORDA COUNTY, TEXAS, AND WILL GAUZE THE LOTS HEREIN SHOWN TO BE SOLD AND CONVEYED BY LOTS AS SHOWN ON THIS PLAT, AND WE HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS AND PUBLIC PLACES SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN.

WITNESS MY HAND THIS 24 DAY OF May 2013.

William A. Gay
 WILLIAM A. GAY

STATE OF TEXAS
 COUNTY OF MATAGORDA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM A. GAY, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24 DAY OF May 2013.

Jenny M. Pava
 JENNY M. PAVA
 MY COMMISSION EXPIRES 11-16-16

FILE TO PROBATION
 RECORDS DEPARTMENT
 1000 JAMES WHITE AVENUE
 WACO, TX 76798

STATE OF TEXAS
 COUNTY OF MATAGORDA

I, GEORGE K. LANE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PLATTED THE ABOVE SUBDIVISION PLAT FROM AN ACTUAL SURVEY MADE ON THE GROUND, AND ALL LOTS ARE PROPERLY MARKED WITH 1/2" IRON RODS MARKED WITH A CAP ON THE GROUND, AND THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY SUPERVISION.

George K. Lane
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 62066

STATE OF TEXAS
 COUNTY OF MATAGORDA

HERBERTO A. MANILA O. SANCHEZ
 CALLED 25.00 ACRES
 CON 055765
 O.L.M.C.

STATE OF TEXAS
 COUNTY OF MATAGORDA

I, JAMES HICKEL, CLERK OF THE COUNTY COURT OF MATAGORDA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS APPROVED BY THE COMMISSIONERS COURT OF SAID COUNTY ON THE 24 DAY OF June 2013, AS RECORDED IN THE MINUTES OF SAID COURT IN VOLUME PAGE.

GIVEN UNDER MY HAND AND SEAL THE 24 DAY OF June 2013.

James Hickel
 JAMES HICKEL
 COUNTY CLERK
 MATAGORDA COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF MATAGORDA

I, JAMES HICKEL, CLERK OF THE COUNTY OF MATAGORDA COUNTY, TEXAS DO HEREBY CERTIFY THE FOREGOING PLAT WAS FILED IN MY OFFICE ON THE 24 DAY OF June 2013, AT 1:51 O'CLOCK PM, IN PLAT FILE NUMBER 35177 OF THE PLAT BOOK OF MATAGORDA COUNTY, TEXAS.

James Hickel
 JAMES HICKEL
 COUNTY CLERK
 MATAGORDA COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF MATAGORDA
 CITY COUNCIL APPROVAL

APPROVED THIS DAY OF 2013, BY THE CITY COUNCIL OF THE CITY OF PALACIOS, TEXAS.

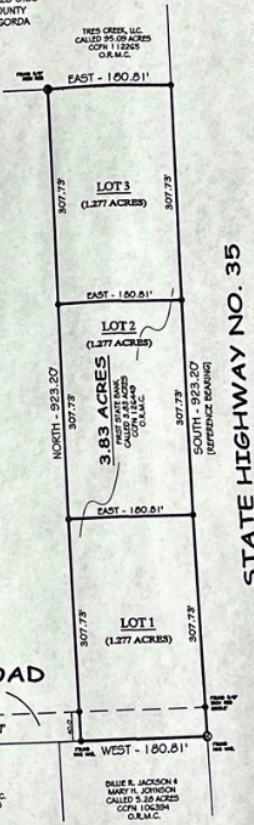
MARK _____ CITY SECRETARY

STATE OF TEXAS
 COUNTY OF MATAGORDA
 CITY PLANNING AND ZONING COMMISSION APPROVAL

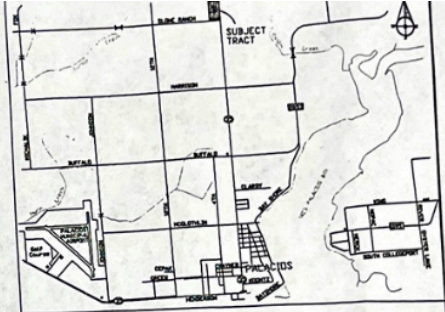
APPROVED THIS DAY OF 2013, BY THE CITY PLANNING BOARD OF THE CITY OF PALACIOS, TEXAS.

**"SLONE ACRES"
 3.83 ACRES
 RYND LAWDER SURVEY, A-351
 HORACE YEAMAN SURVEY, A-416**

PLAT OF A CALLED 3.83 ACRE TRACT OF LAND SITUATED IN THE RYND LAWDER SURVEY, ABSTRACT NO. 351 AND THE HORACE YEAMAN SURVEY, ABSTRACT NO. 416, MATAGORDA COUNTY, BEING THE SAME CALLED 3.83 ACRE TRACT CONVEYED TO FIRST STATE BANK RECORDED IN COUNTY CLERKS FILE NO. 126449 OF THE OFFICIAL RECORDS OF MATAGORDA COUNTY, TEXAS.



STATE HIGHWAY NO. 35
 REFERENCE BEARING



VICINITY MAP
 NOT TO SCALE

3.83 Acres
 Rynd Lawder Survey, Abstract No. 351
 Horace Yeaman Survey, Abstract No. 416
 Matagorda County, Texas

Being a 3.83 acre tract of land situated in the Rynd Lawder Survey, Abstract No. 351 and the Horace Yeaman Survey, Abstract No. 416, Matagorda County, being the same called 3.83 acre tract conveyed to First State Bank recorded in County Clerk's File No. 126449 of the Official Records of Matagorda County, Texas, and being more fully described by metes and bounds as follows: (A)

BEGINNING at a mag nail found at the intersection of the West right-of-way line of State Highway No. 35 with the center line of Slone Ranch Road (a road assessment) for the Northwest corner of a called 3.83 acre tract conveyed to Duke R. Jackson and Mary T. Johnson recorded in County Clerk's File No. 532 acre tract conveyed to Free Creek, LLC, recorded in County Clerk's File No. 112255 of the Official Records of Matagorda County, Texas, and the Southeast corner of the 3.83 acre tract and the Southeast corner and TRUE PLACE OF BEGINNING of the herein described tract;

THENCE West - 180.81 feet along the centerline of Slone Ranch Road same being the North line of the 3.83 acre tract to a mag nail found for the Southwest corner of a called 25.00 acre tract conveyed to Hembert and Marie O. Sanchez recorded in the County Clerk's File No. 055765 of the Official Records of Matagorda County, Texas and the Southwest corner of the 3.83 acre tract and the herein described tract;

THENCE North, along the East line of the 25.00 acre tract at a distance of 40.00 feet plus a 1/2" iron rod set and marked with a plastic cap labeled "TRIFONT 8713 6206" on-line and continue for a total distance of - 923.20 feet to a 5/8" iron rod in the South line of a called 35.00 acre tract conveyed to Free Creek, LLC, recorded in County Clerk's File No. 112255 of the Official Records of Matagorda County, Texas for the Northwest corner of the 25.00 acre tract and the Northwest corner of the 3.83 acre tract and the herein described tract;

THENCE East - 180.81 feet along the South line of the 95.00 acre tract to a 1/2" iron rod set marked with a plastic cap labeled "TRIFONT 8713 6206" on the West R.O.W. line of State Highway No. 35 for the Southwest corner of the 95.00 acre tract and the Northeast corner of the 3.83 acre tract and the herein described tract;

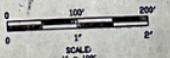
THENCE South (Reference Bearing), along the West R.O.W. line of State Highway No. 35 at a distance of 183.2 feet plus a 5/8" iron rod found on-line and continue for a total distance of - 923.20 feet to the TRUE PLACE OF BEGINNING and containing 3.83 acres of land, more or less. The 3.83 acre tract is based on an actual survey made on the ground and is accompanied by a plat prepared under the direct supervision of George K. Lane, RPLS No. 62066 on April 10th, 2013.

- NOTES:
- 1) THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT.
 - 2) REFERENCE BEARING THE EAST LINE OF THE 3.83 ACRE TRACT BEING - SOUTH.
 - 3) ALL CORNERS ARE 1/2" IRON RODS 18" IN LENGTH MARKED WITH A PLASTIC CAP LABELED "TRIFONT RPLS 6206" UNLESS OTHERWISE LABELED AS FOUND.
 - 4) THE PURPOSE OF THIS REPLAT IS TO DIVIDE ONE TRACT TO THREE LOTS.
 - 5) ALL BRADAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FERTILIZERS, PLANTERS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE BRADAGE FACILITY.
 - 6) THIS PROPERTY IS LOCATED WITHIN ZONE "C" AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN, ACCORDING TO THE FLEED HAZARD MAP OF MATAGORDA COUNTY, TEXAS. UNINCORPORATED AREA 463488 PANEL NO. 6250, SUFFIX "C", DATED MARCH 16, 1995.
 - 7) WATER WELLS SHALL BE LOCATED A MINIMUM OF 100 FEET FROM SEPTIC SPRAY AREA OR A MINIMUM OF 50 FEET FROM SEPTIC SPRAY AREA IF THEY ARE PRESSURE CENTERED. CONTACT ENVIRONMENTAL HEALTH AUTHORITY FOR MORE INFORMATION.
- Ruben Cordales*
 RUBEN CORDALES

SLONE RANCH ROAD
 (EASEMENT)



APRIL 10, 2013



OWNER: WILLIAM A. GAY

PIN POINT
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