United Country Real Estate | Market Realty

Lot 2 Chambliss Rd TX, 77835

$59,900







1.878 ACRES | SARGENT, TX

Create your own coastal retreat on 1.878 acres in Sargent Seven Subdivision. Located on Chambliss Road, this property offers a great opportunity to build a weekend getaway, vacation retreat, or coastal home while enjoying the laid-back Sargent lifestyle.

With convenient access to the Caney Creek Haven boat ramp, days on the water are within easy reach for fishing, boating, kayaking, and exploring the area waterways.

Additional lots available. Come find your place on the Texas Coast!



Roger Chambers

(C) 979-830-7708

(o) 979-836-9600

355843-B

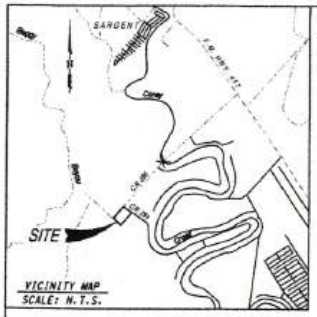
appraisals@marketrealty.com

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special Interest should be obtained through independent verification. This Is not a solicitation if your property is currently listed with another broker. Equal Opportunity Housing Provider. Franchise offices are independently owned and operated.

MATAGORDA COUNTY TEXAS

SARGENT SEVEN SUBDIVISION

HINTON CURTIS LEAGUE - ABSTRACT 23



OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF MATAGORDA

I, BRIAN BUSBY, OWNERS OF ALL THAT CERTAIN CALLED 13.635 ACRE TRACT, AS RECORDED IN CLERK'S FILE NUMBER 2024-3143 OF THE MATAGORDA COUNTY OFFICIAL RECORDS, IN THE HINTON CURTIS LEAGUE, ABSTRACT 23, MATAGORDA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS AND EASEMENTS SHOWN HEREON AND DESIGNATE SAID PROPERTY AS SARGENT SEVEN 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 _____, 20____.

_____
BRIAN BUSBY
OWNER

STATE OF TEXAS
COUNTY OF MATAGORDA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN BUSBY, OWNER - SARGENT SEVEN SUBDIVISION, 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 _____, 20____.

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

_____
NOTARY PUBLIC

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS
COUNTY OF MATAGORDA

I, STEPHANIE KURTZ, CLERK OF THE COUNTY OF MATAGORDA COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS APPROVED BY THE COMMISSIONERS COURT OF SAID COUNTY ON THE ____ DAY OF _____, 20____, AS RECORDED IN THE MINUTES OF SAID COURT IN VOLUME _____, PAGE ____.

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

_____
COUNTY CLERK

STATE OF TEXAS
COUNTY OF MATAGORDA

I, STEPHANIE KURTZ, 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

I, MR. PATRICK DOYLE, 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: APRIL 30, 2025

STATE OF TEXAS · REGISTERED · WM. PATRICK DOYLE · 4467 · PROFESSIONAL LAND SURVEYOR

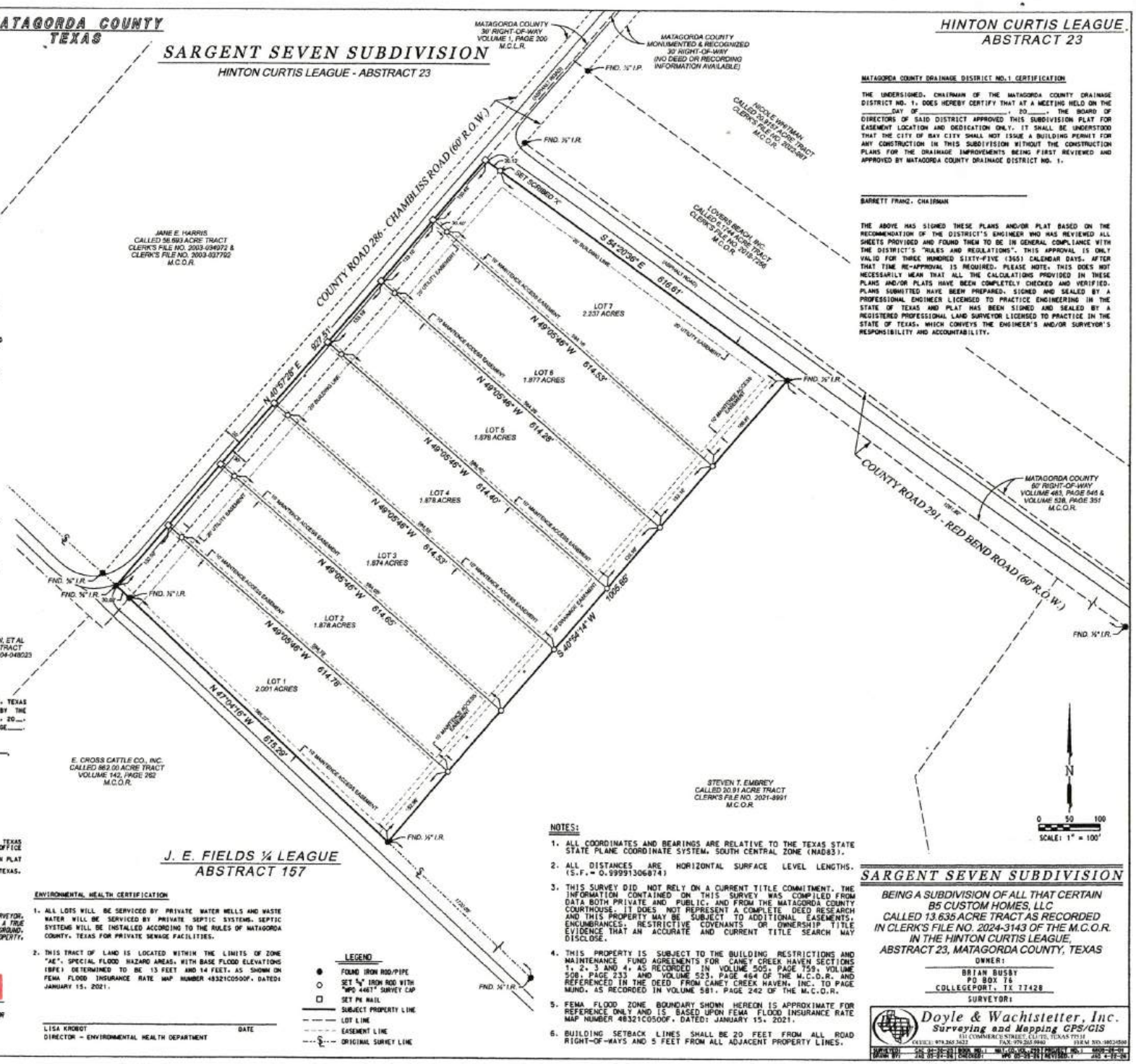
PRELIMINARY

MR. PATRICK DOYLE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4467

ENVIRONMENTAL HEALTH CERTIFICATION

1. ALL LOTS WILL BE SERVICED BY PRIVATE WATER WELLS AND WASTE WATER WILL BE SERVICED BY PRIVATE 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 "AE", SPECIAL FLOOD HAZARD AREAS, WITH BASE FLOOD ELEVATIONS (BFE) DETERMINED TO BE 13 FEET AND 14 FEET, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 48321C0500F, DATED: JANUARY 15, 2021.

_____ DATE
LISA KROBOT
DIRECTOR - ENVIRONMENTAL HEALTH DEPARTMENT



LEGEND

- FOUND IRON ROD/PIPE
- SET ½" IRON ROD WITH "MPD 4467" SURVEY CAP
- SET PK NAIL
- SUBJECT PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- ORIGINAL SURVEY LINE

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.= 0.99991306874)
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 AND THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS PROPERTY IS SUBJECT TO THE BUILDING RESTRICTIONS AND MAINTENANCE FUND AGREEMENTS FOR CANEY CREEK HAVEN SECTIONS 1, 2, 3 AND 4, AS RECORDED IN VOLUME 505, PAGE 759, VOLUME 508, PAGE 233 AND VOLUME 523, PAGE 464 OF THE M.C.O.R. AND REFERENCED IN THE DEED FROM CANEY CREEK HAVEN, INC. TO PAGE MUND, AS RECORDED IN VOLUME 581, PAGE 242 OF THE M.C.O.R.
5. FEMA FLOOD ZONE BOUNDARY SHOWN HEREON IS APPROXIMATE FOR REFERENCE ONLY AND IS BASED UPON FEMA FLOOD INSURANCE RATE MAP NUMBER 48321C0500F, DATED: JANUARY 15, 2021.
6. BUILDING SETBACK LINES SHALL BE 20 FEET FROM ALL ROAD RIGHT-OF-WAYS AND 5 FEET FROM ALL ADJACENT PROPERTY LINES.

HINTON CURTIS LEAGUE
ABSTRACT 23

MATAGORDA COUNTY DRAINAGE DISTRICT NO.1 CERTIFICATION

THE UNDERSIGNED, CHAIRMAN OF THE MATAGORDA COUNTY DRAINAGE DISTRICT NO. 1, DOES HEREBY CERTIFY THAT AT A MEETING HELD ON THE _____ DAY OF _____, 20____, THE BOARD OF DIRECTORS OF SAID DISTRICT APPROVED THIS SUBDIVISION PLAT FOR EASEMENT LOCATION AND DEDICATION ONLY. IT SHALL BE UNDERSTOOD THAT THE CITY OF BAY CITY SHALL NOT ISSUE A BUILDING PERMIT FOR ANY CONSTRUCTION IN THIS SUBDIVISION WITHOUT THE CONSTRUCTION PLANS FOR THE DRAINAGE IMPROVEMENTS BEING FIRST REVIEWED AND APPROVED BY MATAGORDA COUNTY DRAINAGE DISTRICT NO. 1.

_____
BARRETT FRANZ, CHAIRMAN

THE ABOVE HAS SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES AND REGULATIONS". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

SARGENT SEVEN SUBDIVISION

BEING A SUBDIVISION OF ALL THAT CERTAIN
B5 CUSTOM HOMES, LLC
CALLED 13.635 ACRE TRACT AS RECORDED
IN CLERK'S FILE NO. 2024-3143 OF THE M.C.O.R.
IN THE HINTON CURTIS LEAGUE,
ABSTRACT 23, MATAGORDA COUNTY, TEXAS

OWNER:
BRIAN BUSBY
PO BOX 76
COLLEGEPORT, TX 77428

SURVEYOR:
Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
431 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3422 FAX: 979.265.9962 FIRM NO. 10023500

SURVEYED:	04-30-25	BOOK NO.:	MAT. CO. VOL. 492	PROJECT NO.:	6808-24-01
DRAWN BY:	05-01-25	CHECKED:	MPD 05-01-25	REVISED:	5-19-25

USER: LAURIE
DATE: 5/20/2025 TIME: 9:40:53 PM
D:\Civil Projects\Survey\Sargent Seven Subdivision MPD 2025\B SARGENT SEVEN SUBDIVISION.dwg

INFORMATION ABOUT SPECIAL FLOOD HAZARD AREAS

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT Lot 2 Sargent, TX 77414

A. FLOOD AREAS:

(1) The Federal Emergency Management Agency (FEMA) designates areas that have a high risk of flooding as special flood hazard areas.

(2) A property that is in a special flood hazard area is designated on flood insurance rate maps with a zone beginning in a “V" or “A". Both V-Zone and A-Zone areas indicate a high risk of flooding.

(3) Some properties may also lie in the “floodway” which is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge a flood under FEMA rules. Communities must regulate development in these floodways.

B. AVAILABILITY OF FLOOD INSURANCE:

(1) Generally, flood insurance is available regardless of whether the property is located in or out of a special flood hazard area. Contact your insurance agent to determine if any limitations or restrictions apply to the property in which you are interested.

(2) FEMA encourages every property owner to purchase flood insurance regardless of whether the property is in a high, moderate, or low risk flood area.

(3) A homeowner may obtain flood insurance coverage (up to certain limits) through the National Flood Insurance Program. Supplemental coverage is available through private insurance carriers.

(4) A mortgage lender making a federally related mortgage will require the borrower to maintain flood insurance if the property is in a special flood hazard area.

C. GROUND FLOOR REQUIREMENTS:

(1) Many homes in special flood hazard areas are built-up or are elevated. In elevated homes the ground floor typically lies below the base flood elevation and the first floor is elevated on piers, columns, posts, or piles. The base flood elevation is the highest level at which a flood is likely to occur as shown on flood insurance rate maps.

(2) Federal, state, county, and city regulations:

(a) restrict the use and construction of any ground floor enclosures in elevated homes that are in special flood hazard areas.

(b) may prohibit or restrict the remodeling, rebuilding, and redevelopment of property and improvements in the floodway.

(3) The first floor of all homes must now be built above the base flood elevation.

(a) Older homes may have been built in compliance with applicable regulations at the time of construction and may have first floors that lie below the base flood elevation, but flood insurance rates for such homes may be significant.

Market Realty, Inc., 2201 Becker Drive Brenham TX 77833 Phone: 9792778687 Fax: Lot 2 Sargent
Gabri Means
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

(b) It is possible that modifications were made to a ground floor enclosure after a home was first built. The modifications may or may not comply with applicable regulations and may or may not affect flood insurance rates.

(c) It is important for a buyer to determine if the first floor of a home is elevated at or above the base flood elevation. It is also important for a buyer to determine if the property lies in a floodway.

(4) Ground floor enclosures that lie below the base flood elevation may be used only for: (i) parking; (ii) storage; and (iii) building access. Plumbing, mechanical, or electrical items in ground floor enclosures that lie below the base flood elevation may be prohibited or restricted and may not be eligible for flood insurance coverage. Additionally:

(a) in A-Zones, the ground floor enclosures below the base flood elevation must have flow-through vents or openings that permit the automatic entry and exit of floodwaters:

(b) in V-Zones, the ground floor enclosures must have break-away walls, screening, or lattice walls; and

(c) in floodways, the remodeling or reconstruction of any improvements may be prohibited or otherwise restricted.

D. COMPLIANCE:

(1) The above-referenced property may or may not comply with regulations affecting ground floor enclosures below the base flood elevation.

(2) A property owner's eligibility to purchase or maintain flood insurance, as well as the cost of the flood insurance, is dependent on whether the property complies with the regulations affecting ground floor enclosures.

(3) A purchaser or property owner may be required to remove or modify a ground floor enclosure that is not in compliance with city or county building requirements or is not entitled to an exemption from such requirements.

(4) A flood insurance policy maintained by the current property owner does not mean that the property is in compliance with the regulations affecting ground floor enclosures or that the buyer will be able to continue to maintain flood insurance at the same rate.

(5) Insurance carriers calculate the cost of flood insurance using a rate that is based on the elevation of the lowest floor.

(a) If the ground floor lies below the base flood elevation and does not meet federal, state, county, and city requirements, the ground floor will be the lowest floor for the purpose of computing the rate.

(b) If the property is in compliance, the first elevated floor will be the lowest floor and the insurance rate will be significantly less than the rate for a property that is not in compliance.

(c) If the property lies in a V-Zone the flood insurance rate will be impacted if a ground floor enclosure below the base flood elevation exceeds 299 square feet (even if constructed with break-away walls).

E. ELEVATION CERTIFICATE:

The elevation certificate is an important tool in determining flood insurance rates. It is used to provide elevation information that is necessary to ensure compliance with floodplain management laws. To determine the proper insurance premium rate, insurers rely on an elevation certificate to certify building elevations at an acceptable level above flood map levels. If available in your area, it is recommended that you obtain an elevation certificate for the property as soon as possible to accurately determine future flood insurance rates.

You are encouraged to: (1) inspect the property for all purposes, including compliance with any ground floor enclosure requirement; (2) review the flood insurance policy (costs and coverage) with your insurance agent; and (3) contact the building permitting authority if you have any questions about building requirements or compliance issues.

Receipt acknowledged by:

Signature	Date	Signature	Date

THE STATE OF TEXAS, X 11018 7:50 pm DEED
COUNTY OF MATAGORDA. X BOOK 523 PAGE 464

Know all men by these presents that Caney Creek Haven, a partnership, owner of Caney Creek Haven Section No. 3, a subdivision of 31.81 acres of land out of the Margaret Wightman One-Quarter League A-102, Matagorda County, Texas, as set out on that map or plat of the same recorded in the Plat Records of Matagorda County, Texas, hereby makes the following declarations as to limitations, restrictions, and uses to which said above lots in said subdivision may be put, hereby specifying that said declaration shall constitute covenants running with said lots as provided by law, and shall be binding on it and all parties and persons claiming under it, and for the benefit of and limitations upon all future owners in said subdivision, this declaration of restrictions being designed for the purpose of keeping said subdivision desirable, uniform and suitable and safeguarded; and if the owner, its successors and assigns, should violate or attempt to violate any of the covenants in this instrument contained, it shall be lawful for any other person or persons owning any lot or lots in said subdivision to take whatever court proceedings may be appropriate under the circumstances then existing to compel the full and complete observance of each and all of such limitations, restrictions, and covenants, and the failure of any period of time to institute court proceedings shall not be held to waive such limitations, restrictions and covenants, or any of them, or the right to enforce them.

It is expressly stipulated and made plain that in the event any limitations, restrictions or covenants herein contained, or any portion thereof, are invalid or void, such invalidity or voidness shall in no way affect any other covenant, limitation or restriction.

All of the lots are designated as residential except the reserve portion in Block One (1) and the RESIDENTIAL lots shall be used for residential purposes only and the limitations, restrictions and covenants for such residential lots are as follows: (The following paragraphs 1 through 16 shall not be applicable to this reserve portion of Block One (1). However, paragraph 17 shall be applicable to the reserve portion of Block One (1).)

1. No building shall be erected, altered, or placed on any lot other than a one-family dwelling, together with such outbuildings or other roofed or walled structures as are necessary to the comfort, pleasure and convenience of the dwelling house, provided that such outbuildings shall correspond in style and outside finish material with the dwelling house.

2. The building erected or placed on the lot as the one-family dwelling house shall contain not less than six hundred (600) square feet of interior floor space living area; and if any dwelling house is of "high raised" construction, the area on the ground level even though enclosed, shall not be considered as constituting "interior floor space living area", to comply with the 600 square feet limitation herein specified.

3. The exterior of any building erected or placed on a lot shall be of an accepted wood, brick, stone, asbestos, tile or masonry material, and no tin, sheet iron, metal, felt, or paper, including imitation siding, shall be used as exterior siding or roofing on any building erected or placed on said lot.

4. All structures thereon shall at all times be kept in a neat, trim and clean condition and the buildings painted when necessary in order to preserve the attractiveness thereof.

5. The exterior of any dwelling erected on the lot must be constructed and enclosed within a period of six (6) months from the time of the commencement of such construction. No structure of a temporary character, trailer, trailer house, tent, shack, garage, barn or other outbuilding shall be used, maintained or kept on said lot at any time as a permanent residence except during the construction of a dwelling or for the purpose of storage of tools and equipment used in connection with the construction of the dwelling.

6. No building or other above-ground structure shall be erected or placed on a lot closer than twenty (20) feet to the road property line, nor closer than three (3) feet from the property lines on any side of the lot. Steps leading to a residence are not included within this limitation distance.

7. After the purchase of a lot, the owner and occupant of each lot shall keep the same mowed and not permit the growth of weeds, tall grass, and unkept vegetation which are unsightly, and keep the premises clear of all rubbish, debris, and discarded material, to the end of not constituting or creating an annoyance or nuisance to the owner of other lots.

8. No business, occupation, or trade of any kind, type or character shall or will at any time hereafter be conducted from the residence or structure on the lot. No sign of any kind shall be displayed to the public view on any lot, except one sign of not more than five (5) square feet advertising the property for sale, or signs used by a builder to advertise the property during the construction and sales period.

9. Each private driveway shall have a drainage structure thereunder and parallel to the roadway which provides an opening of sufficient size and depth to permit the free flow of water to the end that same will not permit the impounding of water on and retarding of natural flow of water from other lots in said subdivision.

10. No outside toilet or privy shall be erected or maintained in the subdivision. A septic disposal system will be permitted provided, however, that the septic tank shall be of concrete construction and contain no less than 200 gallons to which shall be connected appropriate and effective field lines and provided further that no sewage or other waste matter, debris, trash, rubbish, garbage or unsightly or unsanitary articles shall be placed or deposited in or permitted to drain into Caney Creek, ditches, or any other body

of water. All sanitary plumbing shall conform with the minimum requirements of the Civic Committee for Caney Creek Haven Section Three Subdivision, the Health Department for Matagorda County, Texas, and the State of Texas. No part of any lot shall be used for the dumping of rubbish, trash, or other waste, all of which shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such rubbish, trash, garbage, and waste shall at all times be kept in a clean, neat and orderly manner.

11. All structures erected on any lot shall comply with all rules and regulations of the Federal, State, or other regulatory authority having jurisdiction over such structures.

12. No cows, horses, sheep, goats, hogs, chickens, ducks, rabbits, or any other animals or fowls or poultry, except household pets, shall be kept or permitted on any residential lot in said tract, but in no event shall any person keep household pets for commercial purposes.

13. An assessment of $175.00 per year shall be assessed against each lot in said subdivision for the maintenance of the road, drainage, and other expenditures as determined by the Caney Creek Haven Civic Club Committee as it in its sole judgment may deem necessary for the benefit of all lots. This assessment shall constitute a lien on each lot and it shall be due and payable on December 31st of each year, the first payment of which shall be due on December 31, 1973. The assessment shall not be applicable against the lots which are owned by the Caney Creek Haven partnership or any other developer to whom Caney Creek Haven may sell more than 50% of its unsold lots. An owner of more than one lot in said subdivision and in Caney Creek Haven Section 1 and Caney Creek Haven Section 2 shall not be required to pay an assessment fee on more than one lot until such time as the additional lot or lots so owned

by said owner are sold or improved, and upon the sale of any additional lot by the same owner or the improvement of any additional lot owned by the same owner, such lot shall then be assessed the payment of said annual assessment fee. The assessment fee shall be paid to Caney Creek Haven Club, 502 Houston First Savings Building, Houston, Texas or such other address that the Caney Creek Haven Club shall adopt. The assessment fee shall be due and paid annually on December 31st. Caney Creek Haven Civil Club Committee shall be composed of three (3) members of Dougal C. Pope, Roger Hoss, and J. A. Andrews, who shall act until December 31, 1978. Thereafter, the three (3) members of the Caney Creek Haven Civic Club Committee shall be elected annually by the majority of the lot owners in said subdivision. Each lot owner shall be entitled to one vote for each lot that he owns. Said assessment or maintenance charge is secured by the vendor's lien which is hereby expressly created and retained upon each and every lot as above provided. The lien for the assessment and maintenance charge shall be second, subordinate and inferior to the lien of said bona fide mortgagee. Caney Creek Haven Civic Club Committee shall be the custodian and administrator of the assessment and maintenance fund, and the vendor's lien is hereby transferred and assigned to said Civic Committee, who shall have authority to adjust the maintenance charge from year to year as it may deem proper, but in no event shall such charge exceed the maximum herein stated without the consent of 90% of the owners of lots in said subdivision. In the event that there is a vacancy in the Caney Creek Haven Civic Club Committee at anytime up to December 31, 1978, the remaining member or members shall select sufficient members of the said committee so that there will be three (3) members.

14. The foregoing restrictions, covenants and conditions shall be binding upon and inure to the benefit of each owner, their successors, heirs and assigns, and all persons claiming by, through

or under them, and shall be effective until May 1, 1994, and shall then be extended automatically thereafter for successive periods of ten years each unless an instrument signed by 75% or more of the then owners of said lots has been recorded with the County Clerk of Matagorda County, Texas, agreeing to revoke or to change such restrictions and covenants in whole or in part.

15. Enforcement of these restrictions and covenants shall not operate to invalidate any mortgage, deed of trust, or other lien held against said property or any part thereof, and such liens may be enforced against any and all property covered thereby, subject, nevertheless, to these restrictions and covenants.

16. All of the lots shall be considered a game sanctuary and no firearms shall be discharged thereon.

17. The partnership of Caney Creek Haven reserves to itself, its successors and assigns, an easement or right-of-way over a strip of land along the side, front and rear boundary lines of all of the lots in Caney Creek Haven, Section Three (3), a subdivision in Matagorda County, Texas, for the purpose of installation or maintenance of public utilities, including but not limited to gas, water, electricity, telephone, drainage, and sewerage, and any appurtenance to the supply lines therefor, including the right to remove and/or trim trees, shrubs or plants. This reservation is for the purpose of providing for the practical installation of such utilities as and when any public or private authority or utilities company may desire to serve said lots with no obligation to the Caney Creek Haven partnership to supply such services.

Executed this the 2nd day of July, 1973.

CANEY CREEK HAVEN

By: Dougal C. Pope
Dougal C. Pope, Partner

THE STATE OF TEXAS

COUNTY OF HARRIS

DEED

BOOK 523 PAGE 470

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Dougal C. Pope, one of the partners of Caney Creek Haven

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 as the act of the said parthership and in the capacity therein stated.

Given under my hand and seal of office this the 2nd day of July, 1973.

Janet M. Nee

Notary Public in and for Harris County, Texas.

NOTARY PUBLIC STATE OF TEXAS COUNTY OF HARRIS

THE STATE OF TEXAS

COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

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 the _____ day of _____, 19___.

Notary Public in and for County, Texas.

FILED FOR RECORD
AT 8:30 O'CLOCK A M
JUL 10 1973
HILMA S. HUITT
Clerk County Court, Matagorda Co., Tex.
BY Alberta Donaldson DEPUTY

Filed for record the 10th day of July, A. D. 1973.
Duly recorded this the 10th day of July, A. D. 1973 at 4:00 o'clock P.M.

By Mary Louise Martinez Deputy

Hilma S. Huitt, County Clerk
Matagorda County, Texas

Dear Neighbor,

Congratulations on the purchase of your new home or property in Caney Creek Haven, a deed-restricted subdivision in the unincorporated community of Sargent, Texas. On behalf of the Board of Directors (BOD) for the Caney Creek Haven Club Civic Committee and other property owners, we would like to officially welcome you into the neighborhood. We are glad that you have chosen to call Caney Creek Haven home, or your home-away-from-home, and look forward to meeting you soon.

The BOD of the Caney Creek Haven Club Civic Committee consists of property owners in Caney Creek Haven who volunteer their time and energy to manage the Homeowners Association for the neighborhood. The organization's By-Laws and Deed Restrictions should have been provided to you during the home purchase process, but if they were not, they can be found on the community website at www.caneycreekhaven.com. In accordance with the By-Laws of the Caney Creek Haven Club Civic Committee, primary responsibilities of the BOD are:

1. Preserving and enforcing deed restrictions.
2. Collecting maintenance fund assessments; and
3. Using funds collected for the beautification, care, and maintenance of common areas.

Moving into a new area can be a confusing and challenging experience. We have put together this letter with information that will help you get settled into the neighborhood and maximize enjoyment of your new home. Please take some time to familiarize yourself with this information. If you have any questions, feel free to contact any member of the BOD.

Again, welcome to the Caney Creek Haven community. We are confident that you will fall in love with this neighborhood as we have. We know you will find our neighborhood is a great place to be and we encourage your participation in our activities and functions.

Sincerely,

The Caney Creek Haven Club Civic Committee BOD

List of Enclosures



About Sargent

About Caney Creek Haven

Board of Directors and Volunteers Listing

Deed Restrictions

Annual Maintenance Fee

Utility and Service Providers

Emergency Contact Information

Road Cross Reference

Community Resources

Calendar of Events

About Sargent

Sargent is an unincorporated community on the Texas Gulf Coast. It is in the eastern corner of Matagorda County and is approximately 25 miles from either Bay City or Lake Jackson, Texas. As of the July 1, 2020, United States census, the Matagorda-Sargent Census County Division (CCD) has a population of approximately 3,715 residents. It is estimated that approximately 500 of these residents of the Matagorda-Sargent CCD live in Sargent. However, this population of Sargent residents is supplemented by a number of other residents who enjoy Sargent on a part-time basis and maintain their permanent residence in other census areas.

The community of Sargent was named for George Thomas Sargent, who relocated his family to Texas from Cornwell, England in 1834. They established a permanent residence near Caney Creek in 1838, quickly becoming a major landowner in the area. Mr. Sargent was a rancher and cotton grower.

George Thomas Sargent and his daughter-in-law, Sarah Ann, drowned in a hurricane in 1875. They are buried in a small family cemetery located in Caney Creek Estates and maintained by local residents. The Texas Historical Commission awarded a historical marker to this cemetery in 1986.

During the Civil War (1861-65), Federal forces tried several times to seize Texas ports. In an attempt to halt the invasion of these Federal forces, Maj. Gen. John B. Magruder, Confederate commander of Texas, ordered fortification of the mouth of Caney Creek. In Jan. 1864, an earthen fortress, rifle pits, trench works, and four redoubts were erected near this site. Defended by 4000-6000 Confederates, the area was bombarded by Federal gunboats during January and February. No ground combat occurred at Caney Creek, but the preparations deterred a further Federal advance.

Many of the long-time residents of Sargent remember when Sargent Beach contained multiple Rows of beach houses. Sadly, these succumbed to coastal erosion in the 1960's. In an effort to protect Sargent Beach and prevent future coastal erosion, the most notable effort was the funding of an 8-mile-long granite breakwater revetment, installed by the U.S. Army Corps of Engineers in the early 1990's. Sections of this revetment wall are intermittently exposed and visible along Sargent Beach. In the event of a tropical storm making landfall in the Sargent area, this revetment was also designed to protect inland homes from storm surge.

Sargent has a small-town feel with a big heart. Neighbors frequently help other neighbors or complete strangers in need. Sargent has a volunteer fire department, a branch of the Bay City Library, and a community post office.

About Caney Creek Haven

Caney Creek Haven is a deed-restricted residential coastal community in Sargent, Texas located in Matagorda County. Conveniently located on Caney Creek, Caney Creek Haven provides easy boat access to the Intracoastal Waterway, East Matagorda Bay, West Matagorda Bay, and the Gulf of Mexico. Caney Creek Haven provides a private boat ramp for the exclusive use of property owners. Caney Creek Haven also provides weekly mosquito fogging during the spring and summer months. Security cameras are located at the entrance of the subdivision providing 24/7 monitoring.

The first deed restrictions for Caney Creek Haven were recorded in Matagorda County in 1972. The Caney Creek Haven Club Civic Committee incorporated as a non-profit organization in 1995.

Other Notes

- Our community website, www.caneycreekhaven.com, is a repository of information regarding Caney Creek Haven and the surrounding area, including deed restrictions. Please take a few minutes to visit and familiarize yourself with this resource and get to know your community.
- For additional information, follow us on Facebook at Caney Creek Haven Sargent, TX
- Footage collected by security cameras is archived for 30 days. If you need access to these videos, please contact any member of the BOD.
- The Speed Limit in Caney Creek Haven is 30 MPH. Please watch out for walkers, joggers, bicyclers, children, and pets.
- Leash laws apply in Matagorda County. Please keep your pets on leashes and pick up after them.
- As a courtesy to your neighbors, please ensure that your fishing lights are pointed down at the water to minimize reflection and turn lights off when not in use.

Board of Directors and Volunteers Listing

The BOD of the Caney Creek Haven Club Civic Committee consists of volunteer property owners from the neighborhood. The BOD consists of a minimum of 7 and maximum of 12 Directors, elected on a staggered basis by the community. Each Director serves a maximum of two, 2-year terms.

Board meetings are held on a quarterly basis and in the first month of each quarter. At the first meeting of each calendar year, officers are selected by the BOD members. These officers include a President, Vice-President, Secretary, and Treasurer.

The annual meeting for all Caney Creek Haven property owners is held on the second Saturday in October. During the annual meeting, BOD members are elected for the following calendar year. Dates and times for BOD meetings, including the annual meeting, are posted on the Caney Creek Haven website.

Current Directors and Volunteers

Name	***Title***	***Term Number***	***Term Ends***	***Email Address***	***Telephone Number***
John Duchek	President	1	12/31/2026	john@yourpoolpro.com	979-943-8015
Luke Moreau	Vice President	2	12/31/2026	lmoreau6038@gmail.com	713-805-6038
Karen Romero	Secretary	2	12/31/2026	romt001_2@hotmail.com	979-799-7025
Rose Krauskopf	Director	2	12/31/2026	rose.krauskopf@gmail.com	979-415-5317
Faith Shows	Director	2	12/31/2027	fgshows@gmail.com	281-773-2796
Rich O'Connor	Director	1	12/31/2026	richoconnor@live.com	281-684-5438
Joyce Dean	Director	1	12/31/2027	teamdean4@yahoo.com	713-384-2522
JoAnn Wasicek	Director	1	12/31/2027	joannwasicek@gmail.com	979-799-6710
Don Wood	Director	1	12/31/2027	woodgroupconsulting@gmail.com	580-319-1008
Chad Elliston	Director	1	12/31/2027	chadelliston@outlook.com	
Linda Meyer	Treasurer			Lmeyer999@hotmail.com	512-550-5371

New volunteers to serve on the BOD are always welcome. If you are interested in getting involved, please notify any member of the current Board so that you may be included on the October ballot.

Deed Restrictions

Caney Creek Haven deed restrictions were created for your protection. We believe you will find them to be reasonable; and will see that they are designed to help protect property values, preserve the aesthetic nature of our community, and make life in Caney Creek Haven more enjoyable for everyone.

By accepting title to your home or property in Caney Creek Haven, you have accepted responsibility to abide by these deed restrictions. It is incumbent on all property owners to read and comply with applicable documents of the association. Copies of the deed restrictions are found in the Documents Library of the Caney Creek Haven website at www.caneycreekhaven.com.

The Caney Creek Haven Club Civic Committee BOD has the legal authority to enforce all deed restrictions and it is our responsibility to do so consistently and equitably. Should a violation of the deed restrictions occur, the property owner will first receive a written notice of the violation with a proper timeframe to resolve the issue. In extreme cases, legal redress may be pursued if violations of the deed restrictions go unresolved.

We do not relish the need to take action against our neighbors, but it is our obligation to do so if they do not comply with the deed restrictions. If you are in doubt, please review the rules posted on our community website or call any member of the BOD to get answer(s) to your question(s).

Some of the most common examples of violation of the deed restrictions include failure to:

1. Keep structures in neat, trim, and clean condition and the buildings painted when necessary;
2. Construct and enclose any dwelling within six months from the commencement of construction;
3. Comply with limitations regarding distance from property lines when erecting a new structure;
4. Comply with requirements to keep lots mowed and not permit the growth of weeds, tall grass, and unkept vegetation;
5. Keep premises clear of all rubbish, debris, and discarded material; and
6. Install drainage structure under each private driveway, sufficient to permit the free flow of water.

As a new homeowner, you may already have some ideas on how you'd like to improve your property. Each property owner is responsible for verifying that improvements are in conformance with the deed restrictions. Please feel free to contact the BOD before making changes to your property or your home in order to avoid being cited for a violation of deed restrictions and potential costs associated with alteration or removal of changes that do not comply with existing restrictions.

Annual Maintenance Fee

Maintenance of the boat ramp, street lamps, mosquito fogging, and security cameras are some of the expenses paid for by the Caney Creek Haven Club Civic Committee with dues collected in the form of an annual maintenance fee.

When you closed on your property in Caney Creek Haven, you paid a prorated amount of the annual maintenance fee for the current calendar year. Next year and each year thereafter, your dues notices will be mailed in July or August to cover the current calendar year. After receiving your notice, each homeowner is responsible for paying the annual maintenance fee of $175 on or before December 31st.

Checks for these annual dues should be made out to the:

Caney Creek Haven Club Civic Committee (CCHCCC)
P.O. Box 4292
Sargent, Texas 77404-4292.

Utility and Service Providers

Electricity	Jackson Electric Cooperative, Inc. 100 Cooperative Way Bay City, TX 77414 (979) 245-3029 https://www.jecec.com	
Water and Sewer	Caney Creek Municipal Utility District (M.U.D.) 405 County Road 298 Sargent, TX 77414 (979) 245-0245	
Propane	Jackson Electric Cooperative, Inc. 8925 State Highway 111 South Ganado, TX 77962 (361) 771-4400 https://www.jecec.com	D&L Propane 1336 FM 521 South Brazoria, TX 77422 (979) 798-5252 https://dandlpropane.com/
Satellite Television	Direct TV (855) 977-4591 https://www.directv.com	Dish Network (855) 785-2634 https://www.dish.com
Internet	Jackson Electric Cooperative, Inc. 100 Cooperative Way Bay City, TX 77414 (979) 245-3029 MyJEC.Net	HughesNet (855) 577-1878 https://internet.hughesnet.com
Garbage Pickup	Adams Waste Disposal 4020 FM 1459 Sweeny, TX 77480 (979) 345-3102 https://adamsdisposalsvs.com	WCA Waste Corporation (855) 263-0955 https://wcawaste.com

Emergency Contact Information

Simply put, always call 911 when someone's life, safety, health, or property is in immediate danger. The 911 dispatcher will then make sure you promptly get the assistance needed.

If you need help from law enforcement in non-emergency situation, call the Matagorda County Sherriff's Office at (979) 245-5526.

Hospitals

Matagorda Regional Medical Center
104 7th Street
Bay City, TX 77414
(979) 245-6383

CHI St. Luke's Health – Brazosport Hospital
100 Medical Drive
Lake Jackson, TX 77566
(979) 297-4411

Power Outages

In the event of a power outage at your property, it can be reported to Jackson Electric Cooperative at (979) 245-3029.

911 Address

The County Road / Private Road number is a system that allows 911 responders to locate your residence with more precision. For instance, 1200 CR 206 (Creekside) is 1.200 miles from the intersection of CR 298 (Caney Drive).

The Post Office prefers to deliver to the County Road / Private Road address. According to the United States Postal Service the preferred city for zip code 77414 is Bay City, TX. Zip code 77414 is assigned to home delivery while 77404 is assigned to Post Office boxes at the Sargent Post Office.

Delivery services (UPS, FedEx) can find your residence easier in some cases if you give them the old lot number street name address for GPS (Global Positioning System). While GPS is good it is not perfect.

If you do not know or do not have a 911 address for your property, contact:

Rebecca Mayo
2200 7th St
3rd Floor Room 2
Bay City, TX 77414
979-244-6801
rmayo@co.matagorda.tx.us

Road Cross Reference

CR 200 – Seabreeze
CR 201 – Carancahua
CR 202 – Gulfview Dr. So.
CR 203 – Caney Court
CR 204 – Dolphin Way
CR 205 – Old Caney Drive
CR 206 – Creekside Drive
CR 209 – Gulfview Dr. No.
CR 210 – Anchor Way
CR 230 – Canal Drive
CR 238 – West Revetment Road
CR 268 – Stevens Road
CR 281 – Ramblewood Road
CR 282 – Ramblewood Road
CR 283 – Hawkins Road
CR 285 – Socha Road
CR 286 – Chambliss Road
CR 287 – Sargent Ranch Road
CR 288 – Taggart Road
CR 290 – Glaze Drive
CR 291 – Red Bend Road
CR 296 – Elm Lane
CR 297 – Oak Circle
CR 298 – Caney Drive
CR 299 – Heron Drive
CR 616 – Seagull
PR 651 – Live Oak Bend Road
PR 652 – Live Oak Bend
PR 672 – Pecan Shadows
PR 675 – Intracoastal Drive

Anchor Way – CR 210
Canal Drive – CR 230
Caney Court – CR 203
Caney Drive – CR 298
Carancahua – CR 201
Chambliss – CR 286
Creekside – CR 206
Dolphin Way – CR 204
Elm Lane – CR 296
Glaze Drive – CR 290
Gulfview Dr. No. – CR 209
Gulfview Dr. So. – CR 202
Hawkins Road – CR 283
W Heron Drive – CR 299
Intracoastal Drive – PR 675
Live Oak Bend – PR 652
Live Oak Bend Road – PR 651
Oak Circle – CR 297
Old Caney Drive – CR 205
Pecan Shadows – PR 672
Ramblewood Road – CR 281
Ramblewood Road W – CR 282
Red Bend Road – CR 291
Sargent Ranch Road – CR 287
Seabreeze – CR 200
Seagull – CR 616
Socha Road – CR 285
Stevens Road – CR 268
Taggart Road – CR 288
West Revetment Road – CR 238

CR – County Road
PR – Private Road

Community Resources

Sargent Area Chamber of Commerce

For a listing of participating businesses and current events, feel free to visit the Sargent Area Chamber of Commerce website at www.sargentchamber.com.

Restaurants

Bayside Bar & Grill	25298 FM 457	979-245-2728
On the Corner	8214 FM 457	979-240-1691
The Crab Trap	19563 FM 457	979-429-1902

Boat Ramps

Charlie's Bait Camp	1272 CR 201	979-245-1853
Joey's Bait Camp	27334 FM 457	979-943-2788
Public Boat Ramp	End of FM 457 and turn right	

Bait Camps

Charlie's Bait Camp	1272 CR 201	979-245-1853
Joey's Bait and Tackle	27334 FM 457	979-943-2788
Larry's Bait Camp	1701 Intracoastal Drive	979-244-3323
Tipp's Bait Camp	7 Marina Drive	979-244-1275

Post Office

Sargent Post office		979-244-8815

Library

Sargent Library	25150 FM 457	979-245-3032

Churches

Calvary Church	19642 FM 457	979-549-5052
Caney Creek Chapel		979-245-2235
First Baptist Church of Sargent	53 County Road 283	979-248-8405

Calendar of Events

January	February	March
CCHCC BOD Meeting		
April	**May**	**June**
CCHCC BOD Meeting Beach Cleanup		Caney Creek Haven Meet and Greet Tournament of Heroes
July	**August**	**September**
CCHCC BOD Meeting		
October	**November**	**December**
CCHCC Annual Meeting Beach Cleanup Kayak Fun Run	Christmas Boat Parade – Saturday after Thanksgiving	

11-03-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Market Realty, Inc.	462379	agents@marketrealty.com	979.836.9600
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Susan S. Kiel	558624	burton@marketrealty.com	979.251.4078
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Gabri R. Means	779479	gabrimeans@gmail.com	979.277.8687
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____



United Country Real Estate
Market Realty
TREC #462379-BB

Gabri Ripple Means
TREC #779479-SA
gabrimeans@gmail.com
979.277.8687

Office Info:
2201 Becker Drive
Brenham, TX 77833
979.836.9600