MATAGORDA COUNTY
TEXAS

LUKE LESASSIER LEAGUE
ABSTRACT 58

TEXAS STATE HIGHWAY 60

FND. ½" I.R. W/ CAP

PEDRO & PATRICIA HERNANDEZ
CALLED 2.00 ACRE TRACT
VOLUME 353, PAGE 759
M.C.O.R.

ROLANDO HERNANDEZ, JR.
CALLED 7.29 ACRE TRACT
CLERK'S FILE NO. 2018-6616
M.C.O.R.

FND. 12" WOOD FENCE POST

FND. ⅝" I.R. W/ CAP

POINT OF BEGINNING
FND. OLD 8" WOOD FENCE POST
N/E 0.73'
X: 2948419.93
Y:13472725.33

FND. ⅝" I.R. W/ CAP S/W 2.03'

FND. ½" I.R. W/ CAP

(CALLED: N 86°55'50" E 845.44')
N 86°57'41" E 852.03'

684.62'

160.53'

2.6'

1.1'

3.6'

FND. ⅝" I.R.

TIMOTHY LEE BARKER
& TEENA BARKER CALDWELL
CALLED 606.8 ACRE TRACT
CLERK'S FILE NO. 2010-100005
M.C.O.R.

WOODED AREA

SHAUN & TAMI WILLIAMSON
REMAINDER OF A
CALLED 13.819 ACRE TRACT
VOLUME 382, PAGE 631
M.C.O.R.

(CALLED: N 14°57'46" E 408.64')
N 14°42'57" E 408.40'

406.37'

SUBJECT
8.492 ACRE TRACT

BYRON C. STEPHENS
CALLED 8.42 ACRE TRACT
CLERK'S FILE NO. 2019-340
M.C.O.R.

(CALLED: S 1°34'10" E 384.84')
S 1°42'30" E 386.19'

N

0 50 100
1" = 100' (11" X 17")

METAL POLE (TYPICAL)

CONCRETE

59.7'

47.6'

METAL COVER OVER WOOD & METAL STABLES

DILAPIDATED METAL COVER

8.7'

11.8'

7.1'

49.3'

METAL COVER

11.8'

6.5'

(CALLED: S 86°42'02" W 751.87')
S 86°47'30" W 757.60'

4.1'

2.0'

150.00'

FND. ⅝" I.R. W/ CAP S/W 2.13'

7.4'

FND. ⅝" I.R. W/ CAP S/W 2.30'

2.8'

4.1'

GATE

150.00'

307.60'

150.00'

SET ⅝" I.R. W/ TTW CAP

FND. ⅝" I.R. W/ CAP N/W 7.93'

FND. ⅝" I.R. W/ CAP N/W 2.05'

SHAUN & TAMI WILLIAMSON
CALLED 1.00 ACRE TRACT
VOLUME 322, PAGE 591
M.C.O.R.

REMNANTS OF CALLED ANCIENT FENCE ALONG LINE

FND. OLD 6" WOOD FENCE POST

S 86°47'30" W 150.00'
(CALLED: S 86°42'02" W 150.00')

(CALLED: N 3°17'58" W 290.40')
N 3°12'30" W 290.40'

(CALLED: S 3°17'58" E 290.40')
S 3°12'30" E 290.40'

GREGORY WAYNE BAKER
CALLED 1.00 ACRE TRACT
VOLUME 509, PAGE 353
M.C.O.R.

WAYNE & KAREN YEAMANS
CALLED 1.00 ACRE TRACT
VOLUME 499, PAGE 429
M.C.D.R.

GEORGE & MARY DESHOTELS
CALLED 2.025 ACRE TRACT
VOLUME 712, PAGE 198
M.C.D.R.

RICKY BRYANT
CALLED 1.00 ACRE TRACT
VOLUME 480, PAGE 69
M.C.O.R.

OVERGROWN GRAVEL DRIVE

1.8'

3.7'

NEIGHBORING CONCRETE

FND. ⅝" I.R. W/ CAP

SET ⅝" I.R. W/ TTW CAP

PED

FND. ⅝" I.R.

FND. ⅝" I.R.

OH

16" RCP

FND. ⅝" I.R. S/W 1.63'

S 86°47'30" W 60.00'
(CALLED: S 86°42'02" W 60.00')

COUNTY ROAD 244 - NORTH GULF ROAD (80' R.O.W.) (ASPHALT ROAD)

LEGEND

* SOME ELEMENTS MAY NOT BE USED ON SURVEY

FOUND IRON PIPE/ROD	SUBJECT TRACT
SET ⅝" IRON ROD W/ SURVEY CAP "TTW 6577"	ADJACENT TRACT
WOOD FENCE POST	SURVEY LINE
TELEPHONE PEDISTAL	EASEMENT LINE
WOOD POST	OVERHEAD WIRE
METAL POLE	HOG WIRE FENCE
POWER POLE	WATER SPIGOT

M.C.D.R. = MATAGORDA COUNTY DEED RECORDS
M.C.O.R. = MATAGORDA COUNTY OFFICIAL RECORDS
M.C.P.R. = MATAGORDA COUNTY PLAT RECORDS

NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). NORTH ARROW SHOWN IS A GRAPHIC REPRESENTATION OF TEXAS STATE PLANE GRID NORTH.

2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F. = 0.99991683923)

3. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM BAY CITY ABSTRACT & TITLE COMPANY, G. F. NO.: 202301022, EFFECTIVE DATE: JANUARY 11, 2023, ISSUED DATE: JANUARY 19, 2023, FOR ALL ITEMS OF RECORD.

4. THIS PROPERTY APPEARS TO BE LOCATED COMPLETELY WITHIN THE LIMITS OF ZONE 'X', 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 48321C0450F, DATED: JANUARY 15, 2021.

5. THIS SURVEY PLAT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION, A COPY OF WHICH IS ON FILE IN THE OFFICE OF DOYLE & WACHTSTETTER, INC.

I, TRAVIS T. WACHTSTETTER, 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: MARCH 1, 2023

STATE OF TEXAS · REGISTERED · TRAVIS T.WACHTSTETTER · 6577 · PROFESSIONAL · LAND SURVEYOR

Travis T. Wachtstetter

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

SURVEY PLAT OF A
8.492 ACRE TRACT

BEING ALL THAT CERTAIN
BYRON C. STEPHENS
CALLED 8.42 ACRE TRACT
AS RECORDED IN
CLERK'S FILE NO. 2019-340
OF THE
MATAGORDA COUNTY OFFICIAL RECORDS
IN THE
LUKE LESASSIER LEAGUE
ABSTRACT 58
MATAGORDA COUNTY, TEXAS
FOR

RON & CRISTINA ROEDER

G. F. NO.: 202301022
COUNTY ROAD 244 - NORTH GULF ROAD

JOSHUA NELSON ¼ LEAGUE
ABSTRACT 64

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FAX. 979.265.9940 FIRM NO.:10024500

SURVEYED:	CAC 03-01-23	BOOK NO.:	MAT. CO. VOL. 265	PROJECT NO.:	15270-23-01
DRAWN BY:	RDF 03-04-23	CHECKED:	TTW 03-09-23	REVISED:	NONE

USER: Untitled Workspace
DATE: 3/9/2023 TIME: 2:55:18 PM
G:\DON\Boundary\Matagorda Co\County Road 244\Survey Plat, Ron & Cristina Roeder 8.42 Acre Tract.dgn