



Texas  
Society of  
Professional  
Surveyors

**WALTERS**  
**Land Surveying Co.**  
Registered Professional Land Surveyors

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January 27, 2014

1181-2585-1

Field Notes For:

A 22.21 acre tract of land in the Hinton Curtis Survey A-23, Matagorda County, Texas and being part of Lot 33 of the Jane A. Sargent & Kate Sargent Rugeley Subdivision according to the plat of same recorded in Volume 35, Page 378, Deed Records, Matagorda County, Texas and being part of a tract of land described in deed to Lee Pierce recorded in Volume 241, Page 71, Deed Records, Matagorda County, Texas and being more particularly described as follows:

BEGINNING at twelve inch post in the southeast line of Clements Road and in the southwest right of way of F. M. Highway No. 457 and in the northwest line of said Lot 33 and in the northwest line of said Pierce tract;

THENCE South  $33^{\circ}55'44''$  East with the southwest right of way of said highway 1800.48 feet to a six inch post in the northwest line of Lot 34 and in the southeast line of said Lot 33;

THENCE South  $42^{\circ}42'08''$  West with the general course of a fence 347.56 feet to an iron rod set for the east corner of Lot 40 and for the west corner of said Lot 34 and for the south corner of said Lot 33;

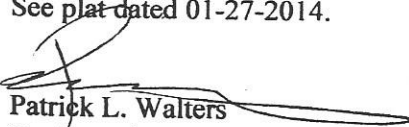
THENCE North  $47^{\circ}04'22''$  West 1751.83 feet to an iron rod set in the southeast line of said Clements Road for the north corner of said Lot 40 and for the west corner of said Lot 33;

THENCE North  $42^{\circ}42'43''$  East with the southeast line of said Clements Road 756.98 feet to the POINT OF BEGINNING.

The foregoing field notes were prepared from a survey made on the ground under my supervision.

There are no visible easements or encroachments except as shown.

Surveyed January 27, 2014.  
See plat dated 01-27-2014.

  
Patrick L. Walters  
Registered Professional Land Surveyor





VANDORN & BOLIS LEAGUE SY.

A-96

CLEMENTS ROAD  
(622' Widened Road)

40

22.21 ACRES

13.04 ACRES

F. M. HIGHWAY NO. 457

S42°42'43"E 756.98 (618.9)

N47°04'22"W 1751.83 (1780.0)

S33°55'44"E 1810.48 (1817.93)

N33°55'44"W 1893.12

S47°04'27"E 1734.35 (1789.0)

S42°42'43"W 529.01 (576.0)

31

32

33

34

39

26

John Stevens  
No Deed Found

Leo Pierre  
24171 DDMCT

Leo Pierre  
24171 DDMCT

John Stevens  
338718 DDMCT  
(40 AC)

John S  
230541  
1607.5

