



**LEGEND**

---	Property Boundary
---	Survey Boundary
---	Right of Way
---	Water
---	Other

**SURVEY PLAT OF A**  
**23.888 ACRE TRACT**  
 BEING ALL THAT CERTAIN  
 WILLOWS 1 HAWKING  
 CALLED 24.56 ACRE LOT 6  
 IS RECORDED IN  
 VOLUME 198, PAGE 85  
 OF THE  
 MATAGORDA COUNTY DEED RECORDS  
 OF THE  
 ISAAC VAN DORN & DANIEL BALIS LEAGUE  
 ABSTRACT 98  
 MATAGORDA COUNTY, TEXAS  
 FOR  
 KYLE HOUSE & ANGELINA HOUSE  
 G.F. NO. 202006298  
 COUNTY ROAD 281 (RAMBLEWOOD ROAD)

**LINE TABLE**

LINE NO.	ISSUANCE	DISTANCE
1	12/20/14	43.00
2	12/20/14	43.00
3	12/20/14	43.00
4	12/20/14	43.00
5	12/20/14	43.00
6	12/20/14	43.00
7	12/20/14	43.00
8	12/20/14	43.00

*Travis T. Wachtstetter*  
 Surveyor  
 STATE OF TEXAS  
 COUNTY OF MATAGORDA

**Doyle & Wachtstetter, Inc.**  
 Surveying and Mapping GPS/GIS  
 1510 MONROE STREET, SUITE 100  
 MATAGORDA, TEXAS 77856  
 PHONE: 409.261.3322 FAX: 409.261.3322  
 WWW.DWGPS.COM



## **Doyle & Wachtstetter, Inc**

Surveying and Mapping • GPS/GIS

**KYLE & ANGELINA HOUSE 23.898 ACRE TRACT  
ISAAC VAN DORN & DANIEL BALIS LEAGUE, ABSTRACT 96  
MATAGORDA COUNTY, TEXAS  
PAGE 1 OF 2**

**ALL THAT CERTAIN 23.898 ACRE TRACT** of land lying and situated in the Isaac Van Dorn and Daniel Balis League, Abstract 96, Matagorda County, Texas, being all that certain called 24.56 acre tract of land, known as Lot 6, conveyed by partition deed on October 8, 1948 from Bettie Hawkins, et al, to Willis J. Hawkins, as recorded in Volume 196, Page 85 of the Matagorda County Deed Records (M.C.D.R.), an accompanying plat of said partition being recorded in Volume 195, Page 52 of the M.C.D.R., the herein described 23.898 acre tract of land hereby conveyed being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths (S.F.= 0.99991306874) as follows:

**BEGINNING** at a PK nail set marking the West corner of said Willis J. Hawkins called 24.56 acre tract, being the South corner of all that certain called 30.858 acre tract of land, known as Lots 4 and 5 of said partition, conveyed by warranty deed on August 23, 1995 from Jaime L. Hamlyn to Billy Wayne and Suzanne Foster, as recorded in Volume 417, Page 876 of the Matagorda County Official Records (M.C.O.R.) and subsequently conveyed by deed on July 22, 1998 from Suzanne Foster to Billy Wayne Foster, as recorded in Volume 514, Page 104 of the M.C.O.R., being a point in the centerline of the 60 foot wide County Road 281 easement, also known as Ramblewood Road, and being the West corner of all that certain called 0.28 acre easement tract granted by right-of-way deed on August 23, 1969 from Deottis P. Hawkins, et al, to Matagorda County, as recorded in Volume 4, Page 276 of the Matagorda County Land Records (M.C.L.R.), same being a point on the northeastern boundary line of all that certain called 414.5311 acre tract of land conveyed by general warranty deed on May 6, 2015 from Benjamin Thomas Adams, as Independent Executor of the Estate of John Alva Adams, to Benjamin Thomas Adams, as recorded in Clerk's File No. 2015-2502 of the M.C.O.R., for the West corner and **POINT OF BEGINNING** of the herein described 23.898 acre tract, being located at Texas State Plane coordinate position X=3032925.49 and Y=13503756.53;

**THENCE** North 42°13'16" East, coincident with the northwestern boundary line of said Willis J. Hawkins called 24.56 acre tract, being the southeastern boundary line of said Billy Wayne Foster called 30.858 acre tract, same being the common line of Lot 5 and Lot 6 of said Hawkins Partition, at a distance of 29.44 feet pass a 3/8" iron rod found on line for reference, at a distance of 30.00 feet pass the northeastern right-of-way boundary line of said County Road 281 and the North corner of said Matagorda County called 0.28 acre right-of-way easement tract, at a distance of 2700.00 feet pass a 5/8" iron rod with survey cap marked "TTW 6577" set on line for reference, and continuing for a total distance of 2787.72 feet to the right descending water's edge Caney Creek, for the North corner of said Willis J. Hawkins called 24.56 acre tract, being the East corner of said Billy Wayne Foster called 30.858 acre tract, same being the North corner of Lot 6 and the East corner of Lot 5 of said Hawkins Partition, for the North corner of the herein described 23.898 acre tract, at position X=3034798.66 and Y=13505820.82;



**KYLE & ANGELINA HOUSE 23.898 ACRE TRACT  
ISAAC VAN DORN & DANIEL BALIS LEAGUE, ABSTRACT 96  
MATAGORDA COUNTY, TEXAS  
PAGE 2 OF 2**

**THENCE** with the right descending water's edge of Caney Creek, being the northeastern boundary line of said Lot 6 and said Willis J. Hawkins called 24.56 acre tract, with the meanders as follows:

- South 8°23'39" East, a distance of 79.72 feet,
- South 4°54'50" East, a distance of 93.69 feet,
- South 1°50'16" East, a distance of 86.09 feet,
- South 0°43'01" West, a distance of 84.70 feet,
- South 4°19'16" West, a distance of 73.63 feet,
- South 6°17'10" West, a distance of 76.72 feet,
- South 7°35'14" West, a distance of 73.11 feet,

South 7°06'04" West, a distance of 41.84 feet to the East corner of said Willis J. Hawkins called 24.56 acre tract, being the North corner of all that certain called 24.56 acre tract of land, known as Lot 7, conveyed by deed of life estate with remainder over on June 20, 1978 from Rachel Hawkins Austin to Jack Austin, Jr., et al, as recorded in Volume 603, Page 159 of the M.C.D.R., same being the East corner of said Lot 6 and the North corner of said Lot 7 of said Hawkins Partition, for the East corner of the herein described 23.898 acre tract, at position X=3034791.25 and Y=13505214.25;

**THENCE** South 42°13'16" West, coincident with the southeastern boundary line of said Willis J. Hawkins called 24.56 acre tract, being the northwestern boundary line of said Jack Austin, Jr., et al, called 24.56 acre tract, same being the common line of Lot 6 and Lot 7 of said Hawkins Partition, at a distance of 89.35 feet pass a 5/8" iron rod with survey cap marked "TTW 6577" set on line for reference, at a distance of 2309.35 feet pass a 5/8" iron rod found on the northeastern right-of-way boundary line of said County Road 281 marking the East corner of said Matagorda County called 0.28 acre right-of-way easement tract, and continuing for a total distance of 2339.35 feet to a PK nail set in the centerline of said County Road 281, being the South corner of said Willis J. Hawkins called 24.56 acre tract, being the West corner of said Jack Austin, Jr., et al, called 24.56 acre tract, being the South corner of said Lot 6 and the West corner of said Lot 7, same being a point on the northeastern boundary line of said Benjamin Thomas Adams called 414.5311 acre tract, for the South corner of the herein described 23.898 acre tract, at position X=3033219.35 and Y=13503481.98;

**THENCE** North 46°56'44" West, coincident with the centerline of said County Road 281 and the southwestern right-of-way boundary line of said Matagorda County called 0.28 acre right-of-way easement tract, being the southwestern boundary line of said Willis J. Hawkins called 24.56 acre tract and the southwestern boundary line of said Lot 6, same being the northeastern boundary line of said Benjamin Thomas Adams called 414.5311 acre tract, a distance of 402.20 feet to the **POINT OF BEGINNING**, containing 23.898 acres of land, more or less, of which 0.277 acre is located within said road easement.

*Travis T. Wachtstetter*

**Travis T. Wachtstetter  
Registered Professional Land Surveyor  
Texas Registration Number 6577  
September 18, 2020**

