



Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

**TRENT & NICOLE THRASHER 0.437 ACRE TRACT
CANEY CREEK ESTATES, SECTION 3, LOT 17A
HINTON CURTIS LEAGUE, ABSTRACT 23
MATAGORDA COUNTY, TEXAS
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ALL THAT CERTAIN 0.437 ACRE TRACT of land lying and situated in the Hinton Curtis League, Abstract 23, Matagorda County, Texas, being the remainder of all that certain called 0.90 acre tract of land conveyed by warranty deed on December 9, 1982 from Edith Sherman Anselin to Ray F. Tegeler, as recorded in Volume 720, Page 276 of the Matagorda County Deed Records (M.C.D.R.), being known as Lot 17A of the unrecorded Caney Creek Estates, Section 3 Subdivision, said 0.437 acre tract 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:

COMMENCING at a point, from which a found ½” iron rod bears North 59°07’15” West a distance of 2.00 feet, marking the southwest corner of Lot 48 and the southeast corner of Lot 49 of Caney Creek Estates Subdivision, as recorded in Volume 2, Page 62 of the Matagorda County Plat Records (M.C.P.R.), being located on the northern right-of-way boundary line of the platted 50 foot wide Oak Circle, as dedicated by said plat of Caney Creek Estates, said **POINT OF COMMENCEMENT** being located at Texas State Plane coordinate position X=3037080.38 and Y=13491973.27;

THENCE North 86°22’23” West, coincident with the south boundary line of said Lot 49, being the northern right-of-way boundary line of said Oak Circle, a distance 33.08 feet to a point on the southern boundary line of said Lot 49, being a point on the northern right-of-way boundary line of said Oak Circle, at position X=3037047.37 and Y=13491975.36;

THENCE South 13°03’18” West, crossing said Oak Circle, a distance 50.68 feet to a ⅝” iron rod with survey cap marked “TTW 6577” set marking the northwest corner of said Ray F. Tegeler called 0.90 acre tract, being the northeast corner of all that certain called 0.356 acre tract of land conveyed by executrix deed on October 1, 2014 from Sharon A. Wilson, as Independent Executrix of the Estate of Rodney A. Wilson, to Sharon A. Wilson, as recorded in Clerk’s File No. 2014-5595 of the Matagorda County Official Records (M.C.O.R.), same being a point on the southern right-of-way boundary line of said Oak Circle, for the northwest corner and **POINT OF BEGINNING** of the herein described 0.437 acre tract, at position X=3037035.92 and Y=13491925.99;

THENCE South 86°22’23” East, coincident with the northern boundary line of said Ray F. Tegeler called 0.90 acre tract, being the southern right-of-way boundary line of said Oak Circle, a distance of 99.43 feet to a ⅝” iron rod with survey cap marked “TTW 6577” set marking the northeast corner of the remainder of said Ray F. Tegeler called 0.90 acre tract, being the northwest corner of all that certain called 0.452 acre tract of land conveyed by warranty deed on December 26, 2001 from Joyce B. Howse McCallum to Lee and Robin Pitcock, as recorded in Volume 642, Page 186 of the M.C.O.R., for the northeast corner of the herein described 0.437 acre tract, at position X=3037135.15 and Y=13491919.70;

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THENCE South 13°20'00" West, coincident with the eastern boundary line of the remainder of said Ray F. Tegeler called 0.90 acre tract, being the western boundary line of said Lee and Robin Pitcock called 0.452 acre tract, a distance of 192.80 feet to a set $\frac{5}{8}$ " iron rod with survey cap marked "TTW 6577", from which a found $\frac{1}{2}$ " iron rod bears South 22°25'16" East a distance of 1.29 feet, marking the southeast corner of the remainder of said Ray F. Tegeler called 0.90 acre tract, being the southwest corner of said Lee and Robin Pitcock called 0.452 acre tract, same being a point on the northern boundary line of all that certain called 155.73 acre tract of land conveyed by warranty deed on April 5, 2017 from April Lynn Metz to Apple Builders, LLC, as recorded in Clerk's File No. 2017-1854 of the M.C.O.R., for the southeast corner of the herein described 0.437 acre tract, at position X=3037090.69 and Y=13491732.12;

THENCE North 89°08'40" West, coincident with the southern boundary line of said Ray F. Tegeler called 0.90 acre tract, being the northern boundary line of said Apple Builders, LLC called 155.73 acre tract, a distance of 99.40 feet to a set $\frac{5}{8}$ " iron rod with survey cap marked "TTW 6577", from which a found $\frac{1}{2}$ " iron rod bears South 85°54'43" West a distance of 5.34 feet, marking the southwest corner of said Ray F. Tegeler called 0.90 acre tract, being the southeast corner of said Sharon A. Wilson called 0.356 acre tract, same being an angle point of said Apple Builders, LLC called 155.73 acre tract, for the southwest corner of the herein described 0.437 acre tract, at position X=3036991.31 and Y=13491733.60;

THENCE North 13°03'18" East, coincident with the western boundary line of said Ray F. Tegeler called 0.90 acre tract, being the eastern boundary line of said Sharon A. Wilson called 0.356 acre tract, a distance of 197.51 feet to the **POINT OF BEGINNING**, containing 0.437 acre of land, more or less.

Travis T. Wachtstetter
Travis T. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 6577
April 29, 2019



This description is based on a survey, a plat of which, dated April 17, 2019 is on file in the office of Doyle & Wachtstetter, Inc.
Legal\Travis\Caney Creek Estates, Section 3, Lot 17A, 0.437 Acre Tract.doc