



WILLIAM S. TOWNSEND SURVEY (A-457)

FARM-TO-MARKET HIGHWAY NO. 1447
20' WIDE ROADWAY EASEMENT (VOL. 150, PG. 10, D.R.)

DAVID R. KUECKER, ET UX
20.586 ACRES
(VOL. 265, PG. 782, O.R.)

CHARLES W. KUECKER
13.7052 ACRES
(VOL. 280, PG. 300, D.R.)

CHARLES W. KUECKER
8.88 ACRES
(VOL. 345, PG. 769, D.R.)

**TRACT ONE
6.86 ACRES**

**TRACT TWO
6.86 ACRES**

**TRACT THREE
6.86 ACRES**

BARRY JOHNSON, ET UX
4.81 ACRES
(INSTRUMENT #67093, O.R.)

BARRY JOHNSON, ET UX
95.19 ACRES
(EXHIBIT "A", VOL. 301, PG. 135, O.R.)

WILLIAM S. TOWNSEND SURVEY (A-457)

BARRY JOHNSON, ET UX
4.81 ACRES
(VOL. 301, PG. 127, O.R.)

JOSHUA THREADGILL SURVEY (A-454)

FRIAR THOMAS RANCH FOUNDATION
1,498.94 ACRES
(INSTRUMENT NO. 134059, O.R.)

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

Patrick Matusek
PATRICK MATUSEK
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4518,
STATE OF TEXAS



SURVEY PLAT OF THREE 6.86 ACRE PARCELS OF LAND SITUATED APPROXIMATELY 6.7 MILES EAST-NORTHEAST OF THE CITY OF CUERO IN THE WILLIAM S. TOWNSEND SURVEY (ABSTRACT NO. 457) IN DEWITT COUNTY, TEXAS, SAID THREE 6.86 ACRE TRACTS TOGETHER BEING ALL OF THAT CALLED 13.7052 ACRE TRACT AND ALL OF THAT CALLED 6.88 ACRE TRACT DESCRIBED AS TRACTS I AND II, RESPECTIVELY IN A DEED RESERVING ENHANCED LIFE ESTATE FROM WILBERT EDWIN KUECKER TO HEATH ANTHONY KUECKER, SUNDANCE ALLEN KUECKER, AND JANICE MARIE SALLES, DATED JANUARY 17, 2020, RECORDED IN INSTRUMENT NO. 129482 OF THE DEWITT COUNTY OFFICIAL PUBLIC RECORDS

- GENERAL NOTES
1. O.B. = SET 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "P. MATUSEK, RPLS 84513"
 2. O.P. = FOUND 6/8" IRON ROD
 3. O.R. = FOUND 3/4" IRON ROD
 4. O. = NOTHING SET
 5. E. = EXISTING FENCE
 6. P. = PROPERTY LINE
 7. T. = PARENT TRACT LINE
 8. D.A. = DEWITT COUNTY DEED RECORDS
 9. O.R. = DEWITT COUNTY OFFICIAL RECORDS
 10. THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM (NAD83/2011) (TEXAS SOUTH CENTRAL ZONE (CSA)) AS DERIVED FROM GPS OBSERVATIONS.
 11. THE DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00074.

FARRELL KUECKER, ET UX
14.78 ACRES
(VOL. 345, PG. 661, D.R.)

APPROXIMATE SURVEY LINE

APPROXIMATE SURVEY LINE

FOUND 1" DIAMETER CEDAR FENCE CORNER

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SURVEYED SEPTEMBER 12, 2022