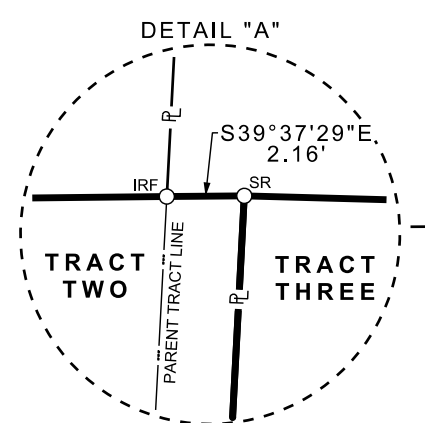


WILLIAM S. TOWNSEND SURVEY (A-457)



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

CHARLES W. KUECKER
13.7052 ACRES
(VOL. 260, PG. 300, D.R.)

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

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

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

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

SIGNED CAUSEY LANE

**TRACT ONE
6.86 ACRES**

**TRACT TWO
6.86 ACRES**

**TRACT THREE
6.86 ACRES**

CALLED 13.7052 ACRES (TRACT I, INSTRUMENT NO. 129482, O.R.)

CALLED 6.88 ACRES (TRACT II, INSTRUMENT NO. 129482, O.R.)

FOUND 8" DIAMETER CEDAR FENCE CORNER

20' WIDE ROADWAY EASEMENT (VOL. 150, PG. 10, D.R.)

APPROXIMATE SURVEY LINE

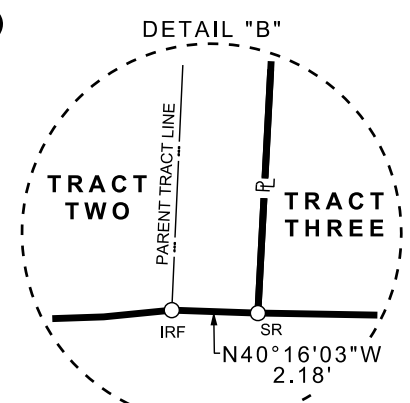
WILLIAM S. TOWNSEND SURVEY (A-457)

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

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

FRIAR THOMAS RANCH FOUNDATION
1,488.94 ACRES
(INSTRUMENT NO. 134059, O.R.)

JOSHUA THREADGILL SURVEY (A-454)



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
SURVEYED SEPTEMBER 12, 2022



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

- SR = SET 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "P. MATUSEK, RPLS #4518"
- IRF = FOUND 5/8" IRON ROD
- IR = FOUND 3/4" IRON ROD
- = NOTHING SET
- x—x— = EXISTING FENCE
- P— = PROPERTY LINE
- P—P— = PARENT TRACT LINE
- D.R. = DEWITT COUNTY DEED RECORDS
O.R. = DEWITT COUNTY OFFICIAL RECORDS
- THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83(2011) (TEXAS SOUTH CENTRAL ZONE 4204) AS DERIVED FROM GPS OBSERVATIONS.
- THE DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013.