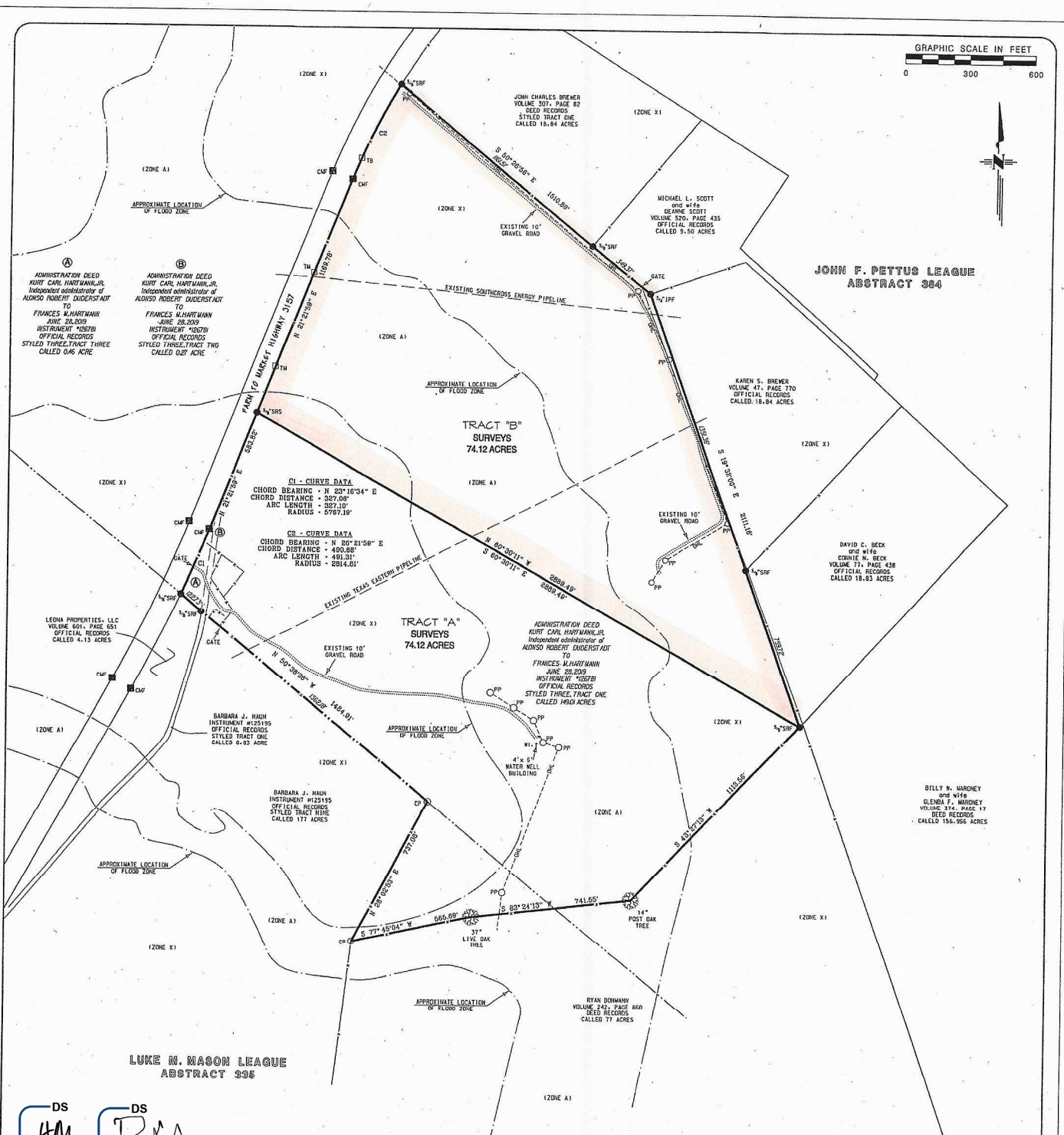


GRAPHIC SCALE IN FEET
0 300 600JOHN F. PETTUS LEAGUE
ABSTRACT 384

SURVEYOR'S CERTIFICATE

THE ABOVE PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN AUGUST 2020.

BY: DONALD W. DIERINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS NO. 5471

URBAN SURVEYING INC., 12875 SILICON DRIVE, SAN ANTONIO, TEXAS 78249

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CP = CORNER POST
TB = TELEPHONE BOX
TM = TELEPHONE LINE MARKER
WT = WATER TROUGH
OHL = OVER HEAD LINE
IPF = IRON PIPE FOUND
CMF = CONCRETE MONUMENT FOUND
SRF = STEEL ROD FOUND
SRS = STEEL ROD SET WITH YELLOW CAP STAMPED

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR DEWITT COUNTY, TEXAS, COMMUNITY PANEL NUMBER 481171 0600 C, MAP REVISED JANUARY 6, 2011, THE SUBJECT PROPERTY IS LOCATED PARTLY IN ZONE A WHICH IS A SPECIAL FLOOD HAZARD AREA WITH NO BASE FLOOD ELEVATION DETERMINED AND LOCATED PARTLY IN ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. BEARINGS SHOWN HEREON ARE BASED ON THE BEARINGS OF RECORD IN VOLUME 47, PAGE 770 OF THE OFFICIAL RECORDS OF DEWITT COUNTY, TEXAS. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN. REFERENCE IS MADE TO THOSE LEGAL DESCRIPTIONS ACCOMPANYING THIS PLAT.



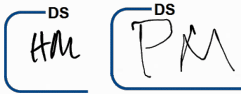
2004 N. COMMERCE ST., VICTORIA, TEXAS 77901
(361) 578-9837 FIRM # 10021100
104 E. FRENCH ST., CUERO, TEXAS 77954
(361) 277-9061 FIRM # 10021101
12875 SILICON DRIVE, SAN ANTONIO, TEXAS 78249
PHONE: (210) 287-8654 FIRM # 10193843

DIVISION SURVEY
TRACT "A" & TRACT "B"
DEWITT COUNTY, TEXAS

DGN BY: KF
DATE: 09/03/2020
FILE: C1993

JOB: C1993

SHEET 1 OF 1



LEGAL DESCRIPTION
74.12 ACRES
TRACT "B"

THE STATE OF TEXAS}
THE COUNTY OF DEWITT}

BEING a 74.12 acre tract situated in the John F. Pettus League, Abstract 384, DeWitt County, Texas, and being a part of that certain called 149.01 acre tract, styled Three, Tract One, described in an Administration Deed dated June 28, 2019 from Kurt Carl Hartmann, JR., as independent administrator of Alonso Robert Duderstadt to Frances M. Hartmann, recorded in Instrument #126781 of the Official Records of DeWitt County, Texas, said 74.12 acre tract being described by metes and bounds as follows:

BEGINNING at an existing 5/8 inch steel rod in the northwest line of a called 77 acre tract described in a deed to Ryan Dohmann, recorded in Volume 242, Page 860 of the Deed Records of said County, for the south corner of a called 18.83 acre tract described in a deed to David C. Beck and wife Connie N. Beck, recorded in Volume 77, Page 438 of the Official Records of said County, for the east corner of a 74.12 acre tract, styled Tract "A" (surveyed this day), for the southeast corner of said called 149.01 acre tract, styled Three, Tract One, and the herein described tract;

THENCE, crossing said called 149.01 acre tract, styled Three, Tract One, and along the northeast line of said 74.12 acre tract, styled Tract "A" (surveyed this day), *North 60°30'11" West*, a distance of *2889.49 feet* to a 5/8 inch steel rod set, with yellow cap stamped URBAN SURVEYING INC., in the southeast right-of-way line of Farm to Market Highway 3157, in the northwest line of said called 149.01 acre tract, styled Three, Tract One, for the north corner of said 74.123 acre tract, styled Tract "A" (surveyed this day) and for the west corner of the herein described tract;

THENCE, with the southeast right-of-way line of said F.M. Highway 3157, *North 21°21'59" East*, a distance of *1169.78 feet*, to an existing concrete monument for the point of curvature of a curve to the right in the northwest line of said called 149.01 acre tract, styled Three, Tract One, and the herein described tract;

THENCE, continuing with the southeast right-of-way line of said F.M. Highway 3157, along said curve to the right, chord bearing *North 26°21'59" East*, chord distance *490.68 feet*, arc length *491.31 feet* and a radius of *2814.81 feet* to an existing 5/8 inch steel rod for the west corner of a called 18.84 acre tract, styled Tract One, described in a deed to John Charles Brewer, recorded in Volume 307, Page 82 of the Deed Records of said County, for the north corner of said called 149.01 acre tract, styled Three, Tract One, and the herein described tract;

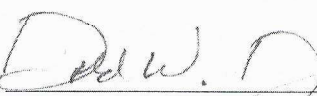
THENCE, with the southwest line of said called 18.84 acre tract, styled Tract One, *South 50°26'56" East*, at *1161.51 feet* pass an existing 5/8 inch steel rod for the west corner of a called 9.50 acre tract described in a deed to Michael L. Scott and wife Deanne Scott, recorded in Volume 520, Page 435 of the Official Records of said County, continuing for *a total distance of 1510.88 feet*, to an existing 3/4 inch iron pipe for the west corner of a called 18.84 acre tract described in a deed to Karen S. Brewer, recorded in Volume 47, Page 770 of the Official Records of said County, for an angle point in the east line of said called said called 149.01 acre tract, styled Three, Tract One, and the herein described tract;

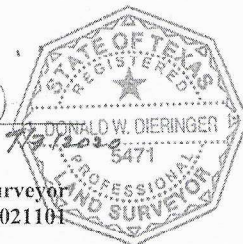
THENCE, with the southwest corner of said called 18.84 acre tract, *South 19°32'00" East*, at *1351.36 feet* pass an existing 5/8 inch steel rod for the west corner of said called 18.83 acre tract, continuing for *a total distance of 2111.16 feet* to **THE POINT OF BEGINNING CONTAINING**, within these metes and bounds *74.12 acres* of land more or less.

Bearings are based on bearing of record in Volume 47, Page 770 of the Official Records of DeWitt County, Texas.

Reference is made to that Plat accompanying this Legal Description.

The above Legal Description was prepared from an actual survey made on the ground under my supervision in September 2020.


 URBAN SURVEYING, INC.
 By: Donald W. Dieringer
 Registered Professional Land Surveyor
 Texas No. 5471 Firm #10021101



C1993 Tract "B"