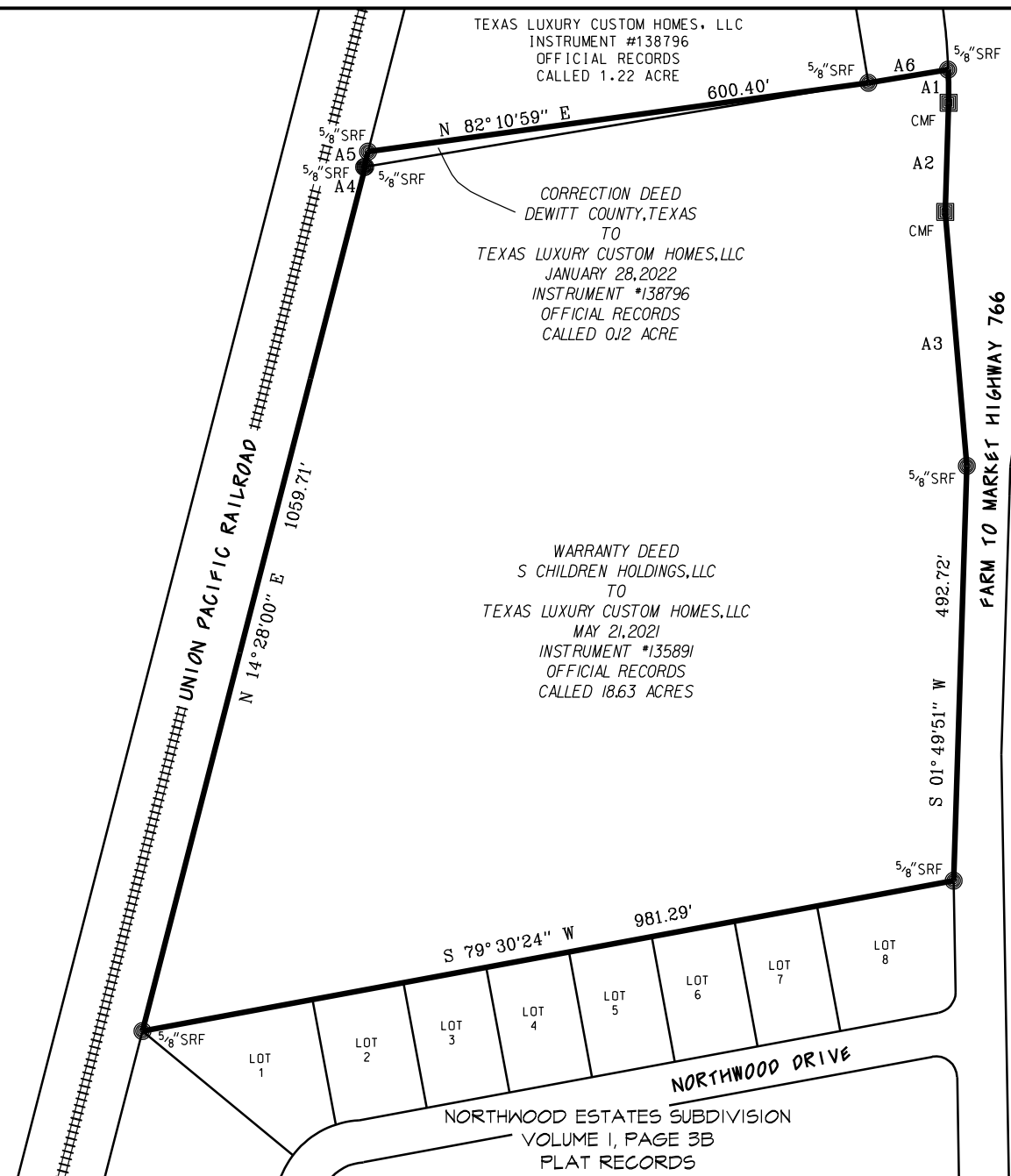


EXISTING



A1 - CURVE DATA
 CHORD BEARING - S 00°32'45" E
 CHORD DISTANCE - 39.51'
 ARC LENGTH - 39.52'
 RADIUS - 758.50'

A2 - S 01°44'19" W 129.80'
 A3 - S 04°53'19" E 302.35'
 A4 - S 80°32'03" W 1.30'
 A5 - N 14°25'16" E 18.90'
 A6 - N 80°32'00" E 96.14'

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, DONALD W. DIERINGER, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CUERO, TEXAS.

DONALD W. DIERINGER, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5471

URBAN SURVEYING, INC.
 104 E. FRENCH STREET.
 CUERO, TX 77954
 (361) 277-9061

THE STATE OF TEXAS
 THE COUNTY OF DEWITT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DONALD W. DIERINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2022

NOTARY PUBLIC, COUNTY OF DEWITT, STATE OF TEXAS

NOTARY SIGNATURE: _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

COUNTY CLERK CERTIFICATE

STATE OF TEXAS
 COUNTY OF DEWITT

I, _____ CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THIS THE _____ DAY OF _____, 2022, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2022 AT _____ O'CLOCK _____ M. IN MAP RECORDS OF SAID COUNTY IN VOLUME _____ PAGE _____.

COUNTY CLERK
 DEWITT COUNTY, TEXAS

CITY BUILDING OFFICIAL

STATE OF TEXAS
 COUNTY OF DEWITT

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE CITY BUILDING OFFICIAL OF THE CITY OF CUERO, TEXAS.

THIS THE _____ DAY OF _____, 2022

CITY BUILDING OFFICIAL

CITY MANAGER

CITY SECRETARY

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE STATE OF TEXAS
 COUNTY OF DEWITT

I, DONNA MILLER HEREBY CERTIFIES THAT I AM THE OWNER OF THE PROPERTY EMBRACED WITHIN THE BOUNDARY OF THIS PLAT; THAT I HAD SAID PROPERTY SURVEYED AND SUBDIVIDED AS SHOWN HEREON; THAT ALL STREETS AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT THIS PLAT IS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

DONNA MILLER

ATTEST

CITY SECRETARY

THE STATE OF TEXAS
 THE COUNTY OF DEWITT

BEFORE ME, THE UNDERSIGNED AUTHORITIES ON THIS DAY PERSONALLY APPEARED DONNA MILLER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2022

NOTARY PUBLIC, COUNTY OF _____, STATE OF _____

NOTARY SIGNATURE: _____

PRINTED NAME: _____

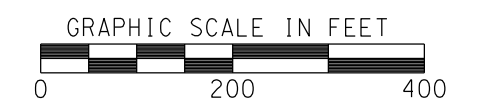
MY COMMISSION EXPIRES: _____

GENERAL NOTES

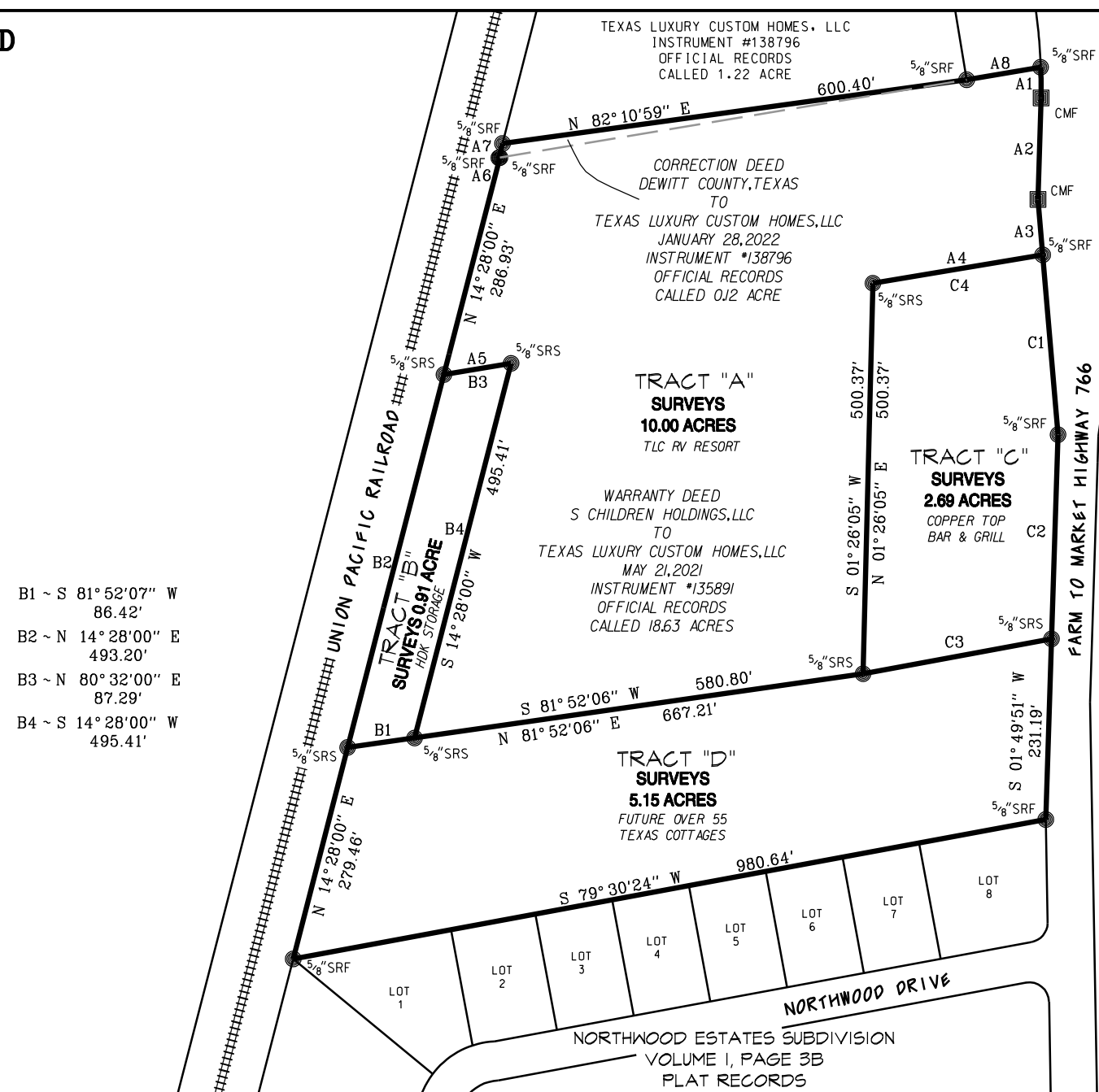
- BEARINGS SHOWN HEREON ARE BASED ON INSTRUMENT #135891 OF THE OFFICIAL RECORDS OF DEWITT COUNTY, TEXAS.
- ALL 5/8 INCH DIAMETER STEEL REBAR SET WITH YELLOW CAP STAMPED "URBAN SURVEYING INC".
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN HEREON.
- THIS PLAT IS CONTAINED WITHIN THE CITY OF CUERO CITY LIMITS.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF CUERO TEXAS, COMMUNITY PANEL NUMBER 480196 0410 C, MAP REVISED JANUARY 6, 2011, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.
- IN ACCORDANCE WITH SECTION 154.18(J) OF THE CITY OF CUERO SUBDIVISION REGULATIONS:

A WAIVER OF ANY CLAIM(S) AGAINST THE CITY FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO GRADES ESTABLISHED IN THE SUBDIVISION.

SRS = STEEL ROD SET WITH YELLOW CAP STAMPED
 SRF = STEEL ROD FOUND
 CMF = CONCRETE MONUMENT FOUND
 URS = URBAN SURVEYING INC.



PROPOSED



A1 - CURVE DATA
 CHORD BEARING - S 00°32'45" E
 CHORD DISTANCE - 39.51'
 ARC LENGTH - 39.52'
 RADIUS - 758.50'

A2 - S 01°44'19" W 129.80'
 A3 - S 04°53'19" E 71.13'
 A4 - S 80°32'00" W 220.43'
 A5 - S 80°32'00" W 87.29'
 A6 - S 80°32'03" W 1.30'
 A7 - N 14°25'16" E 18.90'
 A8 - N 80°32'00" E 96.14'

B1 - S 81°52'07" W 86.42'
 B2 - N 14°28'00" E 493.20'
 B3 - N 80°32'00" E 87.29'
 B4 - S 14°28'00" W 495.41'

C1 - S 04°53'19" E 231.22"
 C2 - S 01°49'51" W 261.53"
 C3 - S 79°30'24" W 245.41"
 C4 - N 80°32'00" E 220.43'



2004 N. COMMERCE ST., VICTORIA, TEXAS 77901
 (361) 578-9837 FIRM # 10021100
 104 E. FRENCH ST., CUERO, TEXAS 77954
 (361) 277-9061 FIRM # 10021101
 12675 SILICON DRIVE, SAN ANTONIO, TEXAS 78249
 PHONE: (210) 267-8654 FIRM # 10193843

MAJOR RE-PLAT
 18.63 ACRE TRACT & 0.12 ACRE TRACT
 TRACT A, TRACT B, TRACT C & TRACT D
 JOHN J. TUMLINSON LEAGUE, ABSTRACT 45
 DEWITT COUNTY, TEXAS.

DGN BY: KF
 DATE: 02/01/22
 FILE: C2104.5
 SCALE: 1"= 200'

JOB: C2104.5

SHEET 1 OF 1