

J.A. VALDEZ Y GONZALES LEAGUE
A-47

BEGINNING

TULLEY ROAD
N 66°44'36" E 850.52'

S 67°23'42" E 1949.34'

NOPAL STREET

NOPAL STREET

S 22°44'08" W 1200.95'

N 54°18'02" W 2606.67'

TRACT ONE
(33.50 ACRES)
398/144 D.C.O.P.R.

48.67 ACRES

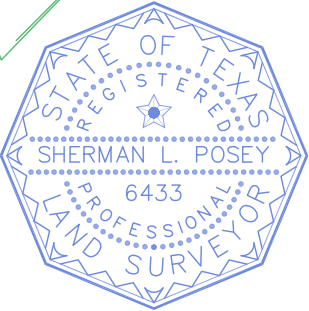
RESIDUAL OF:
TRACT TWO
(15.00 ACRES)
398/144 D.C.O.P.R.

(40.79 ACRES)
INSTR. NO. 131689 D.C.O.P.R.

OAK PARK ADDITION TO CUERO
31/457 D.C.D.R.

(17.7 ACRES)
52/352 D.C.D.R.

- LEGEND:
- BOUNDARY LINE
 - ADJOINER LINE
 - SURVEY LINE
 - FENCE
 - BURIED PIPELINE
 - OHE OVERHEAD ELECTRIC LINE
 - UG UNDERGROUND UTILITY LINE
 - W WATER LINE
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - B.L. - BUILDING SETBACK LINE
 - U.D.E. - UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT
 - (BRG.-DIST.) RECORD CALL
 - XXX/XXX VOLUME/PAGE
 - D.C.P.R. - DEWITT COUNTY PLAT RECORDS
 - D.C.D.R. - DEWITT COUNTY DEED RECORDS
 - D.C.O.P.R. - DEWITT COUNTY OFFICIAL PUBLIC RECORDS
 - D.C.R.P.R. - DEWITT COUNTY REAL PROPERTY RECORDS
 - POINT
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - △ 120D NAIL FOUND
 - ☆ IRON PIPE FOUND
 - ⊕ NAIL SET
 - ⊕ 3/8" IRON ROD FOUND
 - ⊗ PIPE FENCE CORNER POST FOUND
 - ⊙ WOOD FENCE CORNER POST FOUND
 - AS MARKED
 - A/C
 - ELECTRIC METER
 - TELEPHONE PEDESTAL
 - SEPTIC
 - GAS METER
 - WATER WELL
 - UTILITY POLE
 - FIRE HYDRANT
- FILE: 2023\BOUNDARY\DEWITT\23-0813 1019 Tulley Road



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I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, VISIBLE ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS VISIBLE ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR

09/14/2023
DATE

NOTE:

1. AS PER INFORMATION PROVIDED IN GF# 2115820 THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: N/A

EASEMENTS: 78/261 D.C.D.R. (DOES NOT APPLY), 78/266 D.C.D.R. (AS SHOWN), 103/44 D.C.D.R. (DOES NOT APPLY), 177/547 D.C.D.R., 298/51 D.C.D.R. (AFFECTS PROPERTY), 303/761 D.C.D.R. (AS SHOWN), 58/41 D.C.O.P.R. (AS SHOWN)



NOTE:

- BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.
- UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.
- IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTREPID"
- A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

REFERENCE: WILLIAM E. CRAWFORD III

ADDRESS: 1019 TULLEY ROAD
LEGAL DESCRIPTION: BEING 48.67 ACRES OF LAND OUT OF THE
J.A. VALDEZ Y GONZALES LEAGUE, ABSTRACT NO. 47 WITHIN
DEWITT COUNTY, TEXAS.
JOB NO. 23-0813
REV. 0
DRAWN BY: ALC
FIELD BOOK: 117/28



LEGAL DESCRIPTION: Being 48.67 acres of land out of the J.A. Valdez y Gonzales League, Abstract No. 47, DeWitt County, Texas and also being that certain 33.50 acre tract (Tract One) described in Volume 398, Page 144 of the Official Public Records of DeWitt County, Texas, the residual of that certain 15.00 acre tract (Tract Two) described in said Volume 398, Page 144 and that certain 5.00 acre tract described in Volume 291, Page 848 of said Official Public Records; Said 48.67 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in September, 2023:

BEGINNING at a 1/2 inch iron rod found in the southeast line of Tulley Road for the north corner of that certain 40.79 acre tract described in Instrument No. 131689 of said Official Public Records, the west corner of said 33.50 acre tract (Tract One) and the west corner hereof;

THENCE North 66°44'36" East a distance of 850.52 feet along the southeast line of Tulley Road and the northwest line of said 33.50 acre tract (Tract One) to a 1/2 inch iron rod set for the west corner of that certain 23.615 described in Volume 209, Page 165 of the Deed Records of DeWitt County, Texas, the north corner of said 33.50 acre tract (Tract One) and the north corner hereof;

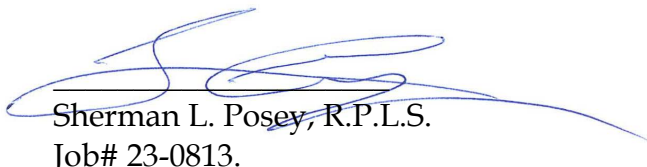
THENCE South 67°23'42" East a distance of 1949.34 feet along the southwest lines of said 23.615 acre tract and Nopal Street and the northeast line of said 33.50 acre tract (Tract One) to a 1/2 inch iron rod set for the east corner of said 33.50 acre tract (Tract One) and the east corner hereof;

THENCE South 22°44'08" West a distance of 1200.95 feet along the northwest lines Oak Park Addition to Cuero according to the map or plat recorded thereof in Volume 31, Page 457 of said Deed Records and that certain 17.7 acre tract described in Volume 52, Page 352 of said Deed Records and the southeast line of said 33.50 acre tract (Tract One) to a 1/2 inch iron rod found for the east corner of said 40.79 acre tract, the south corner of said 33.50 acre tract (Tract One) and the south corner hereof;

THENCE North 54°18'02" West a distance of 2606.67 feet along the northeast line of said 40.79 acre tract and the southwest lines of said 33.50 acre tract (Tract One), the residual of said 15.00 acre tract (Tract Two) and said 5.00 acre tract to the **POINT OF BEGINNING** containing 48.67 acres more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are NAD 83, South Central Zone and are derived from GPS techniques. Iron Rods set are a 1/2 inch rod with plastic caps marked "INTREPID".

Surveyed by;


Sherman L. Posey, R.P.L.S.
Job# 23-0813.

September 14, 2023