



WALTER MCCLUNG, JR.
VOLUME 346, PAGE 77
OFFICIAL RECORDS
STYLED PARCEL FOUR
CALLED 473.50 ACRES
(REMAINDER PORTION)

WALTER MCCLUNG, JR.
VOLUME 346, PAGE 77
OFFICIAL RECORDS
STYLED PARCEL FOUR
CALLED 3.1 ACRES

C3 - CURVE DATA
CHORD BEARING - S 78° 21' 23" W
CHORD DISTANCE - 743.50'
ARC LENGTH - 744.06'
RADIUS - 5728.06'

C4 - CURVE DATA
CHORD BEARING - N 24° 14' 21" W
CHORD DISTANCE - 243.02'
ARC LENGTH - 243.30'
RADIUS - 1482.69'

WARRANTY DEED
WALTER B. MCCLUNG
and wife
ERNESTINE MCCLUNG
TO
W.B. MCCLUNG LLC
MAY 2, 1997
VOLUME 66, PAGE 514
OFFICIAL RECORDS
STYLED TRACT FOUR
CALLED 499.13 ACRES
(REMAINDER PORTION)

SURVEYS
60.51 ACRES

DEED OF GIFT
E.H. SEIDEL
and wife
CARRIE SEIDEL
TO
W.B. MCCLUNG
OCTOBER 5, 1989
VOLUME 51, PAGE 451
DEED RECORDS
CALLED 1 ACRE

WARRANTY DEED
AARON LAWSON
and wife
LULA LAWSON
TO
E.H. SEIDEL
AUGUST 10, 1985
VOLUME 37, PAGE 361
DEED RECORDS
STYLED FIRST TRACT
CALLED 440 ACRES
(REMAINDER PORTION)

E.T. ROSE, JR.
VOLUME 90, PAGE 179
OFFICIAL RECORDS
STYLED FIRST TRACT
CALLED 81.12 ACRES
(REMAINDER PORTION)

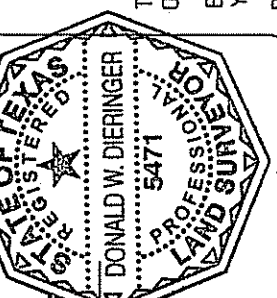
A. TSAKRIS FAMILY LIMITED PARTNERSHIP
INSTRUMENT #202103183
CALLED 143.45 ACRES

WARRANTY DEED
WALTER B. MCCLUNG
and wife
ERNESTINE MCCLUNG
TO
W.B. MCCLUNG LLC
MAY 2, 1997
VOLUME 66, PAGE 514
OFFICIAL RECORDS
STYLED TRACT FOUR
CALLED 499.13 ACRES
(REMAINDER PORTION)

SURVEYS
15.62 ACRES

SURVEYOR'S CERTIFICATE

THE ABOVE PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN JANUARY 2023.



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

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URBAN SURVEYING, INC.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN. BEARINGS SHOWN HEREON ARE BASED ON HIGHWAY RIGHT-OF-WAY MAP TXM008903AG FOR U.S. HIGHWAY 59. REFERENCE IS MADE TO THOSE LEGAL DESCRIPTIONS ACCOMPANYING THIS PLAT.

- CP = CORNER POST
- IPF = IRON PIPE FOUND
- CMF = CONCRETE MONUMENT FOUND
- SRF = STEEL ROD FOUND
- SRS = STEEL ROD SET WITH YELLOW CAP STAMPED URBAN SURVEYING INC.

A4 - S 80° 12' 14" W
160.53'
A5 - N 60° 08' 15" W
75.47'
A6 - N 82° 56' 51" W
285.62'

U.S. HIGHWAY 59

POINT OF BEGINNING
60.51 ACRE TRACT

U.S. HIGHWAY 59

POINT OF BEGINNING
15.62 ACRE TRACT

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



DIVISION SURVEY
60.51 ACRES & 15.62 ACRES
JOB WILLIAMS SURVEY, ABSTRACT 85
JACKSON COUNTY, TEXAS

DGN BY: KF
DATE: 02/09/23
FILE: C2314
JOB: C2314
SHEET 1 OF 1