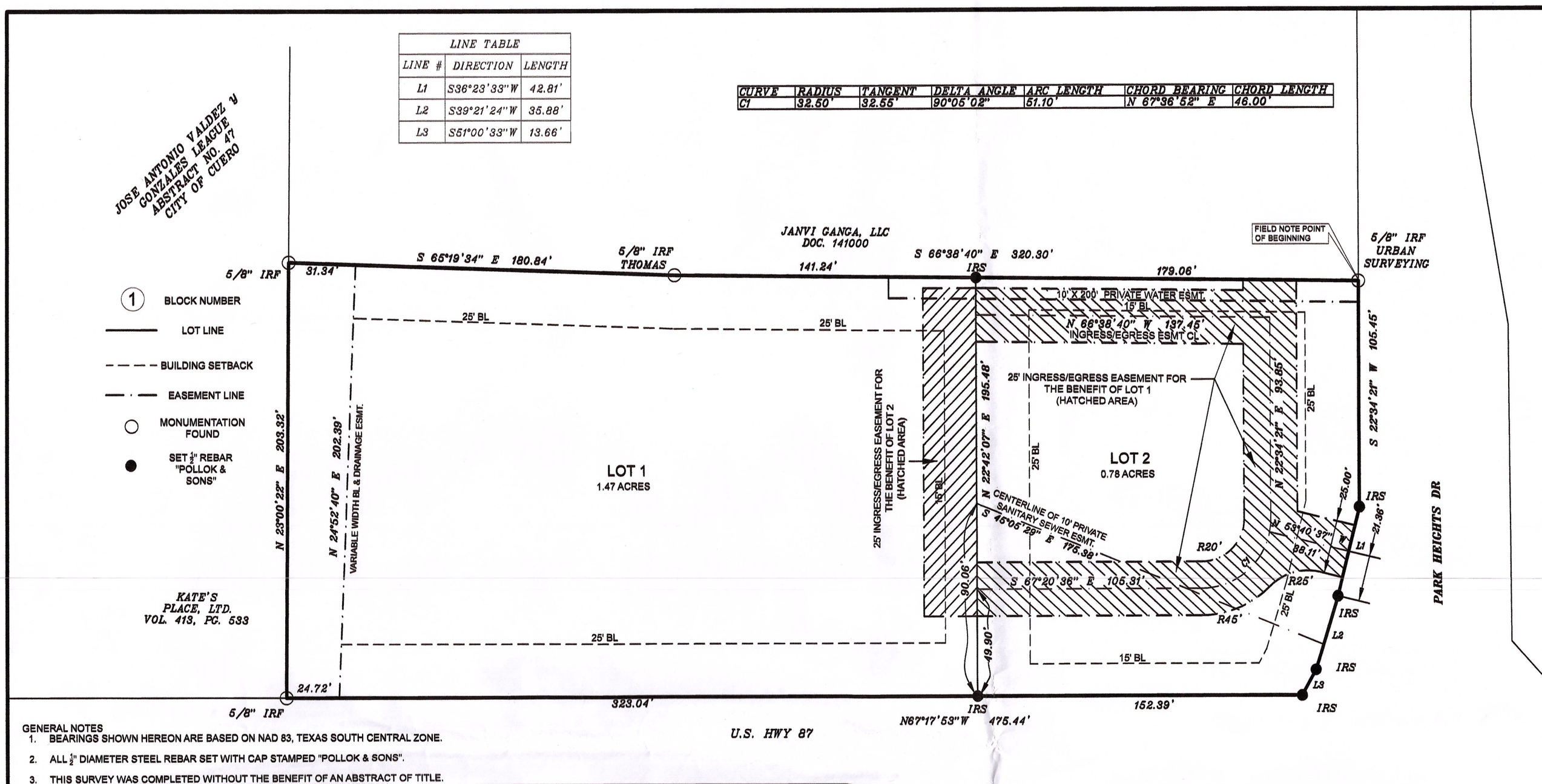
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S36°23'33"W	42.81'
L2	S39°21'24"W	35.88'
L3	S51°00'33"W	13.66'

CURVE	RADIUS	TANGENT	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	32.50'	32.55'	90°05'02"	51.10'	N 67°36'52" E	46.00'



THE STATE OF TEXAS
COUNTY OF DEWITT

THIS IS TO CERTIFY THAT I (WE), TEXAN STORE PROPERTIES, LLC, AND BRIAN DLUGOSCH, AM (ARE) THE LEGAL OWNER(S) OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND CONVEYED TO ME (US) BY DOCUMENT NO. 146007 AND 146008 OF THE OFFICIAL RECORDS OF DEWITT COUNTY, TEXAS, AND DESIGNATED HEREIN AS 7D ELITE SUBDIVISION IN THE COUNTY OF DEWITT, TEXAS.

FURTHER, I(WE), THE UNDERSIGNED, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

SIGNATURE SIGNATURE

TEXAN STORE PROPERTIES, LLC
PO BOX 338
YORKTOWN, TEXAS 78164

THE STATE OF TEXAS
COUNTY OF DEWITT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Brian Dlugosch KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) 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 21 DAY OF August, 2025.

NOTARY PUBLIC, COUNTY OF DeWitt, STATE OF Texas

NOTARY SIGNATURE: Bridget Saunders

PRINTED NAME: Bridget Saunders

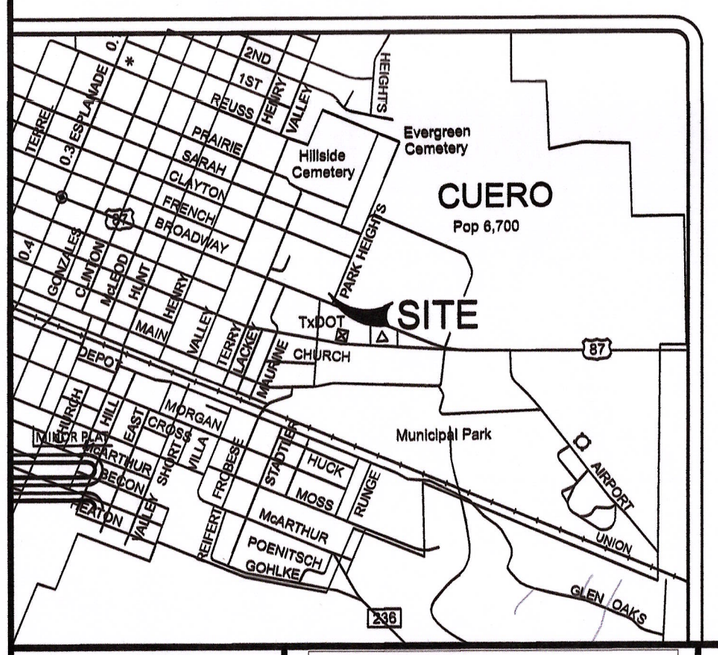
MY COMMISSION EXPIRES: January 3, 2028

BRIDGET SAUNDERS
My Notary ID # 134697808
Expires January 3, 2028

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON NAD 83, TEXAS SOUTH CENTRAL ZONE.
2. ALL ½" DIAMETER STEEL REBAR SET WITH CAP STAMPED "POLLOK & SONS".
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN HEREON.
4. THIS PLAT IS CONTAINED WITHIN THE CITY OF CUERO CORPORATE LIMITS.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF CUERO, TEXAS, COMMUNITY PANEL NUMBER 48123C0410C, MAP EFFECTIVE DATE 01/06/2011, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.
6. 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 THE EXISTING STREETS AND ALLEYS TO CONFORM TO GRADES ESTABLISHED IN THE SUBDIVISION.



CITY BUILDING OFFICIAL

STATE OF TEXAS
COUNTY OF DEWITT

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERY APPROVED BY THE CITY BUILDING OFFICIAL OF THE CITY OF CUERO, TEXAS.
THIS THE 17 DAY OF September, 2025.

CITY BUILDING OFFICIAL

Wayne Berger
CITY MANAGER

CITY SECRETARY

COUNTY CLERK CERTIFICATE

I, Natalie Carson, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THIS THE 17 DAY OF September, 2025. WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 8 DAY OF October, 2025 AT 3:30 O'CLOCK P.M. IN MAP RECORDS OF SAID COUNTY IN VOLUME 1, PAGE 100A.

Natalie Carson By: Pamela Allen-Sandoval
COUNTY CLERK
DEWITT COUNTY, TEXAS
Deputy Clerk

COUNTY COURT DEWITT COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

KNOWN BY ALL THESE PRESENT

THAT I, LARRY J. POLLOK, 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 OR FOUND UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CUERO, TEXAS.

POLLOK & SONS SURVEYING, INC.
BY: LARRY J. POLLOK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5186

STATE OF TEXAS REGISTERED LARRY J. POLLOK 5186 PROFESSIONAL LAND SURVEYOR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Larry J. Pollok KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THERIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14th DAY OF August, 2025.

NOTARY PUBLIC, COUNTY OF Wilson, STATE OF Texas

NOTARY SIGNATURE: Emily Lynn Nicole Pollok

PRINTED NAME: Emily Lynn Nicole Pollok

MY COMMISSION EXPIRES: 12-04-2027

EMILY LYNN NICOLE POLLOK
Notary Public, State of Texas
Comm. Expires 12-04-2027
Notary ID 134665389

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF DEWITT

FIELD NOTES FOR 2.25 ACRES OF LAND

BEING 2.25 ACRES OF LAND IN THE CITY OF CUERO OUT OF THE JOSE ANTONIO VALDEZ Y GONZALES LEAGUE, ABSTRACT 47, DEWITT COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO TEXAN STORE PROPERTIES, LLC IN THE DEED OF RECORD IN DOCUMENT 146007 AND TO BRIAN DLUGOSCH IN THE DEED OF RECORD IN DOCUMENT 146008 OF THE OFFICIAL PUBLIC RECORDS OF DEWITT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ½" WITH AN "URBAN SURVEYING" CAP ON THE WESTERLY RIGHT-OF-WAY OF PARK HEIGHTS DRIVE FOR THE SOUTHEASTERLY CORNER OF THE JANVI GANGA, LLC LAND AS DESCRIBED IN DOCUMENT 141000 OF THE OFFICIAL PUBLIC RECORDS OF DEWITT COUNTY, TEXAS AND THE NORTHEASTERLY CORNER OF THIS TRACT;

THENCE WITH SAID PARK HEIGHTS DRIVE RIGHT-OF-WAY AS FOLLOWS:
SOUTH 22° 34' 21" WEST, A DISTANCE OF 105.45 FEET TO A SET ½" REBAR WITH A "POLLOK & SONS" CAP;
SOUTH 36° 23' 33" WEST, A DISTANCE OF 42.81 FEET TO A SET ½" REBAR WITH A "POLLOK & SONS" CAP;
SOUTH 39° 21' 24" WEST, A DISTANCE OF 35.88 FEET TO A SET ½" REBAR WITH A "POLLOK & SONS" CAP;
SOUTH 51° 00' 33" WEST, A DISTANCE OF 13.66 FEET TO A SET ½" REBAR WITH A "POLLOK & SONS" CAP AT THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF US HIGHWAY 87 FOR THE SOUTHEASTERLY CORNER OF THIS TRACT;

THENCE NORTH 67° 17' 53" WEST, WITH SAID U.S. HIGHWAY 87 RIGHT-OF-WAY, A DISTANCE OF 475.44 FEET TO A FOUND 5/8" PIN FOR THE SOUTHEASTERLY CORNER OF THE KATE'S PLACE, LTD LAND AS DESCRIBED IN VOLUME 413, PAGE 533 OF THE OFFICIAL PUBLIC RECORDS OF DEWITT COUNTY, TEXAS AND THE SOUTHWESTERLY CORNER OF THIS TRACT;

THENCE NORTH 23° 00' 22" EAST, WITH THE COMMON LINE OF SAID KATE'S PLACE. LTD LAND, A DISTANCE OF 203.32 FEET TO A FOUND 5/8" PIN FOR THE SOUTHWESTERLY CORNER OF THE AFOREMENTIONED JANVI GANGA, LLC LAND AND THE NORTHWESTERLY CORNER OF THIS TRACT;

THENCE WITH THE COMMON LINE OF SAID JANVI GANGA, LLC LAND AS FOLLOWS:
SOUTH 65° 19' 34" EAST, A DISTANCE OF 180.84 FEET TO A FOUND 5/8" PIN WITH A "THOMAS" CAP;
SOUTH 66° 38' 40" EAST, A DISTANCE OF 320.30 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 2.25 ACRES OF LAND AS SHOWN ON A PLAT THAT ACCOMPANIES THIS DESCRIPTION.

THE BEARING SYSTEM IS BASED ON NAD83, TEXAS SOUTH CENTRAL.

JOB NO.	E25017
DATE	08/11/2025
DRAWN	JNH
CHECKED	JNH
SHEET	1 OF 1

ELITE Engineering
1501 N. DE LEON VICTORIA, TEXAS 77901
FIRM# 15371 361-433-4988

POLLOK AND SONS SURVEYING, INC.
1008 B STREET
FLORESVILLE, TX 78114
PHONE: 830-393-4770
TBPLS #10052700

REVISIONS	
NO.	DESC./DATE

7D ELITE SUBDIVISION

BEING 2.25 ACRES OF LAND IN THE CITY OF CUERO OUT OF THE JOSE ANTONIO VALDEZ Y GONZALES LEAGUE, ABSTRACT 47, DEWITT COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO TEXAN STORE PROPERTIES, LLC IN THE DEED OF RECORD IN DOCUMENT 146007 AND TO BRIAN DLUGOSCH IN THE DEED OF RECORD IN DOCUMENT 146008 OF THE OFFICIAL PUBLIC RECORDS OF DEWITT COUNTY, TEXAS