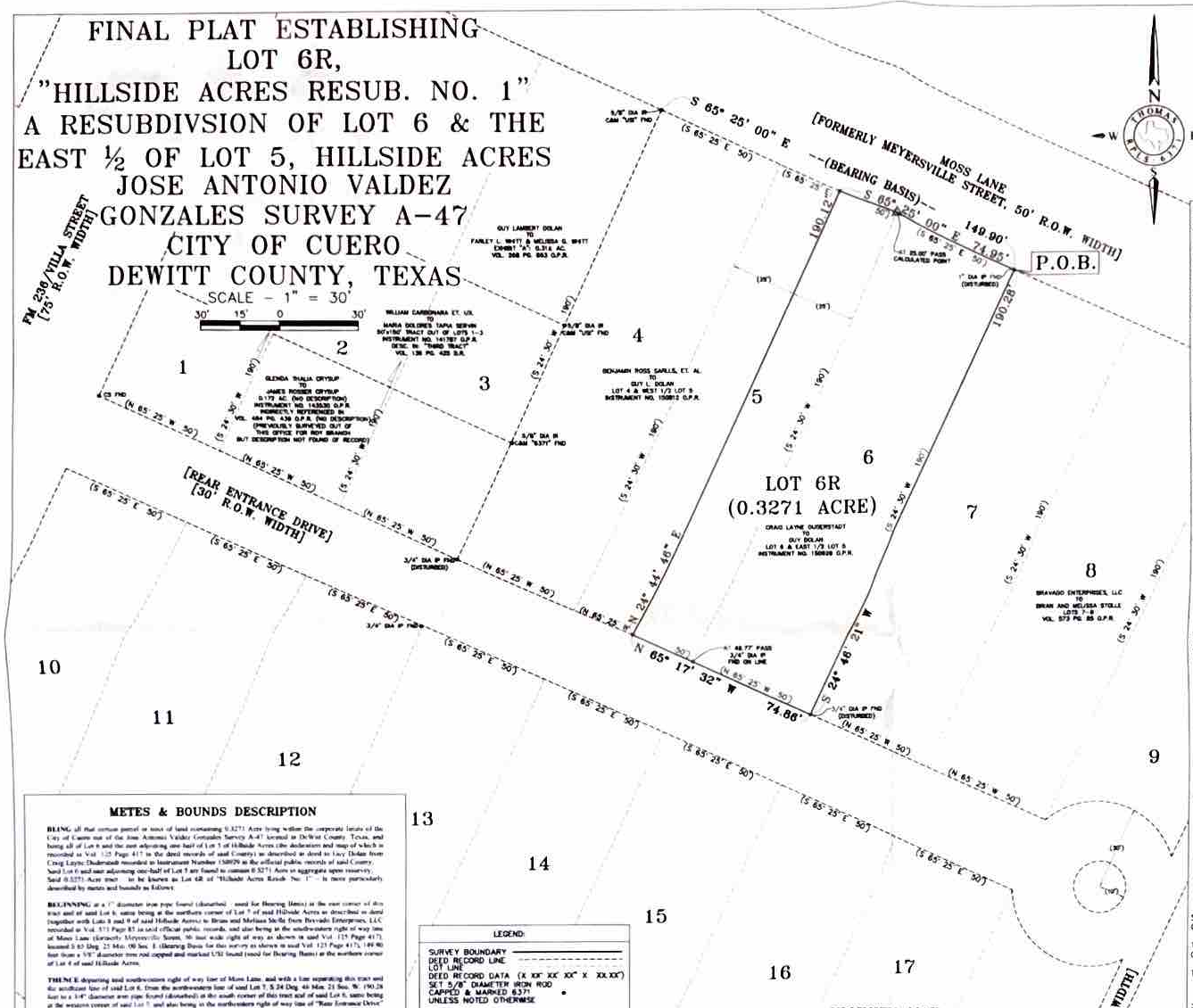
FINAL PLAT ESTABLISHING LOT 6R, "HILLSIDE ACRES RESUB. NO. 1"

A RESUBDIVSION OF LOT 6 & THE EAST ½ OF LOT 5, HILLSIDE ACRES

JOSE ANTONIO VALDEZ
GONZALES SURVEY A-47
CITY OF CUERO
DEWITT COUNTY, TEXAS

SCALE – 1" = 30'

30' 15' 0 30'



DEDICATION AND MAP OF HILLSIDE ACRES
VOL. 125 PG. 417 D.R.
[NAME, XX' R.O.W. WIDTH] INDICATES INFORMATION FROM THIS MAP

STATE OF TEXAS
COUNTY OF DEWITT

I, GUY DOLAN, DO HEREBY CERTIFY THAT I AM OWNER OF THE LAND EMBRACED WITHIN THE BOUNDARY OF THIS PLAT, TO BE KNOWN AS "HILLSIDE ACRES RESUB. NO. 1". THAT I HAVE HAD SAID PROPERTY SURVEYED AS SHOWN HEREON, THAT ALL STREETS AND REMAINING EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC USE FOREVER, AND THAT THIS PLAT IS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION. FURTHERMORE, I HEREBY WAIVE ANY CLAIM AGAINST THE CITY OF CUERO 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 THIS SUBDIVISION.

THIS THE 6th DAY OF May 2025

Guy Dolan
GUY DOLAN

STATE OF TEXAS
COUNTY OF DEWITT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GUY DOLAN, PROVED TO ME THROUGH PRESENTATION OF TEXAS DRIVERS LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN AND IN THE CAPACITY STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE 6 DAY OF May 2025

(NOTARY PUBLIC IN THE STATE OF TEXAS)

MARIANNA JIMENEZ
Notary ID #129881975
My Commission Expires
July 11, 2026

STATE OF TEXAS
COUNTY OF DEWITT

KNOW ALL BY THESE PRESENTS:

THAT I, CALEY A. THOMAS, R.P.L.S., DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION ON 03-20-2025, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY.

THIS THE 7th DAY OF May 2025

(CALEY A. THOMAS, R.P.L.S.
THOMAS SURVEYORS
304 NORTH GONZALES
(361) 275-2716
TEXAS REG. NO. 6371
FIRM NO. 10193901
CUERO, TEXAS
77954

STATE OF TEXAS
COUNTY OF DEWITT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS THE 7 DAY OF May 2025

BY CALEY A. THOMAS

(NOTARY PUBLIC IN THE STATE OF TEXAS)

MARIANNA JIMENEZ
Notary ID #129881975
My Commission Expires
July 11, 2026

STATE OF TEXAS
COUNTY OF DEWITT

THIS FINAL PLAT OF THE HEREIN PROPERTY APPROVED BY THE CITY MANAGER OF THE CITY OF CUERO, TEXAS

THIS THE 15 DAY OF May 2025

(CITY MANAGER)

STATE OF TEXAS
COUNTY OF DEWITT

I, Natalie Carson CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THIS THE 15th DAY OF May 2025 WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE 4th DAY OF June 2025 AT 2:55 O' CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY IN VOLUME 1 PAGE 99A

Natalie Carson
(NATALIE CARSON, COUNTY CLERK OF DEWITT COUNTY, TEXAS)

COUNTY COURT DEWITT COUNTY TEXAS

METES & BOUNDS DESCRIPTION

BEING all that certain parcel or tract of land containing 0.3271 Acre being within the corporate limits of the City of Cuero out of the Jose Antonio Valdez Gonzales Survey A-47 located in DeWitt County, Texas, and being all of Lot 6 and the east adjoining one-half of Lot 5 of Hillside Acres (the dedication and map of which is recorded in Vol. 125 Page 417 in the deed records of said County) as described in deed to Guy Dolan from Craig Layne Duserstadt recorded in Instrument Number 150609 in the official public records of said County. Said Lot 6 and east adjoining one-half of Lot 5 are found to contain 0.3271 Acre in aggregate upon resurvey. Said 0.3271 Acre tract – to be known as Lot 6R of "Hillside Acres Resub. No. 1" – is more particularly described by metes and bounds as follows:

BEGINNING at a 1" diameter iron pipe found (disturbed) – used for Bearing Basis) at the east corner of this tract and of said Lot 6, same being at the northwest corner of Lot 7 of said Hillside Acres as described in deed (together with Lots 8 and 9 of said Hillside Acres) to Bravo and Melissa Stolle from Bravado Enterprises, LLC recorded in Vol. 573 Page 85 in said official public records, and also being in the southwestern right of way line of Moss Lane (formerly Meyersville Street, 50 foot wide right of way as shown in said Vol. 125 Page 417), located S 65 Deg. 25 Min. 00 Sec. E (Bearing Basis for this survey as shown in said Vol. 125 Page 417), 149.90 feet from a 5/8" diameter iron rod capped and marked USI found (used for Bearing Basis) at the northern corner of Lot 4 of said Hillside Acres;

THENCE departing said southwestern right of way line of Moss Lane, and with a line separating this tract and the southeast line of said Lot 6, from the northwestern line of said Lot 7, S 24 Deg. 46 Min. 21 Sec. W, 190.28 feet to a 3/4" diameter iron pipe found (disturbed) at the south corner of this tract and of said Lot 6, same being at the western corner of said Lot 7, and also being in the northeastern right of way line of "Rear Entrance Drive" (30 foot wide right of way as shown in said Vol. 125 Page 417);

THENCE with said northeastern right of way line of "Rear Entrance Drive", same being with the southwest line of said Lot 6 and the southwest line of the east one-half of said Lot 5, respectively, N 65 Deg. 17 Min. 32 Sec. W, the following:

1. As a distance of 49.77 feet pass a 3/4" diameter iron pipe found on line at or near the west corner of said Lot 6 and the south corner of said Lot 5;
2. Continue same course a total distance of 74.66 feet to a 5/8" diameter iron rod capped and marked 6371 set at the west corner of this tract and of the east one-half of said Lot 5, same being at the southern corner of the west one-half of said Lot 5 as described in deed (together with Lot 4 of said Hillside Acres) to Guy L. Dolan from Benjamin Ross Sarlls et. al. recorded in Instrument Number 150612 in said official public records;

THENCE departing said northeastern right of way line of "Rear Entrance Drive", crossing said Lot 5, and with a line separating this tract and the southwest line of the east one-half of said Lot 5, from the southeastern line of the west one-half of said Lot 5, N 24 Deg. 44 Min. 46 Sec. E, 190.12 feet to a 5/8" diameter iron rod capped and marked 6371 set at the north corner of this tract and of the east one-half of said Lot 5, same being at the eastern corner of the west one-half of said Lot 5, and also being at east southwestern right of way line of Moss Lane;

THENCE with said southwestern right of way line of Moss Lane, same being with the northeast line of the east one-half of said Lot 5, and with the northeast line of said Lot 6, respectively, S 65 Deg. 25 Min. 00 Sec. E, the following:

1. As a distance of 25.00 feet pass a calculated point at the east corner of said Lot 5 and the north corner of said Lot 6;
2. Continue same course a total distance of 74.95 feet to the Place of Beginning and containing 0.3271 Acre of land.

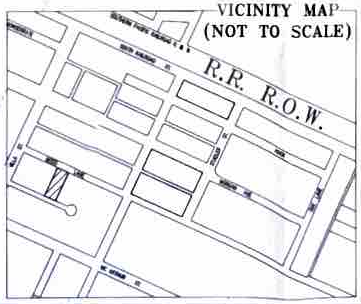
LEGEND:

SURVEY BOUNDARY	
DEED RECORD LINE	
LOT LINE	
DEED RECORD DATA	(X XX' XX" XX" X XX.XX")
SET 5/8" DIAMETER IRON ROD CAPPED & MARKED 6371 UNLESS NOTED OTHERWISE	●
△	CALCULATED POINT
C&M	CAPPED & MARKED
CL ℄	CENTERLINE
D.R.	DEED RECORDS
DIA	DIAMETER
FND	FOUND
IP	IRON PIPE
IR	IRON ROD
O.P.R.	OFFICIAL PUBLIC RECORDS
P.O.B.	PLACE OF BEGINNING
R.O.W.	RIGHT OF WAY

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THEREFORE ALL MATTERS AFFECTING THIS PROPERTY MAY NOT BE SHOWN.
2. A METES AND BOUNDS DESCRIPTION OF "LOT 6R" AS SHOWN HEREON HAS BEEN PREPARED IN CONJUNCTION WITH THIS SURVEY.

VICINITY MAP
(NOT TO SCALE)



REQUESTED BY: DOLAN RENTALS & INVESTMENTS C/O: GUY DOLAN
DRAWN BY: MT CHECKED BY: CT
JOB NO. 25021305