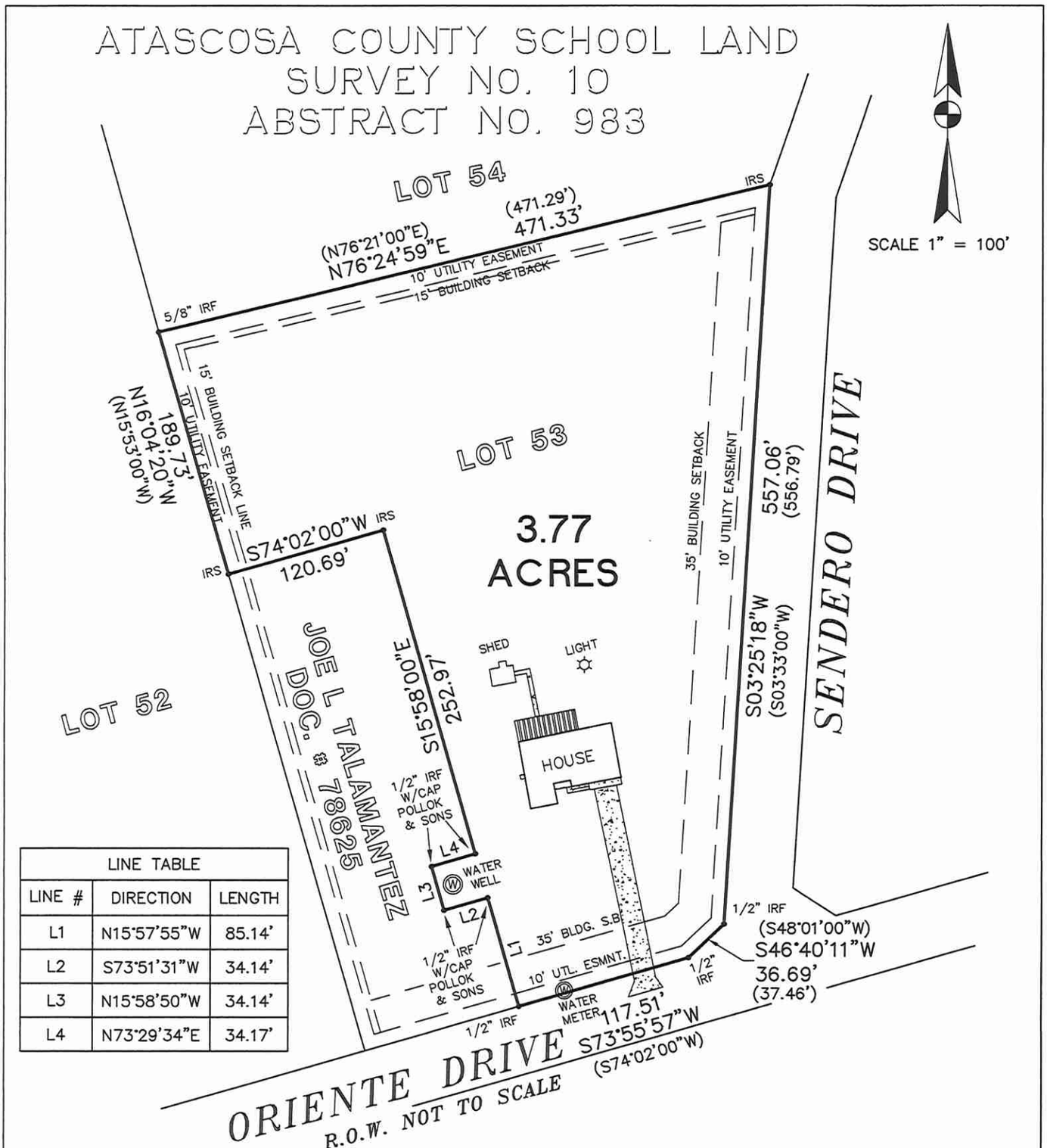
ATASCOSA COUNTY SCHOOL LAND SURVEY NO. 10 ABSTRACT NO. 983



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N15°57'55"W	85.14'
L2	S73°51'31"W	34.14'
L3	N15°58'50"W	34.14'
L4	N73°29'34"E	34.17'

SURVEY PLAT OF 3.77 ACRES OF LAND OUT OF THE ATASCOSA COUNTY SCHOOL LAND SURVEY NO. 10, ABSTRACT NO. 983, ATASCOSA COUNTY, TEXAS AND BEING A PART OR PORTION OF LOT 53, ENCINO VILLAGE SUBDIVISION AS SHOWN ON THE PLAT OF RECORD ON SHEET 112-A (NPC) OF THE PLAT RECORDS OF ATASCOSA COUNTY, TEXAS.

SURVEYOR NOTES:

1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
2.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.
3.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS SOUTH CENTRAL.
4.) THIS PLAT WAS PREPARED FOR JOE TALAMANTEZ HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
5.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.

REFERENCE: SHT. 112-A (NPC) PLAT

POLLOK & SONS SURVEYING, INC.
FIRM NO. 10052700
FLORESVILLE, TEXAS
(830) 393-4770

STATE OF TEXAS
COUNTY OF ATASCOSA

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 11TH DAY OF AUGUST, 20 25 A.D.

LARRY J. POLLOK R.P.L.S. NO.5186

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JOB NO. 25-327

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

STATE OF TEXAS
COUNTY OF ATASCOSA

FIELD NOTES FOR 3.77 ACRES OF LAND

BEING 3.77 ACRES OF LAND OUT OF THE ATASCOSA COUNTY SCHOOL LAND SURVEY NO. 10, ABSTRACT NO. 983, ATASCOSA COUNTY, TEXAS AND BEING A PART OR PORTION OF LOT 53, ENCINO VILLAGE SUBDIVISION AS SHOWN ON THE PLAT OF RECORD ON SHEET 112-A (NPC) OF THE PLAT RECORDS OF ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set ½" rebar with a "Pollok & Sons" cap on the westerly right-of-way of Sendero Drive for the southeasterly corner of Lot 54 and the northeasterly corner of Lot 53 and of this tract;

THENCE South 03° 25' 18" West, with said right-of-way, a distance of 557.06 feet to a found ½" pin at the northerly end of a flare with the northerly right-of-way of Oriente Drive for the upper southeasterly corner of Lot 53 and of this tract;

THENCE South 46° 40' 11" West, with said flare, a distance of 36.69 feet to a found ½" pin at the southerly end of said flare on the northerly right-of-way of Oriente Drive for the lower southeasterly corner of Lot 53 and of this tract;

THENCE South 73° 55' 57" West, with said right-of-way of Oriente Drive, a distance of 117.51 feet to a found ½" pin for the southeasterly corner of the Joe L. Talamantez land as described in Document 78625 of the Official Public Records of Atascosa County, Texas and the lower southwesterly corner of this tract;

THENCE with the common line of said Talamantez land as follows:
North 15° 57' 55" West, a distance of 85.14 feet to a found ½" rebar with a "Pollok & Sons" cap;
South 73° 51' 31" West, a distance of 34.14 feet to a found ½" rebar with a "Pollok & Sons" cap;
North 15° 58' 50" West, a distance of 34.14 feet to a found ½" rebar with a "Pollok & Sons" cap;
North 73° 29' 34" East, a distance of 34.17 feet to a found ½" rebar with a "Pollok & Sons" cap;
North 15° 58' 00" West, a distance of 252.97 feet to a set ½" rebar with a "Pollok & Sons" cap;
South 74° 02' 00" West, a distance of 120.69 feet to a set ½" rebar with a "Pollok & Sons" cap on the easterly line of Lot 52 for the northwesterly corner of said Talamantez land and the upper southwesterly corner of this tract;

THENCE North 16° 04' 20" West, with the common line of said Lot 52, a distance of 189.73 feet to a found 5/8" pin for the southwesterly corner of the aforementioned Lot 54 and the northwesterly corner of Lot 53 and of this tract;

THENCE North 76° 24' 59" East, with the common line of said Lot 52, a distance of 471.33 feet to the **POINT OF BEGINNING** and containing 3.77 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700



Larry J. Pollok, RPLS #5186
August 11, 2025

Refer. 25-327