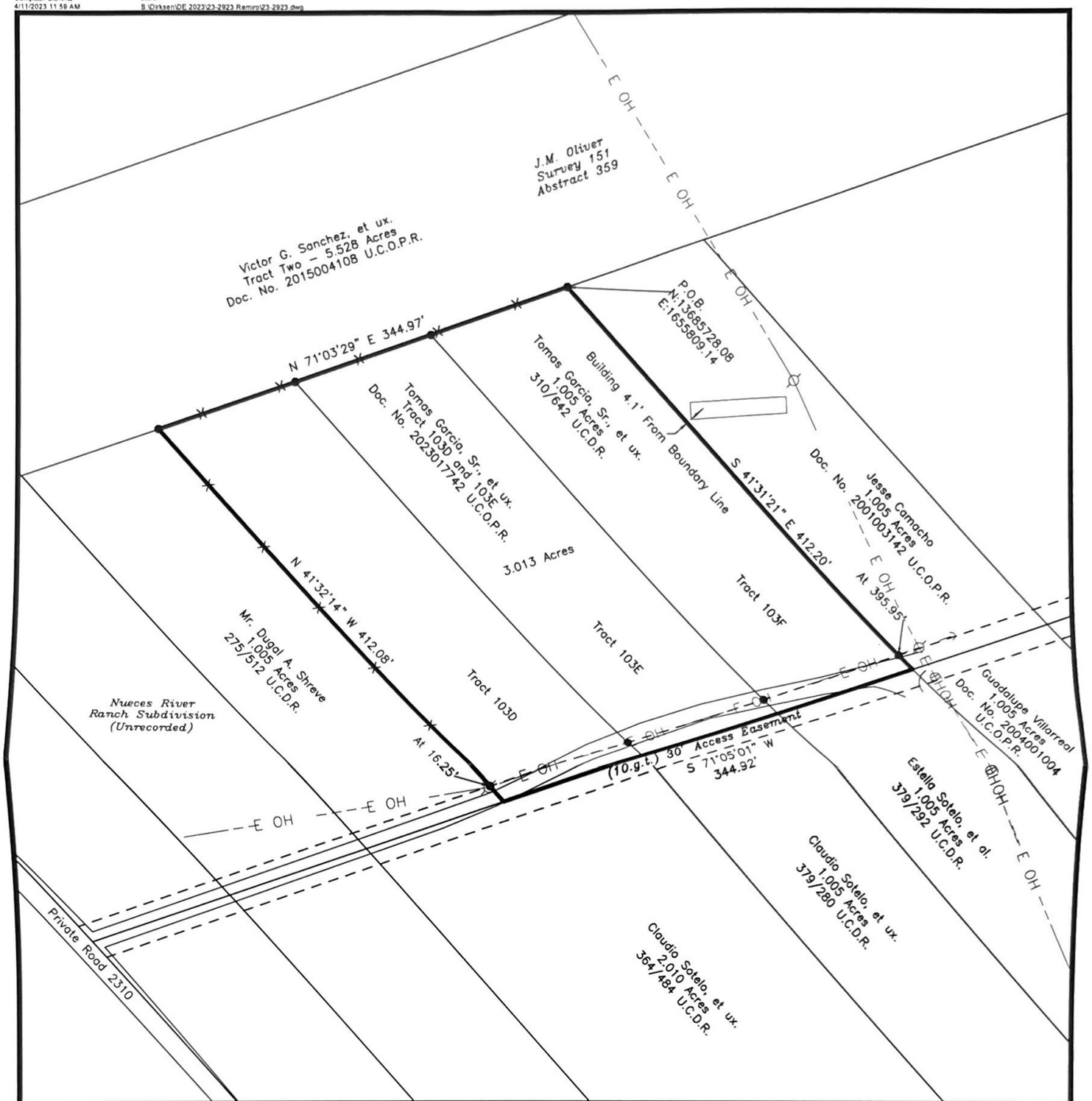
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DRAWING SHOWING

Being 3.013 acres, located in J.M. Oliver, Survey 151, Abstract 359, Uvalde County, called Tract 103D, 103E, and 103F of the Nueces River Ranch Subdivision (unrecorded), and being described in conveyance documents to Tomas Garcia, Sr., et ux., in Volume 310, Pages 642–et seq., of the Uvalde County Deed Records and Document Number 2023017742 of the Uvalde County Official Public Records, Uvalde County, Texas.

STATE OF TEXAS
REGISTERED
KENNETH R. DIRKSEN
6260
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF UVALDE

THE UNDERSIGNED DOES HEREBY ATTEST THAT THIS DRAWING WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON BY MEN WORKING UNDER MY SUPERVISION AND THAT SAME IS TRUE AND CORRECT ACCORDING TO SAID SURVEY AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, EASEMENTS OR RIGHTS OF WAY EXCEPT AS NOTED OR SHOWN HEREON, AND THAT SAID TRACT ADJOINS A DEDICATED RIGHT OF WAY.

FIELD WORK COMPLETED APRIL 11, 2023.

KENNETH R. DIRKSEN
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6260

NOTES:
1. BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE.
2. 1/2" DIAMETER STEEL STAKES WITH IDENTIFICATION CAPS STAMPED "DIRKSEN/6260" SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN.
3. THIS SURVEY WAS COMPLETED AND IS EFFECTIVE FOR THE TRANSACTION ASSOCIATED WITH CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 4300232303847, WITH AN EFFECTIVE DATE OF FEBRUARY 26, 2023.
   SCHEDULE B EXCEPTIONS
   10.g APPLIES, 30' EASEMENT SHOWN ON DRAWING
   DOCUMENT NUMBER 2023017742 U.C.O.P.R.
   10.h APPLIES, BLANKET IN NATURE, 75/303 U.C.D.R.
   10.I DOES NOT APPLY, EASEMENT NOT LOCATED IN SUBJECT ABSTRACT 173/911 U.C.D.R.
   10.q APPLIES, BLANKET IN NATURE, 206/835 U.C.D.R.
   10.r APPLIES, BLANKET IN NATURE, 206/835 U.C.D.R.
   10.t APPLIES, 30' EASEMENT SHOWN ON DRAWING 221/890 U.C.D.R.
   10.w APPLIES, PROVIDES ACCESS TO A DEDICATED ROADWAY 311/522 U.C.D.R.
   10.x APPLIES, BLANKET IN NATURE, 409/876 U.C.O.P.R.

LEGEND
- FOUND MONUMENT
- SET MONUMENT
- BOUNDARY LINE
- DEED LINE
- PLAT LINE
- EASEMENT LINE
- FENCE LINE
- E OH — OVERHEAD ELEC./POWER POLE
- GUY WIRE

SCALE: 1" = 80'

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY DIRKSEN ENGINEERING SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON AND FOR THE PURPOSE SHOWN ABOVE. THE GRAPHIC REPRESENTATION SHOWN HEREON DEPICTS CERTAIN CONDITIONS FOUND EXISTING AS OF THE DATE OF THE ACTUAL SURVEY AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THIS GRAPHIC WORK. ALL RIGHTS RESERVED. COPYRIGHT 2023, DIRKSEN ENGINEERING

FIRM NAME & ADDRESS
DIRKSEN ENGINEERING
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WEBSITE WWW.DIRKENG.COM

PREPARED FOR
Ramiro Hernandez III
104 Barry Street
Uvalde, Tx 78801

PURPOSE OF SURVEY
BOUNDARY

PROJECT#
23-2923

DES'D	KRD
DRAWN	FJL
APPV'D	KRD
DATE	4-11-23

DRAWING NO.
23-2923