

# EXHIBIT OF SURVEY

OF  
 1.00 ACRE, BEING OUT OF A 45.017 ACRE TRACT OF LAND, DESCRIBED IN AN INSTRUMENT, RECORDED IN BOOK 289, PAGE 634, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, LYING IN THE ISAAC SLOVER SURVEY NO. 736, ABSTRACT NO. 817, ATASCOSA COUNTY, TEXAS

S 89° 54' 14" E 290.00'

1.00 ACRE

N 89° 54' 14" W 290.00'

(N 89° 21' 00" W)

40 ACRES  
 CLERK'S FILE NO.  
 179141, OPR

PROPOSED 20'  
 WIDE UTILITY EASEMENT  
 AS PER RECORDED  
 INSTRUMENT

APPROX. 0.05  
 ACRES LIES OUTSIDE  
 THE FENCE  
 WITHIN THE ROAD

WATER  
 METER

WATER  
 VALVE

@10.00' PASS

13.9'

9.0'

S 0° 05' 47" W 150.00'

(S 00° 39' 00" W)

CENTERLINE OF ROAD

20' ROAD (PR D-92)

20' ROAD (PR D-92)

LOT 75  
 FOREST OAKS  
 SUBDIVISION UNIT 2  
 VOL. 34, PAGE 57, M&PR

LOT 74  
 FOREST OAKS  
 SUBDIVISION UNIT 2  
 VOL. 34, PAGE 57, M&PR

REMAINDER OF  
 45.017 ACRES  
 BOOK 289, PAGE  
 634, OPR

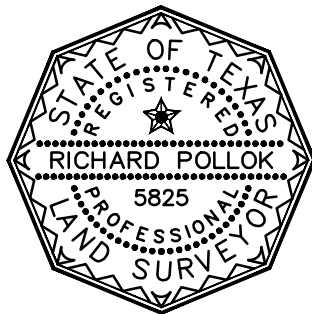
Prepared for:  
 Sean Jordan

REFERENCES:

DEED: Book 289, Page 634, OPR

THIS SURVEY WAS DONE WITHOUT THE  
 BENEFIT OF A TITLE COMMITMENT,  
 VISIBLE ENCROACHMENTS ARE SHOWN

I, Richard Pollok, being a Registered  
 Professional Land Surveyor, registered in  
 the State of Texas, do hereby certify that  
 this plat was prepared from an actual  
 survey done by me or under my direct  
 supervision, and that to the best of my  
 knowledge and belief it is a true and  
 correct representation of said survey.



*Richard Pollok*

1" = 40'

THE BASIS OF BEARING  
 ON THIS PLAT IS GRID  
 NORTH, TEXAS STATE  
 PLANE COORDINATE  
 SYSTEM, NAD 83 (2011),  
 SOUTH CENTRAL ZONE

LEGEND

- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found 1/2 inch steel rod monument
- Boundary line
- Adjoiner
- X- Barbed wire fence
- OHE- Overhead electric
- (N 89° 21' 00" W) Record bearings
- 13.9' → Fence offsets

**RAKOWITZ**  
 Engineering & Surveying  
 Texas Registered Engineering Firm F-9155  
 Texas Registered Surveying Firm 101812-00  
 830-281-4060

Date of survey: October 24, 2024

Job No. 24-3463

