

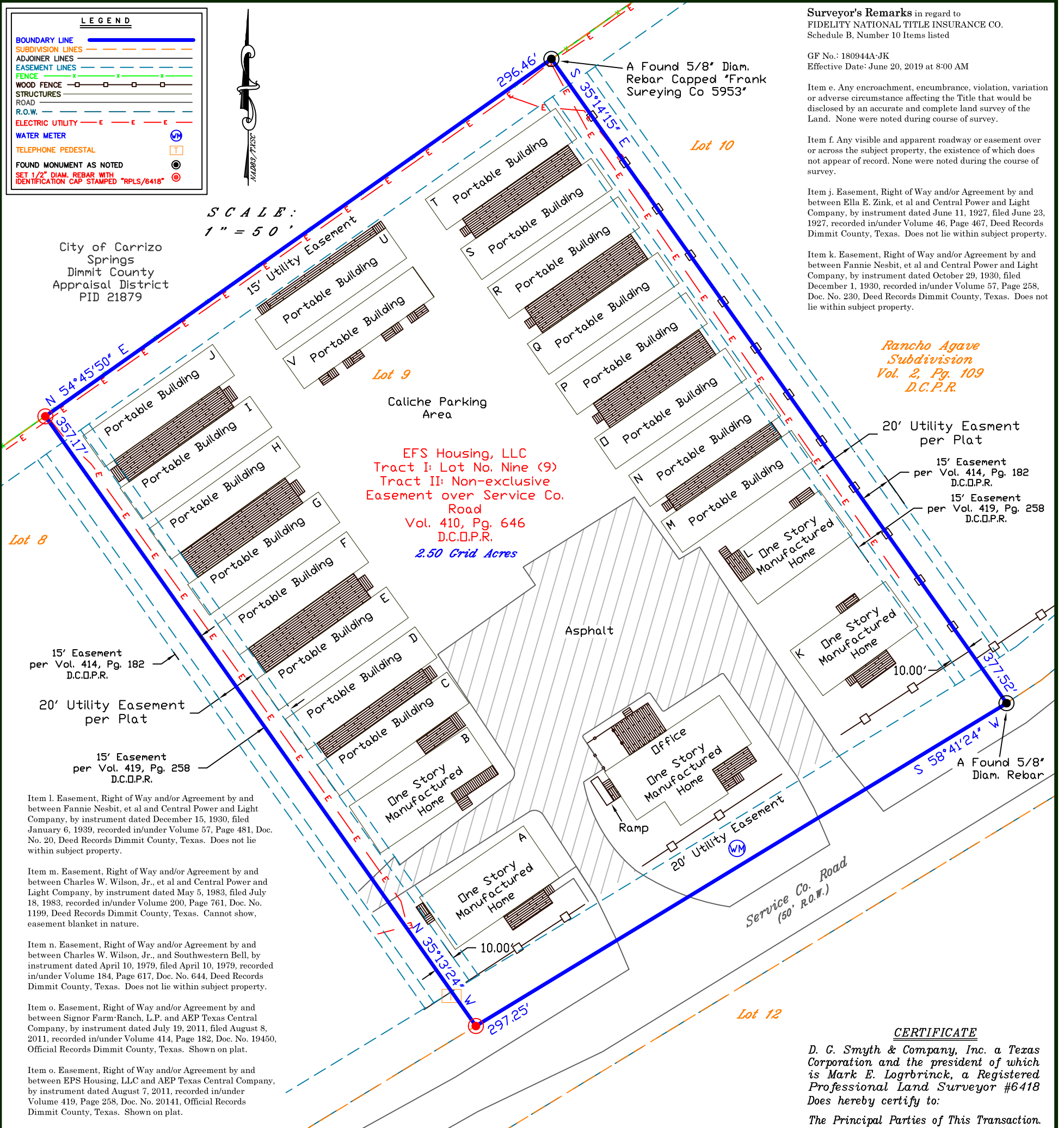
LEGEND

- BOUNDARY LINE
- SUBDIVISION LINES
- ADJOINER LINES
- EASEMENT LINES
- FENCE
- WOOD FENCE
- STRUCTURES
- ROAD
- R.O.W.
- ELECTRIC UTILITY
- WATER METER
- TELEPHONE PEDESTAL
- FOUND MONUMENT AS NOTED
- SET 1/2" DIAM. REBAR WITH IDENTIFICATION CAP STAMPED "RPLS/6418"



SCALE:
1" = 50'

City of Carrizo Springs
Dimmit County
Appraisal District
PID 21879



Surveyor's Remarks in regard to FIDELITY NATIONAL TITLE INSURANCE CO. Schedule B, Number 10 Items listed

GF No.: 180944A-JK
Effective Date: June 20, 2019 at 8:00 AM

Item e. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. None were noted during course of survey.

Item f. Any visible and apparent roadway or easement over or across the subject property, the existence of which does not appear of record. None were noted during the course of survey.

Item j. Easement, Right of Way and/or Agreement by and between Ella E. Zink, et al and Central Power and Light Company, by instrument dated June 11, 1927, filed June 23, 1927, recorded in/under Volume 46, Page 467, Deed Records Dimmit County, Texas. Does not lie within subject property.

Item k. Easement, Right of Way and/or Agreement by and between Fannie Nesbit, et al and Central Power and Light Company, by instrument dated October 29, 1930, filed December 1, 1930, recorded in/under Volume 57, Page 258, Doc. No. 230, Deed Records Dimmit County, Texas. Does not lie within subject property.

*Rancho Agave
Subdivision
Vol. 2, Pg. 109
D.C.P.R.*

EFS Housing, LLC
Tract I: Lot No. Nine (9)
Tract II: Non-exclusive
Easement over Service Co.
Road
Vol. 410, Pg. 646
D.C.P.R.
2.50 Grid Acres

- Item l. Easement, Right of Way and/or Agreement by and between Fannie Nesbit, et al and Central Power and Light Company, by instrument dated December 15, 1930, filed January 6, 1939, recorded in/under Volume 57, Page 481, Doc. No. 20, Deed Records Dimmit County, Texas. Does not lie within subject property.
- Item m. Easement, Right of Way and/or Agreement by and between Charles W. Wilson, Jr., et al and Central Power and Light Company, by instrument dated May 5, 1983, filed July 18, 1983, recorded in/under Volume 200, Page 761, Doc. No. 1199, Deed Records Dimmit County, Texas. Cannot show, easement blanket in nature.
- Item n. Easement, Right of Way and/or Agreement by and between Charles W. Wilson, Jr., and Southwestern Bell, by instrument dated April 10, 1979, filed April 10, 1979, recorded in/under Volume 184, Page 617, Doc. No. 644, Deed Records Dimmit County, Texas. Does not lie within subject property.
- Item o. Easement, Right of Way and/or Agreement by and between Signor Farm-Ranch, L.P., and AEP Texas Central Company, by instrument dated July 19, 2011, filed August 8, 2011, recorded in/under Volume 414, Page 182, Doc. No. 19450, Official Records Dimmit County, Texas. Shown on plat.
- Item p. Easement, Right of Way and/or Agreement by and between EPS Housing, LLC and AEP Texas Central Company, by instrument dated August 7, 2011, recorded in/under Volume 419, Page 258, Doc. No. 20141, Official Records Dimmit County, Texas. Shown on plat.

CERTIFICATE

D. G. Smyth & Company, Inc. a Texas Corporation and the president of which is Mark E. Logrbrinck, a Registered Professional Land Surveyor #6418 Does hereby certify to:

The Principal Parties of This Transaction.



STATE OF TEXAS:
COUNTY OF UVALDE:

I, MARK E. LOGRBRINCK, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION AND THAT SAME IS TRUE AND CORRECT ACCORDING TO SAID SURVEY. THE PLAT AS PREPARED HAS A LIKENESS OF MY SEAL, IN THE COLOR RED, HEREON, AND IS ALSO EMBOSSED WITH MY IMPRESSION SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEALS AND SIGNATURE.

COMPLETED: AUGUST 12, 2019

Mark E. Logrbrinck
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6418

COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
12100 PARK 35 CIRCLE
BLDG. A, SUITE 156 MC 230
AUSTIN, TEXAS 78753

PLAT SHOWING:

Being a Boundary Retracement and Improvement Survey of 2.50 Grid Acres, more or less, lying in Dimmit County, Texas, being Lot No. Nine (9) of Rancho Agave Subdivision, recorded in Volume 2, Page 109, Dimmit County Plat Records, and also being that same certain tract called Tract I described in conveyance document to EFS Housing, LLC, recorded in Volume 410, Page 646 of the Dimmit County Official Public Records, Dimmit County, Texas.

NOTES:

IMPROVEMENTS SHOWN ARE LIMITED TO MAJOR STRUCTURES AND VISIBLE SALIENT FEATURES. BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE. 1/2" DIAMETER REBAR WITH IDENTIFICATION CAPS STAMPED "RPLS/6418" SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN.

PREPARED FOR:
EFS HOUSING, LLC (SELLER)
E. PARRISH WHITAKER IV (BUYER)
C/O MISSION TITLE LP
16500 SAN PEDRO AVE.
SAN ANTONIO, TX 78232

PURPOSE OF SURVEY:
BOUNDARY/IMPROVEMENT

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY.

D. G. Smyth & Co. Inc. FIRM #10008800

235 N. GETTY ST.
SUITE B
UVALDE, TEXAS 78801
PHONE 830-591-0858

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PROJECT NO.	19-7332	CHK'D BY:
DRAWING NO.	19-7332	
DATE:	AUGUST 12, 2019	