

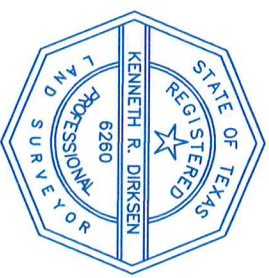
**D R A W I N G S H O W I N G :**

*Being a 1.01 acre tract, Lot 17 of the Canyon Oaks- Unit Four recorded in Cabinet One, Slide 184-A of the Uvalde County Plat Records, and being the same Lot 17 described in conveyance documents to Marshall Elmore recorded in Document Numbers 2013001616 and 2013001617 of the Uvalde County Official Public Records, Uvalde County, Texas.*

**LEGEND**

- BOUNDARY LINE
- PLAT LINE
- EASEMENT
- POWER
- FOUND MONUMENT
- SET 1/2" STEEL STAKE
- ⊙ WATER METER

**SCALE:**  
1" = 50'



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 PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

FIELD WORK COMPLETED December 1, 2015

*Kenneth R. Dirksen*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 6260

PROJECT NO.:	15-0996
DRAWING NO.:	15-0996
DATE:	DECEMBER 3, 2015

- NOTES:**
- BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE.
  - 1/2" DIAMETER STEEL STAKES WITH IDENTIFICATION CAPS STAMPED "DIRKSEN/6260" SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN.

**DIRKSEN ENGINEERING**

**TBPE FIRM #F-8848**  
**TBPS FIRM #10198741**  
**311 NORTH GETTY ST.**  
**UVALDE, TEXAS 78801**  
**PHONE 830-278-2100**

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 PURPOSES SHOWN HEREON. NO OTHER USE OR REPRODUCTION IS PERMITTED WITHOUT THE WRITTEN CONSENT OF DIRKSEN ENGINEERING. CERTAIN CONDITIONS OF THIS SURVEY AND ITS LIMITS TO THESE CONDITIONS FOUND AT THAT TIME, NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THIS GRAPHIC WORK. ALL RIGHTS RESERVED. COPYRIGHT © 2015, DIRKSEN ENGINEERING.

**PREPARED FOR:**

Jessica Davis  
GF. No. 1504560-28  
C/O Republic Title of Texas Inc.  
3608 Preston Road, Suite 110  
Plano, TX 75093

**PURPOSE OF SURVEY:**

Boundary

# DIRKSEN ENGINEERING

311 N. GETTY ST.  
Uvalde, Texas 78801

**TBPE FIRM # F-8848      TBPLS FIRM # 10193741**  
Office Tel. (830) 278-2100      Fax (830) 278-2102

## FIELD NOTES FOR A 1.01 ACRE BOUNDARY SURVEY COMPLETED ON DECEMBER 3, 2015

Being a 1.01 acre tract, Lot 17 of the Canyon Oaks- Unit Four recorded in Cabinet One, Slide 184-A of the Uvalde County Plat Records, and being the same Lot 17 described in conveyance documents to Marshall Elmore recorded in Document Numbers 2013001616 and 2013001617 of the Uvalde County Official Public Records, Uvalde County, Texas and more particularly described by metes and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with ½ inch steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

**BEGINNING** at a steel stake found in the northwest line of Canyon Oaks Drive at the southwest corner of Lot 18 for the northwest corner of the herein described tract;

**THENCE** S 68°56'04" E, with the south line of said Lot 18 at 50.0 feet passing a found nail for a 50 foot road easement and continuing a total distance of 300.89 feet to a steel stake found at a common corner of Lots 18, 33 and 34 for the northeast corner of the herein described tract;

**THENCE** S 28°35'58" W, 162.91 feet following the west line of said Lot 33 to a steel stake found at a common corner of Lots 16, 32 and 33 for the southeast corner of the herein described tract;

**THENCE** N 64°17'01" W, with the north line of said Lot 16 at 242.53 feet passing said 50 foot road easement and continuing a total distance of 296.15 feet to a steel stake found in the west line of said Canyon Oaks Drive at the northwest corner of said Lot 16 for the southwest corner of the herein described tract;

**THENCE** With the west line of said Canyon Oaks Drive for the following two calls (2);

1. N 46°37'43" E, 41.58 feet to a steel stake found for an angle point for a west corner of the herein described tract;
2. N 19°44'46" E, 100.01 to the POINT OF BEGINNING containing 1.01 acre of land within the herein described boundary surveyed by Dirksen Engineering on December 3, 2015.

THE STATE OF TEXAS:  
COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and Attached plat were prepared from an actual on the ground survey Made by personnel working under my direct supervision and that Same are true and correct according to same said survey.



Kenneth R. Dirksen – Registered Professional Land Surveyor No. 6260

**JOB NO. 15-0996**

