

**LEGAL DESCRIPTION:** Being 1.35 acres of land being all of Lot 5, Block 8, Lovelace Subdivision No. 125, Atascosa County, Texas according to the map or plat recorded thereof in New Plat Cabinet, Sheet 29-A of the Plat Records of Atascosa County, Texas and also being that certain 0.34 acre tract described in Volume 499, Page 284 of the Deed Records of Atascosa County, Texas; Said 1.35 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in December, 2024:

**BEGINNING** at a pipe fence corner post found in the northwest line of Lillian Avenue (B Street) for the east corner of Lot 1, Block 7 of said Lovelace Subdivision No. 125, the south corner of said 0.34 acre tract and the south corner hereof;

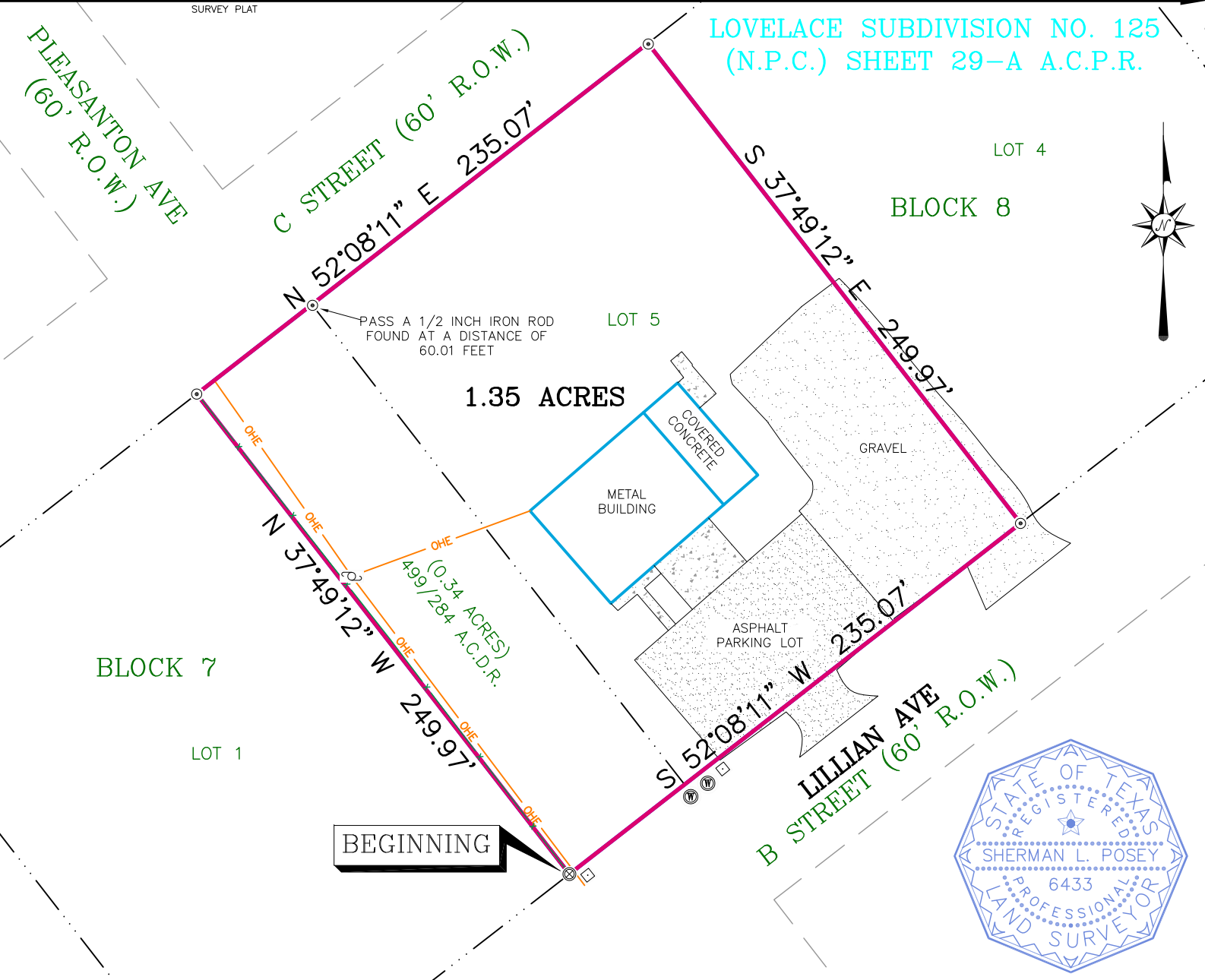
THENCE North 37°49'12" West a distance of 249.97 feet along the northeast line of Lot 1, Block 7 and the southwest line of said 0.34 acre tract to a 1/2 inch iron rod found in the southeast line of C Street for the north corner of Lot 1, Block 7, the west corner of said 0.34 acre tract and the west corner hereof;

THENCE North 52°08'11" East a distance of 60.01 feet along the southeast line of C Street and the northwest line of said 0.34 acre tract pass a 1/2 inch iron rod found for the north corner of said 0.34 acre tract and the west corner of Lot 5, Block 8 continuing along the northwest line of Lot 5, Block 8 for a total distance of 235.07 feet in all to a 1/2 inch iron rod found for the west corner of Lot 4, Block 8, the north corner of Lot 5, Block 8 and the north corner hereof;

THENCE South 37°49'12" East a distance of 249.97 feet along the southwest line of Lot 4, Block 8 and the northeast line of Lot 5, Block 8 to a 1/2 inch iron rod found in the northwest line of Lillian Avenue (B Street) for the south corner of Lot 4, Block 8, the east corner of Lot 5, Block 8 and the east corner hereof;

THENCE South 52°08'11" West a distance of 235.07 feet along the northwest line of Lillian Avenue (B Street) and the southeast lines of Lot 5, Block 8 and said 0.34 acre tract to the **POINT OF BEGINNING** containing 1.35 acres more or less, and as shown hereon.

LOVELACE SUBDIVISION NO. 125  
(N.P.C.) SHEET 29-A A.C.P.R.



**LEGEND:**

- BOUNDARY LINE
- - - ADJOINER LINE
- SURVEY LINE
- x FENCE
- BURIED PIPELINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND UTILITY LINE
- WATER LINE
- P.U.E. — PUBLIC UTILITY EASEMENT
- B.L. — BUILDING SETBACK LINE
- U.D.E. — UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT
- (BRG.—DIST.) RECORD CALL
- xxx/xxx VOLUME/PAGE
- A.C.P.R. — ATASCOSA COUNTY PLAT RECORDS
- A.C.D.R. — ATASCOSA COUNTY DEED RECORDS
- A.C.O.P.R. — ATASCOSA COUNTY OFFICIAL PUBLIC RECORDS
- A.C.R.P.R. — ATASCOSA COUNTY REAL PROPERTY RECORDS
- FILE: 2024\BOUNDARY\ATASCOSA\24-1030 Lillian Street (Shearrer)
- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- △ 120D NAIL FOUND
- ☆ IRON PIPE FOUND
- ⊙ NAIL SET
- ⊕ 3/8" IRON ROD FOUND
- ⊗ PIPE FENCE CORNER POST FOUND
- ⊙ WOOD FENCE CORNER POST FOUND
- AS MARKED
- ⊕ A/C
- ⊕ ELECTRIC METER
- ⊕ TELEPHONE PEDESTAL
- ⊕ SEPTIC
- ⊕ GAS METER
- ⊕ WATER METER
- ⊕ UTILITY POLE
- ⊕ FIRE HYDRANT

**INTREPID**  
SURVEYING & ENGINEERING

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I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, VISIBLE ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS VISIBLE ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

12/11/2024  
REGISTERED PROFESSIONAL LAND SURVEYOR

**NOTE:**  
1. AS PER INFORMATION PROVIDED IN GF# 190-MAC THIS PROPERTY IS SUBJECT TO:  
RESTRICTIVE COVENANTS: 431/453 A.C.D.R.  
EASEMENTS: N/A

0' 60' 120' 180'

- NOTE:**
- BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.
  - UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.
  - IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTREPID"

REFERENCE: DORNAK AUTO DIESEL & FOREIGN REPAIR, LLC
ADDRESS: 1502 LILLIAN STREET
LEGAL DESCRIPTION: BEING 1.35 ACRES OF LAND OUT OF THE
LOVELACE SUBDIVISION NO. 125, ATASCOSA COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT RECORDED THEREOF IN NEW
PLAT CABINET ON SHEET 29-A A.C.P.R.
JOB NO. 24-1030 REV. 0
DRAWN BY: ALC FIELD BOOK: 125/23

