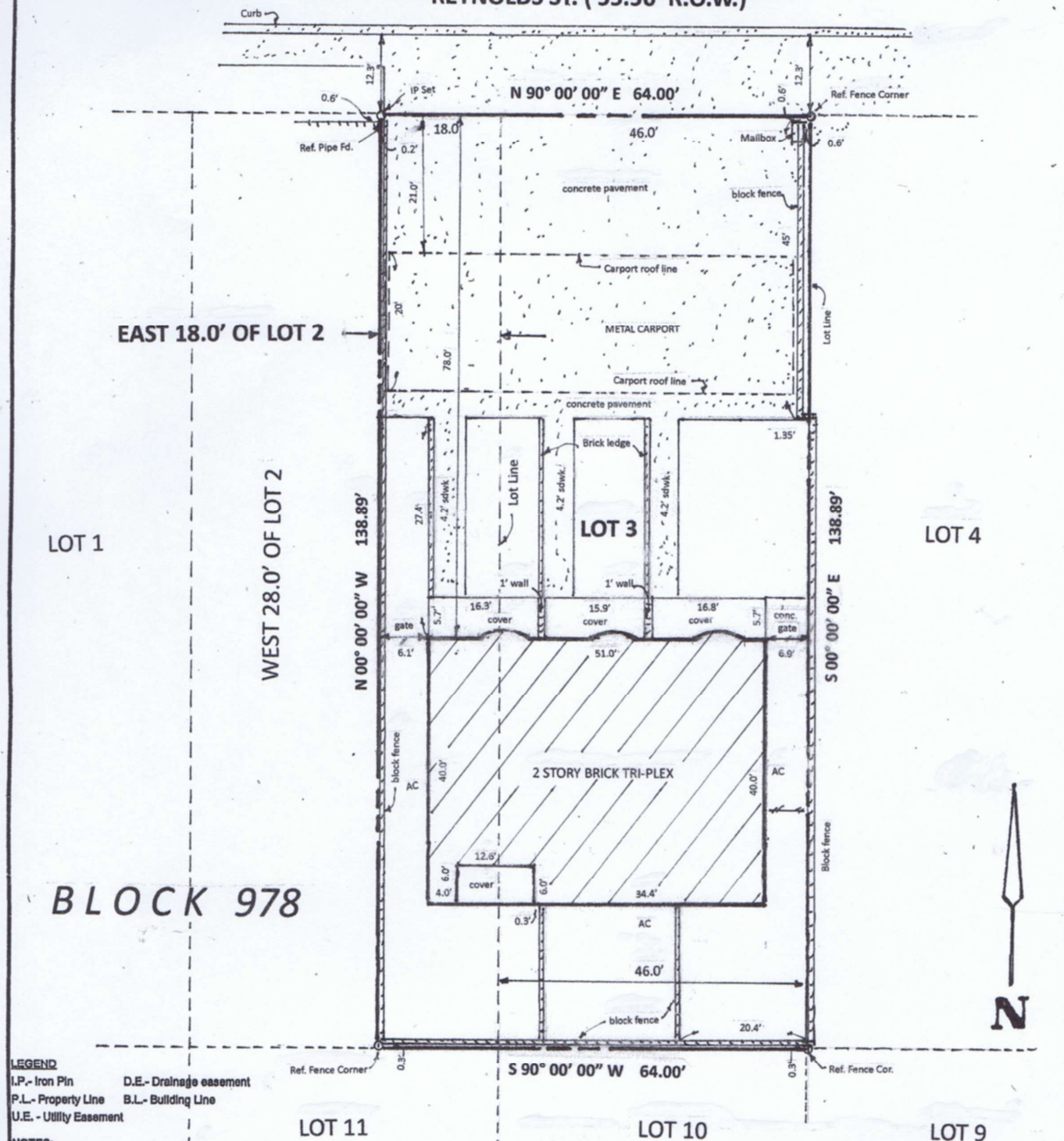


REYNOLDS ST. (55.56' R.O.W.)



LEGEND

I.P.- Iron Pin D.E.- Drainage easement
P.L.- Property Line B.L.- Building Line
U.E.- Utility Easement

NOTES:

1) Utilities in easements are not shown. 2) This survey has been prepared with the reasonable expectation that it will be paid within 30 days of date below. 3) This survey is copyrighted material and may not be reproduced without the written permission of the undersigned surveyor; except as necessary for the transaction for which it is intended. 4) This survey shall consist entirely of this document with the original "wet" seal and blue ink signature. 5) Properties not described as complete lots or described by Metes & Bounds may need to be platted or replatted in order to obtain utility & building permits.

Subject to recorded restrictive covenants and/or easements

as follows: Per Title Commitment Dated :
GF# not provided

Vol. 7 Pg. 15 Webb County Plat Records

LOT 3 & EAST 18.0 FT. LOT 2 TOTAL LAND AREA- 8,889.0 SQ. FT.

Bearing basis: Reynolds St. R.O.W. per subd. Plat N 90° 00' 00" E

SURVEY OF

**LOT 3 AND THE EAST 18.0 FT. OF LOT 2, BLOCK 978,
EASTERN DIVISION, CITY OF LAREDO, PER DEED
RECORDED IN VOLUME 4756, PAG 114, WEBB
COUNTY, TEXAS, OFFICIAL PUBLIC RECORDS.**

ADDRESS: 1803 REYNOLDS ST.

SURVEY NO. 22121

Scale: 1" = 20'

This property ☐ is ☒ is not located within a flood hazard area and is within
Zone X according to Flood Insurance Rate
Map No. 48479C1215C F.I.R.M. Date: APRIL 2, 2008

SURVEYOR'S CERTIFICATION

I hereby certify that this survey is true and correct and was prepared from an actual survey of the property made on the ground under my supervision, this 17 TH day of FEBRUARY, 2026

Signed:

J. Ricardo Sanchez
R.P.L.S. # 4232

SANCHEZ ENGINEERING, INC.
P.O. BOX 2654
LAREDO, TEXAS 78044
(956) 723-5578

Texas Land Surveying Firm No. 10111000

