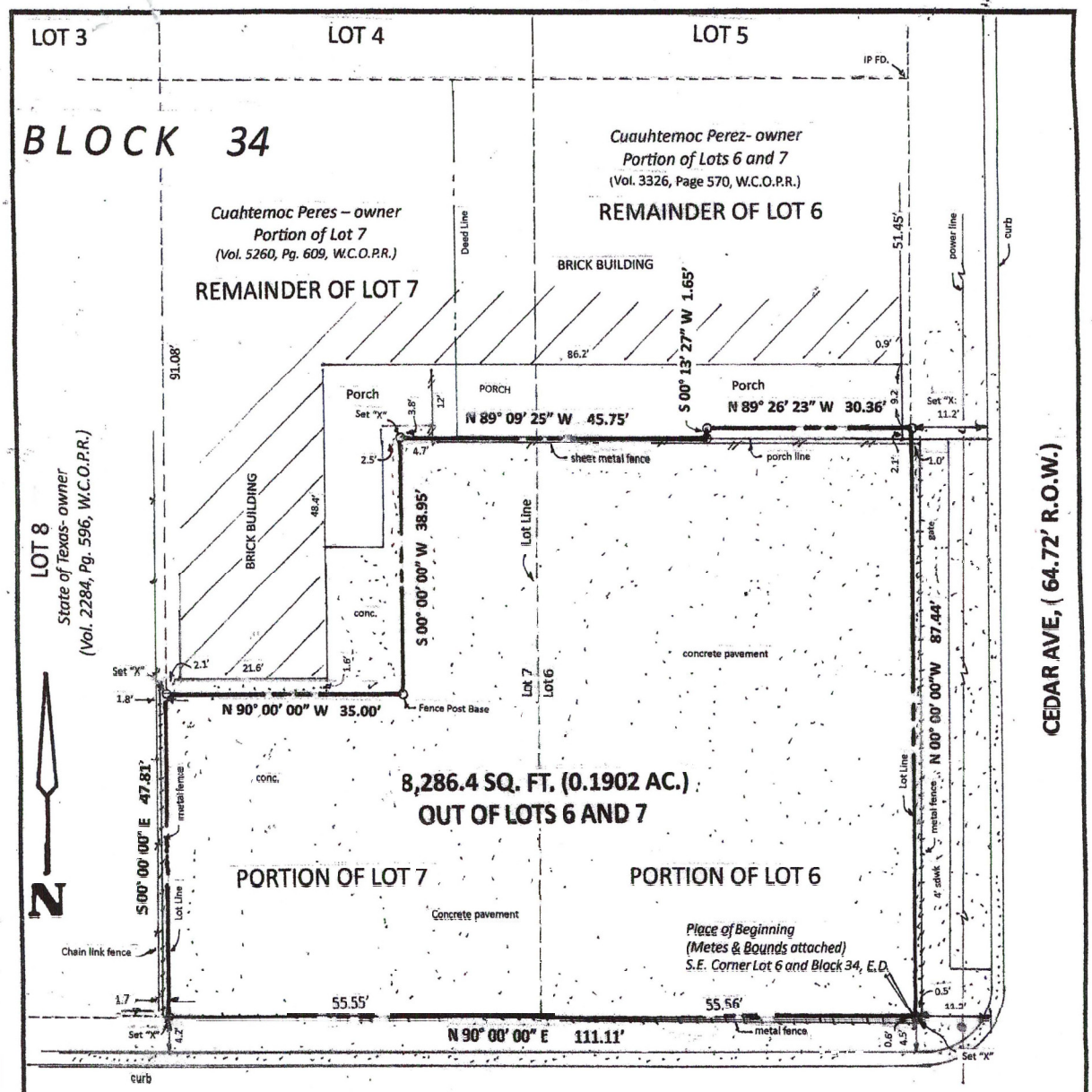

LEGEND

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. 18 Webb County Plat Records
Vol. Pg. Records
Vol. Pg. Records
Vol. Pg. Records

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

CLIENT: FRANCISCO GARCIA
PROFESSION CLEAN SERVICE, INC.

SURVEY OF

A TRACT OF LAND CONTAINING 8,286.4 SQUARE FEET (0.1902 ACRE), MORE OR LESS, OUT OF LOTS 6 AND 7, BLOCK 34, SITUATED IN THE EASTERN DIVISION OF THE CITY OF LAREDO, PER THE J.A. ORTIZ RE-PLAT RECORDED IN VOLUME2, PAGE 18, OF THE WEBB COUNTY, TEXAS, PLAT RECORDS. (METES AND BOUNS ATTACHED)

ADDRESS: 1102 CEDAR AVE.

SURVEY NO. 15602 — 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

STATE OF TEXAS REGISTERED J. RICARDO SANCHEZ 4232 PROFESSIONAL LAND SURVEYOR

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 24 TH day of NOVEMBER, 2025.

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