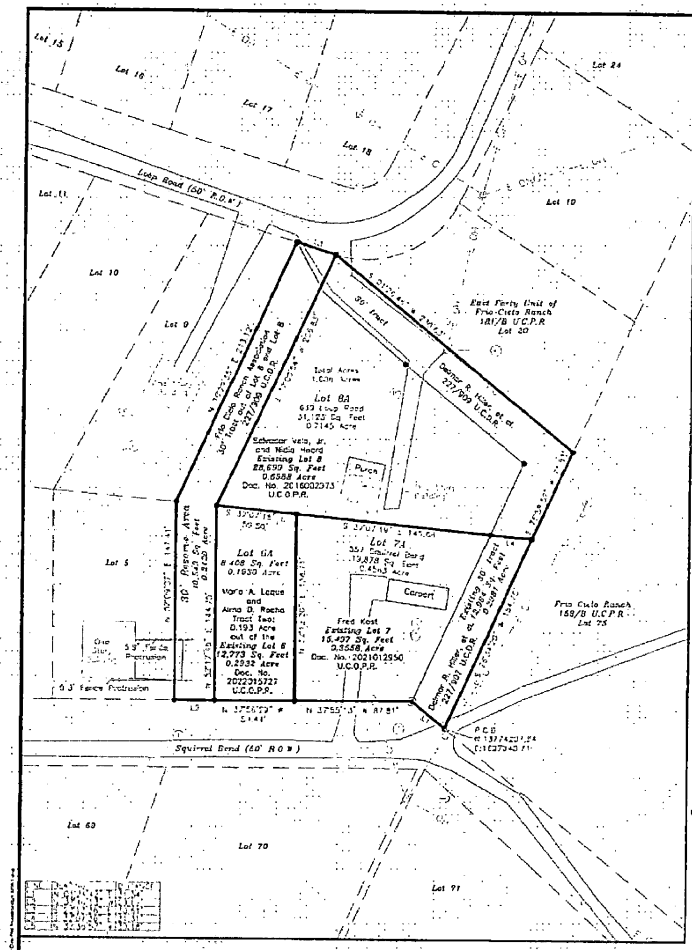


Plat Amendment of Lot 6, Lot 7, Lot 8, and a 30' tract of the East Forty Unit of Frio Cielo Ranch

Frio Cielo Ranch Association

Being 1.606 acres, Lot 6, Lot 7, Lot 8, and a 30' tract of the East Forty Unit of Frio Cielo Ranch, as shown on the plat recorded in Slide 181, Side B of the Uvalde County Plat Records, and being the same Lot 6 described in conveyance documents to Mario A. Lagua and Alma D. Rocha, recorded in Document Number 2022015722 of the Uvalde County Official Public Records and in Frio Cielo Ranch Association, recorded in Volume 227, Page 909-et seq. of the Uvalde County Deed Records, the same Lot 7 described in conveyance document to Fred Kost, recorded in Document Number 2021012550 of the Uvalde County Official Public Records, the same Lot 8 described in conveyance document to Salvador Vela, Jr. and Nidia Heard, recorded in Document Number 2016002573 of the Uvalde County Official Public Records, and the same 30' tract described in conveyance document to Delmar R. Hiller, et al., recorded in Volume 227, Page 601-et seq. and Volume 227, Pages 909-et seq., of the Uvalde County Deed Records, Uvalde County, Texas.

State Of Texas
County Of Uvalde

This Plat Amendment of Lot 6, Lot 7, Lot 8, and a 30' tract of the East Forty Unit of Frio Cielo Ranch was presented to and considered by the commissioners court of Uvalde County and is hereby approved by such Commissioners Court this 25th day of MARCH 2024.

Uvalde County Judge

State Of Texas
County Of Uvalde

The undersigned owner of the land shown on this Plat Amendment of Lot 6, Lot 7, Lot 8, and a 30' tract of the East Forty Unit of Frio Cielo Ranch and whose name is subscribed hereto, do hereby subdivide such property shown for the purpose and consideration therein expressed. Each parcel has access to a public right of way as shown on this plat and no public improvements are being dedicated.

Lot 6 - Mario A. Lagua — Lot 6 - Alma D. Rocha — Jay Bennett, President, Frio Cielo Ranch Association

Lot 7 - Fred Kost — Lot 8 - Nidia Vela — Lot 8 - Nidia Heard

30' Owner Delmar R. Hiller

State Of Texas
County Of Uvalde

Before me, the undersigned authority, personally appeared Mario A. Lagua, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein stated. Witness my hand and seal this 18th day of May 2024.

Signature Notary Public State of Texas — My Commission Expires On 3/19/25

State Of Texas
County Of Uvalde

Before me, the undersigned authority, personally appeared Alma D. Rocha, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein stated. Witness my hand and seal this 18th day of May 2024.

Signature Notary Public State of Texas — My Commission Expires On 3.19.25

State of Texas
County of Uvalde

Before me, the undersigned authority, personally appeared Jay Bennett, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein stated. Witness my hand and seal this 14th day of May 2024.

Signature Notary Public State of Texas — My Commission Expires On 5-11-2024

ANNETTE A. OAKLEY, Notary Public, State of Texas

State of Texas
County of Uvalde

Before me, the undersigned authority, personally appeared Fred Kost, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein stated. Witness my hand and seal this 14th day of May 2024.

Signature Notary Public State of Texas — My Commission Expires On 5-11-2024

ANNETTE A. OAKLEY, Notary Public, State of Texas

State of Texas
County of Uvalde

Before me, the undersigned authority, personally appeared Nidia Heard, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein stated. Witness my hand and seal this 14th day of May 2024.

Signature Notary Public State of Texas — My Commission Expires On 3-5-2026

MELISSA MIDDEUCHE, Notary Public, State of Texas, Comm. Expires 03-05-2026, Notary ID 131474274

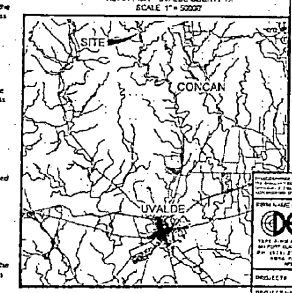
State of Texas
County of Uvalde

Before me, the undersigned authority, personally appeared Delmar R. Hiller, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein stated. Witness my hand and seal this 16th day of May 2024.

Signature Notary Public State of Texas — My Commission Expires On 5-20-2025

GUADALUPE M. GARCIA, Notary Public, State of Texas, ID # 134633-3, My Comm. Expires 05-20-2025

VICINITY MAP UVALDE COUNTY TX
SCALE 1" = 50000'



State of Texas
County of Uvalde

I certify that this plat was prepared from an actual survey conducted on March 7, 2024 on the ground under my supervision and the monuments shown are within the positional tolerance required by 22TAC SEC 663.15.

Kenneth R. Dirksen, P.E. 82525, R.P.L.S. 6260
Dirksen Engineering Project 24-3210

STATE OF TEXAS REGISTERED KENNETH R. DIRKSEN 6260 PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 50'

LEGEND
- FOUND MONUMENT
- SET MONUMENT
- BOUNDARY LINE
- PLAT LINE
- DEED LINE
- EASEMENT LINE
- FENCE LINE
- OVERHEAD ELEC./POWER POLE
- ELECTRIC METER POLE
- GUY WIRE
- SANITARY SEWER CLEANOUT
- TELECOMMUNICATION PEDESTAL

Notes:
1. Bearings, distances, and areas shown hereon conform to the Texas Coordinate System North American Datum 1983, Texas South Central Zone.
2. 1/2" diameter steel stakes with identification caps stamped "DIRKSEN 6260" set at all corners unless otherwise noted or shown.
3. The tract shown hereon is located inside Area of Minimal Flood Hazard Zone X, as shown on FEMA FIRMette 48463C0175E, effective on November 4, 2010.
4. This plat amends the plat recorded in Slide 181, Side B of the Uvalde County Plat Records. All setbacks, utility easements, and deed restrictions pertaining to the original plat apply to this amended plat.
5. The entirety of this plat amendment is within Uvalde County.
6. One single family per lot.
7. This plat amendment is located in the Edwards Aquifer Contributing Zone.

FIRM NAME & ADDRESS: DIRKSEN ENGINEERING, UVALDE, TEXAS
PROJECT #: 24-3210

PROJECT NAME & ADDRESS: Plat Amendment of Lot 6, Lot 7, Lot 8, and a 30' tract of the East Forty Unit of Frio Cielo Ranch, Uvalde County

Lot #	
1	
Total	1.606

Plat Amendment of Lot 6, Lot 7, Lot 8, and a 30' tract of the East Forty Unit of Frio Cielo Ranch

Slide 304B

FILED FOR RECORD
OFFICIAL PUBLIC RECORDS
Donna M. Williams, County Clerk
Uvalde County, Texas
2024022092
May 20, 2024 at 03:14 PM