



- LEGEND**
- FOUND No.4 REBAR
 - ▲ FOUND COTTON PICKER SPINDLE
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - SET NAIL
 - POWER POLE
 - UNDERGROUND CABLE MARKER
 - SINGLE POST SIGN
 - STORM SEWER MANHOLE
 - IRRIGATION VALVE
 - IRRIGATION STAND PIPE (SIZE AS NOTED)
 - GAS MARKER
 - GUARD RAIL
 - FENCE
 - CHAIN LINK FENCE
 - PIPE RAILING FENCE
 - EDGE OF DITCH TOP
 - IRR IRR IRRIGATION LINE
 - GAS GAS GAS LINE
 - OH OH OVERHEAD POWER LINE
 - [GAS] [GAS] SPOTTED GAS LINE [APPROXIMATE LOCATION]
 - ASPHALT AREA
 - A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
 - S.E. COR. - SOUTHEAST CORNER
 - P.O.B. - POINT OF BEGINNING
 - W.D. - WARRANTY DEED
 - G.W.D. - GIFT WARRANTY DEED
 - S.W.D. - SPECIAL WARRANTY DEED
 - LL - LOT LINE

FLOOD ZONE
ZONE "B"
 AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY-PANEL NUMBER: 480334 0500 B
 MAP REVISED: JANUARY 02, 1981

33.971 ACRES GROSS TRACT 1
-1.800 ACRES TENNESSEE GAS R.O.W.
32.171 ACRES NET TRACT 1
0.582 OF ONE ACRE TRACT 2
LAS MILPAS ROAD R.O.W.
0.700 OF ONE ACRE TRACT 3
APPARENT DRAIN DITCH R.O.W.

PLAT SHOWING
35.253 ACRES
OUT OF LOT 351,
KELLY-PHARR SUBDIVISION,
VOLUME 0, PAGE 27, H.C.M.R.
CITY OF PHARR,
HIDALGO COUNTY, TEXAS

- NOTES:**
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 - ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
 - SURVEY WAS PREPARED WITH THE BENEFIT OF LANDTITLE TEXAS, COMMITMENT GF No. 19006664 EFFECTIVE DATE: JULY 23, 2019 ISSUED: JULY 29, 2019

- EASEMENTS LISTED IN SCHEDULE B:**
- 10.d.- EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, MAP RECORDS, HIDALGO COUNTY, TEXAS.
 - 10.f.- EASEMENT GRANTED TO TEXAS EASTERN TRANSMISSION CORPORATION, DATED AUGUST 10, 1956, RECORDED IN VOLUME 869, PAGE 469, DEED RECORDS, HIDALGO COUNTY, TEXAS. BLANKET IN NATURE NOT PLOTTABLE.
 - 10.g.- RIGHT OF WAY AGREEMENT GRANTED TO TENNESSEE GAS PIPELINE COMPANY, DATED JANUARY 15, 1999, RECORDED UNDER DOCUMENT NO. 741963, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. PLOTTED AND SHOWN HEREON
 - 10.h.- DRAINAGE EASEMENT GRANTED TO HIDALGO INDEPENDENT SCHOOL DISTRICT, DATED JULY 27, 2009, RECORDED UNDER DOCUMENT NO. 2020449, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. PLOTTED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 10/22/19 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

PRELIMINARY - NOT INTENDED FOR RECORDING PURPOSES
 FRED L. KURTH, RPLS No. 4750 DATE:



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 ESTABLISHED 1947
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DATE: 10/24/19
 JOB No. 19597
 FILE NAME: 19597
 DRAWN BY: J.G.
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