



SURVEY PLAT OF

30.564 ACRES, MORE OR LESS, OUT OF LOT 162, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND OUT OF LOTS 71, AND 79, R. E. HORN'S ADDITION, VOLUME 5, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THIS IS TO CERTIFY THAT I HAVE ON THIS DATE MADE A STANDARD LAND SURVEY ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED IN HIDALGO COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

DESCRIPTION: A 30.564 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF LOT 162, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND OUT OF LOTS 71, AND 79, R. E. HORN'S ADDITION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF TRACT 2, 3, AND 4, DESCRIBED IN TRUSTEE'S SPECIAL WARRANTY DEED, FROM L. W. GEGENHEIMER TESTAMENTARY TRUST, TO L. W. GEGENHEIMER, JR., PATRICIA ALLEN, EVELYN GREENHILL, MAY WILSON AND KATHRYN BERRY, RECORDED IN DOCUMENT NO. 1242488, DEED RECORDS, HIDALGO COUNTY, TEXAS.

NOTES: SUBJECT TO EASEMENTS FOR ROADWAYS, CANALS AND DRAINAGE STONES RESERVED IN DEED DATED AUGUST 29, 1910, FROM JAMES W. HOLT TO T. W. MOEHR, RECORDED IN VOLUME 100, PAGE 47, DEED RECORDS, HIDALGO COUNTY, TEXAS. SUBJECT TO A 200' ROAD EASEMENT ALONG THE WEST SIDE OF LOT 162, LA LOMITA IRRIGATION AND CONSTRUCTION CO. SUBDIVISION. SUBJECT TO EASEMENT DATED OCTOBER 1, 1940, FROM H.H. LOSE TO SOUTHWESTERN BELL TELEPHONE COMPANY, VOL. 474, PG. 433, H.C.D.R. SUBJECT TO EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF APPROPRIATE COUNTY IRRIGATION DISTRICT. SUBJECT TO EASEMENTS OF RECORD AND ALL VISIBLE EASEMENTS, WHETHER OR NOT OF RECORD. SUBJECT TO SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO/AND OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA-TERRITORIAL JURISDICTION OF SAID PROPERTY. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT.

BASIS OF BEARING: AS PER TEXAS STATE PLANE COORDINATE SYSTEM 83 SOUTH ZONE. SEE METES AND BOUNDS OF EVEN DATE.

BY GRAPHICAL PLOTTING THIS PROPERTY FALLS IN ZONE "D" AREAS BETWEEN THE 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 DRAINING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING) AS PER COMMUNITY PANEL NUMBER 4803A3 0010 C MAP REVISED DATE NOVEMBER 2, 1982.

LEGEND

- 1/2" IRON ROD FOUND EXCEPT WHERE NOTED
- 1/2" IRON ROD SET W/CAP (R.P.L.S. 5303)

Jose Rodriguez 4-17-2016
 JOSE RODRIGUEZ (P.L.S.) NO. 5303

HINOJOSA ENGINEERING, INC.
 STRUCTURAL ENGINEERING
 CIVIL ENGINEERING-LAND SURVEYING
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 REGISTRATION NUMBER: EXPIRATION DATE
 F-908 5/30/2016
 SURVEY REGISTRATION EXPIRATION DATE
 NUMBER: 10193163 12/31/2016

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