

PERL MINZ AND PAUL MINZ, CO-TRUSTEES OF THE LIEBERMANN FAMILY TRUST UTD SEPTEMBER 16, 2016 E.D. DOCUMENT No. 2754168, H.C.O.R.

S 81° 26' 04" E 1465.19'

5.422 ACRES
PLATON FARMS INCORPORATED
W.D. DOCUMENT No. 2419761, H.C.O.R.

10.430 ACRES GROSS
- 0.194 Ac. 10TH STREET R.O.W.
10.236 ACRES NET

5.006 ACRES
ESPERANZA Z. MORENO
W.D. DOCUMENT No. 1979471, H.C.O.R.

JOSEPH RAMON III
G.W.D. DOCUMENT No. 1772744, H.C.O.R.

B L O C K 1 3

N 81° 24' 30" W 1465.98'

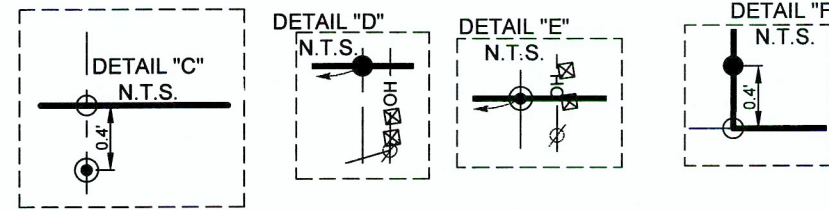
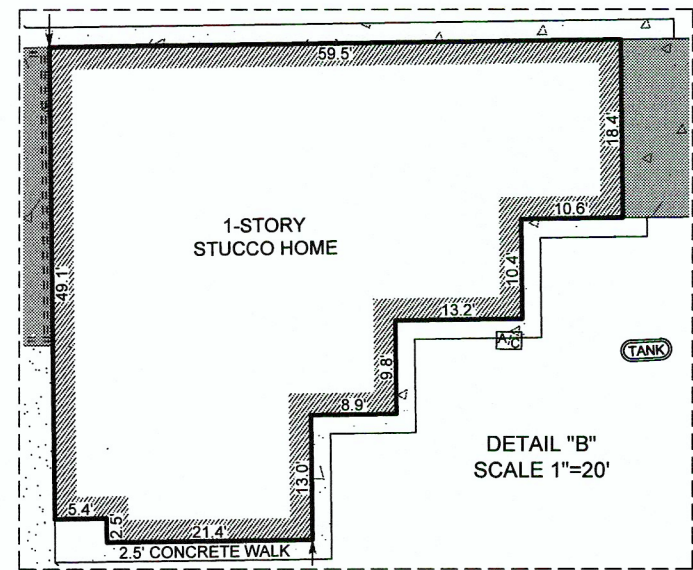
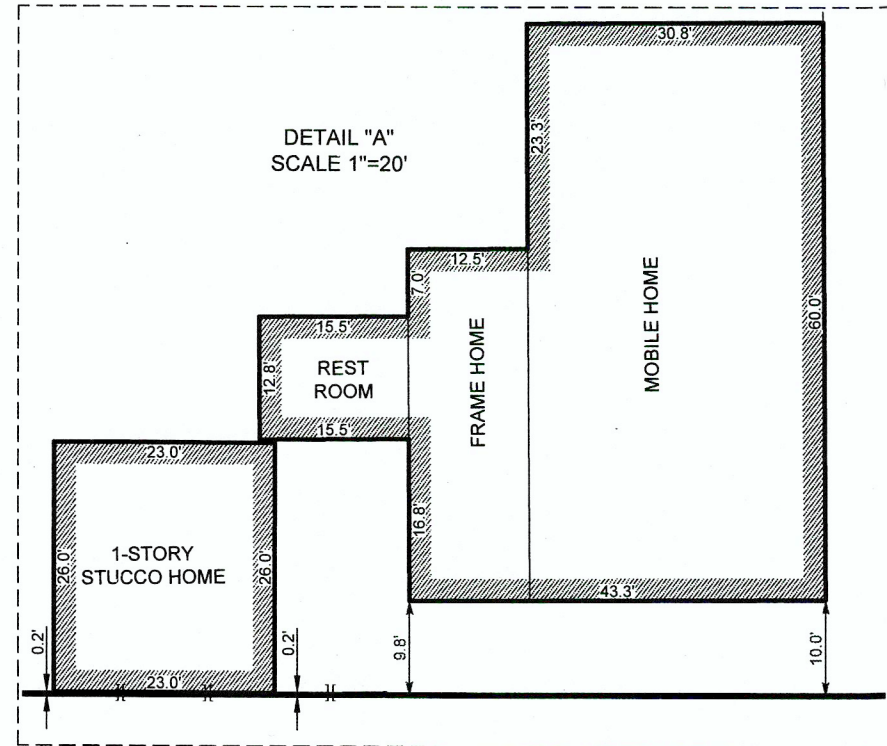
615 SUGAR MANOR, LTD.
W.D. DOCUMENT No. 1957549, H.C.O.R.

10TH STREET
100.0' R.O.W.

P.O.B.

P.O.B.
S.E. COR.
LOT 3
BLOCK 13

Line #	Direction	Length
L1	N 08° 35' 30" E	20.00'
L2	S 08° 35' 30" W	19.83'
L3	S 08° 48' 11" W	22.09'
L4	N 08° 57' 11" W	21.23'



**PLAT SHOWING
10.428 ACRES OUT OF
LOT 3, BLOCK 13,
HIDALGO CANAL Co.,
VOLUME Q, PAGE 175, H.C.D.R.
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.
 - 10TH STREET IS BEING SHOWN AS AN EXISTING PRINCIPAL ARTERIAL 120' ACCORDING TO THE 2015 THOROUGHFARE PLAN AMENDMENTS APPROVED BY TRANSPORTATION POLICY COMMITTEE, FEBRUARY 18, 2016, APPROVED BY COUNTY COMMISSIONER'S COURT, MARCH 22, 2016, RESOLUTION 2016-05. CURRENTLY 10TH STREET HAS AN EXISTING R.O.W. OF 100 FEET.
 - SURVEY WAS PREPARED WITH THE BENEFIT OF SIERRA TITLE INSURANCE GUARANTY COMPANY COMMITMENT OF No. 0003178435 EFFECTIVE DATE: AUGUST 14, 2018. ISSUED: AUGUST 17, 2018. TITLE COMMITMENT IS ONLY FOR THE 5.006-ACRE TRACT OWNED BY ESPERANZA Z. MORENO. NO TITLE COMMITMENT WAS RECEIVED FOR THE 5.422-ACRE TRACT OWNED BY PLATON FARMS.
- EASEMENTS LISTED IN SCHEDULE B:**
- 10.b.- RIGHT-OF-WAY EASEMENT GRANTED TO HIDALGO COUNTY, BY H. O. JASPER, ET AL., BY INSTRUMENT DATED SEPTEMBER 3, 1927, RECORDED IN VOLUME 259, PAGE 319, DEED RECORDS OF HIDALGO COUNTY, TEXAS. PLOTTED AND SHOWN HEREON.
 - 10.c.- EASEMENT GRANTED TO HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3, BY ELEANOR G. SASSE AND HUGO F. SASSE, DATED DECEMBER 8, 1947, RECORDED IN VOLUME 656, PAGE 361, DEED RECORDS OF HIDALGO COUNTY, TEXAS. PLOTTED AND SHOWN HEREON.
 - 10.d.- RIGHT OF WAY EASEMENT GRANTED TO STATE OF TEXAS, BY ELEANOR G. SASSE AND HUGO F. SASSE, DATED SEPTEMBER 29, 1954, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 806, PAGE 141, DEED RECORDS HIDALGO COUNTY, TEXAS. PLOTTED AND SHOWN HEREON.
 - 10.e.- EASEMENTS AND CONDITIONS AS SHOWN ON PLAT RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS.
 - 10.f.- EASEMENTS, RIGHTS, RULES, AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 3. PLOTTED AND SHOWN HEREON.
 - 10.g.- EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT OF PUBLIC RECORD. SURVEYOR CAN NOT VERIFY ANY UNRECORDED EASEMENTS THAT ARE NOT PART OF THE PUBLIC RECORDS.

- LEGEND**
- FOUND No.4 REBAR
 - FOUND IRON PIPE
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - ⊕ SET NAIL
 - ⊕ POWER POLE
 - ⊕ LIGHT POLE
 - ⊕ GUY WIRE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ MAIL BOX
 - ⊕ WATER METER
 - ⊕ IRRIGATION VALVE
 - ⊕ GAS TANK
 - ⊕ AIR CONDITION UNIT
 - ⊕ HOG WIRE FENCE
 - ⊕ CHAIN LINK FENCE
 - ⊕ WOOD FENCE
 - ⊕ OVERHEAD POWER LINE
 - ▨ ASPHALT AREA
 - ▨ CONCRETE AREA
 - ▨ COVERED AREA
 - ▨ CALICHE DRIVEWAY
 - ▨ COVERED CARPORT
 - 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.W.I.D. - HIDALGO COUNTY WATER IMPROVEMENT DISTRICT
 - S.E. COR. - SOUTHEAST CORNER
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - G.W.D. - GENERAL WARRANTY DEED
 - E.D. - EXECUTOR'S DEED
 - W.D. - WARRANTY DEED
 - N.T.S. - NOT TO SCALE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 08/21/18 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.

Fred L. Kurth 9-7-18
FRED L. KURTH, RPLS No. 4750 DATE:



JOB No.	18918.08			
DRAWING DATE:	09/07/18			
DRAWN BY:	J.G.			
File Name:	18918.08			
T-1062, PGS. 69 & 70				
PAGE 3 OF 3				
		REVISION DATE BY		
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