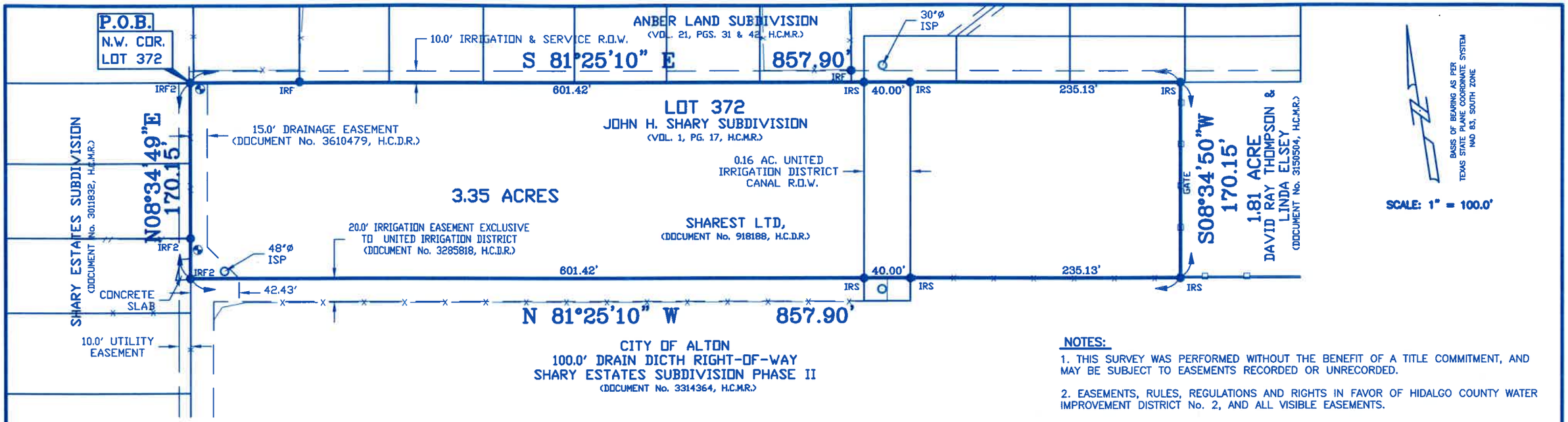

LEGEND

IRF	= FOUND 1/2" IRON ROD
IRF2	= FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS"
IRS	= SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS"
O	= IRRIGATION STAND PIPE
⊕	= STORM SEWER MANHOLE
—□—	= BLOCK FENCE
—X—	= CHAIN LINK FENCE
—//—	= WOOD FENCE
R.O.W.	= RIGHT OF WAY
H.C.M.R.	= HIDALGO COUNTY MAP RECORDS
H.C.D.R.	= HIDALGO COUNTY DEED RECORDS
P.O.B.	= POINT OF BEGINNING

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY BE SUBJECT TO EASEMENTS RECORDED OR UNRECORDED.

2. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 2, AND ALL VISIBLE EASEMENTS.

3. IF THIS SURVEY DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE, IT IS INVALID AS PER SECTION 663.19 OF THE "THE PROFESSIONAL LAND SURVEYING PRACTICES ACT" ENACTED UNDER ARTICLE 5282C, VERNON'S TEXAS CIVIL STATUTES.

4. THIS CERTIFICATION IS MADE TO THE HEREIN NAMED CLIENT, IT IS NOT TRANSFERABLE NOR, CERTIFIED TO ANY OWNER OR FUTURE OWNER OR FUTURE LENDING INSTITUTIONS. CERTIFICATION HEREIN WILL EXPIRE 6 MONTHS FROM THIS DATE AS NOTED ON THIS PLAT AND MAY NOT BE UTILIZED FOR ANY SPECIFIC FUTURE TRANSACTION OF THIS HEREIN NAMED REAL ESTATE.

5. EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN UNTITLED INSTRUMENT DATED MAY 14, 1917, RECORDED IN VOLUME 60, PAGE 237, DEED RECORDS, HIDALGO COUNTY, TEXAS. (BLANKET)

6. EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN UNTITLED INSTRUMENT DATED MAY 17, 1917, RECORDED IN VOLUME 59, PAGE 211, DEED RECORDS, HIDALGO COUNTY, TEXAS.

7. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF UNITED IRRIGATION DISTRICT. (BLANKET)

8. PLATTING EXEMPTION AFFIDAVIT DATED APRIL 22, 1998 MADE BY ELVIA CAVAZOS, RECORDED UNDER DOCUMENT No. 671928, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FOR: SYNERGIS, LLC

FLOOD DESIGNATION

The flood designation for this property is "Zone C" which are "Areas of minimal flooding". As per F.E.M.A.s Flood Insurance Rate Map Panel No.:

480334 0400 C Map Revised: November 16, 1982

Flood Zone is determined by graphic plotting only. We do not assume responsibility for exact determination.

LEGAL DESCRIPTION

This plat is a true and correct representation of a survey made on the ground of the property located at: GLASSCOCK ROAD, Alton, Hidalgo County, Texas, described as follows: 3.35 ACRES OUT OF LOT 372, JOHN H. SHARY SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 17, Map Records, Hidalgo County, Texas.

PROJECT INFORMATION

SURVEYED DATE:	09/11/2025
JOB NO.:	250905
DRAWN BY:	GTG
CHECKED BY:	C.V.
REVISIONS:	
REVISION 1	AREA

LAND SURVEYORS LLC
517 BEAUMONT AVE.
McALLEN, TEXAS 78501
Ph. (956) 618-1551
FAX (956) 618-1547
www.cvqlandsurvey.com
TBPELS FIRM No. 10119600

SURVEYOR'S CERTIFICATION

I, Carlos Vasquez, a Registered Professional Land Surveyor, do hereby certify the above forgoing plat to be a true and correct representation of the land as surveyed, on the ground on September 11, 2025, under my direction.

Carlos Vasquez
R.P.L.S. No. 4608
STATE OF TEXAS

REGISTERED PROFESSIONAL LAND SURVEYOR
CARLOS VASQUEZ
4608
STATE OF TEXAS

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