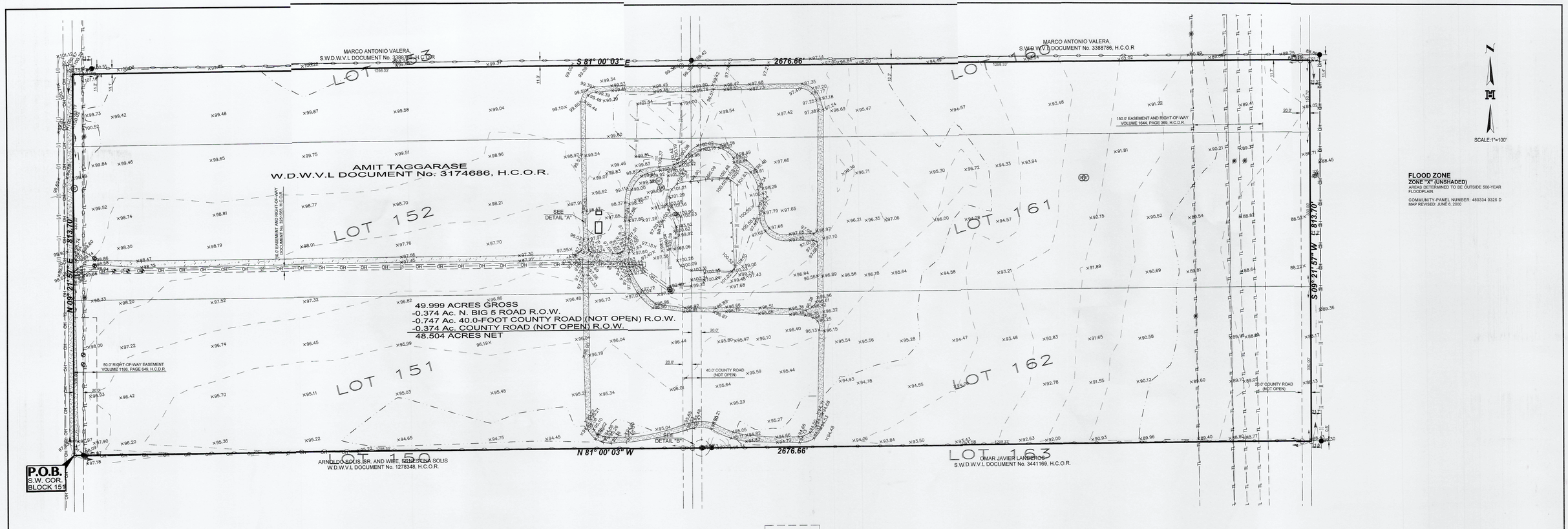
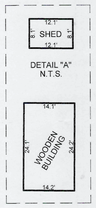
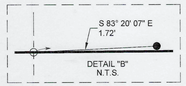


FLOOD ZONE
ZONE "X" (UNSHADED)
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

COMMUNITY-PANEL NUMBER: 480334 0325 D
MAP REVISED: JUNE 6, 2000

PLAT SHOWING 49.999 ACRES BEING ALL OF LOTS 151, 152, 161 AND 162, AND OUT OF LOTS 153 AND 160, RAMSEYER GARDENS No. 2 VOLUME 11, PAGE 31, H.C.M.R. HIDALGO COUNTY, TEXAS





LEGEND

- FOUND No.4 REBAR
- FOUND COTTON PICKER SPINDLE
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- POWER POLE
- SERVICE POLE
- GUY WIRE
- TRANSMISSION POLE
- MAIL BOX
- WATER PIPELINE MARKER
- WATER TANK
- IRRIGATION VALVE
- IRRIGATION STAND PIPE (SIZE AS NOTED)
- ELECTRIC BOX
- ELECTRICAL METER
- T-FENCE POST
- GATE POST
- BARBED WIRE FENCE
- HOG WIRE FENCE
- GAME FENCE
- EDGE OF POND
- TL — TRANSMISSION LINE
- OH — OVERHEAD POWER LINE
- CALICHE DRIVEWAY
- DIRT DRIVEWAY

C-C - EDGE OF CALICHE TO EDGE OF CALICHE
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
S.W. COR. - SOUTHWEST CORNER
P.O.B. - POINT OF BEGINNING
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
N.T.S. - NOT TO SCALE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 08/01/2024 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.

08/09/2024
ROBERTO N. TAMEZ, RPLS No. 6238 DATE:

STATE OF TEXAS
REGISTERED
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. BEARING BASIS IS FROM THE No. 4 REBAR FOUND AT THE EAST RIGHT-OF-WAY LINE OF N. BIG 5 ROAD AND THE SOUTH LINE OF THIS TRACT AND THE No. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT.
3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
4. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
5. ELEVATION DATUM PER NAVD 88 (GEOID 2012B)

JOB No. 24648			
DRAWING DATE: 08/08/2024			
DRAWN BY: J.G.			
File Name: 24648	REVISION	DATE	BY
T-1225, PG. 24			

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