



SCALE: 1"= 300'
BASIS OF BEARING
T.S.P.C. SOUTH ZONE
NAD 1983

LEGEND

- - FD. 3/8 INCH IRON ROD
- - SET 1/2" IRON ROD
W/ A RED CAP STAMPED
"RIO DELTA SURVEYING"
- - FD. 1/2 INCH IRON ROD
- △ - SET CPS
- ⊠ - ELECTRIC BOX
- ⊙ - TEL. PEDESTAL
- ⊙ - SIGN
- ⊠ - GAS MARKER
- ⊙ - POST
- ⊙ - RCP
- ⊙ - POWER POLE
- ⊙ - IRR. STAND PIPE
- x1234 - ELEVATION POINT
- OH— - OVERHEAD POWER LINE
- R.O.W. - RIGHT-OF-WAY
- P.O.C. - POINT OF COMMENCING
- P.O.C. - POINT OF COMMENCING
- () - DEED OR MAP RECORDS

SCHEDULE NOTES

EDWARDS ABSTRACT AND TITLE CO, TITLE REPORT OF No. 920058, EFFECTIVE DATE OCTOBER 22, 2018, SCHEDULE B ITEMS:

EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN UNTITLED INSTRUMENT DATED APRIL 1, 1913, RECORDED IN VOLUME 30, PAGE 6, DEED RECORDS, HIDALGO COUNTY, TEXAS. (BLANKET)

RIGHT OF WAY DATED MARCH 2, 1936, RECORDED IN VOLUME 413, PAGE 192, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (AS TO FARM TRACTS 507 AND 508) (DOES NOT AFFECT THE PROPERTY)

EASEMENT AND RIGHT OF WAY DATED APRIL 19, 1953, RECORDED IN VOLUME 781, PAGE 259, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (AS TO FARM TRACT 508) (BLANKET)

EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN UNTITLED INSTRUMENT DATED NOVEMBER 17, 1965, RECORDED IN VOLUME 1131, PAGE 908, DEED RECORDS, HIDALGO COUNTY, TEXAS. (ALL) (DOES NOT AFFECT THE PROPERTY)

EASEMENT AND RIGHT OF WAY DATED APRIL 14, 1966, RECORDED IN VOLUME 1152, PAGE 320, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (AS TO FARM TRACTS 508 AND 511) (BLANKET)

EASEMENT IN FAVOR OF NORTH ALAMO WATER SUPPLY, AS SET FORTH IN INSTRUMENT DATED JULY 22, 1969, RECORDED IN VOLUME 1260, PAGE 694, DEED RECORDS, HIDALGO COUNTY, TEXAS. (ALL) (PLOTTED) (AFFECTS THE PROPERTY)

EASEMENT DATED DECEMBER 1, 1973, RECORDED IN VOLUME 2028, PAGE 519, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. (AS TO FARM TRACT 508) (PLOTTED) (AFFECTS THE PROPERTY)

SUBJECT TO ANY PORTION OF SUBJECT PROPERTY DESCRIBED HEREIN LYING WITHIN CANAL RIGHT OF WAY. (NO PROPERTY IS WITHIN CANAL)

EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9. (BLANKET)

EDWARDS ABSTRACT AND TITLE CO, TITLE REPORT OF No. 920056, EFFECTIVE DATE OCTOBER 19, 2018, SCHEDULE B ITEMS:

EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN UNTITLED INSTRUMENT DATED APRIL 1, 1913, RECORDED IN VOLUME 30, PAGE 6, DEED RECORDS, HIDALGO COUNTY, TEXAS.(BLANKET)

EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN DEED DATED OCTOBER 14, 1932, RECORDED IN VOLUME 379, PAGE 627, DEED RECORDS, HIDALGO COUNTY, TEXAS. (DOES NOT AFFECT THE PROPERTY)

EASEMENT AND RIGHT OF WAY DATED JANUARY 2, 1947, RECORDED IN VOLUME 611, PAGE 116, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (BLANKET)

EASEMENT AND RIGHT OF WAY DATED AUGUST 17, 1948, RECORDED IN VOLUME 648, PAGE 371, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (AFFECTS THE PROPERTY) ELECTRICAL TRANSMISSION LINE.

EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN UNTITLED INSTRUMENT DATED NOVEMBER 17, 1965, RECORDED IN VOLUME 1131, PAGE 908, DEED RECORDS, HIDALGO COUNTY, TEXAS. (DOES NOT AFFECT THE PROPERTY)

EASEMENT AND RIGHT OF WAY DATED APRIL 14, 1966, RECORDED IN VOLUME 1152, PAGE 317, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (BLANKET)

EASEMENT IN FAVOR OF NORTH ALAMO WATER SUPPLY, AS SET FORTH IN INSTRUMENT DATED JULY 22, 1969, RECORDED IN VOLUME 1260, PAGE 694, DEED RECORDS, HIDALGO COUNTY, TEXAS.(PLOTTED) AFFECTS THE PROPERTY

EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9. (BLANKET)

GENERAL NOTES

- This certification is made to the named clients in the Surveyor's Certificate and to no other owner, future owner or future lending institution. This certification is not transferable and may not be utilized for any specific future transaction of this herein named real estate.
- Minimum Building Setbacks shall comply with the City of Elsa Zoning Ordinance.
- This surveyor made no attempt to locate any underground utilities.
- Flood Zone Designation: Zone "X"
Community Panel No.:480334 0350 C
Map Revised: June 6, 2000 LOMR 05-17-01

LEGAL DESCRIPTION

A 78.27 ACRE TRACT OF LAND OUT OF A PART OR PORTION OUT OF FARM TRACT 508, 511, AND 516, WEST AND ADAMS TRACT SUBDIVISION, CITY OF ELSA, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



I, CERTIFY TO DEPATA LLC THAT THIS PLAT HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON THE GROUND UNDER MY SUPERVISION ON DECEMBER 27, 2018; THAT IT IS CORRECT AND COMPLIES WITH THE REQUIREMENTS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

JOSE MARIO GONZALEZ R.P.L.S. No. 5571
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