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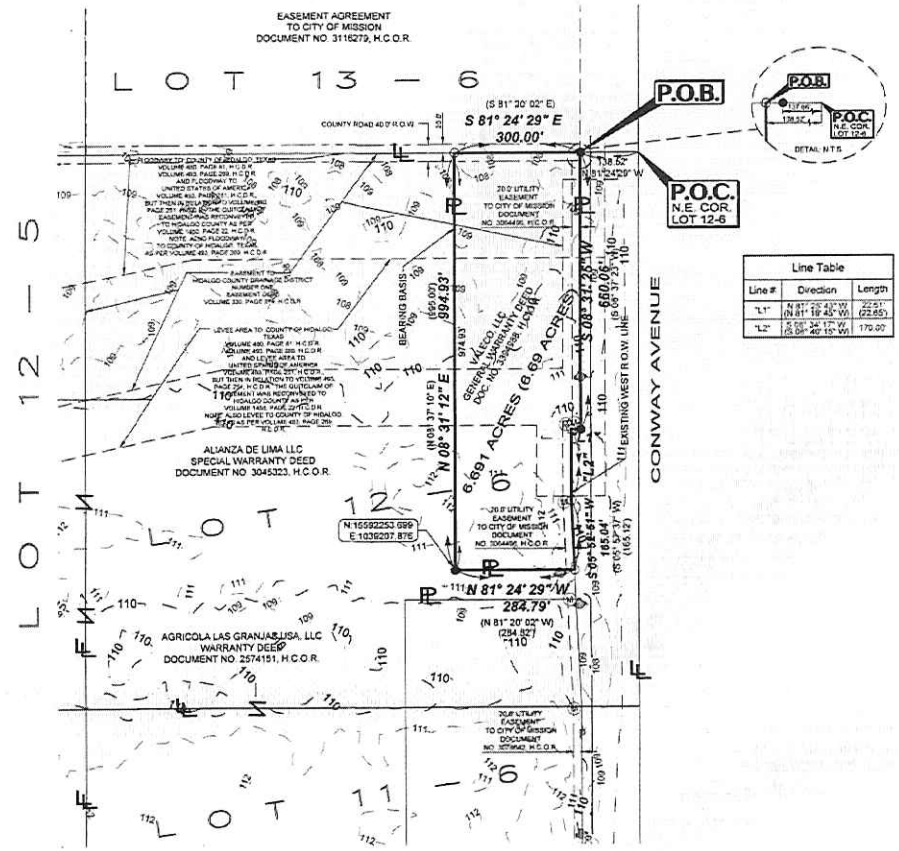

SCALE: 1"=200'

Line Table		
Line #	Direction	Length
"L1"	N 81° 18' 43" W (N 81° 18' 43" W)	22.41' (22.65')
"L2"	S 08° 34' 17" W (S 08° 40' 15" W)	179.00'

LEGEND

- FOUND No.4 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SERVICE POLE
- FIRE HYDRANT
- MANHOLE
- TYPE "A" INLET

H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
N.T.S. - NOT TO SCALE
R.O.W. - RIGHT-OF-WAY
N.E. COR. - NORTHEAST CORNER
DOC. NO. - DOCUMENT NUMBER
( ) - RECORDED DEED CALLS
- LOT LINE
- PROPERTY LINE
- SAME OWNER

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 (NORTHING: 16592253.699, EASTING: 1039207.876) AT THE SOUTHWEST CORNER OF SUBJECT TRACT TO A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SUBJECT 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 EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT EASEMENTS MAY AFFECT THIS TRACT.
5. ELEVATION DATUM PER NAVD 88 (GEOID 2012B)
6. LEVEE AND FLOODWAY EASEMENTS IN FAVOR OF UNITED STATES OF AMERICA AS RECORDED IN VOLUME 475, PAGE 540, H.C.D.R. PERTAINING TO SAID LOT 12-5, BUT DOES NOT AFFECT SUBJECT TRACT
7. A PERMANENT EASEMENT IN FAVOR OF HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 14 AS RECORDED IN VOLUME 1419, PAGE 601, H.C.D.R. SAID EASEMENT IS TO BE 26.26 FEET IN WIDTH ON EACH SIDE OF THE CENTER LINE OF ANY PIPELINE DURING THE TIME OF SAID PIPELINES ARE TO BE CONSTRUCTED OR REPAIRED BY GRANTEE AND IN OTHER TIMES, SAID EASEMENT SHALL BE 12.5 FEET IN WIDTH ON EACH SIDE OF THE CENTER LINE OF ANY EXISTING PIPELINE. BLANKET IN NATURE, NOT PLOTTABLE. AFFECTS MANY LOTS OF SAID WEST ADDITION TO SHARYLAND SUBDIVISION
8. AN EASEMENT AND RIGHT OF WAY IN FAVOR OF CENTRAL POWER AND LIGHT COMPANY AS RECORDED IN VOLUME 751, PAGE 294, H.C.D.R. AFFECTS THE WEST 16.5 ACRES OF SAID LOT 11-6 AND OTHER TRACTS OF SAID WEST ADDITION TO SHARYLAND SUBDIVISION. BLANKET IN NATURE, NOT PLOTTABLE. NO WIDTH TO EASEMENT SPECIFIED. DOES NOT AFFECT SUBJECT TRACT
9. AN EASEMENT AND RIGHT OF WAY IN FAVOR OF CENTRAL POWER AND LIGHT COMPANY AS RECORDED IN VOLUME 779, PAGE 389, H.C.D.R. AFFECTS THE WEST 16.5 ACRES OF SAID LOT 12-6 OF SAID WEST ADDITION TO SHARYLAND SUBDIVISION. BLANKET IN NATURE, NOT PLOTTABLE. NO WIDTH OF EASEMENT SPECIFIED. DOES NOT AFFECT SUBJECT TRACT
10. A RIGHT-OF-WAY EASEMENT TO COUNTY OF HIDALGO AS RECORDED IN VOLUME 749, PAGE 405, H.C.D.R. WITHIN THE EXISTING ROAD RIGHT-OF-WAY OF CONWAY AVENUE ONLY, PERTAINING TO SAID LOTS 9-6, 10-6, AND 11-6. ALL OF SAID WEST ADDITION TO SHARYLAND SUBDIVISION. DOES NOT AFFECT SUBJECT TRACT
11. RIGHT-OF-WAY EASEMENT TO COUNTY OF HIDALGO AS RECORDED IN VOLUME 730, PAGE 573, H.C.D.R. WITHIN THE EXISTING ROAD RIGHT-OF-WAY OF CONWAY AVENUE ONLY, PERTAINING TO SAID LOT 12-6 AND THE NORTH PORTION OF SAID LOT 11-6.
12. UTILITY EASEMENT IN FAVOR OF CITY OF MISSION AS RECORDED UNDER DOCUMENT NO. 3064496, H.C.O.R. PLOTTED AND SHOWN HEREON. AFFECTS SAID LOT 12-6
13. RIGHT-OF-WAY EASEMENT IN FAVOR OF COUNTY OF HIDALGO AS RECORDED IN VOLUME 736, PAGE 115, H.C.D.R. WITHIN THE EXISTING ROAD RIGHT-OF-WAY OF CONWAY AVENUE ONLY, PERTAINING TO SAID LOT 12-6
14. LEVEE EASEMENT IN FAVOR OF UNITED STATES OF AMERICA AS RECORDED IN VOLUME 505, PAGE 603, H.C.D.R. WITHIN THE EXISTING ROAD RIGHT-OF-WAY OF CONWAY AVENUE ONLY, PERTAINING TO SAID LOT 12-6, BUT THERE WAS A QUITCLAIM OF EASEMENT THAT SAID PORTION WAS RECONVEYED TO HIDALGO COUNTY AS PER VOLUME 1450, PAGE 22, H.C.D.R. NOT WITHIN SUBJECT TRACT.
15. FLOODWAY AND LEVEE EASEMENTS TO COUNTY OF HIDALGO, TEXAS AS RECORDED IN VOLUME 480, PAGE 81, H.C.D.R. PLOTTED AND SHOWN HEREON. PERTAINING TO LOTS 12-5 AND 13-6. AFFECTS SUBJECT TRACT
16. FLOODWAY AND LEVEE EASEMENTS IN FAVOR OF UNITED STATES OF AMERICA AS RECORDED IN VOLUME 463, PAGE 249, H.C.D.R. PERTAINING TO SAID LOT 12-6. BUT NOT PERTAINING TO SUBJECT TRACT
17. FLOODWAY AND LEVEE EASEMENTS TO COUNTY OF HIDALGO, TEXAS AS RECORDED IN VOLUME 463, PAGE 261, H.C.D.R. PLOTTED AND SHOWN HEREON. PERTAINING TO SAID LOTS 12-5 AND 12-6 AFFECTS SUBJECT TRACT.
18. FLOODWAY AND LEVEE EASEMENTS TO UNITED STATES OF AMERICA AS RECORDED IN VOLUME 463, PAGE 251, H.C.D.R. PLOTTED AND SHOWN HEREON. BUT THERE WAS A QUITCLAIM OF EASEMENT THAT SAID PORTION WAS RECONVEYED TO HIDALGO COUNTY AS PER VOLUME 1450, PAGE 22, H.C.D.R. PLOTTED AND SHOWN HEREON. PERTAINING TO SAID LOTS 12-5 AND 12-6. AFFECTS SUBJECT TRACT.
19. LEVEE AND FLOODWAY EASEMENTS TO COUNTY OF HIDALGO AS RECORDED IN VOLUME 462, PAGE 86, H.C.D.R. WITHIN THE EXISTING ROAD RIGHT-OF-WAY OF CONWAY AVENUE ONLY. PERTAINING TO SAID LOT 12-6
20. EASEMENT IN FAVOR OF HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE AS BY VIRTUE OF EASEMENT DEED RECORDED IN VOLUME 332, PAGE 579, H.C.D.R. PLOTTED AND SHOWN HEREON PERTAINING TO SAID LOTS 12-5 AND THE NORTHERN PORTION OF SAID LOT 12-6. AFFECTS SUBJECT TRACT.
21. RIGHT-OF-WAY AND EASEMENT IN FAVOR OF BETTIS AND SHEPHERD GAS SUPPLY COMPANY AS RECORDED IN VOLUME 903, PAGE 84, H.C.D.R. SAID RIGHT-OF-WAY AND EASEMENT IS TO GO UPON UNDER, THROUGH, ETC. OF GRANTOR'S LANDS WHICH ARE PERTAINING TO 2.88 ACRES OUT OF SAID LOT 11-4. BLANKET IN NATURE, NOT PLOTTABLE. NO WIDTH OF RIGHT-OF-WAY AND EASEMENT SPECIFIED
22. LEVEE EASEMENT IN FAVOR OF UNITED STATES OF AMERICA AS RECORDED IN VOLUME 480, PAGE 607, H.C.D.R. PERTAINING TO LOT 11-4, BUT DOES NOT AFFECT SUBJECT TRACT
23. LEVEE EASEMENT IN FAVOR OF UNITED STATES OF AMERICA AS RECORDED IN VOLUME 482, PAGE 605, H.C.D.R. PERTAINING TO SAID LOT 11-4. BUT DOES NOT AFFECT SUBJECT TRACT
24. EASEMENT IN FAVOR OF HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE AS RECORDED IN VOLUME 340, PAGE 505, H.C.D.R. PERTAINING TO SAID LOT 11-4. BUT DOES NOT AFFECT SUBJECT TRACT
25. EASEMENT AND RIGHT-OF-WAY IN FAVOR OF HIDALGO COUNTY, TEXAS AS PER VOLUME 365, PAGE 627, H.C.D.R. PERTAINING TO SAID LOT 12-4, BUT DOES NOT AFFECT SUBJECT TRACT
26. EASEMENT AND RIGHT-OF-WAY IN FAVOR OF HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE BY VIRTUE OF EASEMENT DEED RECORDED IN VOLUME 383, PAGE 553, H.C.D.R. PERTAINING TO SAID LOT 12-4. BUT DOES NOT AFFECT SUBJECT TRACT
27. EASEMENT AND RIGHT OF WAY IN FAVOR OF AEP TEXAS INC. AS RECORDED UNDER DOCUMENT NO 3399815, H.C.O.R. DOES NOT AFFECT SUBJECT TRACT. PERTAINING TO SAID LOTS 10-5 AND 11-5.
28. EASEMENT AGREEMENT FOR SIGNBOARD AS RECORDED UNDER DOCUMENT NO. 2470900, H.C.O.R. DOES NOT AFFECT SUBJECT TRACT.
29. EASEMENT IN FAVOR OF CITY OF MISSION AS RECORDED UNDER DOCUMENT NO. 3079842, H.C.O.R. AFFECTS SOME OF THE AREAS OF SAID LOTS 11-6 AND 12-6. DOES NOT AFFECT SUBJECT TRACT
30. EASEMENT IN FAVOR OF CITY OF MISSION AS RECORDED UNDER DOCUMENT NO. 3081081, H.C.O.R. DOES NOT AFFECT SUBJECT TRACT
31. UNITED IRRIGATION DISTRICT WAS CONTACTED AND THEY CLAIM THAT THERE ARE PROBABLY EXISTING IRRIGATION LINES, BUT THEY DO NOT SERVICE THEM AND THERE ARE NO FEE SIMPLE AREAS UPON SUBJECT TRACT

PLAT SHOWING
6.691 ACRES
OUT OF LOT 12-6
WEST ADDITION TO SHARYLAND SUBDIVISION
VOLUME 1, PAGE 56, H.C.M.R.
CITY OF MISSION
HIDALGO COUNTY, TEXAS

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 04/11/23 UNDER MY DIRECTION AND SUPERVISION AND WAS NOT INTENDED TO SHOW ALL EASEMENTS.

ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 05/03/2023

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

GK MCH

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
TBPELS No.10096400
BOOK: T- PG.
DATE: 5/03/2023
JOB No. 23046
FILE NAME: 23046 VALECO
DRAWN BY: I.H./B.M.
115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
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