

S80°51'43"E

50.00'

1270.00'

396.00'

OWNER:
DAVID & NANCY ROGERS
CORRECTION DEED
DOC. 2980380
O.R.H.C.T.

S08°55'17"W

S80°51'43"E
220.00'

N08°55'17"E
195.75'

S80°50'08"E
136.43'

S60°17'29"E
121.49'

OWNER:
ALBERTO JAUREGUI VALDEZ &
JESUS REYMONDO
VOL. 3162877
O.R.H.C.T.

BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205

S80°50'08"E
66.01'

S11°41'36"W
67.02'

S78°56'39"E

277.40'

337.44'

POINT OF BEGINNING
FND. PK. NAIL
N: 1654316.8079
E: 1074245.7941

GRAPHIC SCALE IN FEET, 1"=100'

20.826 ACRES
[907,194.27 SQ. FT.]

OWNER: ETHELYN JANE CROSS
GENERAL WARRANTY DEED DOCUMENT NUMBER 3013628 &
SPECIAL WARRANTY DEED DOCUMENT NUMBER 405130
OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS

LOT 11, SECTION 233,
TEXAS - MEXICAN RAILWAY COMPANY'S SURVEY
VOL. 1, PG. 12,
M.R.H.C.T.

LEGEND

- LOT LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- PROPERTY LINE
- CHAINLINK FENCE
- HOOD WIRE FENCE
- CONCRETE BLOCK FENCE LINE OR VARIATION
- DITCH EDGING
- CONCRETE CURB AND GUTTER
- CONCRETE
- - FOUND 1/2" IRON ROD OR AS NOTED
- - SET 1/2" IRON ROD W/PINK CAP
STAMPED "CLS #PLS #JUN"
- IRRIGATION CONTROL VALVE
- TREE
- LANDSCAPING PLANT
- R.O.W. - RIGHT OF WAY
- VOL. - VOLUME
- PG. - PAGE
- GND. - GENERAL WARRANTY DEED
- O.R.H.C.T. - OFFICIAL RECORDS
HIDALGO COUNTY TEXAS
- M.R.H.C.T. - MAP RECORDS HIDALGO
COUNTY TEXAS

NOTES

1. SUBJECT PROPERTY IS LOCATED IN ZONE "X" DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE 600-YEAR FLOOD-PLAIN, AS PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 480334 0323 D. JUNE 8, 2000, AND FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 480338 0019 E. JUNE 8, 2000
2. THIS BOUNDARY SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND IS MEANT TO SHOW BOUNDARY LIMITS ONLY. NO EASEMENT RESEARCH WAS DONE AT THE REQUEST OF THE OWNER.
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREBY ACCOMPANIES THIS SURVEY.
4. SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

SHEET 03 OF 03

JOB NO. 21071

PLAT SHOWING:

A 20.826 ACRE [907,194.27 SQ. FT.] TRACT OF LAND BEING A PART OR PORTION OF A CALLED 24.67 ACRE TRACT CONVEYED TO ETHELYN JANE CROSS BY VIRTUE OF GENERAL WARRANTY DEED DATED MAY 8, 2019 AND RECORDED IN DOCUMENT NUMBER 3013628, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS AND OUT OF A CALLED 7.28 ACRE TRACT CONVEYED TO ETHELYN JANE CROSS BY VIRTUE OF SPECIAL WARRANTY DEED DATED AUGUST 26, 1994 AND RECORDED IN DOCUMENT NUMBER 405130, OFFICIAL RECORDS OF HIDALGO COUNTY TEXAS, AND BEING OUT OF LOT 11, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

APPROXIMATE LOCATION FOR ZONE "X" UNPAVED COMMUNITY PANEL NO. 480334 0323 D.
APPROXIMATE LOCATION FOR ZONE "X" UNPAVED COMMUNITY PANEL NO. 480338 0019 E

PROPOSED 30.0'
R.O.W. AS PER
HIDALGO COUNTY
THOROUGHFARE MAP

ADDITIONAL 10.0' R.O.W.
VOL. 1451, PG. 211 &
VOL. 1522, PG. 43
DEED RECORDS OF HIDALGO COUNTY, TEXAS

60.0' RIGHT OF WAY

S08°55'17"W

DEPOT ROAD [80.0' R.O.W.]

948.73'

508.55'17"W

371.27'

30.00'

920.00'

5.0 AC.

N80°51'43"W

87.26 AC.
OWNER: SOROCK, INC.
VOL. 1521, PG. 1776222
O.R.H.C.T.