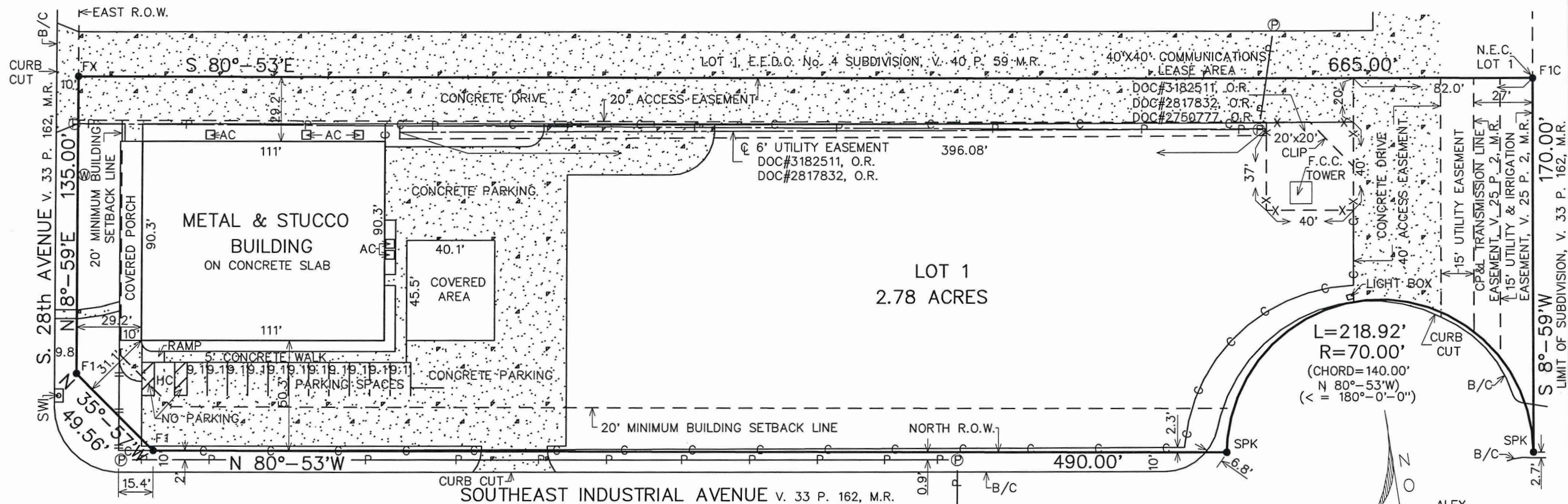


CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY
LOT 1, E.E.D.C. NO. 3 SUBDIVISION, AN ADDITION TO THE CITY OF
EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP
THEREOF RECORDED IN VOLUME 33 P. 162, MAP RECORDS OF
HIDALGO COUNTY, TEXAS.



BUYER'S NAME: LAH PROPERTIES, LLC
FLOOD ZONE: "X" (SHADED) COMMUNITY PANEL NUMBER: 480338 0035 E
MAP REVISED: JUNE 6, 2000 (LOMR MAY 14, 2001)

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY
OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A
CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY.

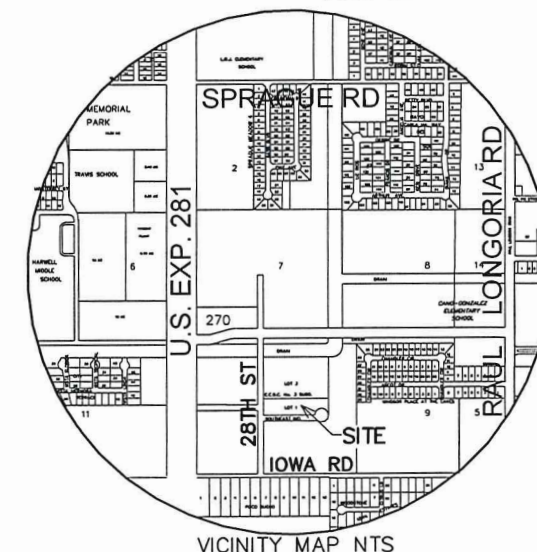
I CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME
OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES,
CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR
OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT © COPYRIGHT 2024 PENA
ENGINEERING THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER
NAMED HEREON. IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE
WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR
IMPLIED TO COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE
ADDRESS: 1718 S. 28th AVENUE EDINBURG, TEXAS 78542

LEGEND:
F1 - FOUND 1/2" DIAMETER IRON ROD
F1C - FOUND 1/2" DIAMETER IRON ROD W/CAP
STAMPED "SAMES"
FX - FOUND "X" CUT IN CONCRETE
SPK - SET PK NAIL IN ASPHALT
R.O.W. - RIGHT OF WAY
B/C - BACK OF CONCRETE CURB & GUTTER
W - WATER METER
P - POWER POLE
SWI - STORM WATER INLET
X-X - 6' CEDAR FENCE
C-C - 6' CHAIN LINK FENCE
H-H - 6' IRON FENCE
HC - HANDICAPPED PARKING SPACE
P-P - POWER POLE LINE

NOTE:
BASIS OF BEARING IS THE NORTH LINE OF LOT 1,
E.E.D.C. NO. 3 SUBDIVISION, V. 33 P. 162, MAP
RECORDS OF HIDALGO COUNTY, TEXAS

0' 50' 100'

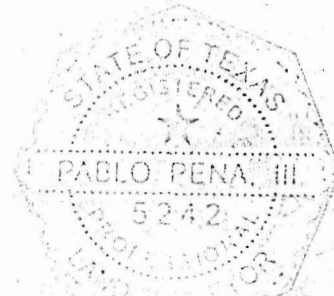
SCALE: 1"=50'
CAD: EEDC3-1
JOB: 83311



EASEMENTS AS PER GF NO. ALFM-1623-3016232400054JLZ
EFFECTIVE DATE: FEBRUARY 12, 2024
ISSUED DATE: FEBRUARY 22, 2024

- 1.) STATUTORY RIGHTS, RULES, REGULATIONS, EASEMENTS, & LIENS IN FAVOR OF
HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, PURSUANT TO APPLICABLE
SECTIONS OF THE TEXAS WATER CODE
- 2.) BLANKET INGRESS & EGRESS EASEMENT, DOC#2817832 & DOC#3182511, OFFICIAL
RECORDS (PLOTTED)

Pablo Peña III
REG. PROFESSIONAL LAND SURVEYOR No. 5242
DATE: FEBRUARY 21st, 2024



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