

THIS SURVEYOR MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES.

2. THIS IS A BOUNDARY SURVEY WITH NO IMPROVEMENTS SHOWN.

3. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983.

	LINE	TABLE
NO.	LENGTH	BEARING
L1	71.43'	N 43°15'19" E

## PLAT SHOWING

ALL OF LOT 1-A, 1-B AND 1-C, MID-VALLEY INTERNATIONAL INDUSTRIAL PARK SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN DOCUMENT NO. 3401204, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GF#: 952104

ADDRESS: ECONOMIC DRIVE &

N. INTERNATIONAL BLVD - F.M. 1015

WESLACO, TEXAS

SURVEYED: FEBRUARY 21, 2024

REQUESTED BY: WELESTER GUERRA

FLOOD ZONE DESIGNATION: ZONE "X" COMMUNITY-PANEL NUMBER: 480334 0450 C MAP REVISED: JUNE 6, 2000

JOB NUMBER RIO 24 051 COPYRIGHT 2024 RIO DELTA SURVEYING THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMES HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

## **LEGEND**

SET 1/2 INCH IRON ROD W/ A RED CAP STAMPED 'RIO DELTA SURVEYING"

- FD. 1/2 INCH IRON ROD 0

- CEDAR FENCE \* - LIGHT POLE

0 - MANHOLE - GRATE INLET

- SIGN (WM) - WATER METER  $\stackrel{\mathbf{w}}{\bowtie}$ - WATER VALVE

 $^{3}$ - FIRE HYDRANT - LOT LINE Ł

MAP RECORDS HIDALGO M.R.H.C.T. -COUNTY, TEXAS

D.R.H.C.T. - DEED RECORDS HIDALGO

COUNTY, TEXAS O.R.H.C.T. - OFFICIAL RECORDS HIDALGO

COUNTY, TEXAS - MINIMUM BUILDING SETBACK LINE M.B.S.L.

- VOLUME VOL. - PAGES PGS. - RIGHT OF WAY

R.O.W.

10a. Rights of parties in possession. (Affects Subject Tract)

SCALE: 1" = 60'

10b. Rights of tenants in possession, as tenants only, under unrecorded leases and rental agreements. (Affects Subject Tract)

10c. Not a Survey Matter.

SCHEDULE B ITEMS:

10d. Not a Survey Matter.

10e. All leases, grants, exceptions, or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges and immunities relating thereto, appearing in the public records, whether they are listed in Schedule B or not, as provided by § 2703.056(a) of the Texas Insurance Code. (Affects Subject Tract)

10f. Right of Way Easement dated March 31, 1955, recorded in Volume 825, Page 250, Deed Records, Hidalgo County, Texas. (Plotted)

10g. Easements, rules, regulations and rights in favor of HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9. (Affects Subject Tract)

10h. Minimum floor elevation; 20.00-foot minimum setback line along the front; 5.00-foot minimum setback line along the sides; 10.00-foot minimum setback line along the rear; 10.00-foot minimum setback line along the North side of Lot 1A; 10.00-foot utility easement along the North side of Lot 1A; 40.00-foot common access, drainage and utility easement along the East side; and, 15.00-foot North Alamo Water Supply Corporation easement along the West side and proposed variable width common access easement along the West side, as shown on the map or plat thereof filed on November 29, 2022, and recorded under Clerk's File No. 3401204, Official Records, and Map Records, Hidalgo County, Texas. (Plotted)

10i. Easements and reservations as may appear upon the recorded map and dedication of said subdivision. (Affects Subject Tract)

10j. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. (Affects Subject Tract)

10k. Waterline Access Agreement dated July 24, 2023, recorded under Clerk's File No. 3503484, Official Records, Hidalgo County, Texas. (Affects Subject Tract)

101. Water Service Agreement dated November 30, 2023, between NORTH ALAMO WATER SUPPLY CORPORATION and THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO, A TEXAS NON-PROFIT CORPORATION, recorded under Clerk's File No. 3503485, Official Records, Hidalgo County, Texas. (Affects Subject Tract)



I, JOSE MARIO GONZALEZ, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.



02-21-24

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571



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