



FLOOD ZONE
 ZONE "C"
 AREAS OF MINIMAL FLOODING
 COMMUNITY PANEL NUMBER: 49334-0425-C
 MAP REVISED: NOVEMBER 16, 1992



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 05/11/2017 UNDER MY DIRECTION AND SUPERVISION.
 ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 05/11/17

**PLAT SHOWING
 2.681 ACRES OUT OF
 LOT 6, BLOCK 14,
 STEELE & PERSHING SUBDIVISION
 VOLUME 8, PAGE 115, H.C.D.R.
 HIDALGO COUNTY, TEXAS**

- LEGEND**
- FOUND No. 4 REBAR
 - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - ⊕ POWER POLE
 - ⊖ UNDERGROUND CABLE MARKER
 - ⊙ FIRE HYDRANT
 - ⊗ WATER VALVE
 - ⊕ SANITARY SEWER MANHOLE
 - ⊖ STORM SEWER MANHOLE
 - ⊙ TYPE "A" INLET
 - ⊗ 1X2' ELECTRIC BOX
 - OH — OVERHEAD POWER LINE
 - ASPHALT AREA
 - B-B - BACK OF CURB TO BACK OF CURB
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - S.W. COR. - SOUTHWEST CORNER
 - P.O.B. - POINT OF BEGINNING
 - DOC. NO. - DOCUMENT NUMBER
 - W.D. - WARRANTY DEED
 - SAME OWNER

- NOTES:**
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 2. FUTURE RIGHT-OF-WAY OF E. RIDGE ROAD WILL BE 100.00 FEET AS PER THE 2015 THOROUGHFARE PLAN AMENDMENTS APPROVED BY TRANSPORTATION POLICY COMMITTEE FEBRUARY 18, 2016 APPROVED BY COUNTY COMMISSIONER'S COURT MARCH 22, 2016.
 3. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
 4. ELEVATION DATUM PER NAVD 88 (GEOID 2003)
 5. THIS SURVEY DOES NOT MEET MODEL SUBDIVISION STANDARD REGULATIONS.
 6. SURVEY WAS PREPARED IN COORDINATION WITH LEGEND TITLE & ABSTRACT, LLC, COMMITMENT OF No. 16032100 EFFECTIVE DATE: AUGUST 2, 2016 ISSUED: AUGUST 12, 2016

- EASEMENTS LISTED IN SCHEDULE B:**
- 10.b. - RIGHT OF WAY EASEMENT GRANTED TO CITY OF MCALLEN, BY CHARLES E. THOMPSON, JR., TRUSTEE, DATED MAY 11, 1989, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 2834, PAGE 841, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS. PLOTTED AND SHOWN HEREON.
 - 10.c. - RIGHT OF WAY EASEMENT GRANTED TO CITY OF MCALLEN, BY CHARLES E. THOMPSON, JR., DATED MARCH 20, 1992, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 3287, PAGE 400, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS. DOES NOT AFFECT SUBJECT TRACT, BEING THE EAST 20.0 FEET OF RIGHT-OF-WAY FOR MCCOLL ROAD.
 - 10.d. - RIGHT OF WAY EASEMENT GRANTED TO CITY OF MCALLEN, BY CHARLES E. THOMPSON, JR., TRUSTEE, DATED JANUARY 15, 1991, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 3029, PAGE 816, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS. DOES NOT AFFECT SUBJECT TRACT, BEING THE RIGHT-OF-WAY CORNER CLIPS FOR THE INTERSECTIONS OF MCCOLL ROAD WITH RIDGE ROAD AND K CENTER STREET WITH RIDGE ROAD.
 - 10.e. - RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS BETWEEN PRA INTERNATIONAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND SHAMROCK ADVENTURE LXC, LTD., A TEXAS LIMITED PARTNERSHIP, DATED JUNE 2, 2004, FILED FOR RECORD ON JULY 14, 2004 IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, UNDER CLERK'S DOCUMENT NO. 1357975. BLANKET IN NATURE, NOT PLOTTABLE. AFFECTS ALL OF LOTS 1 AND 2, OF SAN SEBASTIAN SUBDIVISION, BEING AN EASEMENT FOR REASONABLE ACCESS, INGRESS AND EGRESS OVER ALL PAVED DRIVEWAYS, ROADWAYS AND WALKWAYS AND AN EASEMENT FOR THE PARKING OF VEHICLES IN THE PARKING AREAS DESIGNATED AS PART OF THE COMMON AREAS OF THE PARCELS.
 - 10.f. - CONVEYANCE OF WATER RIGHTS DATED AUGUST 28, 2004, FROM CARLOS PENA AND LETICIA RAMOS TO CITY OF MCALLEN, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ON JUNE 9, 2005, UNDER CLERK'S FILE NO. 1481964. (AS TO LOT 2, SAN SEBASTIAN). BLANKET IN NATURE, NOT PLOTTABLE. AFFECTS ALL OF LOTS 1 AND 2, SAN SEBASTIAN SUBDIVISION, BEING A CONVEYANCE OF WATER RIGHTS. THE OWNER OF SUBJECT TRACTS RESERVES FOR THEMSELVES THE RIGHT TO CONTINUE TO RECEIVE IRRIGATION WATER FROM THE APPLICABLE IRRIGATION DISTRICT.
 - 10.g. - EASEMENTS AND CONDITIONS AS SHOWN ON THE MAP OR PLAT THEREOF, FILED FOR RECORD IN VOLUME 48, PAGE 2, MAP RECORDS HIDALGO COUNTY, TEXAS. (AS TO LOT 2, SAN SEBASTIAN) PLOTTED AND SHOWN HEREON.
 - 10.h. - EASEMENTS AND CONDITIONS AS SHOWN ON THE MAP OR PLAT THEREOF, FILED FOR RECORD IN VOLUME 8, PAGE 115, DEED RECORDS HIDALGO COUNTY, TEXAS. NO EASEMENTS AFFECT SUBJECT TRACT.
 - 10.i. - EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2. CONTACTED HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, BUT INFORMATION IS STILL PENDING.
 - 10.j. - EASEMENTS OR CLAIMS OF EASEMENTS WHICH ARE NOT A PART OF THE PUBLIC RECORD. SURVEYOR CANNOT VERIFY EASEMENT DOCUMENTS NOT RECORDED IN PUBLIC RECORDS.

JOB No.	16194.08		
DRAWING DATE:	02/13/2017	REVISED SURVEY TRACT	05/05/2017 J.L.G.
DRAWN BY:	J.C./J.L.G.	REVISION	MELDEN & HUNT INC.
File Name:	16194.08		
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