

TRACT OF LAND OUT OF LOT 36-5, WEST ADDITION TO SHARYLAND SUBDIVISION, VOL. 1, PG. 56, H.C.M.R.

OWNER NAME: AURORA RODRIGUEZ GARCIA, DOCUMENT NUMBER: 2002-1085895 RECORDED: MAY 23, 2002 O.R.H.C.

TRACT OF LAND OUT OF LOT 36-5, WEST ADDITION TO SHARYLAND SUBDIVISION, VOL. 1, PG. 56, H.C.M.R.

OWNER NAME: ARICK ANDRE DUBE, DOCUMENT NUMBER: 2016-2725165 RECORDED: JUNE 29, 2016 O.R.H.C.

EDUARDO'S SUBDIVISION NO. 13, DOCUMENT NUMBER: 2016-2719534, H.C.M.R.

15.00' UNITED IRRIGATION DISTRICT EASEMENT, DOC. NO. 2025-3660436, O.R.H.C.

TRACT 1  
0.620 OF AN ACRE CONVEYED TO RIMAGA, LLC, DOC. NO. 2025-3660436, O.R.H.C.

TRACT OF LAND OUT OF LOT 36-6, WEST ADDITION TO SHARYLAND SUBDIVISION, VOL. 1, PG. 56, H.C.M.R.

OWNER NAME: RIMAGA, LLC  
DOCUMENT NUMBER: 2011-2186332  
CALLED 16.50 ACRES  
RECORDED: MAY 9, 2011  
O.R.H.C.

TRACT OF LAND OUT OF LOT 36-6, WEST ADDITION TO SHARYLAND SUBDIVISION, VOL. 1, PG. 56, H.C.M.R.

OWNER NAME: BDSO, LLC,  
DOCUMENT NUMBER: 2018-2959480  
CALCULATED 18.79 ACRES OUT OF A CALLED 20.00 ACRES (TRACT SIX)  
RECORDED: OCTOBER 22, 2018  
O.R.H.C.

30.0' GAS EASEMENT CONVEYED TO RIO GRANDE VALLEY GAS COMPANY, VOL. 197, PG. 1071, H.C.D.R.

N08°33'29"E  
660.00'

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

330.00'

P.O.B.  
SET 1/2" IRON ROD W/ A RED CAP STAMPED "KLSC 6333 PROP COR", COMMON CORNER OF LOT 35-5, LOT 35-6, LOT 36-5, AND LOT 36-6, WEST ADDITION TO SHARYLAND SUBDIVISION, VOL. 1, PG. 56, H.C.M.R.

S81°26'31"E  
1240.00'

N81°26'31"W  
1240.00'

TRACT OF LAND OUT OF LOT 35-6, WEST ADDITION TO SHARYLAND SUBDIVISION, VOL. 1, PG. 56, H.C.M.R.

OWNER NAME: JUAN ELOY VILLARREAL  
DOCUMENT NUMBER: 1996-521921  
CALLED 4.98 ACRES  
RECORDED: MAY 7, 1996  
O.R.H.C.

EXIST. CATTLEGUARD

EXIST. CONC. DRIVEWAY

N CONWAY AVENUE  
(160.00' R.O.W.)  
VOL. 1739, PG. 872,  
H.C.D.R.  
VOL. 1, PG. 56,  
H.C.M.R.

EXIST. E.O.P.

EXIST. WEST R.O.W. LINE OF N. CONWAY AVENUE

SCALE: 1" = 30'

LEGEND

- - SET 1/2" IRON ROD W/ A RED CAP STAMPED "KLSC 6333 PROP COR"
- - FND. 1/2" IRON ROD
- - FND. IRON PIPE
- - GAS MARKERS
- - WOODEN POST
- - POWERPOLE
- - GUY WIRE
- - FAUCET
- - JUNCTION TELEPHONE BOX
- - IRRIGATION STAND PIPE
- - WASTEWATER MANHOLE
- - WATER METER
- - OVERHEAD ELECTRIC LINE
- x — - WIRE FENCE
- ◊ — - CHAINLINK FENCE
- // — - WOOD FENCE
- ⊗ - IRRIGATION VALVE
- E.O.P. - EDGE OF PAVEMENT
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- O.R.H.C. - OFFICIAL RECORDS OF HIDALGO COUNTY
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- P - PROPERTY LINE
- ℓ - LOT LINE

PLAT SHOWING

18.79 ACRE TRACT OF LAND OUT LOT 36-6, WEST ADDITION TO SHARYLAND SUBDIVISION, ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

REQUESTED BY: MIRANDA GRAVETT

ADDRESS: 5103 N CONWAY AVENUE, PALMHURST, TEXAS 78573

SURVEYED: MARCH 04, 2026

FLOOD ZONE DESIGNATION: ZONE "C"  
COMMUNITY-PANEL NUMBER: 480334 0400 C  
MAP REVISED: NOVEMBER 16, 1982

I, KURT SCHUMACHER, 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.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6333



03/17/2026

- NOTE:
1. THIS SURVEYOR MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES.
  2. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983.
  3. MINIMUM BUILDING SETBACKS AS PER SUBDIVISION SUBJECT TO THE CITY OF EDINBURG ZONING ORDINANCE.
  4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
  5. THIS SURVEY IS SUBJECT TO EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT RECORDED IN THE PUBLIC RECORDS.

6. APPROXIMATE LOCATION OF BURIED GAS LINE BASED ON SIGNS AND EASEMENT LOCATION, GAS LINE IS ABANDONED AS PER TEXAS RAILROAD COMMISSION GIS MAPPING.

7. TEXAS 811 DIGTSS TICKET NUMBER: 2656928597

JOB NUMBER

2026\_035

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