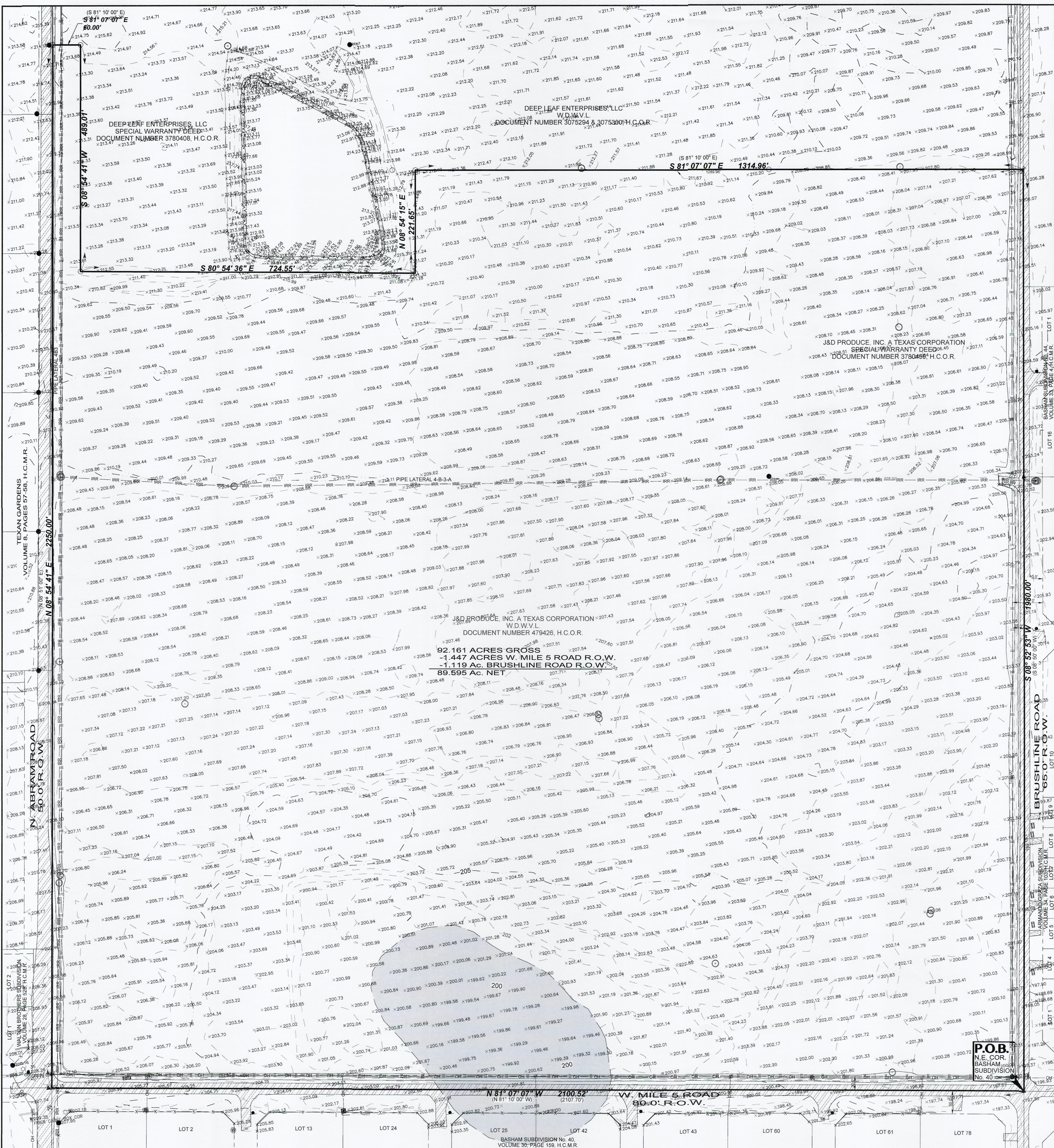




**PLAT SHOWING
92.161 ACRES OUT OF
PORCION 48,
HIDALGO COUNTY, TEXAS**

LEGEND

- FOUND NO. 4 REBAR
- ▲ FOUND COTTON PICKER SPINDLE
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- △ SET COTTON PICKER SPINDLE
- △ SET NAIL
- ⊙ POWER POLE
- ⊙ SERVICE POLE
- ⊙ LIGHT POLE
- ⊙ GUY WIRE
- ⊙ CABLE PEDESTAL
- ⊙ TELEPHONE PEDESTAL
- ⊙ AT&T UNDERGROUND CABLE MARKER
- △ SINGLE POST SIGN
- ▲ STOP SIGN
- ⊙ MAIL BOX
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ MANHOLE
- ⊙ IRRIGATION VALVE
- ⊙ IRRIGATION STAND PIPE (SIZE AS NOTED)
- ⊙ ELECTRIC BOX
- ⊙ TRANSFORMER
- ⊙ GATE POST
- ⊙ GUARD RAIL
- ⊙ HOV WIRE FENCE
- ⊙ CHAIN LINK FENCE
- ⊙ WOOD FENCE
- ⊙ EDGE OF DITCH TOP
- ⊙ EDGE OF POND
- ⊙ OVERHEAD POWER LINE
- ⊙ IRRIGATION LINE
- ⊙ ASPHALT AREA
- ⊙ CONCRETE AREA
- ⊙ CALICHE DRIVEWAY
- ⊙ DIRT DRIVEWAY
- ⊙ FLOOD "ZONE A"
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- ⊙ FLOOD "ZONE TQ"
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- ⊙ FLOOD "ZONE UT"
- ⊙ FLOOD "ZONE UY"
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- ⊙ FLOOD "ZONE ZY"
- ⊙ FLOOD "ZONE ZZ"

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 03/25/2025 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

Roberto N. Tamez
ROBERTO N. TAMEZ, RPLS No. 6238
DATE: 03/25/2025

FLOOD ZONE
ZONE "X" (UNSHADED)
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN
ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED
COMMUNITY-PANEL NUMBER: 480334 0290 D
MAP REVISED: JUNE 6, 2020

FLOOD ZONE
ZONE "A"
AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED
COMMUNITY-PANEL NUMBER: 480334 0290 D
MAP REVISED: JUNE 6, 2020

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. BEARING BASIS IS FROM THE COTTON PICKER SPINDLE FOUND AT THE SOUTHEAST CORNER OF THIS TRACT AND THE COTTON PICKER SPINDLE FOUND AT THE NORTHEAST CORNER OF THIS TRACT.
3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
4. HIDALGO COUNTY IRRIGATION DISTRICT No. 6 WAS CONTACTED FOR ANY CLAIMS ON PIPE LINE LATERALS 4B3 AND 4B-3-A, NO RESPONSE FROM HIDALGO COUNTY IRRIGATION DISTRICT No. 6 HAS BEEN RECEIVED AT THIS MOMENT.
5. SURVEY WAS PREPARED WITH THE BENEFIT OF WESTCOR LAND TITLE INSURANCE COMPANY COMMITMENT GF No. WTS-25-019643 EFFECTIVE DATE: FEBRUARY 23, 2025 ISSUED: MARCH 5, 2025

EASEMENTS LISTED IN SCHEDULE B:

- 10-a. BUILDING/SETBACK LINES, EASEMENTS, AND/OR OTHER MATTERS AS SHOWN ON PLAT RECORDED UNDER VOLUME O, PAGE 38, MAP PLAT RECORDS, HIDALGO COUNTY, TEXAS.
- 10-j. SUBJECT PROPERTY IS LOCATED WITHIN HIDALGO COUNTY DRAINAGE DISTRICT No. 1.
- 10-m. ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY WHETHER DEDICATED OR NOT.
- 10-n. VISIBLE AND APPARENT EASEMENTS ON OR ACROSS PROPERTY DESCRIBED IN SCHEDULE A.

JOB No.	25341	REVISION	08/25/2026	B.M.
DRAWING DATE: 04/21/2025		REVISION	DATE	BY
DRAWN BY: J.G.				
File Name: 25341				
T-XXX, PG. XXX				
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