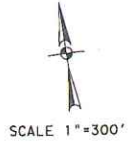


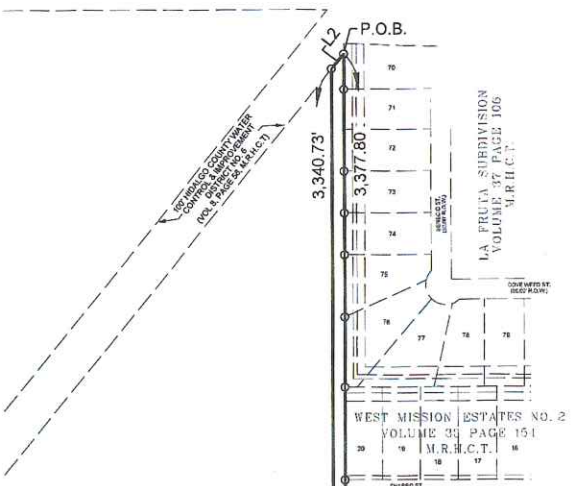
LEGEND:

- FND 1/2" IRON ROD, UNLESS OTHERWISE NOTED ○
- SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWS PROP COR" ●
- CHAINLINK FENCE (CFN) —○—
- ELECTRIC POWER POLE ⊠
- TELEPHONE PEDESTAL ⊠ TPCD
- WATER METER ⊠
- WATER VALVE ⊠
- WIRE FENCE (WFN) —
- WOODEN FENCE (WDFN) —
- FENCE (FN) —
- OVERHEAD ELECTRIC —O—
- IRRIGATION PIPELINE —IR—
- MAP RECORDS HIDALGO COUNTY TEXAS M. R. H. C. T.
- OFFICIAL RECORDS HIDALGO COUNTY TEXAS O. R. H. C. T.
- POINT OF BEGINNING P. O. B.
- POINT OF COMMENCING P. O. C.
- RIGHT-OF-WAY R. O. W.



LINE	LENGTH	BEARING
L1	30.00'	N 81° 02' 49" W
L2	47.69'	N 47° 56' 11" E

- NOTES:**
- BEARINGS BASE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4204), NORTH AMERICAN DATUM 1983, VERTICAL BASED ON: NAVD 1988 VERTICAL DATUM.
 - ANY AND ALL ZONING LAWS, REGULATIONS AND ORDINANCES OF THE MUNICIPAL AND/OR OTHER GOVERNMENTAL AUTHORITY RELATING TO THE PROPERTY, BUT ONLY TO THE EXTENT THAT THEY ARE STILL ON EFFECT.
 - SURVEYOR MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES.
 - A METES AND BOUNDS DESCRIPTION OF EVEN SURVEY DATE HERE ACCOMPANIES THIS PLAT.
 - FLOOD ZONE DESIGNATION: ZONE "X" & "A" COMMUNITY-PANEL NUMBER: 480334 0290 D, REVISED ON JUNE 06, 2000.
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



BLOCK 16
TEXAN GARDENS SUBDIVISION
VOLUME 8, PAGES 57 & 58
M.R.H.C.T.

CARLOS GUADALUPE LEAL, JR.
AND KRISTILYNN LEAL,
HUSBAND AND WIFE
DOCUMENT NO. 3096482
O.R.H.C.T.
DATED FEBRUARY 27, 2020
RECORDED MARCH 10, 2020
59.34 ACRES

AGAPITO CRUZ, JR.
DOCUMENT NO. 812349
O.R.H.C.T.
DATED SEPTEMBER 13, 1999
RECORDED OCTOBER 05, 1999
17.14 ACRES

HOMERO LOZANO CRUZ, JR.
DOCUMENT NO. 612346
O.R.H.C.T.
DATED SEPTEMBER 20,
1999
RECORDED OCTOBER 05,
1999

BOUNDARY SURVEY

A 100,778 SQUARE FEET OR 2.314 ACRE TRACT OF LAND, SITUATED IN BLOCK 16, TEXAN GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGES 57-58, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING OUT OF A 59.34 ACRE TRACT OF LAND CONVEYED TO CARLOS GUADALUPE LEAL, JR. AND KRISTI LYNN LEAL, HUSBAND AND WIFE, BY A "WARRANTY DEED WITH VENDOR'S LIEN", DATED FEBRUARY 27, 2020 AND RECORDED ON MARCH 10, 2020, AS DESCRIBED IN DOCUMENT NUMBER 3096482, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN.

Juan E. Galvan
JUAN E. GALVAN, R.P.L.S.,
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4011
10/01/2020



ROW SURVEYING SERVICES, LLC.
900 S. STEWART RD, SUITE 13
MISSION, TEXAS 78572
TEL.: (956) 424-3335
FAX.: (956) 583-7116
TSPS REG. #1012028