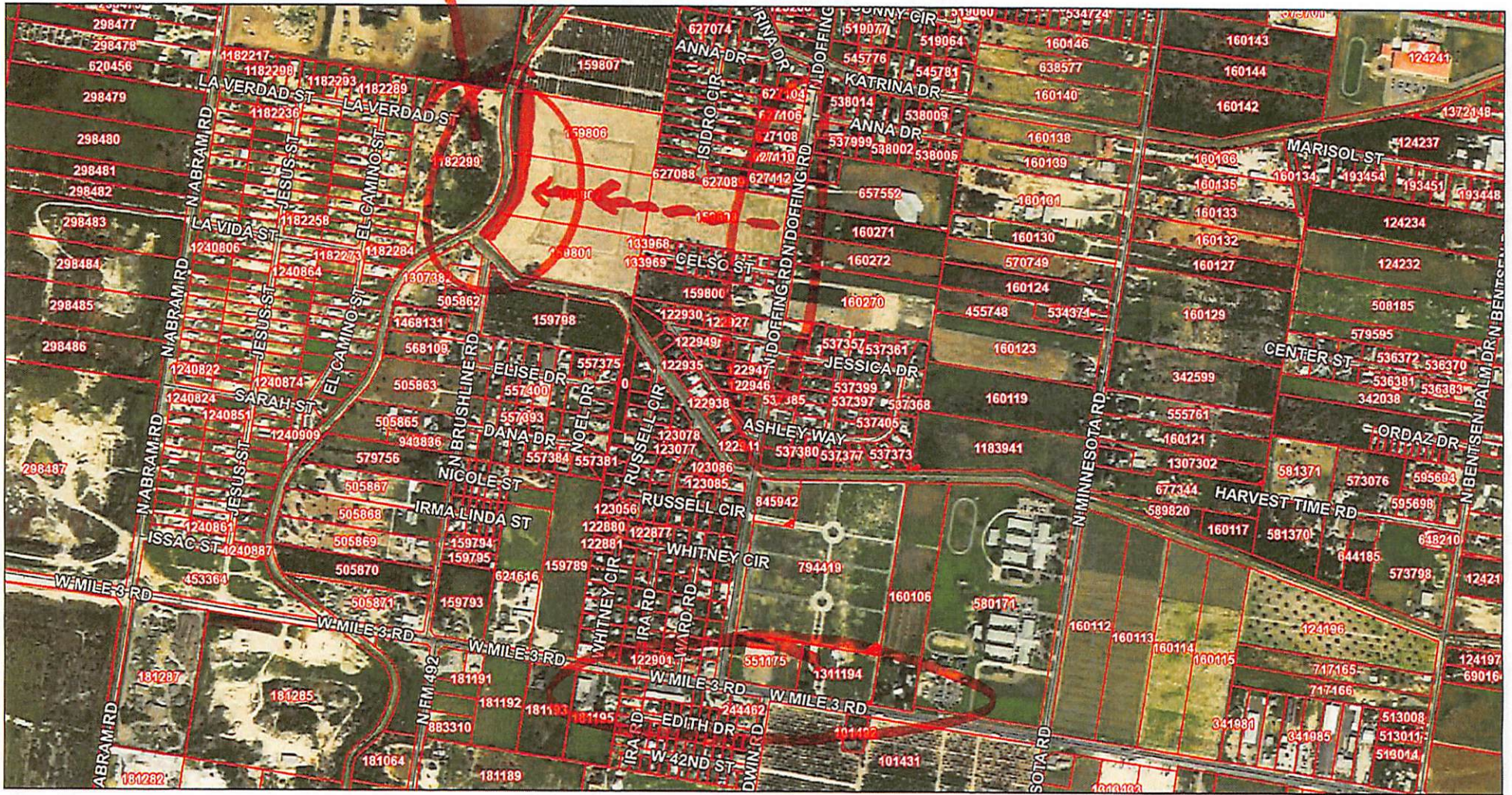


Location

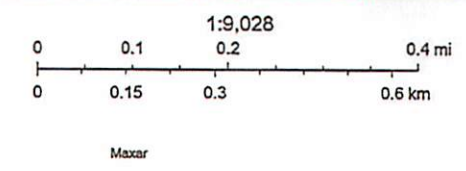
40 ft Unopened County Rd



10/12/2023, 8:53:24 AM

- Streets
- Parcels

4N



LEGEND:

- FND 1/2" IRON ROD, UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD WITH PLASTIC CAP
- STAMPED "RONS'S PROP COR"
- CHAINLINK FENCE (CFN)
- ELECTRIC POWER POLE
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE
- BARBED WIRED FENCE
- HOG WIRED FENCE
- FENCE (FN)
- OVERHEAD ELECTRIC
- IRRIGATION PIPELINE
- MAP RECORDS HIDALGO COUNTY TEXAS
- OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- POINT OF BEGINNING
- POINT OF COMMENCING
- RIGHT-OF-WAY

SCALE 1"=100'



LINE	LENGTH	BEARING
L1	112.43'	S 05° 22' 21" E
L2	40.73'	N 45° 34' 14" W
L3	111.08'	N 05° 22' 21" W
L4	40.38'	S 81° 02' 31" E

CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	357.30'	810.87'	25° 14' 48"	S 04° 24' 17" W 354.42'
C2	677.23'	649.06'	59° 46' 58"	S 25° 33' 45" W 646.93'
C3	642.86'	809.06'	60° 28' 32"	N 25° 56' 33" E 613.43'
C4	368.35'	850.87'	24° 48' 15"	N 04° 15' 04" E 365.48'

BOUNDARY SURVEY

BEING A 45,372 SQUARE FEET OR 1.041-ACRE TRACT OF LAND, SITUATED IN NICK DOFFING CO. SUBDIVISION NO.1, AS RECORDED IN VOLUME 5, PAGES 24, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING OUT OF LOT 14, 15 & 18 OF SAID NICK DOFFING CO. SUBDIVISION NO.1 CONVEYED BY "GENERAL WARRANTY DEED" TO CARLOS LEAL, JR., AS RECORDED IN DOCUMENT NUMBER 3327164, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

NOTES:

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. A METES AND BOUNDS DESCRIPTION OF EVEN SURVEY DATE HERE ACCOMPANIES THIS PLAT.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

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.

JOSE MARIO GONZALEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571



RIO DELTA SURVEYING
24603 FM 88, MONTE ALTO, TX 78539
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T.R.P.L.S. FIRM # 10013900

