

4.455 ACRES GROSS
 -0.207 ACRES IN FERGESON
 -0.118 ACRES IN DRAIN DITCH
 4.130 ACRES NET

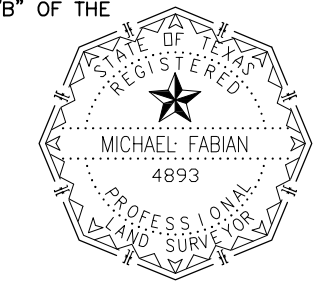
GRANTEE	VOLUME/PAGE	STATUS
CITY OF PHARR	1670 / 771 D/R	PLOTTED
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2	DOC.# 1490354 O/R	CANAL ABANDONMENT PLOTTED

LANDTITLE TEXAS
 G.F. # 25018142
 EASEMENT STATUS

BORROWER: ROSS BUSINESS CENTER, LTD

I, MICHAEL FABIAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING MAP IS A REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE AND APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAPS.

MICHAEL FABIAN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MCALLEN, TEXAS
 # 4893



MAP OF
 LOT 2,
 CENTRAL/ROSS
 SUBDIVISION
 CITY OF PHARR
 HIDALGO COUNTY, TEXAS
 RECORDED IN VOL.48, PG.121, M/R

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