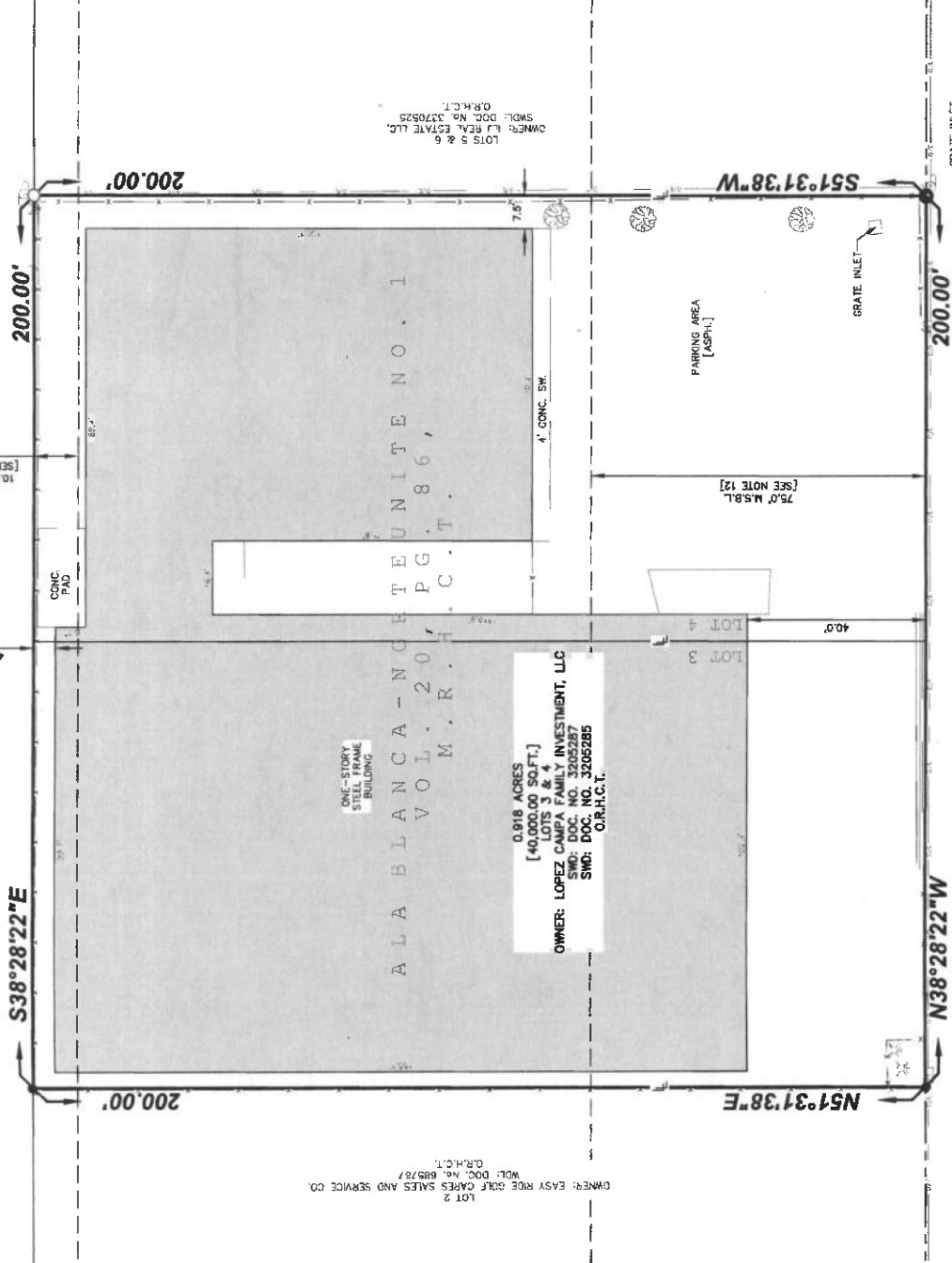


25.0' ALLEY



PLAT SHOWING:
 A 0.918 ACRE [40,000.00 SQ.FT.] TRACT
 BEING LOTS 3 AND 4, VACATING & RESUBDIVISION PLAT OF ALA
 BLANCA NORTE UNIT NO. 1, AN ADDITION TO THE
 CITY OF MISSION, HIDALGO COUNTY, TEXAS, ACCORDING TO
 THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 86,
 MAP RECORDS, HIDALGO COUNTY, TEXAS.



GRAPHIC SCALE IN FEET: 1"=30'
 30' 15' 0' 30'

BASIS OF BEARINGS:
 TEXAS STATE PLANE
 COORDINATE SYSTEM
 SOUTH ZONE 4205

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- SETBACK
- LOT LINE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC LINE
- CONCRETE CURB AND GUTTER
- CONCRETE
- FOUND 1/2" IRON PIPE OR AS NOTED
- FOUND 1/2" IRON ROD OR AS NOTED
- SET 1/2" IRON ROD W/PINK CAP
- STAMPED "OLS RFLS #6388"
- POWER POLE
- LIGHT POLE
- GUY WIRE
- MAIL BOX
- WATER METER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- TREE
- R.O.W. --- RIGHT OF WAY
- VOL. --- VOLUME
- T6. --- PAGE
- DOC. --- DOCUMENT
- DOHC --- CONCRETE
- MSBL --- MINIMUM SETBACK LINE
- ASPH. --- ASPHALT
- DW. --- DRIVEWAY
- SW. --- SIDEWALK
- SPD. --- SPECIAL WARRANTY DEED
- WBL. --- WARRANTY DEED W/VENDOR'S LIEN
- SWD. --- SPECIAL WARRANTY DEED W/VENDOR'S LIEN
- O.R.H.C.T. --- OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. --- MAP RECORDS HIDALGO COUNTY TEXAS

- NOTES:**
1. SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X" (NO SHADING) DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN", AS PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 4803450002, DATED 10/20/09. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE/THERE MAY BE LOWER OR LOWER THAT AFFECT THIS PROPERTY. CARRIZALES LAND SURVEYS, LLC DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
 2. SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT OF NO. 948732 AS ISSUED BY STEWART TITLE GUARANTY COMPANY.
 - THE FOLLOWING EXCEPTIONS ARE LISTED IN THE SCHEDULE "B" OF SAID COMMITMENT:
 3. RIGHTS OF PARTIES IN POSSESSION [SEE COMMITMENT ITEM 10-4]
 4. SUBJECT TO ANY PORTION OF THE LAND LYING WITHIN CANAL RIGHT-OF-WAY. [SEE COMMITMENT ITEM 10-4]
 5. EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN DEED DATED OCTOBER 24, 1929, RECORDED IN VOLUME 312, PAGE 160, DEED RECORDS, HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-1] [BLANKET]
 6. EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN DEED DATED DECEMBER 31, 1929, RECORDED IN VOLUME 317, PAGE 102, DEED RECORDS, HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-1] [BLANKET]
 7. EASEMENT AND RIGHT OF WAY DATED JANUARY 8, 1931, RECORDED IN VOLUME 339, PAGE 265, DEED RECORDS, HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-1] [BLANKET]
 8. EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN RESOLUTION DATED OCTOBER 20, 1964, RECORDED IN VOLUME 100, PAGE 100, DEED RECORDS, HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-1]
 9. RESERVATIONS OF MINERALS DATED OCTOBER 14, 1960, FILED OCTOBER 20, 1960, RECORDED IN VOLUME 184, PAGE 681, IN THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-4] [DOES NOT AFFECT SUBJECT PROPERTY]
 10. EASEMENTS RESERVED IN GIFT WARRANTY DEED DATED OCTOBER 6, 1992, FILED DECEMBER 8, 1992, RECORDED IN VOLUME 3379, PAGE 562, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-4]
 11. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 6. [SEE COMMITMENT ITEM 10-0]
 12. MINIMUM FLOOR ELEVATION; 10.00-FOOT MINIMUM SETBACK LINE ALONG THE NORTH SIDE; 75.00-FOOT MINIMUM SETBACK LINE ALONG THE SOUTH SIDE; 75.00-FOOT MINIMUM SETBACK ADJACENT TO THE NORTH SIDE, AS SHOWN ON THE PLAT THEREOF RECORDED IN VOLUME 20, PAGE 86, MAP RECORDS, HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-1]
 13. EASEMENTS AND RESERVATIONS AS MAY APPEAR UPON THE RECORDED MAP AND DEDICATION OF SAID SUBDIVISION. [SEE COMMITMENT ITEM 10-0]
 14. ALL ADJOINER INFORMATION SHOWN HEREON AS PER HIDALGO COUNTY APPRAISAL DISTRICT RECORDS.
 15. SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.



1. MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THE BEARINGS AND DISTANCES SHOWN THEREON ARE TRUE AND CORRECT AND THAT THERE ARE NO UNDISCOVERED BOUNDARY CONFLICTS, PROTRUSIONS, OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN HEREON.

Manuel Carrizales
 MANUEL CARRIZALES
 R.P.L.S. #6388

DATE: 4-14-2023

Carrizales Land surveying, LLC

Texas Registered Surveying Firm
 TRSLS #6388-03030437
 4807 Gondola Avenue,
 Edinburg, TX 78542
 Office: 956-567-2167
 www.chland

U.S. HWY. 83