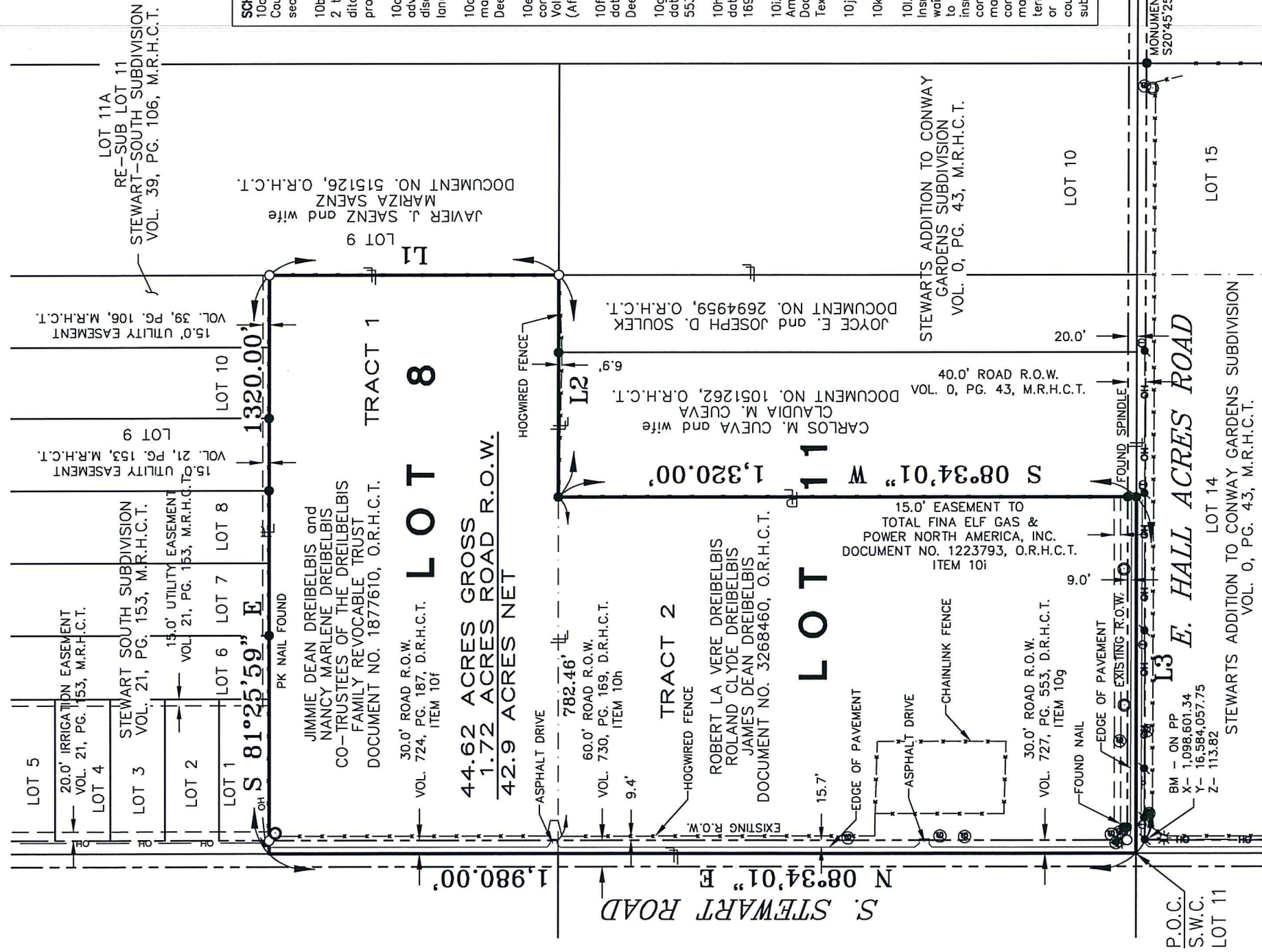




SCALE: 1" = 300'



SCHEDULE B ITEMS:

10a. Statutory rights, rules and regulations in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code. (Affects subject tract)

10b. Rights or claims by Hidalgo County Irrigation District No. 2 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property. (Affects subject tract)

10c. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. (Affects subject tract)

10d. Easements and reservations as shown according to the map or plat thereof recorded in Volume 21, Page 514, Deed Records, Hidalgo County, Texas. (Affects subject tract)

10e. Terms, conditions, stipulations and easements as contained in instrument dated July 16, 1912, recorded in Volume 19, Page 273, Deed Records, Hidalgo County, Texas. (Affects subject tract)

10f. Right of Way Easement granted to County of Hidalgo, dated June 6, 1951, recorded in Volume 724, Page 187, Deed Records, Hidalgo County, Texas. (Tract 1--Plotted)

10g. Right of Way Easement granted to County of Hidalgo, dated June 25, 1951, recorded in Volume 727, Page 553, Deed Records, Hidalgo County, Texas. (Tract 2--Plotted)

10h. Right of Way Easement granted to County of Hidalgo, dated October 2, 1951, recorded in Volume 730, Page 169, Deed Records, Hidalgo County, Texas. (Plotted)

10i. Easement granted to Total Fina Elf Gas & Power North America, Inc., dated June 13, 2003, recorded under Document No. 1223793, Official Records, Hidalgo County, Texas. (Tract 2--Plotted)

10j. Not a survey matter.

10k. Not a survey matter.

10l. "Rights of Parties in Possession", provided that the insured executes a written instrument stating that insured waives inspection of the property and that insured is satisfied to accept the policy subject to such general exception. If the insured is not willing to accept such exception, the title company may then require an inspection of the property, and may charge its reasonable and actual cost therefor. The company may make additional exceptions in schedule B for matters as revealed by such inspection. In no event shall the term "Rights of Parties in Possession" include any right, claim or interest which is evidenced by a document recorded in the county where all or part of the property is located. (Affects subject tract)

LEGEND

- SET 1/2 INCH IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING"
- FD. 1/2 INCH IRON ROD
- FENCE
- POWER LINE
- MANHOLE
- IRRIGATION STAND PIPE
- LIGHT POLE
- POWER POLE
- TEL. PEDESTAL
- SIGN
- GAS METER
- GAS WELL
- ABOVE GROUND GAS
- LOT LINE
- PROPERTY LINE
- MAP RECORDS HIDALGO COUNTY, TEXAS
- DEED RECORDS HIDALGO COUNTY, TEXAS
- OFFICIAL RECORDS HIDALGO COUNTY, TEXAS
- VOLUME
- PAGES
- RIGHT OF WAY

LINE TABLE

NO.	LENGTH	BEARING
L1	660.00'	S 08°34'01" W
L2	507.54'	N 81°25'59" W
L3	812.46'	N 81°25'59" W

NOTE:

- THIS SURVEYOR MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES.
- THIS IS A BOUNDARY SURVEY WITH NO IMPROVEMENTS SHOWN.
- BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983.

PLAT SHOWING

BEING 44.62 ACRES OUT OF A PART OR PORTION OUT OF LOT EIGHT (8) AND A PART OR PORTION OUT OF LOT ELEVEN (11), STEWARTS ADDITION TO CONWAY GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

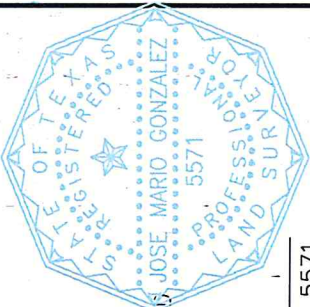
ADDRESS: 604 E HALL ACRES ROAD
SAN JUAN, TEXAS

SURVEYED: MAY 17, 2022

REQUESTED BY: MR. DREIBELBIS

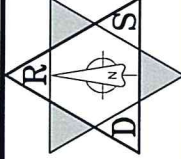
FLOOD ZONE DESIGNATION: ZONE "B"
COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

I, JOSE MARIO GONZALEZ, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.



Handwritten signature and initials

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571



RIO DELTA SURVEYING

24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM
T.B.P.E.L.S. FIRM # 10013900

JOB NUMBER

RIO 22 191

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