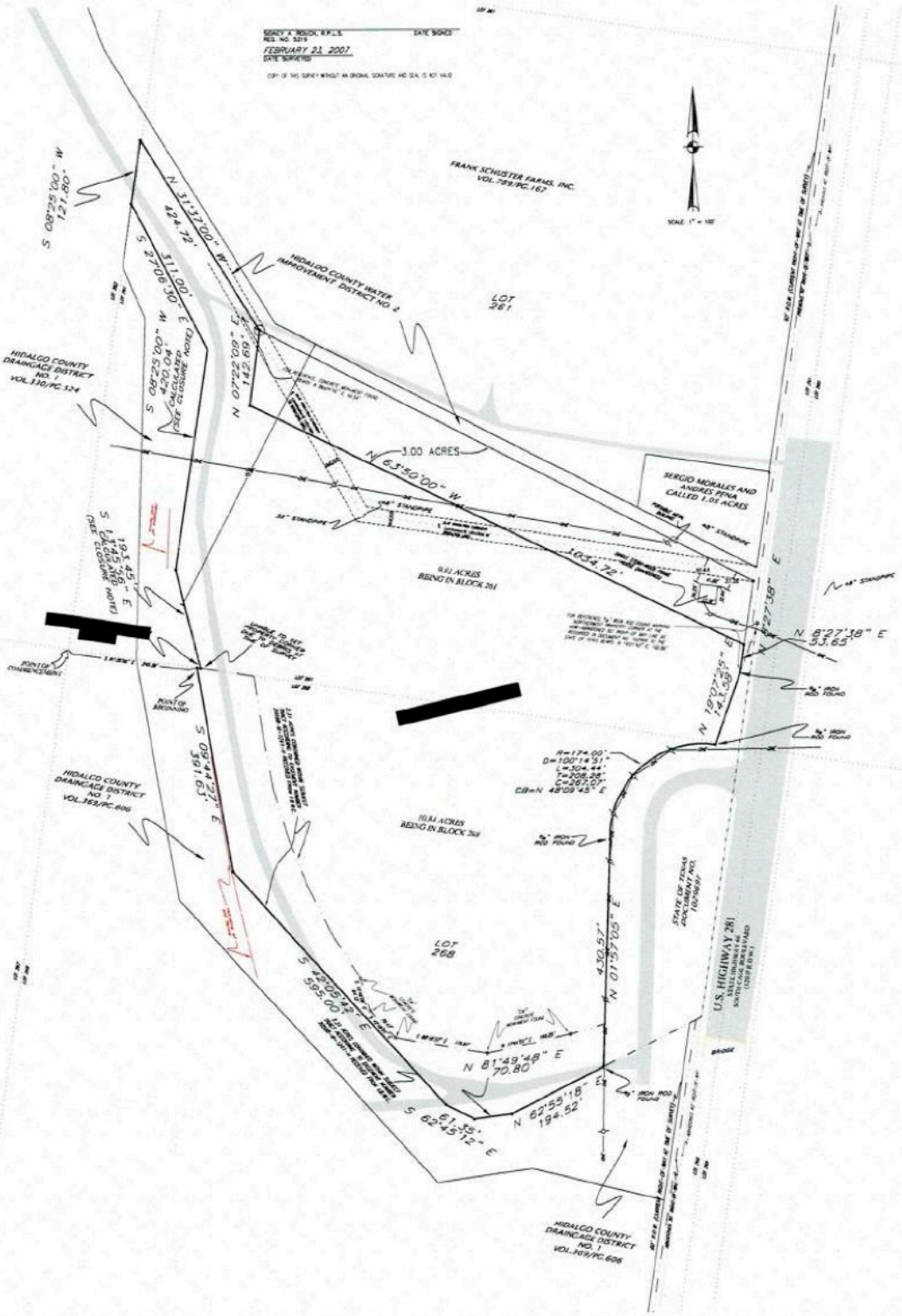
I, SIDNEY A. ROUCH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS SURVEY PLAT WAS PREPARED FROM RESEARCH INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. ALL DISTANCES ARE IN FEET.

SIDNEY A. ROUCH, R.P.L.S. — DATE SIGNED
REG. NO. 5219
FEBRUARY 23, 2007
DATE SURVEYED

COPY OF THIS SURVEY WITHOUT AN ORIGINAL SIGNATURE AND SEAL IS NOT VALID



GENERAL NOTES

ALL PROPERTY CORNER ARE 5/8"IRON ROD WITH CAP SET UNLESS OTHERWISE NOTED

THERE ARE NO ENCROACHMENTS OR PROTRUSIONS UNLESS OTHERWISE NOTED

BEARINGS SHOWN HEREON ARE HONORING PLAT CALLED BEARINGS, AS RECORDED IN VOLUME 2, PG. 133 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS

HIS PROPERTY IS LOCATED IN FLOOD ZONE B, AN AREA BETWEEN THE LIMITS OF THE 100 YEAR FLOOD AND 500 YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD ACCORDING TO THE FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480334-0425-C, DATED NOVEMBER 16, 1982

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ADDITIONAL EASEMENTS MAY APPLY TO THIS TRACT THAT THE SURVEYOR IS UNAWARE OF.

THE FOLLOWING EASEMENTS DO APPLY TO THIS TRACT:

* BLANKET EASEMENT TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 2
* ROADWAYS AS SHOWN ON MAP OF KELLY PHARR SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 133 DEED RECORDS OF HIDALGO COUNTY, TEXAS
* ROADWAY EASEMENT TO STATE OF TEXAS AS RECORDED IN VOLUME 600, PAGE 114 DEED RECORDS OF HIDALGO COUNTY, TEXAS
* PIPELINE EASEMENT TO SOUTH TEXAS NATURAL GAS GATHERING COMPANY AS RECORDED IN VOLUME 684, PAGE 23 DEED RECORDS OF HIDALGO COUNTY, TEXAS
* RIGHT-OF-WAY EASEMENT TO PENNZOIL UNITED, INC. AS RECORDED IN VOLUME 1204, PAGE 901 DEED RECORDS OF HIDALGO COUNTY, TEXAS

SURVEYED FOR:
MARMAC HEAVY EQUIPMENT

CLOSURE NOTE

RECORDED DEED TO SUBJECT TRACT AND DEEDS OF SAME TRACT PRIOR TO CURRENT OWNER CONTAINS ERROR OF CLOSURE OF 120.56'. NOTED PROPERTY LINES HAVE BEEN ADJUSTED TO ELIMINATE SAID ERROR.

LEGEND

-O-	UTILITY POLE
—— X ——	BARBED WIRE FENCE
—— OHE ——	OVERHEAD ELECTRIC LINES
"CM"	CONTROLLING MONUMENT = PROPERTY CORNERS FOUND AND USED TO ESTABLISH PROPERTY LINES

REVISIONS:
03-20-2006 CORRECTED BEARINGS AND DISTANCES ON BOUNDARYLINE

LAND BOUNDARY SURVEY

OF
A 20.65 ACRE TRACT
BEING COMPRISED OF
9.81 ACRES IN LOT 261
AND
10.84 ACRES IN LOT 268
OF THE KELLY PHARR SUBDIVISION
AS RECORDED IN VOLUME 3, PAGE 133 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS

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