



**ART SALINAS**  
ENGINEERING & SURVEYING

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 818-5565 FAX: (956) 818-5540

**EAST** 20' ALLEY R.O.W. (ASPHALT) 127.5'

NORTH LOT 14

LOT 11

SOUTH

**WEST** PECAN AVENUE (VOL. 8, PG. 50, H.C.M.R.) 127.5'

**FLOOD ZONE CERTIFICATION:** The property shown hereon lies in Zone "B". Zone "B" areas lie between 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 as per F.E.M.A. Flood Insurance Rate Map Panel No. 480343-0605-C dated 11-02-82.

- PLAT NOTES:**
- There are no discrepancies, conflict or shortages in area or boundary lines, any encroachments, or any overlapping of improvements except as shown or noted hereon.
  - This survey plat is prepared in connection with Title Policy G.F. # 5116734 and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
  - If this survey does not bear an original seal and signature it is INVALID as per Section 651.46 and Section 651.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.
  - Easements, rights, rules, and regulations in favor of Hidalgo County Water Control and Improvement District No. 3. (Blank)
  - BEARING BASIS: "PECAN HEIGHTS"
- BORROWERS:** VEDRO MORALES and wife, LETICIA MORALES

- LEGEND**
- - DENOTES FOUND 1/2" ROD
  - - DENOTES SET 1/2" ROD
  - ⊙ - DENOTES SET C.P.S.
  - ⊗ - DENOTES SET 20D NAIL
  - - DENOTES NO MONUMENT

THIS IS TO CERTIFY TO THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE STANDARD LAND SURVEY ON THE GROUND OF PROPERTY WHICH IS LOCATED AT 1618 PECAN AVENUE, IN McALLEN, TEXAS, DESCRIBED AS FOLLOWS: ALL OF LOTS 12 AND 13, BLOCK 2, PECAN HEIGHTS, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 8, PAGE 50, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

06-30399 03-15-06  
Job No. Date

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