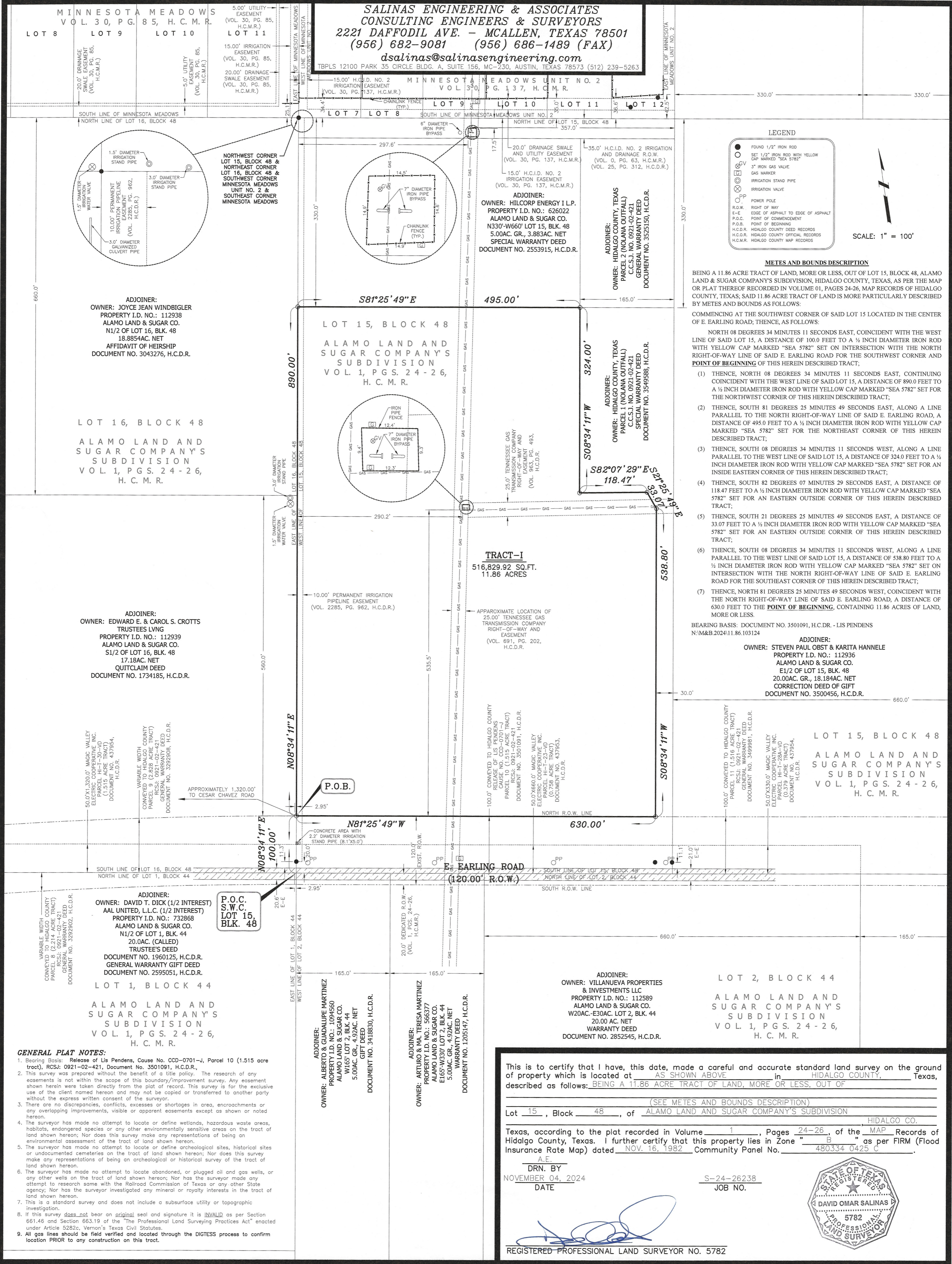


SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
 2221 DAFFODIL AVE. - MCALLEN, TEXAS 78501
 (956) 682-9081 (956) 686-1489 (FAX)
 dsalinas@salinasengineering.com



LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- 3" IRON GAS VALVE
- GAS MARKER
- IRRIGATION STAND PIPE
- IRRIGATION VALVE
- POWER POLE
- R.O.W. RIGHT OF WAY
- E-E EDGE OF ASPHALT TO EDGE OF ASPHALT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS

SCALE: 1" = 100'

METES AND BOUNDS DESCRIPTION

BEING A 11.86 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 15, BLOCK 48, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 11.86 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 15 LOCATED IN THE CENTER OF E. EARLING ROAD; THENCE, AS FOLLOWS:
- (1) THENCE, NORTH 08 DEGREES 34 MINUTES 11 SECONDS EAST, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID LOT 15, A DISTANCE OF 890.00 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
 - (2) THENCE, SOUTH 81 DEGREES 25 MINUTES 49 SECONDS EAST, ALONG A LINE PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF SAID E. EARLING ROAD, A DISTANCE OF 495.00 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
 - (3) THENCE, SOUTH 08 DEGREES 34 MINUTES 11 SECONDS WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 15, A DISTANCE OF 324.00 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN INSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
 - (4) THENCE, SOUTH 82 DEGREES 07 MINUTES 29 SECONDS EAST, A DISTANCE OF 118.47 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN EASTERN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
 - (5) THENCE, SOUTH 21 DEGREES 25 MINUTES 49 SECONDS EAST, A DISTANCE OF 33.07 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN EASTERN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
 - (6) THENCE, SOUTH 08 DEGREES 34 MINUTES 11 SECONDS WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 15, A DISTANCE OF 538.80 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID E. EARLING ROAD FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
 - (7) THENCE, NORTH 81 DEGREES 25 MINUTES 49 SECONDS WEST, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID E. EARLING ROAD, A DISTANCE OF 630.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11.86 ACRES OF LAND, MORE OR LESS.
- BEARING BASIS: DOCUMENT NO. 3501091, H.C.D.R. - LIS PENDENS
 N1M&B2024/11.86/103124

ADJOINER:
 OWNER: STEVEN PAUL OBST & KARITA HANNELE
 PROPERTY I.D. NO.: 112936
 ALAMO LAND & SUGAR CO.
 E1/2 OF LOT 15, BLK. 48
 20.00AC. GR., 18.184AC. NET
 CORRECTION DEED OF GIFT
 DOCUMENT NO. 3500456, H.C.D.R.

- GENERAL PLAT NOTES:**
1. Bearing Basis: Release of Lis Pendens, Cause No. CCD-0701-J, Parcel 10 (1.515 acre tract), RCSJ: 0921-02-421, Document No. 3501091, H.C.D.R.
 2. This survey was prepared without the benefit of a title policy. The research of any easements is not within the scope of this boundary/improvement survey. Any easement shown herein were taken directly from the plat of record. This survey is for the exclusive use of the client named herein and may not be copied or transferred to another party without the express written consent of the surveyor.
 3. There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted hereon.
 4. The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; Nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.
 5. The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown hereon.
 6. The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown hereon; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
 7. This is a standard survey and does not include a subsurface utility or topographic investigation.
 8. If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.
 9. All gas lines should be field verified and located through the DIGTESS process to confirm location PRIOR to any construction on this tract.

This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at AS SHOWN ABOVE in HIDALGO COUNTY, Texas, described as follows: BEING A 11.86 ACRE TRACT OF LAND, MORE OR LESS, OUT OF

(SEE METES AND BOUNDS DESCRIPTION)

Lot 15, Block 48, of ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO CO., Texas, according to the plat recorded in Volume 1, Pages 24-26, of the MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone B as per FIRM (Flood Insurance Rate Map) dated NOV. 16, 1982 Community Panel No. 480334 0425 C.

DRN. BY DAVID OMAR SALINAS
 NOVEMBER 04, 2024
 DATE

S-24-26238
 JOB NO.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782