

SCALE: 1" = 300'

RECORDS BASED ON RECORDS MAINTAINED BY
COUNTY CLERK, HIDALGO COUNTY, TEXAS
RECORDED IN VOLUME 1, PAGE 191, W.C.D.R.

I, RAUL E. GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE PLAT OF THE LANDS AS SURVEYED UNDER MY DIRECTION AND THAT THERE ARE NO VISIBLE DISCREPANCIES, VISIBLE EASEMENTS, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, PROTRUSIONS, EXCEPT AS SHOWN.



REGISTERED PROFESSIONAL LAND SURVEYOR # 4204

This survey is being provided solely for the use of the current parties and that no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within a six (6) months time period.

NOTE:
OVERHEAD AND UNDERGROUND FACILITIES ARE NOT SHOWN ON THIS SURVEY.

PROPERTY SUBJECT TO:

STATUTORY EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF DELTA LAKE IRRIGATION DISTRICT.

RIGHT OF WAY EASEMENT IN FAVOR OF HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 AS SHOWN BY INSTRUMENT RECORDED IN VOLUME 443, PAGE 169; VOLUME 445, PAGE 545 AND DATED SEPTEMBER 1, 1938, RECORDED IN VOLUME 457, PAGE 213, DEED RECORDED BY HIDALGO COUNTY, TEXAS, (LOTS 3, 5 AND 6 ONLY).

EASEMENT FOR DRAINAGE LINES EASEMENT AS SHOWN BY INSTRUMENT DATED FEBRUARY 18, 1963, RECORDED IN VOLUME 1057, PAGE 688, DEED RECORDS OF HIDALGO COUNTY, TEXAS, (LOTS 3 AND 6 ONLY).

RIGHT OF WAY EASEMENT IN FAVOR OF WILLACY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE AS SHOWN BY INSTRUMENT DATED MAY 28, 1943, RECORDED IN VOLUME 314, PAGE 485, DEED RECORDS OF HIDALGO COUNTY, TEXAS, (LOTS 3 AND 5 ONLY).

SUBJECT TO RIGHTS OF WAY, EASEMENTS AND CONDITIONS AS MORE FULLY DESCRIBED AND AS REFLECTED BY COMMITMENT FOR TITLE INSURANCE WITH OF NUMBER 174209 ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, EFFECTIVE DATE: JUNE 15, 2021.

PROPOSED INSURED:
NAREE REDDY PONAGANDLA
AND SURYA K. VIDYALA

LEGEND:

- F - FOUND 1/2" IRON ROD
- F₁ - FOUND COTTON PICKER SPINDLE
- F₂ - FOUND CONCRETE MONUMENT
- S - SET 1/2" IRON ROD WITH
- A CAP LABELED "RPLS 4204"
- S₁ - SET COTTON PICKER SPINDLE
- S₂ - SET PENNY NAIL (60d)



R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
116 NORTH 12TH AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

TITLE: **BOUNDARY SURVEY**

DATE: DECEMBER 22, 2021 REV:
JOB # 2021-278 BOOK T-154/PG.38
SCALE: 1" = 300'
DRAWN BY: E.S.

PLAT SHOWING

A 126.26 ACRE TRACT OF LAND BEING ALL OF LOTS 3, 5 AND 6, BLOCK 32 AND A PORTION OF LOT 8, BLOCK 31, MISSOURI TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #923938, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN DOCUMENT #647480, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT II DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #1188198, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FIRM:
FLOOD INSURANCE RATE MAP
COMMUNITY-PANEL NUMBER
480354 0250 B
MAP REVISED: 01/02/1981
THIS AREA IS IN FLOOD ZONE "C"