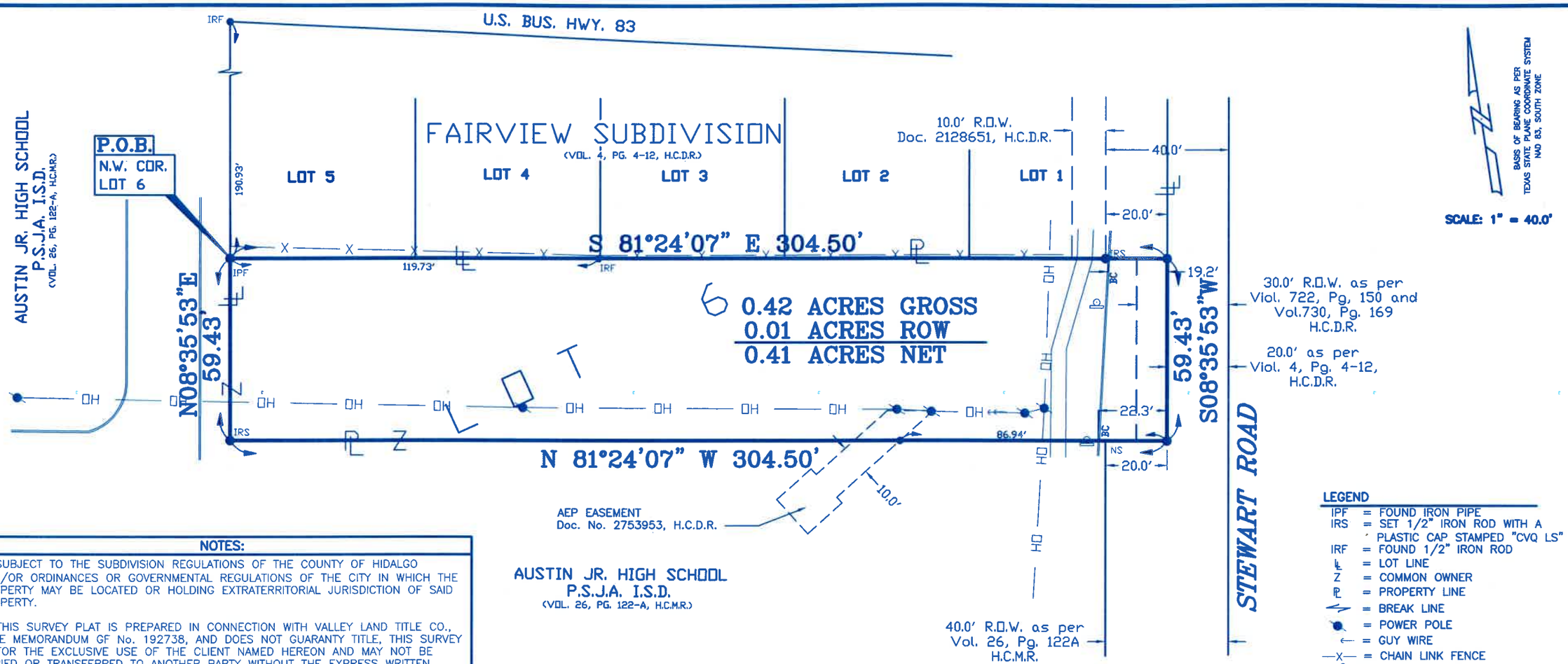

NOTES:

1. SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRATERRITORIAL JURISDICTION OF SAID PROPERTY.

4. THIS SURVEY PLAT IS PREPARED IN CONNECTION WITH VALLEY LAND TITLE CO., TITLE MEMORANDUM GF No. 192738, AND DOES NOT GUARANTY 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.

3. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 2, AND ALL VISIBLE EASEMENTS.

5. IF THIS SURVEY DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE, IT IS INVALID AS PER SECTION 663.19 OF THE "THE PROFESSIONAL LAND SURVEYING PRACTICES ACT" ENACTED UNDER ARTICLE 5282C, VERNON'S TEXAS CIVIL STATUTES.

6. THIS CERTIFICATION IS MADE TO THE HEREIN NAMED CLIENT, IT IS NOT TRANSFERABLE NOR, CERTIFIED TO ANY OWNER OR FUTURE OWNER OR FUTURE LENDING INSTITUTIONS. CERTIFICATION HEREIN WILL EXPIRE 6 MONTHS FROM THIS DATE AS NOTED ON THIS PLAT AND MAY NOT BE UTILIZED FOR ANY SPECIFIC FUTURE TRANSACTION OF THIS HEREIN NAMED REAL ESTATE.

EASEMENT FOR ROADWAYS AND CANAL RIGHT OF WAYS AS SHOWN BY INSTRUMENT DATED JANUARY 11, 1927, RECORDED IN VOLUME 240, PAGE 117, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

EASEMENT AND RIGHT OF WAY IN FAVOR OF P.S.J.A INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES AS SHOWN BY INSTRUMENT DATE SEPTEMBER 9, 1985, RECORDED IN VOLUME 2209, PAGE 398 AND DATED MAY 25, 1990, RECORDED IN VOLUME 2926, PAGE 952, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. (UNABLE TO PLOT AND BLANKET EASEMENT)

LEGEND

IPF	= FOUND IRON PIPE
IRS	= SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS"
IRF	= FOUND 1/2" IRON ROD
℄	= LOT LINE
Z	= COMMON OWNER
ℙ	= PROPERTY LINE
	= BREAK LINE
	= POWER POLE
	= GUY WIRE
—X—	= CHAIN LINK FENCE
	= SIGN
UTS	= UNABLE TO SET
B—B	= BACK OF CURB TO BACK OF CURB DISTANCE
BC	= BACK OF CURB
R.O.W.	= RIGHT OF WAY
H.C.D.R.	= HIDALGO COUNTY DEED RECORDS
H.C.M.R.	= HIDALGO COUNTY MAP RECORDS

FOR: PARR SAN JUAN ALAMO, I.C.D.

LEGAL DESCRIPTION

This plat is a true and correct representation of a survey made on the ground of the property located at: STEWART RD. San Juan, Hidalgo County, Texas, described as follows: 0.42 ACRES OUT OF LOT 6, FAIRVIEW SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 4, Page 4, Deed Records, Hidalgo County, Texas.

PROJECT INFORMATION

SURVEYED DATE:	05/26/2026
JOB NO.:	260501
DRAWN BY:	G.T.G.
CHECKED BY:	C.V.
REVISIONS:	

LAND SURVEYORS LLC
517 BEAUMONT AVE.
McALLEN, TEXAS 78501
Ph. (956) 618-1551
FAX (956) 618-1547
www.cvqlandsurvey.com
TBPELS FIRM No. 10119600

SURVEYOR'S CERTIFICATION

I, Carlos Vasquez, a Registered Professional Land Surveyor, do hereby certify the above forgoing plat to be a true and correct representation of the land as surveyed, on the ground on May 25 2026, under my direction.

Carlos Vasquez
R.P.L.S. No. 4608
STATE OF TEXAS

REGISTERED PROFESSIONAL LAND SURVEYOR
CARLOS VASQUEZ
4608
STATE OF TEXAS

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