

LEGEND

IRF IRON ROD FOUND
IRS IRON ROD SET
U.E. UTILITY EASEMENT
R.O.W. RIGHT-OF-WAY
B.S. BUILDING SETBACK
O.P.R.W.C.T. OFFICIAL PUBLIC RECORD
WEBB COUNTY TEXAS
P.R.W.C.T. PLAT RECORD
WEBB COUNTY TEXAS

POINT OF BEGINNING
FOR A 3.8296 ACRE TRACT
N: 17111209.50
E: 876499.74

SAN ISIDRO
NORTHEAST,
LTD.
Vol. 1450, Page 868-874,
O.P.R.W.C.T.

COMMENCING POINT
TXDOT MONUMENT
N: 17110897.22
E: 875758.70

STATE OF TEXAS
BOB BULLOCK LOOP
(US59 - IH 69W)
(RIGHT-OF-WAY VARIES)

SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:			
VOL. 42	PAGE 66-67	P.R.W.C.T.	
VOL. 31	PAGE 23-26	P.R.W.C.T.	
VOL. 5605	PAGE 213-214	O.P.R.W.C.T.	
VOL. 5459	PAGE 447-454	O.P.R.W.C.T.	
VOL. 31	PAGE 81-82	P.R.W.C.T.	
VOL. _____	PAGE _____		
VOL. _____	PAGE _____		
VOL. _____	PAGE _____		

S33°29'20"W 161.24'	N89°27'41"E 65.00'
AS MEASURED IN FIELD	RECORD INFORMATION
● 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)	● CORNER POINT
○ 1/2" IRON ROD SET	□ MONUMENT FOUND
○ UTILITY POLE	— — WROUGHT IRON
⊙ LIGHT POST	▨ BLOCK FENCE
○ WATER WELL	▨ WOOD FENCE
× CHAIN LINK FENCE	

TRACT OF LAND
CONTAINING 3.8296 ACRES, MORE OR LESS
SITUATED IN
PORCION NO. 22 - ABSTRACT 277
DOÑA MARIA DE JESUS SANCHEZ
WEBB COUNTY, TEXAS
1.4759-ACRE, MORE OR LESS, OUT OF A TRACT OF LAND CALLED
TO CONTAIN 60.08 ACRES,
CONVEYED TO CHARCO LAND SALES, LLC.
AS RECORDED IN VOLUME 5605, PAGES 213-214, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
AND
2.3537-ACRE, MORE OR LESS, OUT OF A TRACT OF LAND CALLED
TO CONTAIN 397.9304 ACRES,
CONVEYED TO CHARCO LAND SALES, LLC.
AS RECORDED IN VOLUME 5459, PAGES 447-454, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS

CONTROLLING MONUMENTS:
TWO 1/2" IRON RODS FOUND AT THE NORTHWEST AND
NORTHEAST CORNER OF LOT 2, BLOCK 1, THE COVES
AT WINFIELD COMMERCIAL UNIT 2.

BASIS OF BEARING:
TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE.
4205, NAD83.



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TXLS Firm Registration # 100138-00
CELL: (956) 235-1594

SCALE:
1" = 100'
FIELD DATE:
03-21-2023
SURVEYED BY:
B. U.

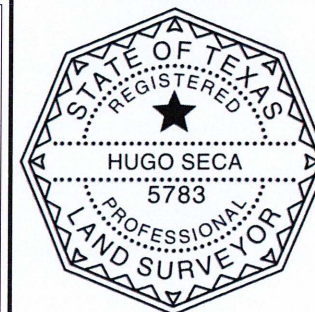


DRAWN BY:
J. L. B.
CHECKED BY:
H. S.
SECA ENGINEERING JOB No.
KILLAM - 20241108

I, HUGO SECA, A REGISTERED
PROFESSIONAL LAND SURVEYOR IN
THE STATE OF TEXAS, DO HEREBY
CERTIFY THAT THIS PLAT OF SURVEY
IS TRUE AND CORRECT TO MY BEST
KNOWLEDGE AND BELIEF AND THAT IT
WAS PREPARED FROM OFFICE
RECORD INFORMATION AVAILABLE
AND FROM AN ACTUAL SURVEY ON
THE GROUND MADE UNDER MY
DIRECTION AND SUPERVISION.

Executed this 12th day of November 2024

HUGO SECA, R.P.L.S. NO. 5783 - TEXAS



NOTES:

- 1.- THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF A TITLE
COMMITMENT AND MAY NOT SHOW
ALL EASEMENTS OR OTHER MATTERS
AFFECTING THIS PROPERTY
- 2.- SET IRON RODS SHOWN HEREON ARE
CAPPED WITH ORANGE PLASTIC CAPS
MARKED "SECA ENG TX# 5783".