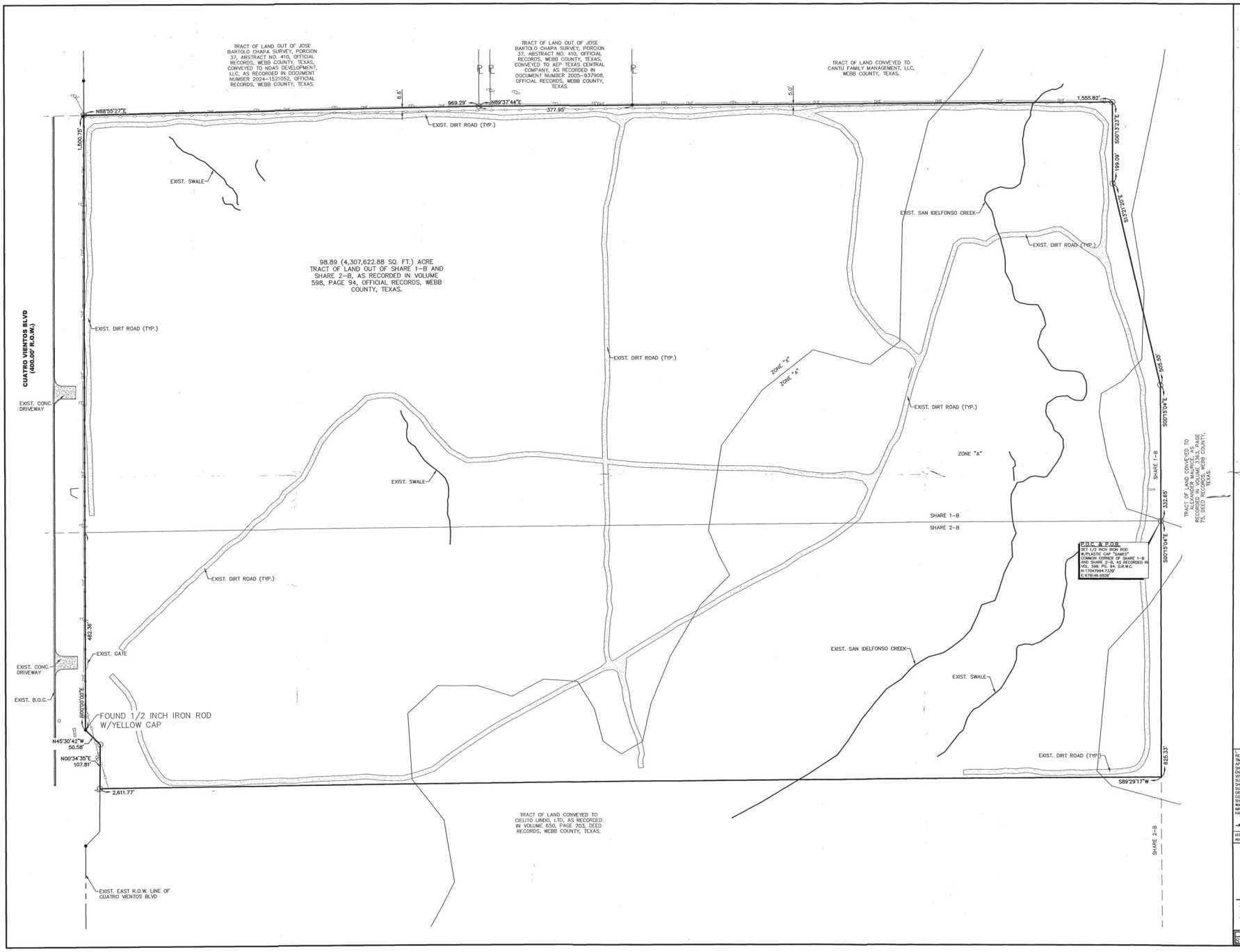

N
W E
S

SCALE: 1" = 100'

LEGEND	
●	– FND. 1/2" IRON ROD
○	– SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
—H—	– OVERHEAD ELECTRIC LINE
—X—	– CHAINLINK FENCE LINE
EXIST.	– EXISTING
CONC.	– CONCRETE
	– ASPHALT
	– CONCRETE
	– DIRT
W.C.M.R.	– WEBB COUNTY MAP RECORDS
W.C.D.R.	– WEBB COUNTY DEED RECORDS
O.R.W.C.	– OFFICIAL RECORDS OF WEBB COUNTY
R.O.W.	– RIGHT OF WAY
FND.	– FOUND

GENERAL NOTES:

ADDRESS: CUATRO VIENTOS, LAREDO, TEXAS 78046
SURVEYED: JULY 10, 2024
REQUESTED BY: BRAD FRISBY
PROPOSED BORROWER: RHODES DEVELOPMENT, INC.

FLOOD ZONE DESIGNATION: SPECIAL FLOOD HAZARD AREAS (SFSHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

ZONE "A" – NO BASE FLOOD ELEVATIONS DETERMINED AND "ZONE X" – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

COMMUNITY-PANEL NUMBER: 48479C 1390 C
MAP REVISED: APRIL 2, 2008

SURVEY NOTES:

1. BASIS OF BEARING AS PER THE EAST RIGHT OF WAY LINE OF CUATRO VIENTOS BLVD, AS RECORDED IN VOLUME 2741, PAGE 655, OFFICIAL RECORDS, WEBB COUNTY, TEXAS.

2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.

3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.

4. THE SURVEYOR DID NOT PREPARE AN ABSTRACT OF TITLE. TITLE WORK WAS FURNISHED BY STEWART TITLE GUARANTY COMPANY, UNDER GF NO. 2363736, AND TITLE COMMITMENT DATED EFFECTIVE JUNE 20, 2024. SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE TITLE WORK FURNISHED.

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS.

5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF WEBB AND ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.

6. SCHEDULE "B" ITEMS

10B. ANY VISIBLE AND APPARENT ROADWAY OR EASEMENT OVER OR ACROSS SUBJECT PROPERTY, THE EXISTENCE OF WHICH DOES NOT APPEAR OF RECORD.

10G. EASEMENT AND RIGHT OF WAY DATED JUNE 28, 1978 EXECUTED BY MICHAEL R. LINK AND WIFE, SHARON LINK TO CENTRAL POWER AND LIGHT COMPANY, FOR ELECTRIC TRANSMISSION LINE, RECORDED IN/UNDER VOLUME 566, PAGE 149 OF THE DEED RECORDS OF WEBB COUNTY, TEXAS.

10K. EASEMENT AND RIGHT OF WAY DATED AUGUST 13, 1990, EXECUTED BY MICHAEL R. LINK ET AL TO CENTRAL POWER AND LIGHT COMPANY RECORDED IN/UNDER VOLUME 1447, PAGE 386 OF THE REAL PROPERTY RECORDS OF WEBB COUNTY REAL PROPERTY RECORDS.

10L. PIPELINE RIGHT OF WAY AND SURFACE EASEMENT DATED JUNE 24, 1991, EXECUTED BY JAMES W. LINK, ET AL TO UNITED TEXAS TRANSMISSION COMPANY, RECORDED IN/UNDER VOLUME 1488, PAGE 887 OF THE REAL PROPERTY RECORDS OF WEBB COUNTY, TEXAS.

10M. EASEMENT AND RIGHT OF WAY DATED APRIL 24, 1995, EXECUTED BY MICHAEL R. LINK ET AL TO CENTRAL POWER AND LIGHT COMPANY RECORDED IN/UNDER VOLUME 323, PAGE 351 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

10Q. EASEMENTS SET FORTH IN DEED DATED OCTOBER 3, 2000, EXECUTED BY MICHAEL R. LINK AKA MIKE LINK TO VILLAGE 83 SOUTH, LTD. A TEXAS LIMITED PARTNERSHIP, RECORDED IN VOLUME 972 PAGE 714, WEBB COUNTY OFFICIAL.

10T. EASEMENT AND RIGHT OF WAY DATED OCTOBER 20, 2016, GRANTED TO AEP TEXAS CENTRAL COMPANY, A TEXAS CORPORATION, RECORDED IN/UNDER VOLUME 4137, PAGE 756 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

BOUNDARY PLAT SHOWING

98.89 (4,307,622.88 SQ. FT.) ACRE TRACT OF LAND OUT OF SHARE 1-B AND SHARE 2-B, AS RECORDED IN VOLUME 598, PAGE 94, OFFICIAL RECORDS, WEBB COUNTY, TEXAS.

I, LEO L. RODRIGUEZ, JR., CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OVERLAPPING OF IMPROVEMENTS OR SHORTAGES IN AREA, EXCEPT AS SHOWN ON THIS PLAT. NO ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN ON THIS PLAT. NO SUBSURFACE UTILITIES OR SERVICE CONNECTIONS ARE SHOWN. © COPYRIGHT 2018 SAM ENGINEERING & SURVEYING. THIS SURVEY WAS PROVIDED IN MULTIPLE FORMATS. THE PDF FORMAT IS INTENDED TO BE VIEWED IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENCE HAS BEEN CREATED OR IMPLIED COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.

SEAL

STATE OF TEXAS
LEO L. RODRIGUEZ, JR.
2448
REGISTERED PROFESSIONAL LAND SURVEYOR

LEO L. RODRIGUEZ, JR. — DATE 7/16/24
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448

SAMES

200 S. 10TH ST, SUITE 1500
McALLEN, TEXAS 78501
TEL. REG. SURVEYING
TEL: (956) 702-8880
FAX: (956) 702-8880
FIRM No. 101416-00
| McALLEN TX. | | HARLINGEN TX. | SANTA FE NM. | | LOS ALAMOS NM. |

JOB NUMBER	DRAWN BY	CHKD. BY	DATE	
SUR. 24.0001	K.K.	G.H.	6/28/2024	SHEET XX OF XX