

Scale: 1"= 100'

**LEGEND**

○ S.I.R.= SET 1/2" IRON ROD  
○ F.I.R.= FOUND 1/2" IRON ROD  
⊗ "X" MARK= FOUND X MARK ON CONCRETE  
F.M.N. = FOUND MAG NAIL  
V = VOLUME  
PG = PAGE  
W.C.M.R.=WEBB COUNTY MAP RECORDS  
W.C.R.P.R.=WEBB COUNTY REAL  
PROPERTY RECORDS

**BASIS OF BEARINGS:**  
TEXAS COORDINATE SYSTEM, SOUTH ZONE,  
NAD 83, GRID BASED OPUS SOLUTION

**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY(AREAS OF MINIMAL FLOODING)  
OF THE FLOOD INSURANCE RATE MAP,  
  
SUBJECT IS **NOT** LOCATED IN A FLOOD PLAIN  
"ZONE A" ACCORDING TO FIRM MAP COMMUNITY-PANEL  
NUMBER 48479C 1215C, DATED: APRIL 2, 2008

**NOTES CORRESPONDING TO SCHEDULE B**

- ⑩ THE FOLLOWING MATTERS AND ALL ITEMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):
- ⑩g Rights of Parties in possession. (Owner Title Policy only)
- ⑩b Subject to any and all setbacks, easements, restrictions and/or notations as set out in Volume 34, Page 83 of the Plat Records of Webb County, Texas.(Does Affect Property)
- ⑩c Easement, Right of Way and/or Agreement granted to Central Power and Light Company, by instrument dated August 23, 1939, recorded in/under Volume 157, Page 219 of the Deed Records, Webb County, Texas.(Does not Affect Property)
- ⑩d Easement, Right of Way, and/or Agreement granted to V.F. Neuhaus, by instrument dated January 4, 1951, recorded in/under Volume 221, Page 16, amended in Volume 525, Page 875 and further amended in Volume 573, Page 39 of the Deed Records, Webb County, Texas.(Does not Affect Property)
- ⑩e Easement, Right of Way and/or Agreement granted to Central Power and Light Company, by instrument dated December 28, 1978, recorded in/under Volume 578, Page 409 of the Deed Records, Webb County, Texas.(Does not Affect Property)
- ⑩f Easement, Right of Way and/or Agreement granted to Delhi Gas Pipeline Corporation, by instrument dated June 6, 1989, recorded in/under Volume 1365, Page 27 of the Real Property Records, amended in Volume 1232, Page 198 of the Official Public Records, Webb County, Texas.(Does Affect Property)
- ⑩g Easement, Right of Way and/or Agreement granted to AEP Texas Central Company, by instrument dated April 8, 2016, recorded in/under Volume 4029, Page 579 of the Official Public Records, Webb County, Texas.(Does Affect Property)
- ⑩h Standard Maintenance and Monitoring Agreement dated November 22, 2016, recorded in/under Volume 4187, Page 295 of the Official Public Records, Webb County, Texas.(Does Affect Property)
- ⑩i All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

**SURVEY CERTIFICATION**

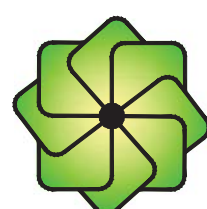
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF TEXAS.

IN MY PROFESSIONAL OPINION AS A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF TEXAS, THAT THIS BOUNDARY SURVEY IS TRUE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED UNDER MY SUPERVISION. ITEMS CONTAINED IN THE SCHEDULE B WERE DETERMINED WITH ONLY AVAILABLE INFORMATION CONTAINED IN THE REFERENCED DOCUMENTS.

*Francisco Estrada*  
FRANCISCO ESTRADA IV, R.P.L.S. No. 5862



Designed By: F.E.  
Drawn By: RXL  
Checked By: FE  
Approved By: JPS  
File: X:\Open Projects\8305



**Sherfey  
Engineering  
Company, L.L.C.**

TBPE FIRM REGISTRATION No. F-3132

104 Del Court  
Suite 400  
Laredo, Texas 78041  
(956) 791-3511  
(956) 791-3144

**BOUNDARY SURVEY  
OF**

**Lots Three, Four, Five and Six, Block 1, Avery Retail Subdivision  
as Recorded in Volume 34, Page 83, Webb County Map Records**

Scale: 1"= 100'

Date: 04/19/2021

Rev: 04/26/2021

PROJ. NO.8305

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SHEET 1 OF 1