

LOCATION MAP
SCALE: 1" = 2000'

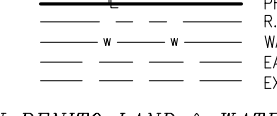
PREPARED BY:
H.L.G. PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
BOX 548, McALLEN
TEXAS 78505

DATE PREPARED: 1/30/25
DATE SURVEYED: 1/20/24

SHEET 1 OF 3

FINAL PLAT AND MASTER PLAN OF SAN SEBASTIAN SUBDIVISION BEING A 47.350 ACRE TRACT OF LAND OUT OF LOTS 2, 7, 8, 9, 10, 15 & 16 BLOCK 129 SAN BENITO LAND & WATER COMPANY SUBDIVISION VOL. 1, PG. 6, C.C.M.R. SAN BENITO, TEXAS

SCALE: 1"=100'



LEGEND

- SET 1/2" BORN ROD
- FOUND 1/2" BORN ROD
- SET NAIL
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- C.C.M.R. CAMERON COUNTY MAP RECORDS
- C.C.D.R. CAMERON COUNTY DEED RECORDS
- C.C.O.R. CAMERON COUNTY OFFICIAL RECORDS
- E-1 E-4 EDGE OF ASPHALT TO PROPERTY LINE TO EDGE OF ASPHALT
- EXIST. DRAINING
- N.E.C. NORTHWEST CORNER
- S.E.C. SOUTHWEST CORNER
- S.W.C. SOUTHWEST CORNER

PHASE I				
Parcel #	Area	Acres	Parcel #	Area
1	7946.75	0.18	33	4711.51
2	7918.03	0.18	34	5379.67
3	8540.08	0.19	35	9721.33
4	8611.03	0.20	36	8729.38
5	7630.97	0.18	37	6280.09
6	7317.14	0.17	38	6192.55
7	8489.75	0.19	39	6324.26
8	8389.53	0.19	40	6436.09
9	6943.14	0.16	41	6122.15
10	6628.39	0.15	42	6019.88
11	6632.42	0.15	43	7909.35
12	6683.46	0.15	44	8052.54
13	9460.94	0.22	45	12075.61
14	7914.50	0.18	46	9091.95
15	5602.41	0.13	47	7408.78
16	7983.47	0.18	48	6642.34
17	8458.30	0.19	49	6600.05
18	5491.09	0.13	50	6600.05
19	5525.69	0.13	51	6653.14
20	8357.75	0.19	52	6945.20
21	7513.81	0.17	53	7302.13
22	9377.89	0.22	54	7430.60
23	8158.28	0.19	55	7311.97
24	6908.16	0.16	56	7242.71
25	8031.77	0.18	"A"	11682.60
26	7615.05	0.17	"B"	29865.85
27	10106.79	0.23	"C"	11569.44
28	8320.74	0.19	"D"	13865.76
29	5531.67	0.13	"E"	2825.04
30	5038.78	0.12	"F"	8320.41
31	7960.70	0.18	"G"	6278.59
32	7914.57	0.18	"H"	4128.06

PHASE II				
Parcel #	Area	Acres	Parcel #	Area
57	15167.44	0.35	96	6862.16
58	8047.09	0.18	97	11216.60
59	6662.47	0.15	98	9898.80
60	6349.71	0.15	99	6358.38
61	6531.73	0.15	100	7220.56
62	7172.60	0.16	101	8974.51
63	7767.63	0.18	102	7305.12
64	8006.22	0.18	103	8774.88
65	7892.65	0.18	104	5297.92
66	7421.90	0.17	105	7080.05
67	6581.03	0.15	106	6792.86
68	5800.01	0.13	107	6738.28
69	5683.52	0.13	108	6769.63
70	6264.88	0.14	109	6783.04
71	7649.20	0.18	110	6512.74
72	9578.24	0.22	111	7301.30
73	8392.68	0.19	112	8206.93
74	6900.50	0.16	113	7751.88
75	6291.55	0.14	114	8136.51
76	6241.60	0.14	115	9484.82
77	6258.81	0.14	116	7426.73
78	6276.02	0.14	117	6653.51
79	6293.23	0.14	118	7062.28
80	6310.45	0.14	119	7654.80
81	6327.66	0.15	120	5184.36
82	6344.87	0.15	121	5269.50
83	6362.08	0.15	122	8305.46
84	6379.29	0.15	123	8239.08
85	6396.50	0.15	124	10614.06
86	6413.71	0.15	125	6860.70
87	6430.92	0.15	126	5277.89
88	6448.14	0.15	127	5382.18
89	6465.35	0.15	128	7184.02
90	6482.56	0.15	"K"	9781.36
91	6499.77	0.15	"L"	79096.01
92	6516.98	0.15		
93	7308.54	0.17		
94	6600.10	0.15		
95	6600.10	0.15		

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN BENITO, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

HOMERO LUIS GUTIERREZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791



HOMERO LUIS GUTIERREZ, P.E.
LICENSED PROFESSIONAL ENGINEER No. 36639



H.L.G. PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426

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SURVEYOR:	HOMERO L. GUTIERREZ, P.E., R.P.L.S.	P.O. BOX 548, McALLEN, TEXAS 78505	(956) 369-0988 (956) 287-3697