



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

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"	8350.41
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	6513.73	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	6938.28
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		

PHASE III				
Parcel #	Area	Acres	Parcel #	Area
129	8503.47	0.20	149	7318.53
130	6344.48	0.15	150	7272.12
131	6793.74	0.16	151	12023.44
132	7039.20	0.16	152	6663.93
133	6382.77	0.15	153	6215.42
134	6552.93	0.15	154	5328.08
135	6884.41	0.16	155	6465.73
136	7601.23	0.17	156	7835.10
137	7573.07	0.17	157	11469.56
138	7762.66	0.18	158	8294.95
139	10351.34	0.24	159	6407.46
140	12799.05	0.29	160	8659.05
141	8717.85	0.20	161	9166.58
142	7659.27	0.18	162	8501.02
143	7041.23	0.16	163	6813.20
144	6988.57	0.16	164	7548.02
145	6999.14	0.16	165	7567.10
146	7939.16	0.18	166	9299.86
147	7170.03	0.16	167	12093.71
148	7286.70	0.17	168	7606.06

LEGEND

- SET 1/2" WOOD ROD
- FOUND 1/2" WOOD ROD
- SET NAIL
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- CAMERON COUNTY MAP RECORDS
- CAMERON COUNTY BEED RECORDS
- CAMERON COUNTY OFFICIAL RECORDS
- EDGE OF ASPHALT TO PROPERTY LINE TO EDGE OF ASPHALT
- EXIST. EXISTING
- N.E. CORNER
- S.E. CORNER
- S.W. CORNER

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

NAME	ADDRESS	PHONE NUMBER	FAX NUMBER
OWNER:	MASA-BEGA DEVELOPMENT, LLC FABIA CONTRERAS	30351 BUSINESS 77, SAN BENITO, TEXAS 78586 P.O. BOX 548, McALLEN, TEXAS 78505	(956) 202-6132 (956) 369-0988
ENGINEER:	HOMERO L. GUTIERREZ, P.E., R.P.L.S.	P.O. BOX 548, McALLEN, TEXAS 78505	(956) 287-3697 (956) 369-0988
SURVEYOR:	HOMERO L. GUTIERREZ, P.E., R.P.L.S.	P.O. BOX 548, McALLEN, TEXAS 78505	(956) 287-3697 (956) 369-0988