

February 16, 2007

**METES AND BOUNDS DESCRIPTION  
3.3826 ACRES OUT OF BLOCK 18  
SANTA CRUZ GARDENS UNIT No. 2  
HIDALGO COUNTY, TEXAS**

A tract of land containing 3.3826 acres (147,345 square feet) situated in the County of Hidalgo, Texas, being all that portion of a dedicated 80-foot County Road right-of-way (not open), located within a certain 87:20-acre tract out of Lots 1 thru 7 and 10 thru 13, Block 18, Santa Cruz Gardens Unit No. 2 Subdivision, according to the plat thereof recorded in Volume 8, Page 28, Hidalgo County Map Records, said 3.3826 acres (147,345 square feet) also being more particularly described as follows:

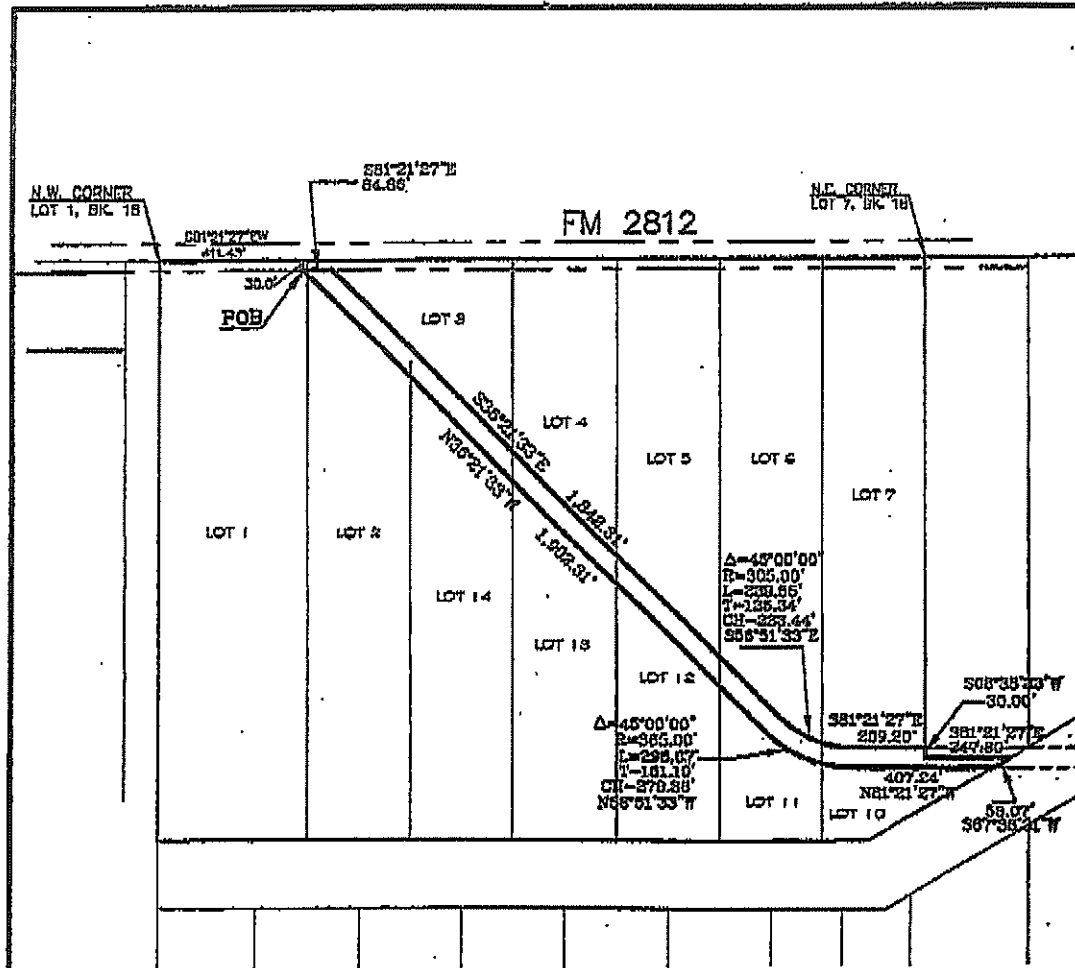
COMMENCING at the Northwest corner of Lot 1, Block 18, Santa Cruz Gardens Unit No. 2;

THENCE, S 81° 21' 27" E along the North line of Block 18 and within the right-of-way of FM Road 2812, a distance of 411.43 feet;

THENCE, S 08° 38' 33" W a distance of 30.00 feet to a point on the South right-of-way line of FM Road 2812, for the POINT OF BEGINNING of this herein described tract;

1. THENCE, S 81° 21' 27" E along the South right-of-way line of FM Road 2812, a distance of 84.86 feet;
2. THENCE, S 36° 21' 33" E a distance of 1,842.31 feet to the point of curvature for a curve to left;
3. THENCE, along said curve to the left with a central angle of 45° 00' 00", a radius of 305.00 feet, an arc length of 239.55 feet, a tangent of 126.34 feet, and a chord that bears S 58° 51' 33" E a distance of 233.44 feet to the point of tangency;
4. THENCE, S 81° 21' 27" E a distance of 209.20 feet;
5. THENCE, S 08° 38' 33" W along the East line of Lot 7, Block 18, a distance of 30.00 feet;
6. THENCE, S 81° 21' 27" E a distance of 247.80 feet;
7. THENCE, S 67° 38' 31" W a distance of 58.07 feet;
8. THENCE, N 81° 21' 27" W a distance of 407.24 feet to the point of curvature for a curve to right;
9. THENCE, along said curve to the right with a central angle of 45° 00' 00", a radius of 385.00 feet, an arc length of 298.67 feet, a tangent of 151.19 feet, and a chord that bears N 58° 51' 33" W a distance of 279.38 feet to the point of tangency;
10. THENCE, N 36° 21' 33" W a distance of 1,902.31 feet to the POINT OF BEGINNING, and containing 3.3826 acres (147,345 square feet) of land, more or less.

Prepared by:  
MELDEN & HUNT, INC.  
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SCALE: 1"=400'

PLAT SHOWING  
 3.3826 AC. (147,345 S.F.)  
 BEING A 60-FOOT ROAD ROW (NOT OPEN)  
 ACROSS BLOCK 18  
 SANTA CRUZ GARDENS UNIT No. 2  
 VOLUME 8, PAGE 28 H.C.M.R.  
 HIDALGO COUNTY, TEXAS

PREPARED BY



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DATE: FEBRUARY 18, 2007  
 JOB No. 07002.27  
 REF. JOB No. 04004.55  
 T:\07 SURVEY\2007\07002.27\DWG  
 DRAWN BY: M.T.C.

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