

METES AND BOUNDS

HIDALGO COUNTY PRECINCT No.4
SAN CARLOS DRAINAGE IMPROVEMENTS
DAMIAN ACRES
PARCEL: EASEMENT No.1

A 0.434 OF AN ACRE TRACT OF LAND OUT OF A 17.00 ACRE TRACT OUT OF THE NORTH HALF OF LOT 4, BLOCK 51, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1672863, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 4 AND ON THE SOUTH RIGHT OF WAY LINE OF TRENTON ROAD FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 08°31'51"W, 30.00 FEET FROM THE NORTHWEST CORNER OF LOT 4.

THENCE; S 81°28'09"E, ALONG THE SOUTH RIGHT OF WAY LINE OF TRENTON ROAD, A DISTANCE OF 30.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°31'51"W, A DISTANCE OF 630.40 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF DAMIAN ACRES PHASE II (RECORDED IN VOLUME 36, PAGE 162, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°28'09"W, ALONG THE NORTH LINE OF DAMIAN ACRES PHASE II, A DISTANCE OF 30.00 FEET TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF LOT 4 FOR THE NORTHWEST CORNER OF DAMIAN ACRES PHASE II AND THE SOUTHWEST CORNER OF THIS TRACT.


THENCE; N 08°31'51"E, ALONG THE WEST LINE OF LOT 4, A DISTANCE OF 630.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.434 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH DAMIAN ACRES PHASE II, RECORDED IN VOLUME 36, PAGE 162, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY DESCRIBED IN THIS METES AND BOUNDS MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: January 26, 2009


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856

