

METES AND BOUNDS

PROJECT: HIDALGO COUNTY PRECINCT No. 4 FAYSVILLE PUMPS POND
PARCEL: No. 1

A 0.39 OF AN ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 44, CITRUS FRUIT DEVELOPMENT COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGES 430-431, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1621, PAGE 68, 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 FOUND ON THE NORTH LINE OF LOT 5 AND ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 281 FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 81°03' E, 87.40 FEET (DEED RECORD: 86.00 FEET) FROM THE NORTHWEST CORNER OF LOT 5.

THENCE; S 81°03' E, ALONG THE NORTH LINE OF LOT 5 AND THE CENTERLINE OF A THIRTY FOOT COUNTY ROAD (NOT OPEN), A DISTANCE OF 140.00 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°57' W, PASSING AT 15.00 FEET THE SOUTH RIGHT OF WAY LINE OF A THIRTY FOOT COUNTY ROAD (NOT OPEN), A TOTAL DISTANCE OF 136.56 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF THE EARL MCFARLAND TRACT (A 1.35 ACRE TRACT OUT OF LOT 5, BLOCK 44, CITRUS FRUIT DEVELOPMENT COMPANY'S SUBDIVISION, ACCORDING TO GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 783678, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°03' W, ALONG THE NORTH LINE OF THE EARL MCFARLAND TRACT, A DISTANCE OF 110.54 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 281 FOR THE NORTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 03°15'30" W, ALONG THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 281, A DISTANCE OF 136.48 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 281 AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 00°05'48", RADIUS = 1,910.08 FEET), A DISTANCE OF 3.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.39 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH CITRUS FRUIT DEVELOPMENT COMPANY'S SUBDIVISION, RECORDED IN VOLUME 6, PAGES 430-431, DEED RECORDS, HIDALGO COUNTY, TEXAS.

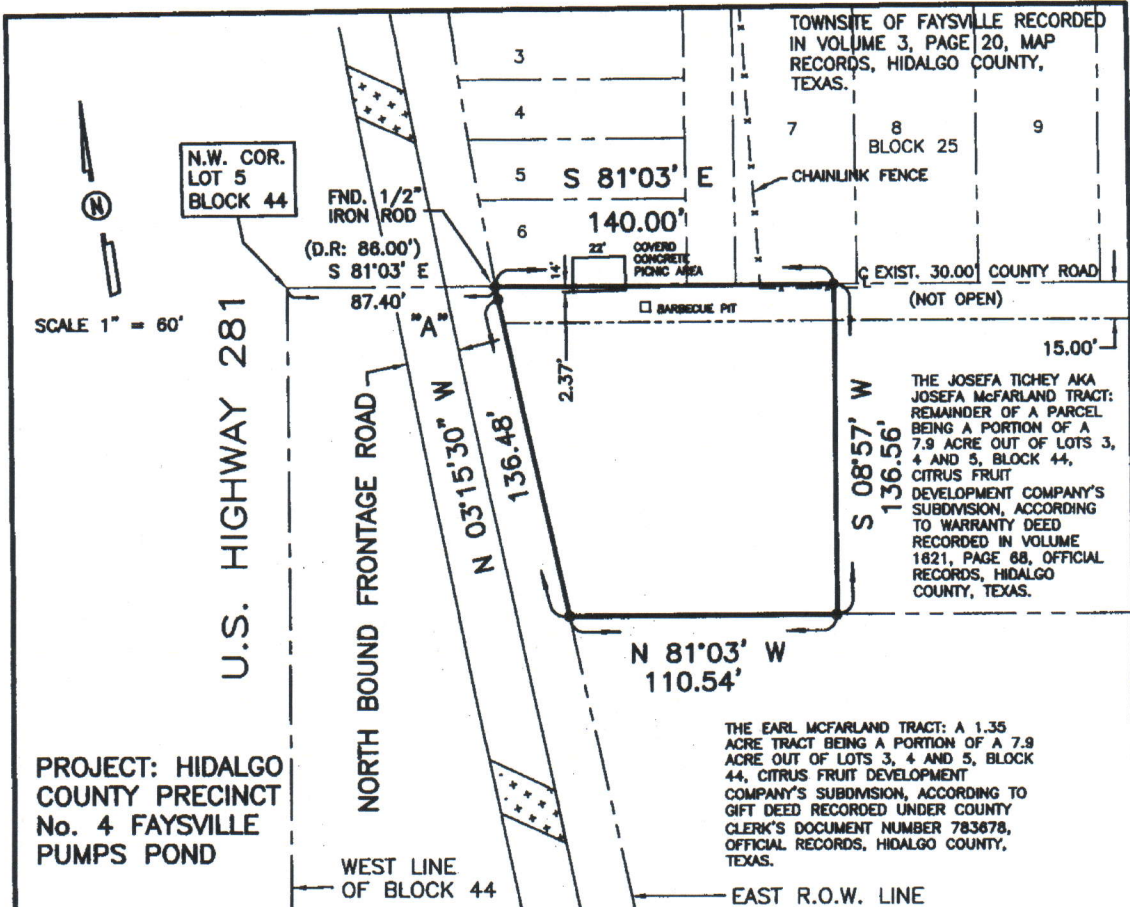
THE PROPERTY DESCRIBED IN THIS METES AND BOUNDS MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

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: December 14, 2009

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856





PROJECT: HIDALGO COUNTY PRECINCT No. 4 FAYSVILLE PUMPS POND

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. TRACT No. 1 PLAT SHOWING

CURVE	DELTA	RADIUS	LENGTH
"A"	00°05'48"	1910.08'	3.22'

A 0.39 OF AN ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 44, CITRUS FRUIT DEVELOPMENT COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGES 430-431, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1621, PAGE 68, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH CITRUS FRUIT DEVELOPMENT COMPANY'S LAND RECORDED IN VOLUME 6, PAGES 430-431, DEED RECORDS, HIDALGO COUNTY, TEXAS.

NOTE:
● = SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 UNLESS OTHERWISE NOTED.

0.39 ACRE GROSS
0.05 ACRE IN RD. R.O.W.
0.34 ACRE NET

FLOOD ZONE DESIGNATION: ZONE "X"
AREA OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

COMMUNITY-PANEL NUMBER 480334 0325 D
MAP REVISED: MAY 17, 2001 (LOMR)

THE PROPERTY SHOWN ON THIS SURVEY PLAT 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, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

[Signature]
ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856



VOL. 6 PAGE 430-431 (D.R.)
SURVEYED DECEMBER 14, 2009
ADDRESS _____
OWNER _____

JOB No. _____
BOOK No. T-138 PAGE 31
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QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-8480
EDINBURG, TEXAS 78539 FAX 956-381-0527

METES AND BOUNDS

PROJECT: HIDALGO COUNTY PRECINCT No. 4 FAYSVILLE PUMPS POND
PARCEL: No. 2

A 0.13 OF AN ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 44, CITRUS FRUIT DEVELOPMENT COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGES 430-431, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 783678, 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 SOUTH LINE OF THE JOSEFA TICHEY TRACT (A PORTION OF A 7.9 ACRE TRACT OUT OF LOTS 3, 4 AND 5, BLOCK 44, CITRUS FRUIT DEVELOPMENT COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1621, PAGE 68, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS S 81°03' E, 227.40 FEET AND S 08°57' W, 136.56 FEET FROM THE NORTHWEST CORNER OF LOT 5.

THENCE; S 08°57' W, A DISTANCE OF 53.23 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°03' W, A DISTANCE OF 99.03 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 281 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 03°15'30" W, ALONG THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 281, A DISTANCE OF 54.46 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.


THENCE; S 81°03' E, A DISTANCE OF 110.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.13 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH CITRUS FRUIT DEVELOPMENT COMPANY'S SUBDIVISION, RECORDED IN VOLUME 6, PAGES 430-431, DEED RECORDS, HIDALGO COUNTY, TEXAS.

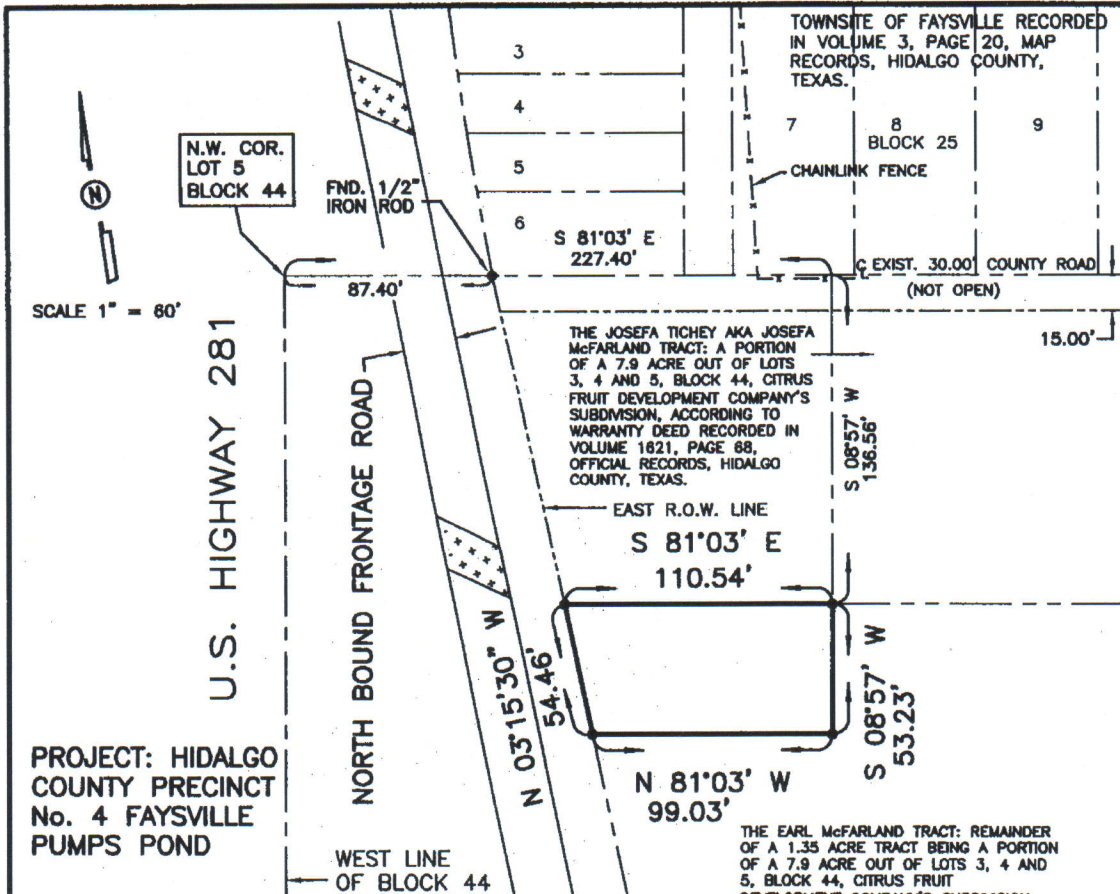
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DATE PREPARED: December 14, 2009


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856





PROJECT: HIDALGO COUNTY PRECINCT No. 4 FAYSVILLE PUMPS POND

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
TRACT No. 2 PLAT SHOWING

A 0.13 OF AN ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 44, CITRUS FRUIT DEVELOPMENT COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGES 430-431, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 783678, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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