

METES AND BOUNDS

MOORE ROAD DEDICATION

A 1.62 ACRE TRACT OF LAND OUT OF BLOCK 13, VAL VERDE SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2063670, 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 COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF BLOCK 13 AND ON THE WEST RIGHT OF WAY LINE OF VAL VERDE ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 89°53' W, 15.00 FEET FROM THE SOUTHEAST CORNER OF BLOCK 13.

THENCE; N 89°53' W, ALONG THE SOUTH LINE OF BLOCK 13, A DISTANCE OF 1,336.90 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF BLOCK 13 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 00°04'36" E, ALONG THE WEST LINE OF BLOCK 13, A DISTANCE OF 50.00 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 89°53' E, A DISTANCE OF 1,241.93 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 45°07' E, A DISTANCE OF 70.71 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 89°53' E, A DISTANCE OF 45.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE WEST RIGHT OF WAY LINE OF VAL VERDE ROAD FOR THE NORTHEAST CORNER OF THIS TRACT.

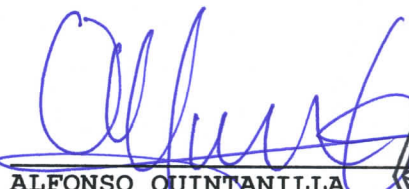
THENCE; S 00°07' W, ALONG THE WEST RIGHT OF WAY LINE OF VAL VERDE ROAD, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.62 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH LA FRONTERA ESTATES PHASE II, RECORDED IN VOLUME 54, PAGES 197-199, 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: March 8, 2011


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856

