

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys
124 E. Stubbs, Edinburg, Texas 78539
Phone 956/381-6480 Fax 956/381-0527
Email: office@qhaengineering.com
www.qhaengineering.com

METES AND BOUNDS

EXHIBIT "A"

PROJECT: HIDALGO COUNTY PCT. No.1
BCAP - DELTA WEST SUBDIVISION
10.00 FOOT DRAINAGE EASEMENT

A 0.058 OF AN ACRE TRACT OF LAND OUT OF LOTS 4 AND 5, J.C. ENGELMAN SUBDIVISION, SECTIONS 262 AND 263, TEX-MEX RAILWAY SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 38, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1522, PAGE 226, 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 60D PENNY NAIL SET ON THE SOUTH LINE OF LOT 5 AND ON THE NORTH RIGHT OF WAY LINE OF ROGERS ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 89°53' E, 22.20 FEET FROM THE SOUTHWEST CORNER OF LOT 5.

THENCE; N 00°01' E, A DISTANCE OF 251.81 FEET TO A 60D PENNY NAIL SET ON THE SOUTH RIGHT OF WAY LINE OF A DRAIN DITCH FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 79°30' E, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID DRAIN DITCH, A DISTANCE OF 10.17 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 00°01' W, A DISTANCE OF 249.94 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 5 AND ON THE NORTH RIGHT OF WAY LINE OF ROGERS ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT.


THENCE; S 89°53' W, ALONG THE SOUTH LINE OF LOT 5 AND THE NORTH RIGHT OF WAY LINE OF ROGERS ROAD, DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.058 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH J.C. ENGELMAN SUBDIVISION, RECORDED IN VOLUME 5, PAGE 38, MAP RECORDS, HIDALGO COUNTY, TEXAS.

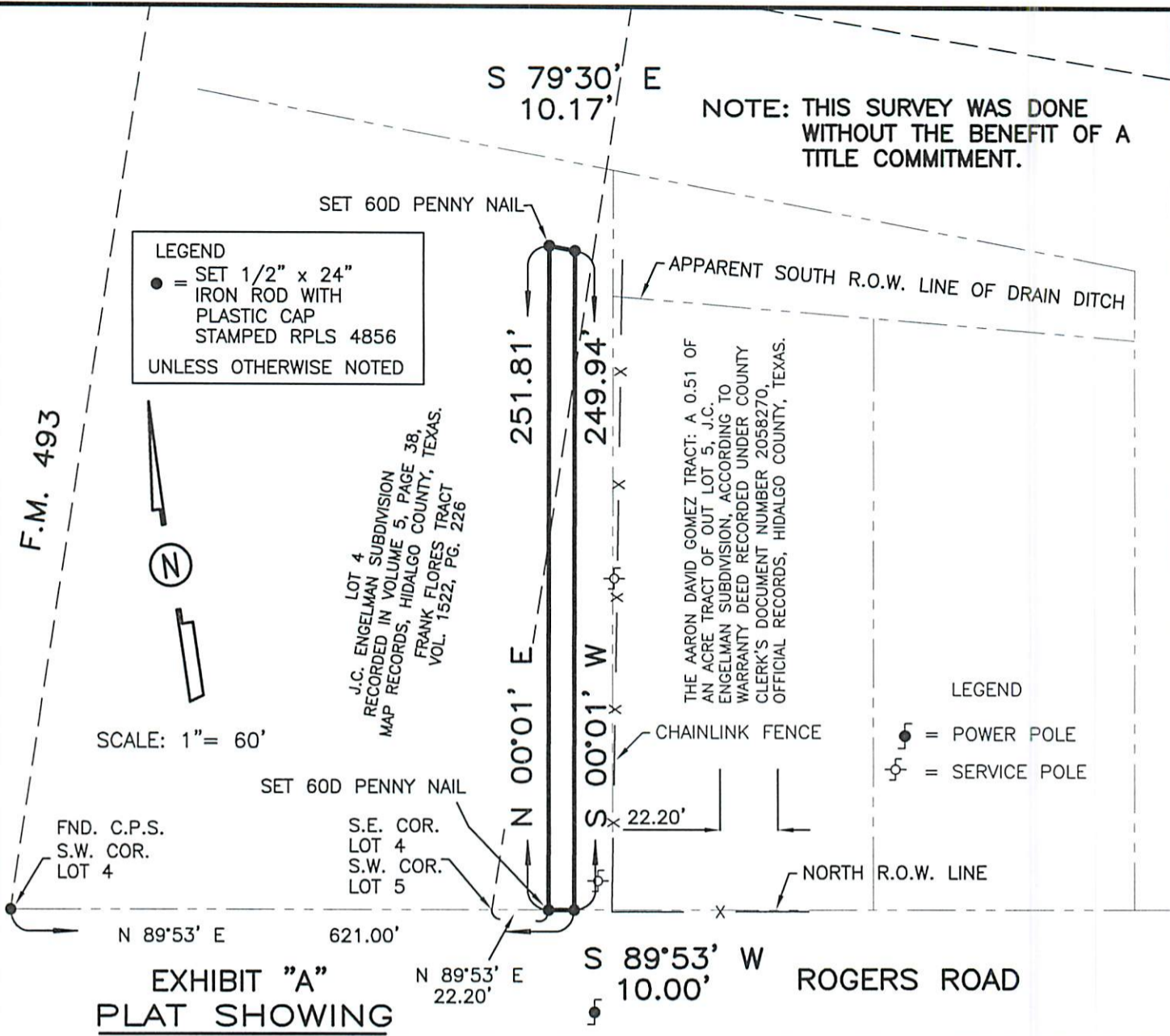
THE PROPERTY DESCRIBED IN THIS METES AND BOUNDS MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

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 2, 2013


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856





NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

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

SCALE: 1" = 60'

**EXHIBIT "A"
 PLAT SHOWING**

A 0.058 OF AN ACRE TRACT OF LAND OUT OF LOTS 4 & 5, J.C. ENGELMAN SUBDIVISION, SECTIONS 262 AND 263, TEX-MEX RAILWAY SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 38, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1522, PAGE 226, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH J.C. ENGELMAN SUBDIVISION, RECORDED IN VOLUME 5, PAGE 38, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**PROJECT:
 HIDALGO COUNTY PRECINCT No. 1
 BCAP-DELTA WEST SUBDIVISION
 10.00' TEMPORARY WORKING
 EASEMENT**

FLOOD ZONE DESIGNATION: ZONE "X"
 AREAS 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 AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
 COMMUNITY-PANEL NUMBER 480334 0350 C
 EFFECTIVE DATE: 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.

[Handwritten Signature]



ALFONSO QUINTANILLA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 4856

VOL. 5 PAGE 38
 SURVEYED JANUARY 2, 2013
 OWNER _____

ADDRESS _____
 JOB No. _____
 BOOK No. _____ PAGE _____

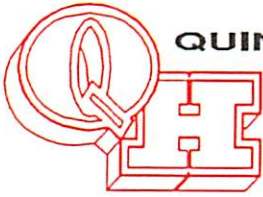
F:\PROJ\HC\P1\BACP\JC ENGELMAN



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 SURVEYING REGISTRATION NUMBER 100411-00



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METES AND BOUNDS

EXHIBIT "A"

PROJECT: HIDALGO COUNTY PCT. No.1
BCAP - DELTA WEST SUBDIVISION
15.00 FOOT DRAINAGE EASEMENT

A 0.086 OF AN ACRE TRACT OF LAND OUT OF LOTS 4 AND 5, J.C. ENGELMAN SUBDIVISION, SECTIONS 262 AND 263, TEX-MEX RAILWAY SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 38, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1522, PAGE 226, 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 WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 5 AND ON THE NORTH RIGHT OF WAY LINE OF ROGERS ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 89°53' E, 32.20 FEET FROM THE SOUTHWEST CORNER OF LOT 5.

THENCE; N 00°01' E, A DISTANCE OF 249.94 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH RIGHT OF WAY LINE OF A DRAIN DITCH FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 79°30' E, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID DRAIN DITCH, A DISTANCE OF 15.25 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF THE AARON DAVID GOMEZ TRACT (A 0.51 OF AN ACRE TRACT OUT OF LOT 5, J.C. ENGELMAN SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2058270, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 00°01' W, ALONG THE WEST LINE OF THE AARON DAVID GOMEZ TRACT, A DISTANCE OF 247.13 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 5 AND ON THE NORTH RIGHT OF WAY LINE OF ROGERS ROAD FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.


THENCE; S 89°53' W, ALONG THE SOUTH LINE OF LOT 5 AND THE NORTH RIGHT OF WAY LINE OF ROGERS ROAD, DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.086 OF AN ACRE OF LAND MORE OR LESS.


BEARINGS ARE IN ACCORDANCE WITH J.C. ENGELMAN SUBDIVISION, RECORDED IN VOLUME 5, PAGE 38, 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.

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DATE PREPARED: JANUARY 2, 2013


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856



S 79°30' E
15.25'

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

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

F.M. 493

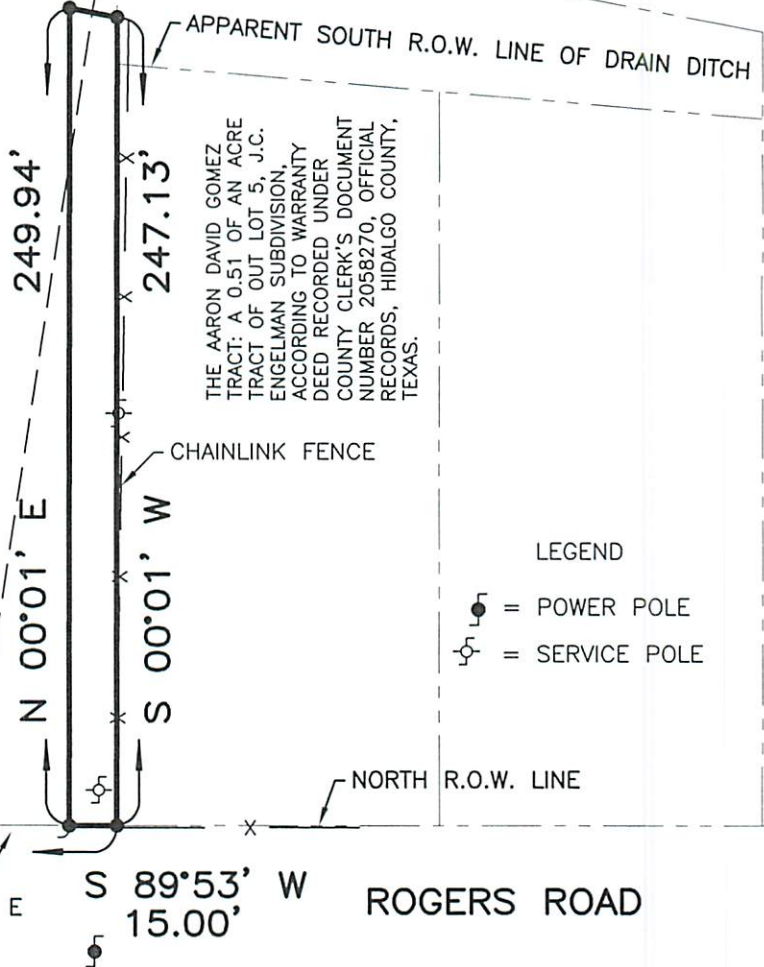


SCALE: 1" = 60'

FND. C.P.S.
S.W. COR.
LOT 4

S.E. COR.
LOT 4
S.W. COR.
LOT 5

LOT 4
J.C. ENGELMAN SUBDIVISION
MAP RECORDED IN VOLUME 5, PAGE 38,
FRANK FLORES TRACT
VOL. 1522, PG. 226



THE AARON DAVID GOMEZ TRACT: A 0.51 OF AN ACRE TRACT OF OUT LOT 5, J.C. ENGELMAN SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2058270, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LEGEND
● = POWER POLE
○ = SERVICE POLE

**EXHIBIT "A"
PLAT SHOWING**

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HIDALGO COUNTY PRECINCT No. 1
BCAP-DELTA WEST SUBDIVISION
15.00' DRAINAGE EASEMENT**

FLOOD ZONE DESIGNATION: ZONE "X"
AREAS 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 AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
COMMUNITY-PANEL NUMBER 480334 0350 C
EFFECTIVE DATE: MAY 17, 2001 LOMR

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VOL. 5 PAGE 38
SURVEYED JANUARY 2, 2013
OWNER _____
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F:\PROJ\HC\P1\BACP\JC ENGELMAN



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