

February 21, 2013

Parcel 1

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County: Hidalgo, Texas  
Alberta Drain Phase I

Property Description  
Parcel 1

**BEING A 5.000 ACRE (217,800 S.F.) TRACT OF LAND, OUT OF LOT 9, BLOCK 54, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGES 24-26, OF THE MAP RECORDS OF HIDALGO COUNTY (H.C.M.R.), TEXAS, AND BEING A PART OF THAT CERTAIN 32.671 (REMAINDER) ACRE TRACT, CONVEYED TO ABEL SALAZAR AS RECORDED IN VOLUME 3279, PAGE 403 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY (H.C.O.R.), TEXAS, SAID 5.000 ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;**

**COMMENCING** at p.k. nail set in the centerline of Alberta Road (40.00 feet right of way), being the common corner of said subject 32.617 acre tract and that certain 5.0 acre tract, conveyed to Arturo Rodriguez, et ux, recorded in Document No. 615190 (H.C.O.R.), Texas;

**THENCE**, South 08°34'04" West, along the common line of said subject 32.671 acre tract and said 5.0 acre tract, at a distance of 20.00 feet pass south right of way line of said Alberta Road and continuing for a total distance of 1154.86' to a 5/8 inch iron rod with a yellow plastic cap stamped "DLS BNDRY MKR" (hereinafter referred to as "with cap") set for the northwest corner and **POINT OF BEGINNING** of the herein described parcel and having grid coordinates of X=1,117,607.60, Y=16,612,928.65;

**THENCE**, South 81°26'03" East, severing said subject 32.671 acre tract, a distance of 1320.00 feet to a 5/8 inch iron rod with cap set on the common line of said subject 32.671 acre tract and that certain 7.00 (remainder) acre tract conveyed to Abel Salazar in Volume 1301, Page 275, of the Deed Records of Hidalgo County, (H.C.D.R.), Texas, for the northeast corner of the herein described parcel;

**THENCE**, South 08°34'04" West, along the common line of said subject 32.671 acre tract and said 7.00 acre tract, a distance of 165.00 feet to the common corner of Lots No 9, 10, 15 and 16, of said Block No 54, also common corner to said subject 32.671 acre tract, said 7.0 acre tract and that certain called 20.00 acre tract conveyed to Carson & Carson, Ltd, in Document No. 1657083 (H.C.O.R.), Texas, and that certain 1.08 acre tract conveyed to Julio Cesar Granados Lara and Juan Carlos Granados Lara in Document No. 1776662, (H.C.O.R.), Texas, from where a 1/2 inch iron rod found bears North 89°49'51" West, 0.26 feet, for the southeast corner of the herein described parcel;

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**THENCE**, North 81°26'03" West, along the south line of said Lot 9, Block No 54, being the the south line of said subject 32.671 acre tract, at a distance of 216.74 feet pass the common corner of said 1.08 acre tract and that certain 0.98 acre tract conveyed to Refugio Sanchez Saldana, et ux, in Volume 2855, Page 939 (H.C.O.R.), Texas, at a distance of 402.74 feet pass the common corner of said 0.98 acre tract and that certain 0.973 acre tract conveyed to Jose Gilberto Cantu, recorded in Document No. 1033995 (H.C.O.R.), Texas, at a distance of 660.10 feet pass a 1/2 inch iron rod found for the common corner of said 0.973 tract and the northeast corner of Owassa Acres Subdivision, as per recorded in Volume 36, Page 62, (H.C.M.R.), Texas continuing for a total distance of 1320.00 feet to a 5/8 inch iron rod with cap at the common corner of said subject 32.671 acre tract, northwest corner of said Owassa Acres Subdivision, that certain 10.0 acre tract, registered to Robert J Velado, as per property id no. 113243 of the Hidalgo County Appraisal District and aforementioned 5.0 acre tract, for the southwest corner of the herein described parcel.

**THENCE**, North 08°34'04" East, along the common line of said subject 32.671 acre tract and said 5.0 acre tract, a distance of 165.00 feet the **POINT OF BEGINNING**, of the herein described parcel, containing 5.000 acres (217,718 S.F.), more or less.

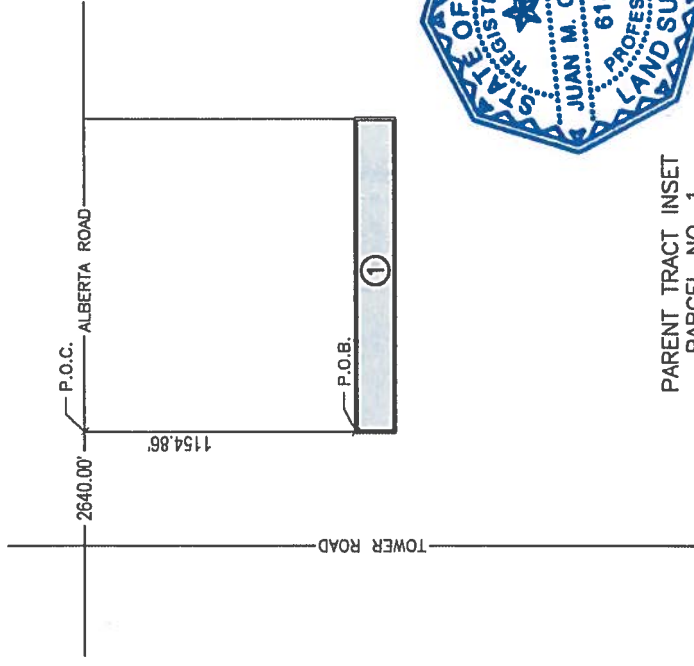
Bearings are Grid North, based on the Texas State Plane Coordinate System, South Zone (4205), NAD 83.

A survey plat of even date was prepared and is made a part of this metes and bounds description.

For the subject tract is recorded in Volume 3279, Page 403 of the Official Records of Hidalgo County, Texas.



Juan M. Castillo  
Juan M. Castillo, R.P.L.S. No. 6146



**GENERAL NOTES:**

1. All bearings and coordinates are based on the State Plane Coordinate system, South Zone (4205), North American Datum, 1983 (2011 Adjustment). All distances and coordinates shown are grid and can be converted to surface by multiplying by the average combined scale factor of 1.000040.
2. ● Indicates a 5/8" iron rod set with yellow cap stamped "DLS BNDY MRKR".
3. ○ Indicates a 1/2" iron rod found (unless otherwise noted).
4. H.C.M.R. Indicates Hidalgo County Map Records
5. H.C.O.R. Indicates Hidalgo County Official Records.
6. H.C.D.R. indicates Hidalgo County Deed Records.
7. H.C.A.D. Indicates Hidalgo county Appraisal District
8. A metes and bounds description of even date was prepared, and is made a part of this survey plat.
9. This plat was prepared with the benefit of a title commitment. G.F. No. 132349, effective date April 18, 2013, Valley Land Title Company.

PARENT TRACT INSET  
PARCEL NO. 1  
N.T.S.



*Juan M. Castillo*  
Juan M. Castillo, R.P.L.S. # 6146

I, Juan M. Castillo, a Registered Professional Land Surveyor in the State of Texas, hereby certify the foregoing plat correctly represents the facts found on the ground on March 6, 2013, under my supervision.

EXISTING	TAKING	REMAINING
32.671 AC. (remainder)	5.000 AC.	27.671 AC.
	217,800 S.F.	



1002 E. Expressway 83 Ph (956)969-4183  
Weslaco, TX 78596 Fax (956)447-8194

**RIGHT OF WAY SKETCH**

SHOWING PROPERTY OF

ABEL SALAZAR

ALBERTA DRAIN DRAINAGE IMPROVEMENTS  
PHASE I

MARCH, 2013

PARCEL 1  
Sheet 3 of 5

ALBERTA ROAD (40.0' r.o.w.)

P.O.C.  
PARCEL 1  
SET PK NAIL

S 08°34'04" W 1154.86'

BLOCK 54  
LOT 9

Abel Salazar  
32.671 (remainder)  
Vol. 3279, Pg. 403  
H.C.O.R.  
June 23, 1992

S 81°26'03" E 1320.00'

P.O.B.  
PARCEL 1  
SET  
X=1,117,607.60  
Y=16,612,928.65

N 08°34'04" E 165.00'

BLOCK 53  
LOT 12

Arturo Rodriguez,  
et ux  
Called 5.0 acres  
Doc. No. 615190  
H.C.O.R.  
August 5, 1997

②

①

N 81°26'03" W 1320.00'

Robert J. Velado  
10.0 acres  
Property ID No. 113243  
H.C.A.D.

ALAMO LAND AND  
SUGAR COMPANY  
VOL 1, PGS 24-26  
H.C.M.R.

LOT 20

Felicitas Medina  
Called Lot 19  
Doc. No. 968765  
H.C.O.R.  
May 9, 2001  
LOT 19

Jorge Luis Leos  
et ux  
Called Lot 18  
Doc. No. 1866734  
H.C.O.R.  
March 12, 2008  
LOT 18

Martin Reyno  
Called Lot 17  
Doc. No. 967193,  
H.C.O.R.  
May 4, 2001  
LOT 17

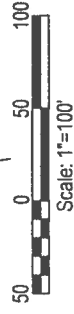
LOT 21

LOT 16

OWASSA ACRES  
SUBDIVISION  
VOL 36, PG 62  
H.C.M.R.

BLOCK 53  
LOT 13

Matchline A-A



**ALAMO LAND AND SUGAR COMPANY  
VOL 1, PGS 24-26  
H.C.M.R.**

**BLOCK 5A**

**LOT 9**

Abel Salazar  
32.671 (remainder)  
Vol. 3279, Pg. 403  
H.C.O.R.  
June 23, 1992

**S 81°26'03" E 1320.00'**  
660.10'

25' wide Magic Valley  
Electric Cooperative,  
Inc. Easement  
over and across  
Vol. 1796, Page 21  
H.C.D.R.  
August 10, 1982

①

660.10'

Jose Gilberto Cantu  
Called 0.973 acres  
Doc. No. 1033995, H.C.O.R.  
December 17, 2001

**BLOCK 5A**

**LOT 16**

**N 81°26'03" W 1320.00'**  
402.74'

Refugio Sanchez Saldana,  
et ux  
Called 0.98 acres  
Vol. 2855, Pg. 939,  
H.C.O.R.  
January 8, 1990

216.74'

Julio, Cesar Granados Lara  
Juan Carlos Granados Lara  
Called 1.08 acres  
Doc. No. 1776662  
H.C.O.R.  
June 29, 2007

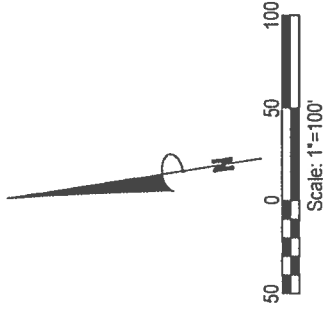
**BLOCK 5A**

**LOT 15**

**S 08°34'04" W 165.00'**

Abel Salazar  
7.0 acres (remainder)  
Vol. 1301, Pg. 275, H.C.D.R.  
November 1, 1971

Carson & Carson LTD.  
Called 20 acres  
Doc. No. 1657083  
H.C.O.R.  
August 29, 2006



**BLOCK 5A**

**LOT 10**

30" McAllen-Vidor Line  
Vol. 873, Pg. 332, H.C.D.R.  
September 19, 1956  
Vol. 877, Pg. 15 H.C.D.R.  
November 12, 1956

approximate location

Matchline A-A