

February 21, 2013

Parcel 3

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County: Hidalgo, Texas
Alberta Drain Phase I

Property Description
Parcel 3

BEING A 0.625 ACRE (27,216 S.F.) TRACT OF LAND, OUT OF LOT 12, BLOCK 53, 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 5.00 ACRE TRACT, CONVEYED TO KURT MORGAN AND JENNIFER MORGAN AS RECORDED IN DOCUMENT NO. 2392582 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY (H.C.O.R.), TEXAS, SAID 0.625 ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING at a p.k. nail set on the centerline of Alberta Road (Alberta Road 60.00 feet right of way), also being the common corner of said subject 5.00 acre tract and that certain 5.00 acre tract, conveyed to Gary L. Jackson and Michael R. Kormeier, recorded in Document No. 833091 (H.C.O.R.), Texas;

THENCE, South 08°34'04" West, along the common line of said subject 5.00 acre tract and said 5.00 acre ("Jackson and Kormeier tract"), at a distance of 30.00 feet pass the south boundary liner of said Alberta Road and continuing for a total distance of 1154.87 feet to a set 5/8 inch iron rod with a yellow plastic cap stamped "DLS BNDRY MKR" (hereinafter referred to as "with cap"), for the northwest corner of the herein described parcel and for the **POINT OF BEGINNING** of the herein described parcel and having grid coordinate of X=1,117,281.28, Y=16,612,977.80;

THENCE, South 81°26'03" East, severing said subject 5.00 acre tract, a distance of 164.94 feet to a 5/8 inch iron rod with cap set on the common line of said subject 5.00 acre tract and that certain called 5.0 acre tract conveyed to Arturo Rodriguez, et ux, recorded in Document No. 615190 (H.C.O.R.), Texas, for the northeast corner of the herein described parcel;

THENCE, South 08°34'04" West, along the common line of said subject 5.00 acre tract and said 5.0 acre "Rodriguez tract", a distance of 165.00 feet to a 1/2 inch iron rod found on the common line of said subject 5.00 acre tract and that certain 10.0 acre tract conveyed to Robert J. Velado, property id no. 113243 Hidalgo County Appraisal District (H.C.A.D.), Texas, for the southeast corner of the herein described parcel;

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THENCE, North 81°26'03" West, along said common line, a distance of 164.94 feet to a 1/2 inch iron rod with cap found at the common corner of said subject 5.00 acre tract, said 5.00 acre tract ("Jackson and Kormeier tract"), said 10.0 acre ("Velado tract"), and that certain 10.0 acre tract conveyed to Christy Garza and Jacobo M. Garza, recorded in Document No. 1432489 (H.C.O.R.), Texas, for the southwest corner of the herein described parcel;

THENCE, North 08°34'04" East, along the common line of said subject 5.00 acre tract and said 5.00 acre ("Jackson and Kormeier tract"), a distance of 165.00 feet to the **POINT OF BEGINNING**, of the herein described parcel, containing 0.625 acres (27,216 S.F.), more or less.

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

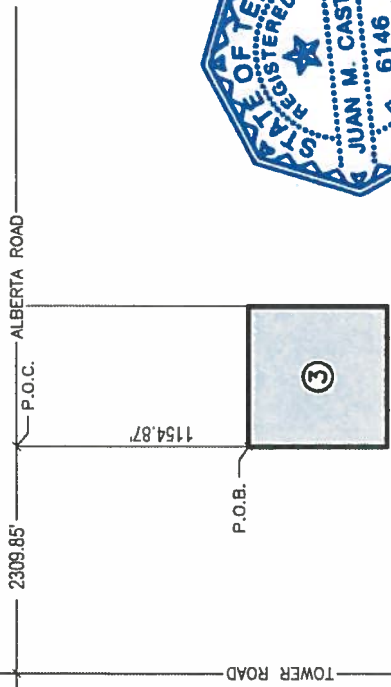
A survey plat of even date was prepared and is made a part of this metes and bounds description.

For the subject tract is recorded in Document No. 1228931 of the Official Records of Hidalgo County, Texas.

Juan M. Castillo

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

Juan M. Castillo

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

PARENT TRACT INSET
PARCEL NO. 3
N.T.S.

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. 132353, effective date April 18, 2013, Valley Land Title Company.

| EXISTING | TAKING | REMAINING |
|----------|-----------|-------------|
| 5.00 AC. | 0.625 AC. | 4.375 AC. |
| | | 27,216 S.F. |



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

RIGHT OF WAY SKETCH

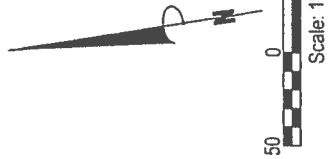
SHOWING PROPERTY OF
KURT MORGAN AND
JENNIFER MORGAN
ALBERTA DRAIN DRAINAGE IMPROVEMENTS
PHASE I
MARCH, 2013

PARCEL 3
Sheet 3 of 4

P.O.C.
PARCEL 3
SET PK NAIL

ALBERTA ROAD (60.0' r.o.w.)

BLOCK 54
LOT 9



25' wide Magic Valley Electric Cooperative, Inc. Easement over and across Vol. 1808, Page 416 H.C.D.R. November 1, 1982

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

Kurt Morgan Jennifer Morgan Called 5.00 acres Doc. No. 2392582 H.C.O.R. March 15, 2013

Gary L. Jackson Michael R. Kormeier Called 5.00 acres Doc. No. 833091 H.C.O.R. December 27, 1999

BLOCK 53
LOT 12

P.O.B.
PARCEL 3
SET
X=1,117,281.28
Y=16,612,977.80

N 08°34'04" E 165.00'

S 08°34'04" W 165.00'

S 81°26'03" E 164.94'

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

④

③

②

N 81°26'03" W 164.94'

10.0' Utility Easement
10.0' Swale Easement

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

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

Christy Garza
Jacob M. Garza
10.0 acres (calc.)
Doc. No. 1432489, H.C.O.R.
February 4, 2005

BLOCK 53
LOT 13

PARCEL 3
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