

March 6, 2013

Parcel 8

Page 1 of 4

County: Hidalgo, Texas
Alberta Drain Phase I

Property Description
Parcel 8

BEING A 0.153 ACRE (6,650 S.F.) TRACT OF LAND, OUT OF THE NORTH 10 ACRES OUT OF LOT 14, BLOCK 53, OF 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 CALLED 0.95 ACRE TRACT, CONVEYED TO IDALIA IRACEMA GARZA, ET VIR, RECORDED IN DOCUMENT NO. 1467038 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY (H.C.O.R.), TEXAS, SAID 0.95 ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING at a cotton picker spindle found at the northwest corner of Lot 11, Block 53 of said Alamo Land and Sugar Company Subdivision, same being at the intersection of the centerline of Tower Road (r.o.w. varies) and Alberta Road (60.0' r.o.w. width);

THENCE, South 08°34'04" West, along the west line of said Lot 11, the centerline of said Tower Road, a distance of 1319.91 feet to cotton picker spindle found at the northwest corner of Lot 14, Block 53, **THENCE**, South 81°26'03" East, along the north line of said Lot 14, a distance of 30.00 feet 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 for the **POINT OF BEGINNING** of the herein described parcel and having grid coordinate of X=1,115,002.13, Y=16,613,154.24;

THENCE, South 81°26'03" East, along the common line of that certain called 5 acre tract conveyed to Juanita Trevino, recorded in Document No. 1559391 (H.C.O.R.), Texas and said subject 0.95 acre tract, a distance of 190.00 feet to a 5/8 inch iron rod with cap set on the common corner of said subject 0.95 acre tract and that certain called Lot 29, of Rincon del Valle Subdivision No. 4, as per map recorded in Volume 32, Page 122 (H.C.M.R.), Texas, conveyed to Eloy Garcia and Noe Garcia in Document No. 1032471 (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 0.95 acre tract and said Lot 29, a distance of 35.00 feet to a 5/8 inch iron rod with cap set, for the southeast corner of the herein described parcel;

March 6, 2013

Parcel 8

Page 2 of 4

THENCE, North 81°26'03" West, severing said subject 0.95 acre tract, a distance of 190.00 feet to a 5/8 inch iron rod with cap set on the east right of way of said Tower Road, for the southwest corner of the herein described parcel;

THENCE, North 08°34'04" East, along the east right of way line of said Tower Road, a distance of 35.00 feet to the **POINT OF BEGINNING**, of the herein described parcel, containing 0.153 acres (6,650 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. 1467038 of the Official Records of Hidalgo County, Texas.

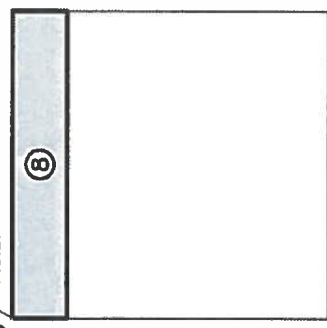

Juan M. Castillo, R.P.L.S. No. 6146



P.O.C. ALBERTA ROAD

1319.91' TOWER ROAD

30.00' P.O.B.



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

GENERAL NOTES:

- 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.
- Indicates a 5/8" iron rod set with yellow cap stamped "DLS BNDY MRKR".
- Indicates a 1/2" iron rod found (unless otherwise noted).
- H.C.M.R. Indicates Hidalgo County Map Records
- H.C.O.R. Indicates Hidalgo County Official Records.
- H.C.D.R. indicates Hidalgo County Deed Records.
- A metes and bounds description of even date was prepared, and is made a part of this survey plat.
- This plat was prepared with the benefit of a title commitment. G.F. No. 132359, effective date April 18, 2013, said Valley Land Title Co.

PARENT TRACT INSET
PARCEL NO. 8
N.T.S.

EXISTING	TAKING	REMAINING
0.95 AC. (called)	0.153 AC.	0.797 AC.
	6,650 S.F.	



1002 E. Expressway 83 Ph (956)969-4183
Weslaco, TX 78696 Fax (956)447-8194

RIGHT OF WAY SKETCH

SHOWING PROPERTY OF
IDALIA I. GARZA, ET VIR
ALBERTA DRAIN DRAINAGE IMPROVEMENTS
PHASE I
MARCH, 2013

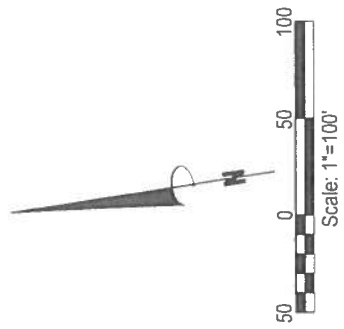
PARCEL 8
Sheet 3 of 4

P.O.C.
PARCEL 8
FOUND C.P.S.

ALBERTA ROAD
(60.0' R.O.W.)

TOWER ROAD (r.o.w. width varies)

S 08°34'04" W 1319.91'



LOT 3

ALAMO LAND AND SUGAR COMPANY
VOL 1, PGS 24-26
BLOCK 53
LOT 11
H.C.M.R.

ORANGE BUD ESTATES
VOL 27, PG 28B
H.C.M.R.

LOT 4

Juanita Trevino
Called 5 Acres
Doc. No. 1559391, H.C.O.R.
December 27, 2005

P.O.B.
PARCEL 8
SET
X=1,115,002.13
Y=16,613,154.24

S 81°26'03" E 190.00'

FND
C.P.S.

L2

L1

8

N 81°26'03" W 190.00'

Idalia Iracema Garza, et vir
0.95 acre
Doc. No. 1467038, H.C.O.R.
May 3, 2005

Line #	Bearing	Distance
L1	S 08°34'04" W	35.00'
L2	N 08°34'04" E	35.00'

15.0' Utility Easement

20.0' Drainage Swale Easement

10.0' Utility Easement

Eloy Garcia
Noe Garcia
Called Lot 29
Doc. No. 1032471
H.C.O.R.
December 11, 2001

Rolanda Torres
Called Lot 28
Doc. No. 1475715
H.C.O.R.
May 24, 2005

BLOCK 53
LOT 14

Ara Julia Zamarron
Sergio Chavez
Called Lot 27
Doc. No. 1475722
H.C.O.R.
May 24, 2005

Valentin Reyes Jr.
Called Lot 26
Doc. No. 997077
H.C.O.R.
August 10, 2001

Norma Nelly Gonzalez
Feliberto Gonzalez
Called Lot 25
Doc. No. 679107
H.C.O.R.

RINCON DEL VALLE
SUBDIVISION No. 4
VOL 32, PG 122
H.C.M.R.