

February 21, 2013

Parcel 4

Page 1 of 4

County: Hidalgo, Texas
Alberta Drain Phase I

Property Description
Parcel 4

BEING A 0.625 ACRE (27,225 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 GARY L. JACKSON AND MICHAEL R. KORMEIER AS RECORDED IN DOCUMENT NO. 833091 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 15.0 acre (calc.) tract, conveyed to Gary L. Jackson and Michael R. Kormeier, recorded in Volume 2984, Page 691 (H.C.O.R.), Texas;

THENCE, South 08°34'04" West, along the common line of said subject 5.00 acre tract and said 15.0 acre tract, at a distance of 30.00 feet pass the south right of way line of said Alberta Road, and continuing for a total distance of 1154.88 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=1,117,118.12, Y=16,613,002.38;

THENCE, South 81°26'03" East, severing said subject 5.00 acre tract, a distance of 165.00 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 5.00 acre tract conveyed to Kurt Morgan and Jennifer Morgan, as recorded in Document No. 2392582 (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 5.00 acre "Morgan tract", a distance of 165.00 feet to a 1/2 inch iron rod found at the common corner of said subject 5.00 acre tract, that certain 10.0 acre tract conveyed to Robert J. Velado, with property id no. 113243, as per Appraisal District Records, Hidalgo County, Texas, and also common corner to that certain 10.0 acre tract conveyed to Christy Garza and Jacobo M. Garza as recorded in Document No. 1432489 (H.C.O.R.), Texas, for the southeast corner of the herein described parcel;

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THENCE, North 81°26'03" West, along the common line of said subject 5.00 acre tract and said 10.0 acre ("Garza tract"), a distance of 165.00 feet to a 1/2 inch iron rod found on the common corner of said subject 5.00 acre tract, and said 15.0 acre tract, for the southwest corner of the herein described parcel;

THENCE, North 08°34'04" East, along the common line of said subject 5.00 acre tract and said 15.0 acre tract, a distance of 165.00 feet to the **POINT OF BEGINNING**, of the herein described parcel, containing 0.625 acres (27,225 S.F.), more or less.

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

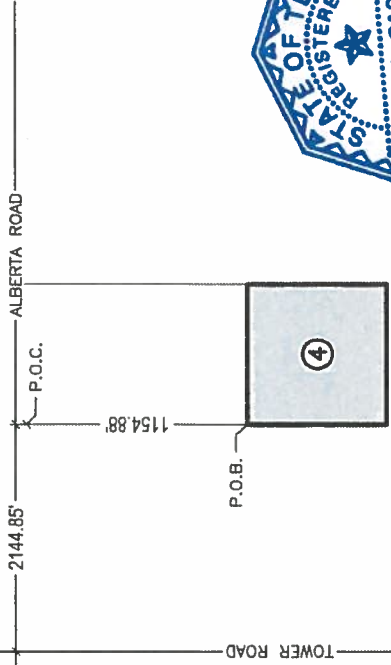
A survey plat of even date was prepared and is made a part of this metes and bounds description.

For the subject tract is recorded in Document No. 833091 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. 4
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. 132355, effective date April 18, 2013, Valley Land Title Company.

EXISTING	TAKING	REMAINING
5.00 AC.	0.625 AC.	4.375 AC.
		27,225 S.F.



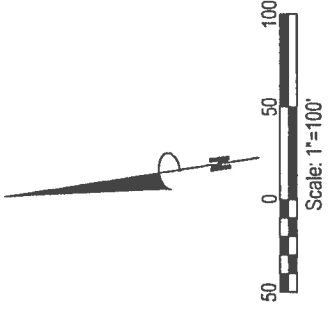
1002 E. Expressway 83 Ph (956)969-4183
Westlaco, TX 78596 Fax (956)447-8194

RIGHT OF WAY SKETCH

SHOWING PROPERTY OF
GARY L. JACKSON
MICHAEL R. KORMEIER
ALBERTA DRAIN DRAINAGE IMPROVEMENTS
PHASE I

MARCH, 2013

PARCEL 4
Sheet 3 of 4



P.O.C.
PARCEL 4
SET PK NAIL

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

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

Gary L. Jackson
Michael R. Kormeier
Tract II 15.0 acres (Calc.)
Vol. 2984, Pg. 691
H.C.O.R.
October 23, 1990

25' wide Magic Valley
Electric Cooperative,
Inc. Easement
over and across
Vol. 1796 Page 17
H.C.D.R.
August 10, 1982

BLOCK 53
LOT 12

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

P.O.B.
PARCEL 4
SET
X=1,117,118.12
Y=16,613,002.38

S 08°34'04" W 165.00'
N 08°34'04" E 165.00'
S 81°26'03" E 165.00'
N 81°26'03" W 165.00'

(3)

(4)

(5)

BLOCK 53
LOT 13

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

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