

April 11, 2013

Parcel 5

Page 1 of 4

County: Hidalgo, Texas
Alberta Drain Phase I

Property Description
Parcel 5

BEING A 1.874 ACRE (81,653 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 15.0 ACRE (CALC.) TRACT, CONVEYED TO GARY L. JACKSON AND MICHAEL R. KORMEIER AS RECORDED IN VOLUME 2984, PAGE 691 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY (H.C.O.R.), TEXAS, SAID 1.874 ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING at a 1/2 inch iron rod found on the south right of way line of Alberta Road (right of way width varies), being the northeast corner of Lot 301 out of Brenda Estates No. 3 Subdivision as per map recorded in Volume 38, Page 166 (H.C.M.R.), Texas;

THENCE, South 08°34'04" West, along the common line of said subject 15.0 acre tract and said Brenda Estates No. 3 Subdivision, a distance of 1,114.90 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=1,116,628.77, Y=16,613,076.08;

THENCE, South 81°26'03" East, severing said subject 15.0 acre tract, a distance of 494.87 feet to a 5/8 inch iron rod with cap set on the common line of said subject 15.0 acre tract and that certain 5.00 acre tract conveyed to Gary L. Jackson and Michael R. Kormeier in Document No. 833091 (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 15.0 acre tract and said 5.00 acre tract, a distance of 165.00 feet to a 1/2 inch iron rod with cap found on the north line of a called 10.0 acre tract conveyed to Christy Garza and Jacobo M. Garza, recorded in Document No. 1432489 (H.C.O.R.), Texas, also being at the common corner of said subject 15.0 acre tract and said 5.00 acre tract, 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 12, being the common line of said subject 15.0 acre tract and that said 10.0 acre tract, at a distance of 165.30 feet pass a 1/2 inch iron rod found for the common corner of said 10.0 acre tract and that certain 5.00 acre tract conveyed to Aaron Salazar, et ux in Document No. 1861249 (H.C.O.R.), Texas, at a distance of 330.15 pass a 1/2 inch iron rod found for the common corner of said 5.00 acre "Salazar tract" and that certain El Ahijado R.V. & Manufactured Home Park Subdivision as per map recorded in Volume 38, Page 188 (H.C.M.R.), Texas, and continuing for a total distance of 494.87 feet to a 1/2 inch iron rod found at the common corner of said Brenda Estates No. 3 Subdivision, that certain 5.000 acre tract conveyed to Jacobo Garza, recorded in Volume 3301, Page 108, (H.C.O.R.), Texas, and of said El Ahijado R.V. & Manufactured Home Park Subdivision, for the southwest corner of the herein described parcel;

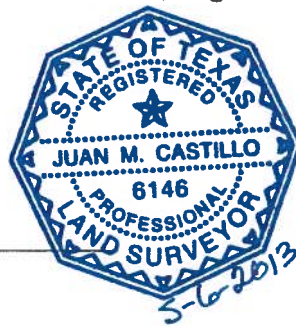
THENCE, North 08°34'04" East, along the common line of said subject 15.0 acre tract and said Brenda Estates No. 3 Subdivision, a distance of 165.00 feet to the **POINT OF BEGINNING**, of the herein described parcel, containing 1.874 acres (81,653 S.F.), more or less.

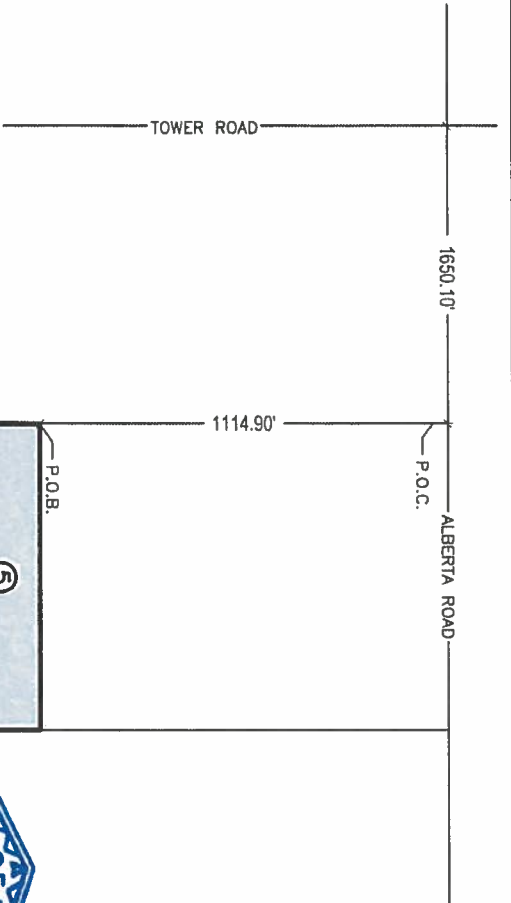
Bearings are Grid North, based on the Texas State Plane Coordinate System, South Zone (4205), NAD 83.

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 2984, Page 691 of the Official Records of Hidalgo County, Texas.


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





PARENT TRACT INSET
PARCEL NO. 5
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 5, 2013, under my supervision.

EXISTING	TAKING	REMAINING
15.00 AC. (calc.)	1.874 AC.	13.126 AC.
	81,653 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

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. 132356, effective date April 18, 2013, Valley Land Title Company.

PARCEL 5
Sheet 3 of 4

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

70.0'

LOT 316

LOT 301

BRENDA ESTATES
NO. 3 SUBDIVISION
VOL 38, PG 166
H.C.M.R.

LOT 310

LOT 309

VIOLETA DR (50.0' r.o.w.)

LOT 307

LOT 308

Rosa Marquez
Called Lot 307
Doc. No. 2034622
H.C.O.R.
September 15, 2009

Luis R. Rodriguez
Arcely Rodriguez
Called Lot 308
Doc. No. 1174044
H.C.O.R.
March 5, 2003

(7)

(6)

N 08°34'04" E 165.00'

S 08°34'04" W 1114.90'

P.O.C.
PARCEL 5

ALAMO LAND AND SUGAR COMPANY
VOL 1, PGS 24-26
H.C.M.R.
P.O.B.
PARCEL 5
SET
X=1,116,628.77
Y=16,613,076.08

S 81°26'03" E 494.87'

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

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

(5)

N 81°26'03" W 494.87'

15.0' H.C.I.D. No. 2 Easement
15.0' Electrical & Utility Easement

Aaron Salazar
Called 5,000 acres
Doc. No. 819005 H.C.O.R.
October 29, 1999

EL AHUADO R.V. & MANUFACTURED HOME PARK SUBDIVISION
VOL 38, PG 188
H.C.M.R.
LOT 1
50.0' Road Easement

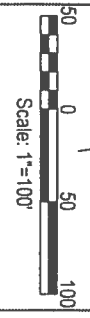
Aaron Salazar, et ux
Called 5,000 acres
Doc. No. 1861249
H.C.O.R.
February 28, 2008

330.15'

165.30'

S 08°34'04" W 165.00'

BLOCK 53
LOT 12



Gary L. Jackson
Michael R. Kormeier
Called 5,000 acres
Doc. No. 833091
H.C.O.R.
December 27, 1999

(4)

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

BLOCK 53
LOT 13