



R. Gutierrez
Engineering Corporation
 130 E. PARK AVENUE • PHARR, TEXAS 78577
 (TEL) 956-782-2557 • (FAX) 956-782-2558
 Engineering Firm F - 450 • Surveying Firm #101050-00

Invoice Number 3701
 Date 10/28/2014
 Due on receipt

Invoice

Hidalgo County Precinct No. 2
 Hector "Tito" Palacios
 300 W. Hall Acres
 Suite G
 Pharr, TX 78577

Project: Pct 2 Multipurpose Complex Detention Pond

Const. Cost _____
 % of Const. Cost _____
 Billing Fee 3,350.00

Project No.: ENG14.106
 Contract No.: C-14-085-04-08 (WA#6)
 PO No. 716562

<u>Phase</u>	<u>Phase Fee</u>	<u>% Complete</u>	<u>Fee Earned</u>	<u>Prior Billing</u>	<u>Current Fee</u>
Parcel Plat and Metes & Bounds Description	2,800.00	100.00%	2,800.00		2,800.00
Title Report	550.00	100.00%	550.00		550.00

PO # 716562
4-1200-431-00-122-006 -0- 339
 Req # 165164

INVOICE RECEIVED BY:
Alan ON 10/31/14
 GOODS/SERVICES RECEIVED BY:
Hector Palacios 10/28/14

Balance Due \$3,350.00



Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577

(TEL) 956-782-2557 • (FAX) 956-782-2558

Engineering Firm #486 • Surveying Firm #101650

ENG08.024L
October 23, 2014

**METES AND BOUNDS DESCRIPTION
OF**

**4.306 ACRE OF LAND OUT OF A
15.05 ACRE TRACT OF LAND
OUT OF LOT 229,
KELLY-PHARR SUBDIVISION,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 3, PAGES 133-134, D.R.H.C.**

Being 4.306 acres of land out of a 15.05 acre tract of land out of Lot 229, Kelly-Pharr Subdivision, Hidalgo County, Texas, as per map recorded in Volume 3, Pages 133-134, Deed Records of Hidalgo County, Texas. Said 15.05 acre tract of land is vested to the County of Hidalgo from San Juanita Guzman by virtue of a General Warranty Deed dated December 05, 2008 recorded in Document No. 1952118, Official Records of Hidalgo County, Texas. Said 4.306 acres of land being more particularly described by metes and bounds as follow;

Commencing at a cotton picker spindle found at the Southwest corner of Lot 229, Kelly-Pharr Subdivision; **Thence**, North 08 degrees 25 minutes 00 seconds East, with the West line of Lot 229, Kelly-Pharr Subdivision, a distance of 20.00 pass a No. 4 rebar found at the existing North Right of Way line of West Hall Acres Road, continuing for a total distance of 899.00 feet to a No. 4 rebar found for the Southwest corner of this tract of land and the **POINT OF BEGINNING**;

THENCE, continuing, North 08 degrees 25 minutes 00 seconds East, with the West line of said Lot 229, a distance of 286.00 feet to a No. 4 rebar found at the Southwest corner of the Hidalgo County Drainage District No. One Easement (as recorded in Volume 1028, Page 530, D.R.H.C.) for the most Westerly Northwest corner of this tract of land;

THENCE, North 58 degrees 02 minutes 23 seconds East, with a clip of the South Easement line of said Hidalgo County Drainage District No. One, a distance of 131.24 feet to a No. 4 rebar found for the most Northerly Northwest corner of this tract of land;

THENCE, South 81 degrees 35 minutes 00 seconds East, with the South Easement line of said Hidalgo County Drainage District No. One, a distance of 421.97 feet to a No. 4 rebar found at the West line of Phase 1, Los Marineros Subdivision (as recorded in Volume 34, Page 82, M.R.H.C.) and at the Southeast corner of said Hidalgo County Drainage District No. One Easement for the Northeast corner of this tract of land;

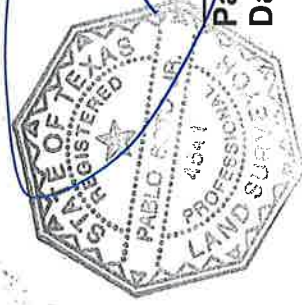
THENCE, South 08 degrees 25 minutes 00 seconds West, with the West line of said Phase 1, Los Marineros Subdivision, a distance of 142.90 feet to a No. 4 rebar found at the North Right of Way line of Redfish Lane for an exterior corner of this tract of land;

THENCE, North 81 degrees 35 minutes 00 seconds West, with the North Right of Way line of said Redfish Lane and the West line of said Phase 1, Los Marineros Subdivision, a distance of 7.95 feet to a No. 4 rebar found for an interior corner of this tract of land;

THENCE, South 08 degrees 25 minutes 00 seconds West, with the West line of said Phase 1, Los Marineros Subdivision, a distance of 228.10 feet to a No. 4 rebar found for the Southeast corner of this tract of land;

THENCE, North 81 degrees 35 minutes 00 seconds West, a distance of 514.00 feet to the **POINT OF BEGINNING** and containing 4.306 acres of land, more or less;

I, Pablo Soto, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above metes and bounds are true and are the result of an actual survey performed on the ground under my direction.



Pablo Soto, Jr. R.P.L.S. No. 4541

Date: 10/28/18

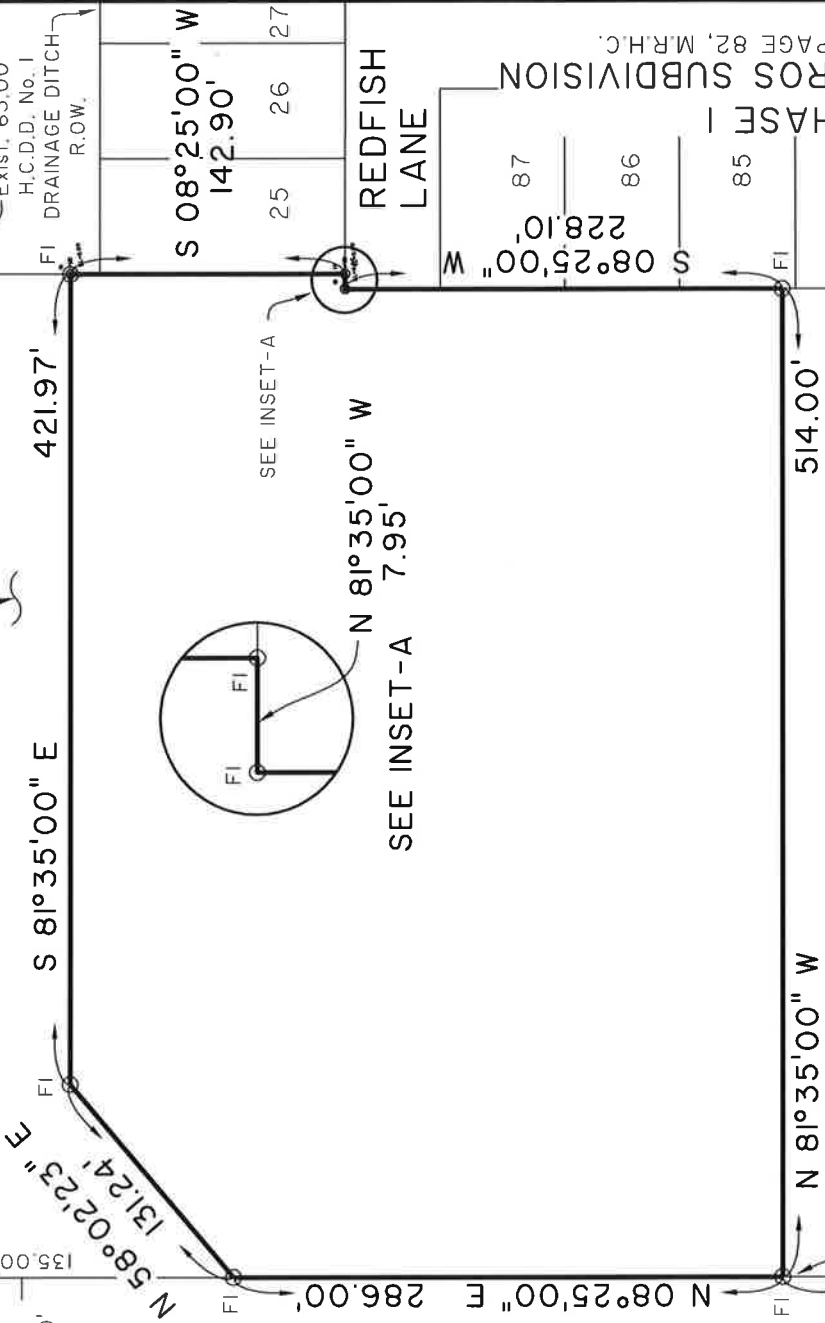
N.W. CORNER OF LOT 229
KELLY-PHARR SUBD.
VOL. 3, PG. 133-134, M.R.H.C.

Hidalgo County Drainage
District # 1 Easement
Vol. 1028, Pg. 530, D.R.H.C.

Exist. 110.00' Hidalgo County
Drain District #1
ID #03265558

FI- FOUND No. 4 REBAR
FC- FOUND COTTON PICKER SPINDLE

SCALE: 1" = 100'



KELLY-PHARR SUBDIVISION
VOL. 3, PAGE 133-134, D.R.H.C.

Owner: Pharr-San Juan-Alamo
Independent School District
Warranty Deed
Document No. 1749294,
D.R.H.C.

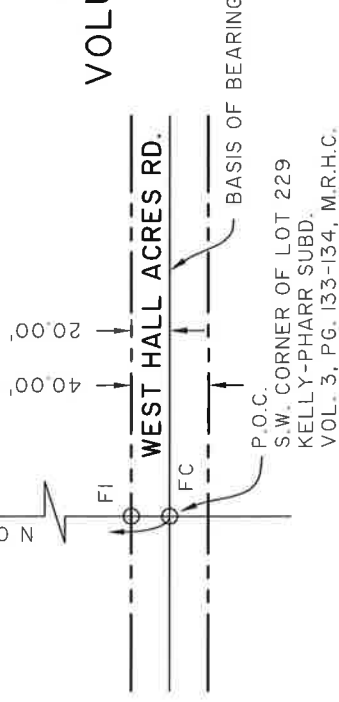
LOT 229
KELLY-PHARR SUBDIVISION
VOL. 3, PAGE 133-134, D.R.H.C.

Owner: Hidalgo County Drainage
District No. One
GENERAL WARRANTY DEED
DOC. No. 1952118, O.R.H.C.

SURVEY PLAT
OF
4.306 ACRES OF LAND OUT OF A
15.05 ACRE TRACT OF LAND
OUT OF LOT 229,
KELLY PHARR SUBDIVISION,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 3, PAGES 133-134, D.R.H.C.

LOT 230

LOS MARINEROS SUBDIVISION
PHASE I
VOL. 34, PAGE 82, M.R.H.C.



P.O.C.
S.W. CORNER OF LOT 229
KELLY-PHARR SUBD.
VOL. 3, PG. 133-134, M.R.H.C.

G.F. No. N/A

FLOOD ZONE
 A AO C X
 AH B D OTHER

Com.-Panel No.:
480334 0425 C

Map Revised:
NOVEMBER 16, 1982



[Handwritten Signature]



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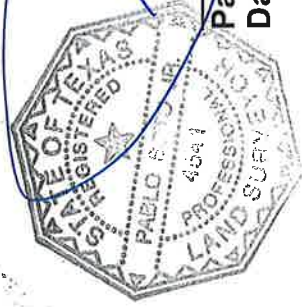
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Pablo Soto, Jr., R.P.L.S. No. 4541

Date: 10/23/18



FI- FOUND No. 4 REBAR
 FC- FOUND COTTON PICKER SPINDLE

N.W. CORNER OF LOT 229
 KELLY-PHARR SUBD.
 VOL. 3, PG. 133-134, M.R.H.C.

Hidalgo County Drainage
 District # 1 Easement
 Vol. 1028, Pg. 530, D.R.H.C.

Exist. 110.00' Hidalgo County
 Drain District #1
 ID #0326558

Exist. 65.00'
 H.C.D.D. No. 1
 DRAINAGE DITCH
 R.O.W.

S 08°25'00" W
 142.90'

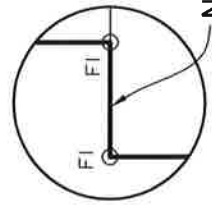
N 81°35'00" W
 7.95'

S 81°35'00" E
 421.97'

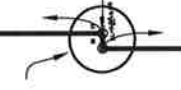
N 58°02'23" E
 131.24'

N 08°25'00" E
 286.00'

KELLY-PHARR SUBDIVISION
 VOL. 3, PAGE 133-134, D.R.H.C.



SEE INSET-A



SEE INSET-A

REDFISH
 LANE

25 26 27

LOT 230

PHASE I
 LOS MARINEROS SUBDIVISION
 VOL. 34, PAGE 82, M.R.H.C.

87
 228.10'
 86
 85
 84

Owner: Pharr-San Juan-Alamo
 Independent School District
 Warranty Deed
 Document No. 1749294,
 D.R.H.C.

Owner: Hidalgo County Drainage
 District No. One
 GENERAL WARRANTY DEED
 DOC. No. 1952118, O.R.H.C.

LOT 229
 KELLY-PHARR SUBDIVISION
 VOL. 3, PAGE 133-134, D.R.H.C.

514.00'

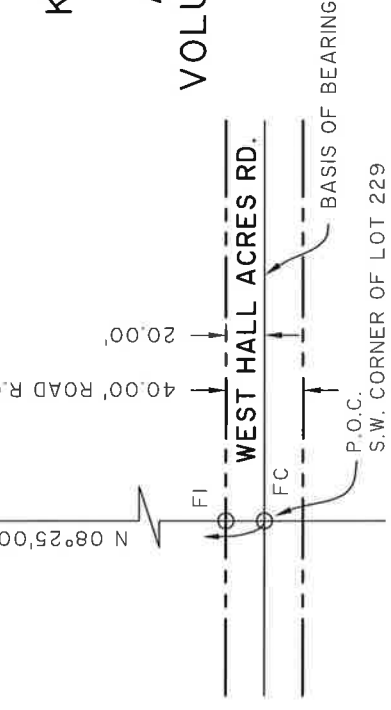
N 81°35'00" W

P.O.B.

SURVEY PLAT
 OF

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ROAD R.O.W.



WEST HALL ACRES RD.
 40.00' ROAD R.O.W.
 20.00'
 P.O.C.
 BASIS OF BEARING
 S.W. CORNER OF LOT 229
 KELLY-PHARR SUBD.
 VOL. 3, PG. 133-134, M.R.H.C.



G.F. No. N/A

FLOOD ZONE: A AO C X
 AH B D OTHER

Com.-Panel No.: 480334 0425 C
 Map Revised: NOVEMBER 16, 1982

[Handwritten signature]

