



COUNTY COMMISSIONER PRECINCT 3
County of Hidalgo

Joe M. Flores
County Commissioner Pct. No. 3

MEMO

TO: Valde Guerra
Hidalgo County Executive Office

FROM: Victor Gallardo ROW Agent
Hidalgo County Pct. 3 Right Of Way

DATE: April 23, 2015

RE: Leonor Leal
4.97 Acre out of the Texan Garden Subdivision Lot 12, Block 21 Hidalgo County, as per map or plat recorded in Volume 08, Page 57 thru 58 , map of records of Hidalgo County, Texas.

Project: Leonor Leal Landlocked Property

Leonor Leal is requesting assistance for an entrance off of Iowa Road. Her property does not have an access to a public road. She has tried to come to an agreement with her neighbor for an access many times with no results. She has paid for a survey and has met all conditions of the landlock application. Steve Crain has reviewed my land investigation information and has agreed that she does meet the requirements to request the assistance of the County Commissioners under Transportation Code 251 section 053. I will be submitting copies of the Leonor Leal Landlocked File to your office, requesting it be submitted to Commissioners Court for approval.

Should you have any questions or need additional information, please feel free to call 956-867-5514.

Cc: rebecca.gomez@co.hidalgo.tx.us Executive Office ROW
Mingo.villarreal@co.hidalgo.tx.us Pct. 3

Office: (956) 585-4509 • Fax: (956) 205-7009
724 N. Breyfogle • Mission, Texas 78574

Hidalgo CAD

Property Search Results > 299184 MOLINA MARIA V & MARIA E for Year 2015

Property

Account
 Property ID: 299184 Legal Description: TEXAN GARDENS N150'-E320.40' LOT 12 BLK 21 1.10 AC GR 1.0 AC NET
 Geographic ID: T2200-00-021-0012-02 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:
 Location
 Address: IOWA RD Mapsco:
 Neighborhood: Map ID:
 Neighborhood CD:
 Owner
 Name: MOLINA MARIA V & MARIA E Owner ID: 718223
 Mailing Address: 1719 S CARR AVE % Ownership: 100.0000000000%
 SEDALIA, MO 65301-7031

Tract II
See Exhibit A
Affected owner

Exemptions:

Values

(+) Improvement Homesite Value: + \$0
 (+) Improvement Non-Homesite Value: + \$4,739
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$17,826 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

 (=) Market Value: = \$22,565
 (-) Ag or Timber Use Value Reduction: -- \$0

 (=) Appraised Value: = \$22,565
 (-) HS Cap: -- \$0

 (=) Assessed Value: = \$22,565

Taxing Jurisdiction

Owner: MOLINA MARIA V & MARIA E
 % Ownership: 100.0000000000%
 Total Value: \$22,565

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$22,565	\$22,565	\$0.00
DR1	DRAINAGE DISTRICT #1	0.095700	\$22,565	\$22,565	\$21.59
GHD	HIDALGO COUNTY	0.590000	\$22,565	\$22,565	\$133.13
HCTR2	COUNTY - TRANSPORTATION REINVESTMENT ZONE #2	0.000000	\$22,565	\$22,565	\$0.00
JCC	SOUTH TEXAS COLLEGE	0.185000	\$22,565	\$22,565	\$41.75
R09	ROAD DIST 09	0.000000	\$22,565	\$22,565	\$0.00
SLJ	LA JOYA ISD	1.311000	\$22,565	\$22,565	\$295.83
SST	SOUTH TEXAS SCHOOL	0.049200	\$22,565	\$22,565	\$11.10
W16	HIDALGO CO IRR DIST 16	0.000000	\$22,565	\$22,565	\$0.00
Total Tax Rate:		2.230900			

Taxes w/Current Exemptions: \$503.40
 Taxes w/o Exemptions: \$503.40

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 468.0 sqft Value: \$4,739
 Type Description Class CD Exterior Wall Year Built SQFT
 MA MAIN AREA WDLW DWD 1983 468.0
 POR PORCH (COVERED) WDLW 0 28.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	1.0000	43560.00	0.00	0.00	\$17,826	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2015		\$4,739	\$17,826	0	22,565	\$0 \$22,565
2014		\$6,798	\$17,826	0	24,624	\$0 \$24,624
2013		\$6,937	\$17,826	0	24,763	\$0 \$24,763
2012		\$7,076	\$17,826	0	24,902	\$0 \$24,902

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/14/2009 12:00:00 AM	WD	WARRANTY DEED	MOLINA DAVID	MOLINA MARIA V &			2025736
2		CONV	CONVERSION	Unknown	MOLINA DAVID			

Tax Due

Property Tax Information as of 05/08/2015

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466

Sec. 251.053. NEIGHBORHOOD ROADS. (a) As provided by this section, a commissioners court may declare as a public road:

- (1) any line between the locations of any persons;
- (2) any section line; or
- (3) any practical route that is convenient to property owners while avoiding hills, mountains, or streams through any enclosures.

(b) A person who owns real property to which there is no public road or other public means of ~~access~~ may request that an ~~access~~ road be established connecting the person's real property to the county public road system by making a sworn application to the commissioners court requesting the court to establish the road. The application must:

- (1) designate the lines sought to be opened;
- (2) include the names and places of residence of the persons that would be affected by the establishment of the road; and
- (3) describe why the road is necessary.

(c) After an application is filed, the county clerk shall issue notice to the sheriff or constable commanding that officer to summon each property owner affected by the application. The sheriff or constable shall serve the summons and make a return in the manner in which process is served in a civil action in a justice court. A property owner summoned must appear at the next regular term of the commissioners court if the property owner elects to contest the application.

(d) At a regular term of court following the service of the summons under Subsection (c), the commissioners court may hear evidence as to the truth of the application. If the court determines that the applicants do not have ~~access~~ to their real property and premises, the court may issue an order declaring the lines designated in the application, or other lines established by the court, to be a public road. The court may direct the public road to be opened by the property owners and to remain open for a width of not less than 15 feet or more than 30 feet on each side of a designated line. The marked trees or other objects used to designate the lines or the corners of the survey may not be removed or defaced. Notice of the court's order shall be served immediately on the property owners and a return of the notice made in the manner provided by Subsection (c) for a return under that subsection. A copy of the order shall be filed in

the deed records in the office of the county clerk.

(e) Damages to property owners incident to the opening of a road under this section shall be assessed by a jury of property owners in the manner provided for other public roads. The county shall pay all costs incurred in connection with the proceedings to open a road under this section.

(f) The commissioners court is not required to maintain a road established under this section using county employees but shall make the road initially suitable for use as an ~~access~~ public road.

(g) In the case of a public road established under this section that involves an enclosure of 1,280 acres or more, a person who for 12 months after the person receives notice of the court's order issued under Subsection (d) fails, neglects, or refuses to leave open the person's real property free from all obstructions for 15 feet on the person's side of the line designated by the order commits an offense. An offense under this subsection is a misdemeanor punishable by a fine not to exceed \$20 for each month that the person fails, neglects, or refuses to do so after the first 12 months after the person receives the notice.

Acts 1995, 74th Leg., ch. 165, Sec. 1, eff. Sept. 1, 1995.

Sec. 251

AFFIDAVIT OF ANY FACT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HIDALGO

BEFORE ME, Maria E. Reyes, Notary Public, on this 14TH day May 2014 personally came and appeared LEONOR LEAL , with address 500 TURTLE DR, MISSION TEXAS 78572, phone number (956), 432-9520 who after being by me duly sworn does depose and says the following:

I, LEONOR LEAL, with address mentioned above, testify under oath that I'M THE REGISTER OWNER OF PROPERTY WITH LEGAL DESCRIPTION AS FOLLOW:
BEING A 4.97 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 12, BLOCK 21, TEXAS GARDENS, HIDALGO COUNTY, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 08,PAGES 57 THRU 58,MAP RECORDS OF HIDALGO COUNTY,TEXAS; SAID 4.97 ACRE TRACT.

I'm the undersigned and would like to request the Commissioner's Court to help me resolve a Land Lock Property issue, at the property mentioned above, I need to establish a road to access my property I have ask the owner of the property on West Side of Iowa Rd, they won't agree to let me access their property to open a road to my property.

We have discussed this issue with ROW AGENTS Victor Gallardo, we are including a plat showing the adjacent property.

LINES SOUGHT TO BE OPEN:

1- PROPOSED 25.0 X 290.4 ,ROW RIGHT OF WAY

I'm enclosing a plat showing the adjacent property:

2- OWNER:MARIA V & MARIA E. MOLINA PROPERTY ID# 299184,TEXAS GARDENS N150,E320,LEGAL DESPCRIPTION OF THERE PROPERTY AS FOLLOW:

A 1.10 ACRE, GR 1.00 AC NET WARRANTY DEED DOCUMENT No. 2025736 H.C.D.R.

The road easements serve as egress and ingress easement, with its rights and privileges, shall be used only for the purpose of providing free and uninterrupted pedestrian and vehicular access across the property.

IT IS FOR THIS REASON THAT WE ARE REQUESTING THE ASSISTANCE FORM THE COUNTY. IF YOU OR YOUR STAFF NEED ADDITIONAL INFORMATION, PLEASE SEE ATTACH DOCUMENTS.

Further affiant sayeth not.

Leonor Leal

LEONOR LEAL

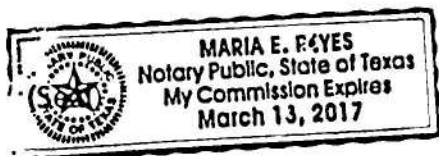
ACKNOWLEDGMENT

State of Texas)

County of Hidalgo)

On this 14th day of May 2014 of the before me, a Notary Public of said State, personally appeared, LEONOR LEAL, personally known to me to be the person(s) whose name(s) is/are subscribed to this letter, and acknowledged that he/she/they executed the same.

WITNESS MY HAND and official seal.



Maria Reyes

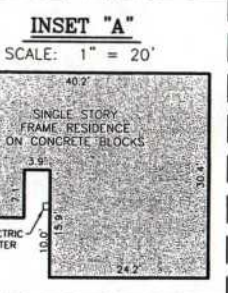
Maria Reyes, Notary Public
State of Texas, Hidalgo County
My comm exp: 03/13/2017

ADJOINER: DOUGHERTY JAMES PROPERTIES
 PROPERTY I.D. NO.: 299182
 PORTION 77' OF 150' R.O.W. DEED
 WARRANTY DEED
 DOCUMENT NO. UNDETERMINED, H.C.D.R.

UN-NAMED UN-OPENED COUNTY ROAD
 (30.0' R.O.W.)
 WEST R.O.W. LINE
 EAST R.O.W. LINE

POINT NOT SET
 S81°01'00"E
 N.W.C. LOT 12
 30.0' EXIST. R.O.W.
 CHICKEN WIRE FENCE (TYP.)
 POINT NOT SET
 S.W.C. LOT 12

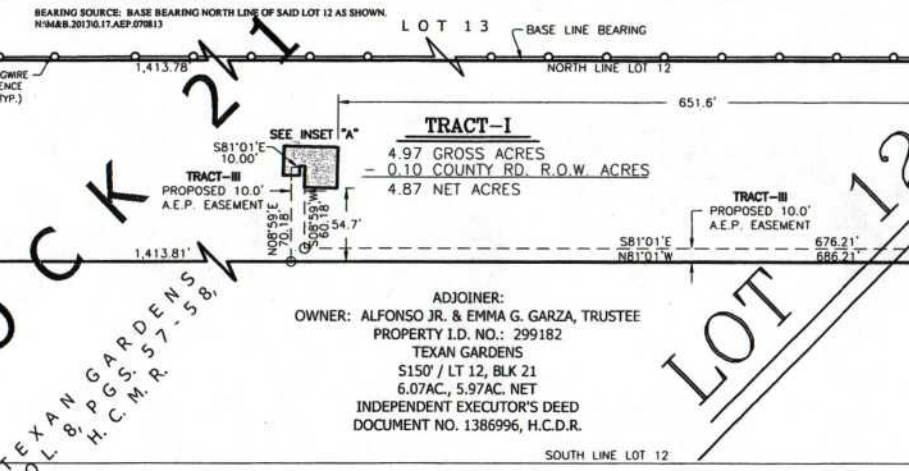
GENERAL PLAT NOTES:
 1. Bearing lines: Base bearing north line of said Lot 12 as shown.
 2. This survey was prepared without the benefit of a title policy. The research of any assessments is not within the scope of this boundary/improvement survey. Any assessment shown herein were taken directly from the plat of record. This survey is for the exclusive use of the client named herein and may not be copied or transferred to another party without the express written consent of the surveyor.
 3. There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted herein.
 4. The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown herein; Nor does this survey make any representations of being an environmental assessment of the tract of land shown herein.
 5. The surveyor has made no attempt to locate or define archaeological sites, historical sites or undocumented cemeteries on the tract of land shown herein; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown herein.
 6. The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown herein; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency. Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown herein.
 7. This is a standard survey and does not include a subsurface utility or topographic investigation.
 8. If this survey does not bear an original seal and signature it is voidable as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5782c, Vernon's Texas Civil Statutes.



ADJOINER:
 OWNER: REYNA VELEZ HERNANDEZ
 PROPERTY I.D. NO.: 299185
 TEXAN GARDENS LT 13, BLK 21 / S6.075AC.
 WARRANTY DEED
 DOCUMENT NO. 1937402, H.C.D.R.

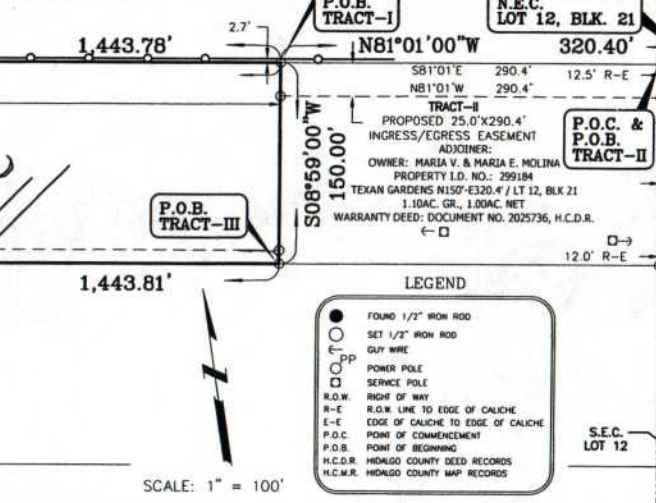
**SALINAS ENGINEERING & ASSOCIATES
 CONSULTING ENGINEERS & SURVEYORS**
 2221 DAFFODIL AVE. - MCALLEN, TEXAS 78501
 (956) 682-9081 (956) 686-1489 (FAX)
 dsalinas@salinasengineering.com

**METES AND BOUNDS DESCRIPTION (TRACT-I)
 A.E.P. EASEMENT**
 BEING A 0.17 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF THAT CERTAIN 4.97 ACRE TRACT OUT OF LOT 12, BLOCK 21, TEXAN GARDENS, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGES 57 THRU 58, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.17 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID 4.97 ACRE TRACT FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT; SAID ROD IS LOCATED NORTH 81 DEGREES 01 MINUTES WEST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 320.40 FEET, AND, THENCE SOUTH 08 DEGREES 59 MINUTES WEST, A DISTANCE OF 150.00 FEET ALL FROM THE NORTHEAST CORNER OF SAID LOT 12 LOCATED IN THE CENTER OF SAID IOWA ROAD.
 (1) THENCE NORTH 81 DEGREES 01 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID 4.97 ACRE TRACT, A DISTANCE OF 686.21 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
 (2) THENCE NORTH 08 DEGREES 59 MINUTES EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID 4.97 ACRE TRACT, A DISTANCE OF 70.18 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
 (3) THENCE SOUTH 81 DEGREES 01 MINUTES EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID 4.97 ACRE TRACT, A DISTANCE OF 16.0 FEET TO A POINT FOR AN OUTSIDE NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
 (4) THENCE SOUTH 08 DEGREES 59 MINUTES WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID 4.97 ACRE TRACT, A DISTANCE OF 60.18 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR AN INSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
 (5) THENCE SOUTH 81 DEGREES 01 MINUTES EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID 4.97 ACRE TRACT, A DISTANCE OF 676.21 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE EAST LINE OF SAID 4.97 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
 (6) THENCE SOUTH 08 DEGREES 59 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID 4.97 ACRE TRACT, A DISTANCE OF 16.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.17 ACRES OF LAND, MORE OR LESS.



METES AND BOUNDS DESCRIPTION (TRACT-I)
 BEING A 4.97 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 12, BLOCK 21, TEXAN GARDENS, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGES 57 THRU 58, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 4.97 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 COMMENCING AT A POINT ON THE NORTHEAST CORNER OF SAID LOT 12 LOCATED IN THE CENTER OF IOWA ROAD; SAID CORNER IS MONUMENTED BY A 1/2 INCH DIAMETER IRON ROD FOUND NORTH 81 DEGREES 01 MINUTES WEST, A DISTANCE OF 30.0 FEET FROM SAID CORNER; THENCE,
 NORTH 81 DEGREES 01 MINUTES WEST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 320.40 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
 (1) THENCE SOUTH 08 DEGREES 59 MINUTES WEST, A DISTANCE OF 150.00 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
 (2) THENCE NORTH 81 DEGREES 01 MINUTES WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 1,413.81 FEET PASS THE EAST RIGHT-OF-WAY LINE OF THAT CERTAIN 30.0 FOOT UN-NAMED UN-OPENED COUNTY ROADWAY, AT A DISTANCE OF 1,443.81 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 12 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
 (3) THENCE NORTH 08 DEGREES 59 MINUTES 40 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 12, A DISTANCE OF 150.00 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 12 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
 (4) THENCE SOUTH 81 DEGREES 01 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 30.0 FEET PASS THE EAST RIGHT-OF-WAY LINE OF SAID UN-NAMED UN-OPENED COUNTY ROADWAY, AT A DISTANCE OF 1,443.78 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 4.97 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH 0.10 ACRES, MORE OR LESS, ARE LOCATED WITHIN SAID UN-NAMED UN-OPENED COUNTY ROADWAY, LEAVING 4.87 NET ACRES OF LAND, MORE OR LESS.
 BEARING SOURCE: BASE BEARING NORTH LINE OF SAID LOT 12 AS SHOWN.
 N=MAP.20130.17.AEP.070813

**METES AND BOUNDS DESCRIPTION (TRACT-II)
 INGRESS/EGRESS EASEMENT**
 BEING A 0.17 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 12, BLOCK 21, TEXAN GARDENS, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGES 57 THRU 58, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.17 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF IOWA ROAD FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT; SAID ROD IS LOCATED NORTH 81 DEGREES 01 MINUTES WEST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 30.0 FEET FROM THE NORTHEAST CORNER OF SAID LOT 12 LOCATED IN THE CENTER OF SAID IOWA ROAD;
 (1) THENCE SOUTH 08 DEGREES 59 MINUTES WEST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID ROAD, A DISTANCE OF 25.0 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
 (2) THENCE NORTH 81 DEGREES 01 MINUTES WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 290.40 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
 (3) THENCE NORTH 08 DEGREES 59 MINUTES EAST, ALONG A LINE PARALLEL TO THE WEST RIGHT-OF-WAY LINE OF SAID IOWA ROAD, A DISTANCE OF 25.0 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE NORTH LINE OF SAID LOT 12 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
 (4) THENCE SOUTH 81 DEGREES 01 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 290.40 FEET TO THE POINT OF BEGINNING, CONTAINING 0.17 ACRES OF LAND, MORE OR LESS.
 BEARING SOURCE: BASE BEARING NORTH LINE OF SAID LOT 12 AS SHOWN.
 N=MAP.20130.17.070813



LEGEND

●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
—	GUY WIRE
□	POWER POLE
□	SERVICE POLE
R.O.W.	RIGHT OF WAY
R-E	R.O.W. LINE TO EDGE OF CALICHE
E-E	EDGE OF CALICHE TO EDGE OF CALICHE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS

This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at AS SHOWN ABOVE in HIDALGO COUNTY, Texas, described as follows: BEING A 4.97 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF
(SEE METES AND BOUNDS DESCRIPTION)
 Lot 12, Block 21, of TEXAN GARDENS, HIDALGO CO.
 Texas, according to the plat recorded in Volume 8, Page 57-58, of the MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone "A" as per FIRM (Flood Insurance Rate Map) dated JUNE 6, 2000 Community Panel No. 480334 0300 D.
 A.E.
 DRN. BY DAVID O. SALINAS
 JULY 8, 2013 DATE S-13-22854 JOB NO.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782



EXHIBIT
 A 1012

