



FERRIS, FLINN & MEDINA, LLC

E N G I N E E R S S U R V E Y O R S

25 April 2016

METES AND BOUNDS 0.47 ACRE OF LAND, WEST & ADAMS SUBDIVISION

BEING 0.47 ACRE out of a 31.17 Acre Tract of land out of portions of Farm Tracts 827 and 138, of the West & Adams Tracts Subdivision recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas; and being the same tract of land conveyed as a 31.21 Acre Tract from South Texas Vista Park, LLC to Onodera Family Trust recorded under Clerk's File No. 2309186, dated 17 May 2012, Official Records of Hidalgo County, Texas; said 0.47 Acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped MEDINA 5719 found for the common corner of Block 827 and 823, West & Adams Subdivision, being the North boundary of International Boundary and Water Commission (IBWC), from which a 1/2 inch iron rod found bears, South 28 Deg. 26 Min. 46 Sec. East a distance of 1.22 feet, for the Southwest corner and POINT OF BEGINNING of the tract herein described;

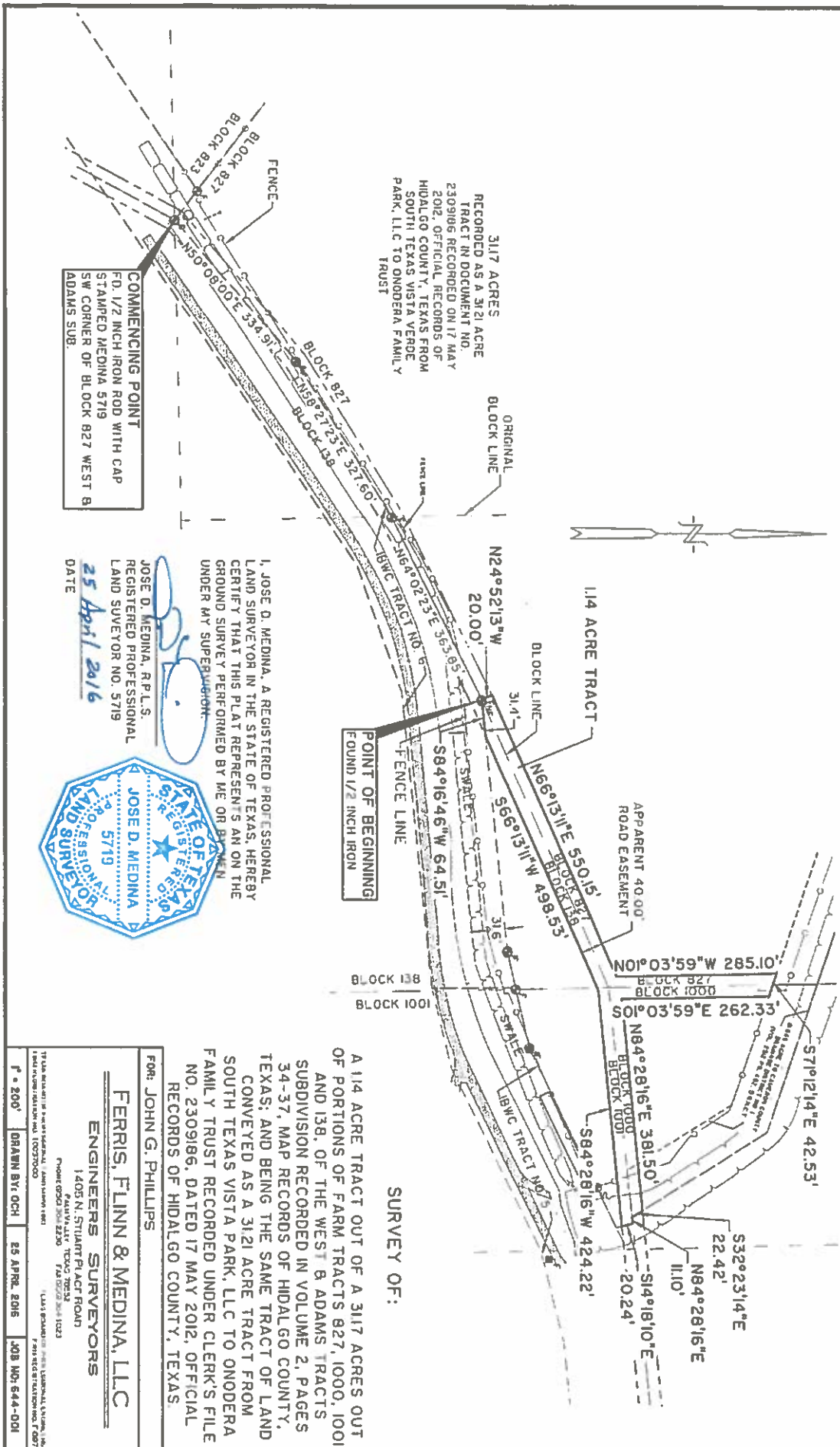
- 1) THENCE leaving the IBWC north boundary, North 53 Deg. 15 Min. 14 Sec. West a distance of 20.48 feet to a point on the North right of way of a 40.00 Ft. Road as shown on the plat of West & Adams Tract Subdivision, for the Northwest corner of the tract herein described;
- 2) THENCE along the North Right of way of the 40.00 Ft. Road, North 29 Deg. 12 Min. 46 Sec. East a distance of 0.20 feet to a point, for a corner of the tract herein described;
- 3) THENCE continuing along the North Right of way of the 40.00 Ft. Road, North 50 Deg. 08 Min. 00 Sec. East at a distance of 340.92 feet to a point, for a corner of the tract herein described;
- 4) THENCE continuing along the Right of way of the 40.00 Ft. Road, North 58 Deg. 27 Min. 23 Sec. East a distance of 330.03 feet to a point, for a corner of the tract herein described;
- 5) THENCE continuing along the Right of way of the 40.00 Ft. Road, North 64 Deg. 02 Min. 23 Sec. East a distance of 365.21 feet to a point, for a corner of the tract herein described;
- 6) THENCE leaving the Right of way of the 40.00 Ft. Road, South 24 Deg. 52 Min. 13 Sec. East a distance of 20.00 feet to a point on the centerline of the 40.00 Ft. Road, for the Southeast corner of the tract herein described;
- 7) THENCE along the centerline of the 40.00 Ft. Road, South 64 Deg. 02 Min. 23 Sec. West a distance of 363.85 feet to a 1/2 inch iron rod found, for a corner of the tract herein described;
- 8) THENCE continuing along the centerline of the 40.00 Ft. Road, South 58 Deg. 27 Min. 23 Sec. West a distance of 327.60 feet to a 1/2 inch iron rod found from which a nail found bears North 69 Deg. 56 Min. 55 Sec. East a distance of 2.23 feet, for a corner of the tract herein described;
- 9) THENCE continuing along the centerline of the 40.00 Ft. Road, South 50 Deg. 08 Min. 00 Sec West a distance of 334.91 feet (334.10 feet per deed Doc. No. 2309186) to the POINT OF BEGINNING; Containing 1.61 Acres of land within these metes and bounds and being the portion of Right of way within the boundaries of the 0.47 Acre Tract.

Basis of bearings as per the Texas State Plane Coordinate System based on the North American Datum of 1983, 2011 adjustment. State Plane divergence angle is -01°12'14" for Greener Pasture Mobile Home Subdivision, recorded in Volume 35, Page 46, Map Records of Hidalgo County, Texas, All dimensions are on the grid.


Jose D. Medina, R.P.L.S.
Registered Professional
Land Surveyor No. 5719



25 April 2016
Date



3117 ACRES
 RECORDED AS A 3121 ACRE
 TRACT IN DOCUMENT NO.
 2309186 RECORDED ON 17 MAY
 2012, OFFICIAL RECORDS OF
 HIDALGO COUNTY, TEXAS FROM
 SOUTH TEXAS VISTA VERDE
 PARK, LLC TO ONODERA FAMILY
 TRUST

COMMENCING POINT
 FD. 1/2 INCH IRON ROD WITH CAP
 STAMPED MEDINA 5719
 SW CORNER OF BLOCK 827 WEST 8
 ADAMS SUB.

I, JOSE D. MEDINA, A REGISTERED PROFESSIONAL
 LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY
 CERTIFY THAT THIS PLAT REPRESENTS AN ON THE
 GROUND SURVEY PERFORMED BY ME OR BY ME
 UNDER MY SUPERVISION.

JOSE D. MEDINA, R.P.L.S.
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5719
 DATE 25 April 2016



POINT OF BEGINNING
 FOUND 1/2 INCH IRON

SURVEY OF:

A 1.14 ACRE TRACT OUT OF A 3117 ACRES OUT
 OF PORTIONS OF FARM TRACTS 827, 1000, 1001
 AND 138, OF THE WEST 8 ADAMS TRACTS
 SUBDIVISION RECORDED IN VOLUME 2, PAGES
 34-37, MAP RECORDS OF HIDALGO COUNTY,
 TEXAS; AND BEING THE SAME TRACT OF LAND
 CONVEYED AS A 3121 ACRE TRACT FROM
 SOUTH TEXAS VISTA VERDE, LLC TO ONODERA
 FAMILY TRUST RECORDED UNDER CLERK'S FILE
 NO. 2309186, DATED 17 MAY 2012, OFFICIAL
 RECORDS OF HIDALGO COUNTY, TEXAS.

FOR: JOHN G. PHILLIPS

FERRIS, FLINN & MEDINA, LLC

ENGINEERS SURVEYORS

1405 N. STILWELL PLACE FLORENCE
 FARMVILLE, VA 24504

18 1/2" X 11" (SCALE) 1/8" = 1' (SCALE) 1/4" = 1' (SCALE) 1/2" = 1' (SCALE)
 F - 200' DBAWN BY: OCH 25 APRIL 2016 JOB NO: 644-001