



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
1.14 ACRE OF LAND, WEST & ADAMS SUBDIVISION**

BEING 1.14 ACRE out of a 31.17 Acre Tract of land out of portions of Farm Tracts 827, 1000, 1001 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 1.14 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;

THENCE along the centerline of the 40.00 Ft. Road as shown on the plat of West & Adams Tract Subdivision, North 50 Deg. 08 Min. 00 Sec East a distance of 334.91 feet (334.10 feet per deed Doc. No. 2309186) to a point on the centerline of the 40.00 ft. Road;

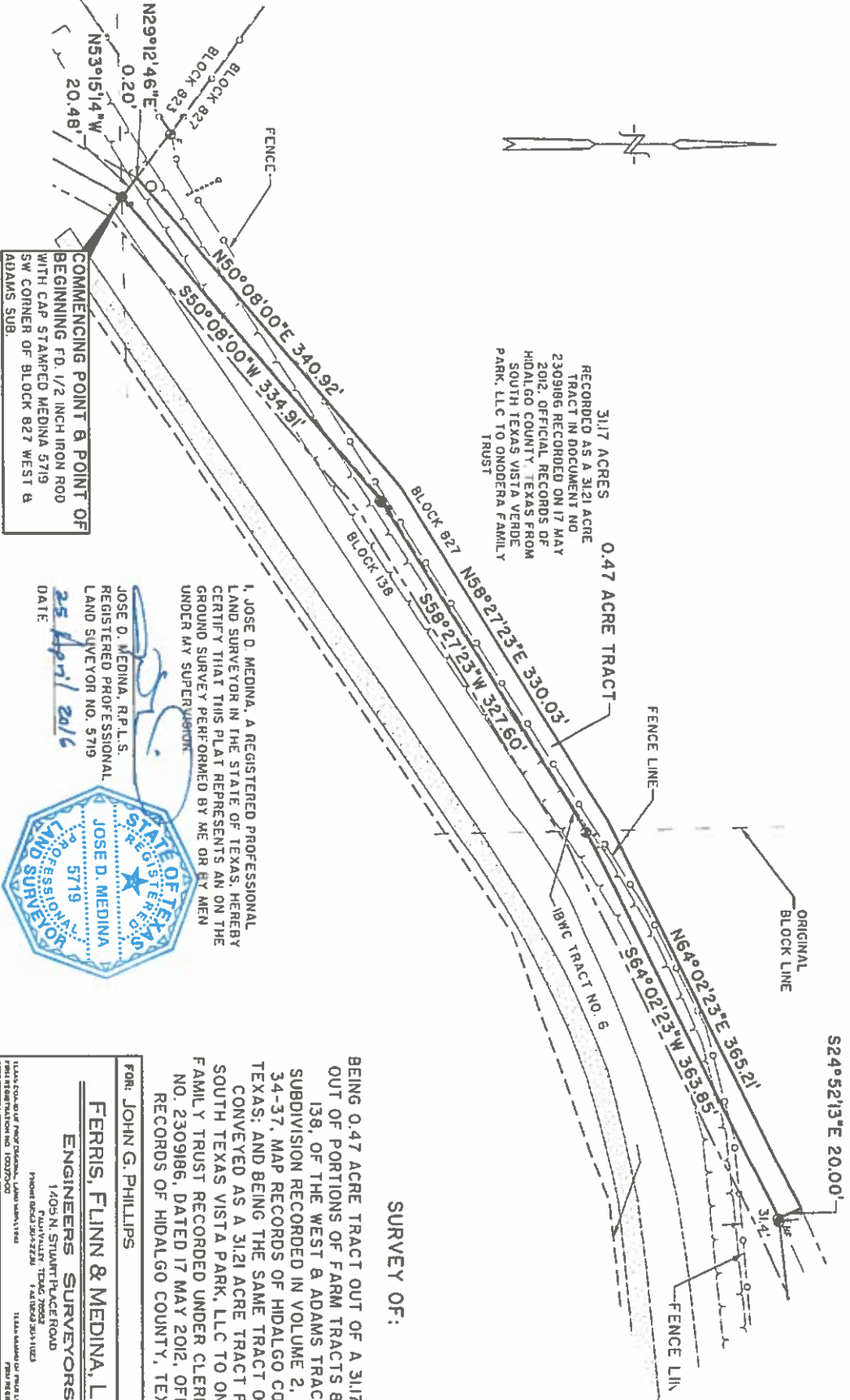
THENCE continuing along the centerline of the 40.00 Ft. Road, North 58 Deg. 27 Min. 23 Sec. East a distance of 327.60 feet to a 1/2 inch iron rod found from which a nail found bears North 69 Deg. 56 Min. 55 Sec. East a distance of 2.23 feet, to a point on the center line of the 40.00 ft. Road;

THENCE continuing along the centerline of the 40.00 Ft. Road, North 64 Deg. 02 Min. 23 Sec. East a distance of 363.85 feet to a 1/2 inch iron rod found and **POINT OF BEGINNING** of the tract herein described;

- 1) **THENCE** leaving the centerline of the 40.00 Ft. Road, North 24 Deg. 52 Min. 13 Sec. East a distance of 20.00 feet to a point on the North right of way of a 40.00 Ft. Road, for a corner of the tract herein described;
- 2) **THENCE** continuing along the Right of way of the 40.00 Ft. Road, North 66 Deg. 13 Min. 11 Sec. East a distance of 550.15 feet to a point, for a corner of the tract herein described;
- 3) **THENCE** continuing along the Right of way of the 40.00 Ft. Road, North 01 Deg. 03 Min. 59 Sec. East a distance of 285.10 feet to a point on the south boundary of a 0.869 Acre Tract, recorded in Volume 2512, Page 482, Deed Records of Hidalgo County, Texas, for a corner of the tract herein described;
- 4) **THENCE** along the South boundary of the 0.869 Acre Tract, South 71 Deg. 12 Min. 14 Sec. East a distance of 21.27 feet to a point on the Right of way of the 40.00 Ft. Road and a corner of the tract herein described;
- 5) **THENCE** continuing along the Right of way of the 40.00 Ft. Road, South 01 Deg. 03 Min. 59 Sec. West a distance of 262.33 feet to a point, for a corner of the tract herein described;
- 6) **THENCE** continuing along the Right of way of the 40.00 Ft. Road, North 84 Deg. 28 Min. 16 Sec. East a distance of 381.50 feet to a point on the east boundary of the 31.17 Acre Tract and being within the banks of an existing drain ditch; for a corner of the tract herein described;
- 7) **THENCE** along the boundary of the 31.17 Acre Tract, South 32 Deg. 23 Min. 14 Sec. East a distance of 22.42 feet to a point within the banks of an existing drain ditch and a corner of the tract herein described;
- 8) **THENCE** continuing along the boundary of the 31.17 Acre Tract, North 84 Deg. 28 Min. 16 Sec. East a distance of 11.10 feet to a point within the banks of an existing drain ditch and a corner of the tract herein described;
- 9) **THENCE** continuing along the East boundary of the 31.17 Acre Tract, South 14 Deg. 18 Min. 10 Sec. East a distance of 20.24 feet to a point within the banks of an existing drain ditch and the South Right of way of the 40.00 Ft. Road, for the Southeast corner of the tract herein described;
- 10) **THENCE** continuing along the Right of way of the 40.00 Ft. Road, South 84 Deg. 28 Min. 16 Sec. East a distance of 424.22 feet to a point, for a corner of the tract herein described;



3117 ACRES
 0.47 ACRE TRACT
 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 & POINT OF
 BEGINNING F.D. 1/2 INCH IRON ROD
 WITH CAP STAMPED MEDINA 5719
 SW CORNER OF BLOCK 827 WEST &
 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 MEN
 UNDER MY SUPERVISION.

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



SURVEY OF:

BEING 0.47 ACRE TRACT OUT OF A 3117 ACRES
 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 3121 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.

FOR: JOHN G. PHILLIPS

FERRIS, FLINN & MEDINA, LLC

ENGINEERS SURVEYORS

1405 N. STUART PLACE ROAD
 FERRIS, FLINN & MEDINA, LLC
 FERRIS, FLINN & MEDINA, LLC
 FERRIS, FLINN & MEDINA, LLC

1:100'	DRAWN BY: JCH	28 APRIL 2016	JOB NO: 644-001
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11) **THENCE** continuing along the Right of way of the 40.00 Ft. Road, **South 66 Deg. 13 Min. 11 Sec. East** a distance of **498.53** feet to a point on the south boundary of the 31.17 Acre Tract, for a corner of the tract herein described;

12) **THENCE South 84 Deg. 16 Min. 46 Sec. West** a distance of **64.51** feet to a 1/2 inch iron rod found from which a nail found bears **North 89 Deg. 58 Min. 35 Sec. East** a distance of 3.3 feet and being the centerline of the 40.00 Ft. Right of way for the Southwest corner and **POINT OF BEGINNING**; Containing 1.14 Acres of land within these metes and bounds and being the portion of Right of way within the boundaries of the 31.17 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

