



**METES AND BOUNDS DESCRIPTION
1.00 ACRE OF LAND
PORCION 45
HIDALGO COUNTY, TEXAS**

A tract of land containing 1.00 acres, situated in Hidalgo County, Texas and also being a part or portion of **LOT 48, PARTITION OF PORCION 45**, map reference: Volume 0, Page 8, H.C.M.R., and said 1.00 acre of land also being more particularly described as follows:

COMMENCING in the right-of-way of Patricio Perez Road (Havana Road) and the northeast corner of said Lot 48; THENCE S 09° 06' 21" W (S09° 15' 00" W), along the East line of said Lot 48 a distance of 1522.24.00 feet (1521.80') to a 1/2" iron rod found on the intersection with Military Road; THENCE N 78° 59' 13" W (N78° 50'00"W) along the right-of-way of said Military Road, a distance of 923.75 feet (925.00') to a 1/2" iron rod found on the southwest corner of tract of land deeded to Juan Cerda, recorded in Volume 1696, Page 552, H.C.D.R., for the southeast corner of this tract and the **POINT OF BEGINNING**;

THENCE, N 78° 59' 13" W (N78°50'00"W), continuing along the right of way of said Military Road, a distance of 194.17 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the southwest corner of this tract;

THENCE, N 09° 06' 21 " E, at a distance 30.01 feet pass a 1/2" iron rod with a plastic cap stamped "CVQ LS" on the North right-of-way line of said Military Road and continuing a total distance of 245.75' feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set on the South line of Mo. Pac. Rail Road right-of-way, for the Northwest corner of this tract;

THENCE, S 66° 17' 00" E, along the South line Rail Road right-of-way, a distance of 83.25 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set on a point of curvature of said Rail Road right-of-way and this tract;

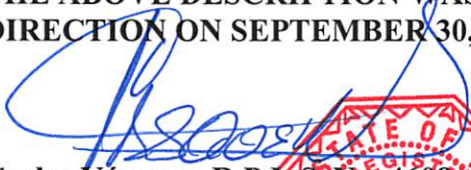
THENCE continuing along the South right-of-way line of said Rail Road and said curve to the left with a radius of 1829.64 feet an interior angle of 03° 40' 21", a Tangent of 58.66 feet, an arch length of 217.28 feet and a chord that bears S 68° 08' 03" E a distance of 117.26 feet to a 1/2" iron with a plastic cap stamped "CVQ LS" set on the northwest corner of said Cerda Tract, for the northeast corner of this tract;

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1.00 Acre of land

THENCE, S 09° 06' 21" W (S09°15'00"W), along the West line of said Cerda tract, at a distance of 175.53 feet pass a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, on the North right-of-way line of said Military Road, and continuing for a total distance of 205.54 feet (205.50') to the **POINT OF BEGINNING**, containing 1.00 acre of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone.**

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 30, 2009.


Carlos Vásquez, R.P.L.S. No. 4608
CVQ Land Surveyors, LLC



BASE OF BEARING AS PER
STATE PLANE COORDINATE SYSTEM
NAD 83, SOUTH ZONE

SCALE: 1" = 50.0'

$Ic = 03^{\circ}40'21''$
 $R = 1829.64'$
 $T = 58.66'$
 $L = 217.28'$
 $Ch = 117.26'$
 $S 68^{\circ}08'03'' E$

P.O.B.
N.E. COR.
LOT 48

Mo. Pac. R. R. R.O.W.
(100.0' R.O.W.)

ARTURO LONAGORIA
(C.O.C. No. 1754985, H.C.M.R.)

1.00 ACRE GROSS

JUAN CERDA
(V.L. 1696, PG. 552, H.C.D.R.)

N 09°06'21" E 245.75'

S 09°06'21" W 205.54'

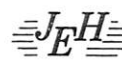
N 78°59'13" W 194.17'

MILITARY ROAD
(60.0' R.O.W.)

S 09°15'00" W 1522.24'

LEGEND

- IRF = FOUND 1/2" IRON ROD
- IRS = SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS"
- ⊥ = LOT LINE
- ⊥ = PROPERTY LINE
- ⊠ = WATER METER
- = POST FENCE
- X— = STEELE FENCE
- R.O.W. = RIGHT OF WAY
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
118 E. 20th AVENUE SUITE 7800
HOUSTON, TEXAS 77002
PHONE (281) 468-1288



SURVEYED DATE: 09/30/09
 JOB No.: 090908
 DRAWN BY: C.V.
 CHECKED BY: C.V.
 REVISIONS:

FLOOD DESIGNATION	LEGAL DESCRIPTION
The flood designation for this property appears to be "Zone A1-A30", which are "Areas of 100-year flood; base flood elevations and flood hazard factors determined". As per F.E.M.A.'s Flood Insurance Rate Map Panel No.: BFE = 134.00	This plot is a true and correct representation of a survey made on the ground of the property located at: MILITARY ROAD, Hidalgo County, Texas, described as follows: 1.00 ACRES OUT OF LOT 48, PORCION 45, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume Q, Page 8, Map Records, Hidalgo County, Texas.
480334 0375 B Map Revised: January 2, 1981 Flood Zone is determined by graphic plotting only. We do not assume responsibility for exact determination.	
NOTES	
1. Subject to the subdivision regulations of the County of Hidalgo and/or ordinances or governmental regulations of the city in which the property may be located or holding extraterritorial jurisdiction of said property.	
2. This survey was performed without the benefit of a title commitment, and may be subject to easements recorded or unrecorded.	
3. If this survey does not bear an original seal and signature, it is INVALID as per Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.	

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I, Carlos Vasquez, Registered Professional Land Surveyor, do hereby certify the above foregoing plat, map, plan, and correct representation of the land as of September 30, 2009, on the ground under my direction.

Carlos Vasquez
R.P.L.S. No. 4608
STATE OF TEXAS