

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers * Land Surveyors

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METES AND BOUNDS

A 0.14 OF AN ACRE TRACT OF LAND OUT OF LOT 4, BLOCK 47, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1295214, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD FOUND ON THE WEST LINE OF LOT 4 AND IN THE CENTERLINE OF A 40.00 FOOT COUNTY ROAD (NOT OPEN) FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 00°04'08" W, 530.00 FEET FROM THE NORTHWEST CORNER OF LOT 4.

THENCE; N 89°56'24" E, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF SAID 40.00 FOOT COUNTY ROAD (NOT OPEN) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 00°04'08" E, ALONG THE EAST RIGHT OF WAY LINE OF SAID 40.00 FOOT COUNTY ROAD (NOT OPEN), A DISTANCE OF 283.81 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST RIGHT OF WAY LINE OF F.M. 88 FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; S 25°02'00" W, ALONG THE WEST RIGHT OF WAY LINE OF F.M. 88, A DISTANCE OF 47.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 4 AND IN THE CENTERLINE OF SAID 40.00 FOOT COUNTY ROAD (NOT OPEN) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 00°04'08" W, ALONG THE WEST LINE OF LOT 4, AND WITHIN THE CENTERLINE LINE OF SAID 40.00 FOOT COUNTY ROAD, A DISTANCE OF 326.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.14 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH DELTA LAKE SUBDIVISION, RECORDED IN VOLUME 50, PAGE 138, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

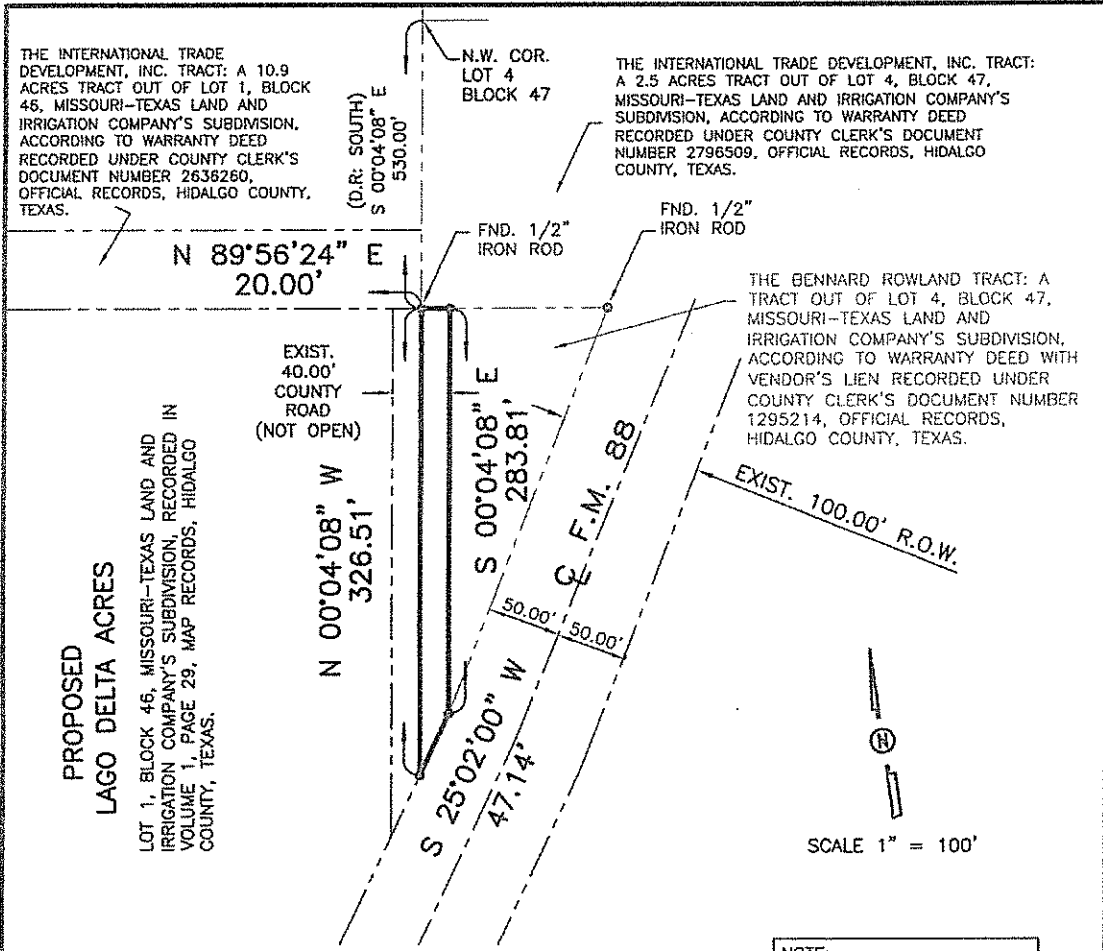
DATE PREPARED: DECEMBER 12, 2017

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856



THE INTERNATIONAL TRADE DEVELOPMENT, INC. TRACT: A 10.9 ACRES TRACT OUT OF LOT 1, BLOCK 46, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2638260, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE INTERNATIONAL TRADE DEVELOPMENT, INC. TRACT: A 2.5 ACRES TRACT OUT OF LOT 4, BLOCK 47, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2796509, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



PROPOSED LAGO DELTA ACRES

LOT 1, BLOCK 46, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS.

EXIST. 40.00' COUNTY ROAD (NOT OPEN)

THE BENNARD ROWLAND TRACT: A TRACT OUT OF LOT 4, BLOCK 47, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1295214, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SCALE 1" = 100'

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

PLAT SHOWING

(EXISTING 20.0' COUNTY ROAD TO BE ABANDONED BY PRECINCT No. 1)

A 0.14 OF AN ACRE TRACT OF LAND OUT OF LOT 4, BLOCK 47, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1295214, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

NOTE:
 * = SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 UNLESS OTHERWISE NOTED.

FLOOD ZONE DESIGNATION: ZONE "X"
 AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
 COMMUNITY-PANEL NUMBER 480334 0350 C
 MAP REVISED: NOVEMBER 16, 1982 (LOMR DATE MAY 17, 2001)

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH DELTA LAKE SUBDIVISION RECORDED IN VOLUME 50, PAGE 138, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE 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 EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.



Alfonso Quintanilla
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 4856

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 SURVEYED _____
 OWNER _____
 ADDRESS _____
 JOB No. _____
 BOOK No. _____ PAGE _____