

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

**Consulting Engineers ★ Land Surveyors**

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.  
Engineering Firm Registration No. F-1513  
Surveying Firm Registration No. 100411-00  
Municipal & County Projects ★ Subdivisions ★ Surveys  
124 E. Stubbs, Edinburg, Texas 78539  
Phone 956/381-6480 Fax 956/381-0527

**METES AND BOUNDS**

HIDALGO COUNTY PRECINCT NO.1 TAX OFFICE  
AEP EASEMENT

A 0.040 OF AN ACRE TRACT OF LAND OUT OF LOT 1, HIDALGO COUNTY PRECINCT NO.1 CONSTABLE OFFICE SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN INSTRUMENT NUMBER 2435623, MAP 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 EAST RIGHT OF WAY LINE OF JOE STEPHENS AVENUE FOR THE SOUTHWEST CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 37°09'11" W, ALONG THE WEST LINE OF LOT 1 AND THE EAST RIGHT OF WAY LINE OF JOE STEPHENS AVENUE, A DISTANCE OF 10.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; N 48°29'16" E, A DISTANCE OF 150.18 FEET TO A POINT FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 35°27'46" W, A DISTANCE OF 2.92 FEET TO A POINT FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 54°32'14" E, A DISTANCE OF 15.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 35°27'46" E, A DISTANCE OF 15.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; S 54°32'14" W, A DISTANCE OF 15.00 FEET TO A POINT FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 35°27'46" W, A DISTANCE OF 2.02 FEET TO A POINT FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 48°29'16" W, A DISTANCE OF 149.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.040 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH HIDALGO COUNTY PRECINCT NO.1 CONSTABLE OFFICE SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 2435623, 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.

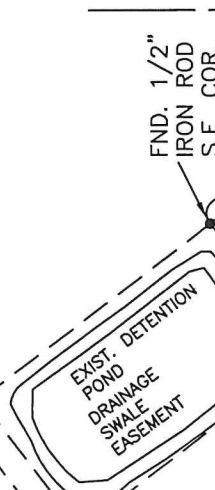
DATE PREPARED: DECEMBER 16, 2019

ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4856



BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH HIDALGO COUNTY PRECINCT No. 1 CONSTABLE OFFICE SUBDIVISION, RECORDED INSTRUMENT NUMBER 2435623, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 1  
BLOCK 2  
MID-VALLEY INDUSTRIAL PARK,  
RECORDED IN VOLUME 21, PAGE 37,  
MAP RECORDS, HIDALGO COUNTY, TEXAS.



THE ELKINS WESLACO PROPERTIES LLC TRACT: A 1.821 ACRE TRACT: LOT 7, BLOCK 2, MID-VALLEY INDUSTRIAL PARK, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2689948, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LOT 10  
BLOCK 3  
MID-VALLEY INDUSTRIAL PARK,  
RECORDED IN VOLUME 21, PAGE 37,  
MAP RECORDS, HIDALGO COUNTY, TEXAS.

LINE DATA TABLE	
DATA	LENGTH
L1 N 37°09'11" W	10.00'
L2 N 48°29'16" E	150.18'
L3 N 35°27'46" W	2.92'
L4 N 54°32'14" E	15.00'
L5 S 35°27'46" E	15.00'
L6 S 54°32'14" W	15.00'
L7 N 35°27'46" W	2.02'
L8 S 48°29'16" W	149.88'



SCALE 1" = 100'

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

**PLAT SHOWING**

A 0.040 OF AN ACRE TRACT OF LAND OUT OF LOT 1, HIDALGO COUNTY PRECINCT No. 1 CONSTABLE OFFICE SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED INSTRUMENT NUMBER 2435623, MAP RECORDS, HIDALGO COUNTY, TEXAS.

FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAIN-AGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.  
C.P.N. 480349 0005 B  
MAP REVISED: MARCH 4, 1980

HIDALGO COUNTY PRECINCT 1  
TAX OFFICE  
AEP EASEMENT

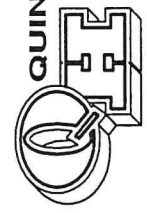
THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

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, AND THERE ARE NOT ANY DISCREPANCIES, CONFLICTS, EASEMENTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR ANY OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 4856

INST. 2435623  
SURVEYED DECEMBER 16, 2019  
ADDRESS \_\_\_\_\_  
OWNER \_\_\_\_\_  
JOB No. \_\_\_\_\_  
BOOK No. \_\_\_\_\_ PAGE \_\_\_\_\_  
Z:\data\PROJECTS\2-HIDALGO COUNTY PRECINCT 1\ON CALL SURVEYING 2017 2018\Tax Office\PRECINCT 1



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST. PHONE 956-381-6480  
EDINBURG, TEXAS 78539 FAX 956-381-0527  
ENGINEERING REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM  
SURVEYING REGISTRATION NUMBER 100411-00

VO-TEC DRIVE (MILE 3 1/2 WEST ROAD)

389.11'  
45.00'

493.20'