

December 21, 2022

DESCRIPTION OF 4.16 ACRES OF LAND BEING ALL ROCKY SUBDIVISION, COMPRISED OF LOTS 1 THROUGH 11, INCLUSIVE, TOGETHER WITH ROCKY AVENUE AND MINNESOTA ROAD ADJACENT TO SAID LOTS, ALL IN HIDALGO COUNTY, TEXAS, RECORDED IN VOL. 23, PAGE 102A, MAP RECORDS.

BEGINNING at a point at the Southwest corner of Rocky Subdivision intersection for the Southwest corner of the following described Tract of land, Said point located in 60 foot Minnesota Road said point being the Northwest corner of Lot 29, Nick Doffing Subdivision No. 3, recorded in volume 6, page 10, map records;

THENCE, with the centerline of 60 foot Minnesota Road and West line of Rocky Subdivision, NORTH, 115.0 feet to a point at the projected North line of Lot 1, for the most Westerly Northwest corner hereof, said point also being the Southwest corner of a 1.0 acre Tract as described in document number 3064804, official records;

THENCE, with the North line of Lot 1, its projection and lots 2, 3, and 4, and South line of said 1.0 acre Tract, EAST, at 30 feet pass a point in the East line of Minnesota Road and Northwest corner of Lot 1, and at 340.15 feet to a point at the Northeast corner of Lot 4, for an interior corner hereof, said point located in the West line of Lot 5, said point also being the Southeast corner of the 1.0 acre Tract;

THENCE, with the West line of Lot 5 and East line of the 1.0 acre Tract, NORTH, 65.0 feet to a point at the Northwest corner of Lot 5, for the most Easterly Northwest corner hereof, said point located on the South line of Lot 32, Nick Doffing Subdivision;

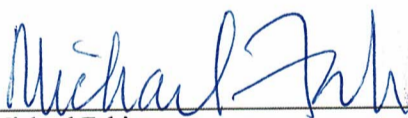
THENCE, with the North line of Lots 5 thru 11 inclusive, and South line of Lot 32, EAST, 579.85 feet to a point at the Northeast corner of Lot 11, for the Northeast corner hereof, said point located on the West line of Lot 18, Chula Vista Acres, recorded in volume 24, page 45B, map records;

THENCE, with the East line of Lot 11 and Rocky Ave. and West line of Lot 18, SOUTH, at 130.0 feet pass appoint at the Southeast corner of Lot 11 and at 180.0 feet to the Southeast corner of Rocky Avenue, for the Southeast corner hereof, said point also being the Northeast corner of Lot 29;

THENCE, with the South line of 50 foot Rocky Avenue and North line of Lot 29, WEST, at 1220.0 feet pass the East line of 60 foot Minnesota Road, and at 1250. Feet to the POINT OF BEGINNING containing 4.16 acres of land, more or less, comprised of 2.47acres in Lots 1 through 11, 1.62 acres l in Rocky Avenue and 0.08 acres in 60 foot Minnesota Road.

NO GROUND SURVEY

MICHAEL FABIAN SURVEYING, INC.


Michael Fabian
Registered Professional Land Surveyor
No. 4893
Firm # 10193965

