



Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577

(TEL) 956-782-2557 • (FAX) 956-782-2558

Engineering Firm #486 • Surveying Firm #101650

SUR23.074
September 7, 2023

METES AND BOUNDS DESCRIPTION

The right of way of South Veterans Road and Doffing Road, Hidalgo County, Texas, containing 1.71 acres, more or less. Said right of way being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of Lot 1, Block 1, Re-Subdivision of Closner Subdivision, as per map recorded in Volume 1, Page 56A, Map Records of Hidalgo County, Texas; **THENCE**, South 85 degrees 49 minutes 47 seconds West, with the apparent South Right of Way line of Doffing Road, a distance of 20.50 feet to a No. 4 rebar set (with a yellow cap stamped RGE) for the Southwest corner of this tract of land and the **POINT OF BEGINNING**;

THENCE, North 08 degrees 33 minutes 20 seconds East, with the West Right of Way line of South Veterans Road, a distance of 557.85 feet to the Northwest corner of this tract of land;

THENCE, North 82 degrees 00 minutes 37 seconds East, across the Right of Way of said South Veterans Road, a distance of 41.73 feet to a point on the East Right of Way line of said South Veterans Road for the most Northerly Northeast corner of this tract of land;

THENCE, South 08 degrees 33 minutes 20 seconds West, with the East Right of Way line of said South Veterans Road, a distance of 508.11 feet for an interior corner of this tract of land;

THENCE, North 84 degrees 24 minutes 46 seconds East with the North Right of Way line of Doffing Road also being the South line of Lot 9, Re-Subdivision of Closner Subdivision, a distance of 819.64 feet to the Southeast corner of said Lot 9, for an interior corner of this tract of land;

THENCE, North 79 degrees 10 minutes 03 seconds East, continuing with the apparent North Right of Way line of said Doffing Road, a distance of 203.46 feet to a $\frac{3}{4}$ inch pipe found for the most Southerly Northeast corner of this tract of land;

THENCE, South 08 degrees 47 minutes 43 seconds West, across the Right of Way of said Doffing Road, a distance of 50.62 feet to a point on the apparent South Right of Way line of said Doffing Road for the Southeast corner of this tract of land;

THENCE, South 78 degrees 05 minutes 25 seconds West, with the apparent South Right of Way line of said Doffing Road, a distance of 167.55 to a No. 4 rebar found for an exterior corner of this tract of land;

THENCE, South 84 degrees 04 minutes 54 seconds West, continuing with the apparent South Right of Way line of said Doffing Road, a distance of 763.36 feet to an aluminum disc found for an interior corner of this tract of land;

THENCE, South 85 degrees 49 minutes 47 seconds West, with the apparent South Right of Way line of said Doffing Road, a distance of 133.69 feet to the **POINT OF BEGINNING**, and containing 1.71 acres of land, more or less.

I, Pablo Soto, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above metes and bounds are true and are the result of an actual survey performed on the ground under my direction.



A handwritten signature in blue ink, appearing to read "Pablo Soto, Jr.", written over a horizontal line.

PABLO SOTO, Jr. – R.P.L.S. No. 4541

Date: 9/07/2023

LEGEND

- FOUND ALUMINUM DISC
- Ⓜ FOUND NO. 4 REBAR



SCALE: 1" = 100'

LINE	BEARING	DISTANCE
L1	S78°05'25"W	167.55'
L2	S85°49'47"W	133.69'
L3	N82°00'37"E	41.73'
L4	N79°10'03"E	203.46'
L5	S08°47'43W	50.62'
L6	S85°49'47"W	20.50'

**SURVEY PLAT
OF
THE RIGHT OF WAY
OF SOUTH VETERANS ROAD
AND DOFFING ROAD,
HIDALGO COUNTY, TEXAS,
CONTAINING 1.71 ACRES,
MORE OR LESS**



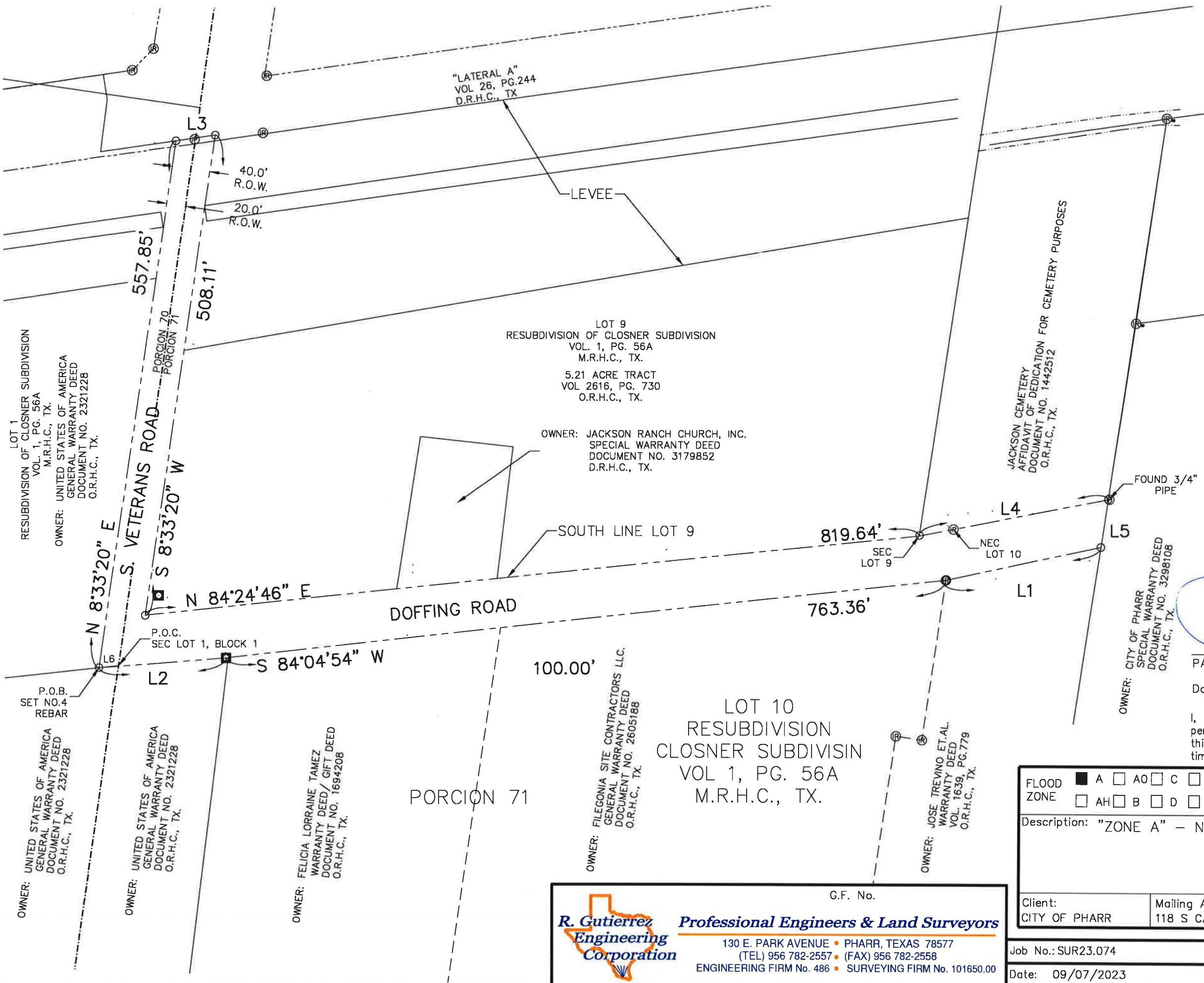
Pablo Soto Jr.

PABLO SOTO, Jr. - R.P.L.S. No. 4541

Date: 9/07/2023

I, Pablo Soto, Jr., hereby state that this Survey was performed on the ground under my supervision and that this Survey correctly represents the facts found at the time of the survey.

FLOOD ZONE	<input checked="" type="checkbox"/> A <input type="checkbox"/> A0 <input type="checkbox"/> C <input type="checkbox"/> X <input type="checkbox"/> AH <input type="checkbox"/> B <input type="checkbox"/> D <input type="checkbox"/> ____ OTHER	Com.-Panel No.: 480334 0500 B
Description: "ZONE A" - NO BASE FLOOD ELEVATIONS DETERMINED.		EFFECTIVE DATE: 01/02/1981
Client:	Mailing Address:	City: State: Zip Code:
CITY OF PHARR	118 S CAGE BLVD.	PHARR TX 78577



G.F. No.

R. Gutierrez
Engineering Corporation

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ENGINEERING FIRM No. 486 • SURVEYING FIRM No. 101650.00

Job No.: SUR23.074	FB:	Drawn By: A.M
Date: 09/07/2023	PG:	Checked By: P.S.