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Engineering Firm Reg # 10602    Surveying Firm Reg # 101416-00  
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DUNS 834820735    CAGE CODE 66N60

**METES AND BOUNDS DESCRIPTION**

**TRACT I**

**0.43 (18,730.82 SQ. FT.) ACRE TRACT OF LAND, OUT OF LOT 7 R.B. CURRY SURVEY NO.1 SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 23, HIDALGO COUNTY MAP RECORDS, CONVEYED TO PARKHILL COMMERCIAL PROPERTIES, AS RECORDED IN DOCUMENT 3051380, HIDALGO COUNTY DEED RECORDS, HIDALGO COUNTY, TEXAS.**

BEING A 0.43 (18,730.82 SQ. FT.) ACRE TRACT OF LAND, OUT OF LOT 7 R.B. CURRY SURVEY NO.1 SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 23, HIDALGO COUNTY MAP RECORDS, CONVEYED TO PARKHILL COMMERCIAL PROPERTIES, AS RECORDED IN DOCUMENT 3051380, HIDALGO COUNTY DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING;** AT A FOUND 1/2 INCH IRON ROD AT THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107, HAVING GRID COORDINATE OF N= 16632307.4900', E= 11097934.8670', **THENCE;** NORTH 80°45'00" WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107, A DISTANCE OF 30.00 FEET TO A SET PK-NAIL, BEING THE POINT OF BEGINNING, HAVING GRID COORDINATES OF N= 16632312.3123', E= 1109765.2571' AND NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

**THENCE;** SOUTH 09°14'03" WEST, A DISTANCE OF 589.20 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", AT THE START OF A CURVE TO THE RIGHT, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

**THENCE;** WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 850.00 FEET, ARC LENGTH OF 108.07 FEET, CHORD BEARING SOUTH 25°21'43" WEST, CHORD DISTANCE 108.00 FEET, AND A DELTA OF 7°17'10", TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;







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**METES AND BOUNDS DESCRIPTION**

**TRACT II**

**0.37 (16,537.53 SQ. FT.) ACRE TRACT OF LAND, OUT OF LOT 7 R.B. CURRY SURVEY NO.1  
SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 23, HIDALGO COUNTY MAP RECORDS,  
CONVEYED TO TURBERVILLE DEBORAH & BELLAMY PARKHILL TRUSTEES GST TRST, AS  
RECORDED IN DOCUMENT 3051380, HIDALGO COUNTY DEED RECORDS, HIDALGO COUNTY,  
TEXAS.**

BEING A 0.37 (16,537.53 SQ. FT.) ACRE TRACT OF LAND, OUT OF LOT 7 R.B. CURRY SURVEY NO.1  
SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 23, HIDALGO COUNTY MAP RECORDS, CONVEYED TO  
TURBERVILLE DEBORAH & BELLAMY PARKHILL TRUSTEES GST TRST, AS RECORDED IN DOCUMENT  
3051380, HIDALGO COUNTY DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE  
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING; AT A FOUND 1/2 INCH IRON ROD AT THE NORTHEAST CORNER OF THIS TRACT OF LAND,  
HAVING GRID COORDINATES N = 16632307.4900', E = 11097934.8670', SAID POINT BEING THE POINT  
OF BEGINNING;**

**THENCE; SOUTH 09°14'03" WEST, A DISTANCE OF 516.48 FEET TO A SET 1/2 INCH IRON ROD AT A  
PLASTIC CAP STAMPED "SAMES"; AT THE START OF A CURVE TO THE RIGHT, FOR THE SOUTHEAST  
CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;**

**THENCE; WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 850.00 FEET, ARC LENGTH OF 78.68  
FEET, CHORD BEARING SOUTH 31°39'22" WEST, CHORD DISTANCE 78.65 FEET, AND A DELTA OF  
5°18'10", TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHWEST  
CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;**



