

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	203.07	11,500.00	322.84
			179.2292

PRECISION
ALL MEASUREMENTS IN FEET

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
1013 SYCAMORE - MCALLEN, TEXAS-78501
(956) 682-9081 (956) 686-1489 (FAX)

METES AND BOUNDS DESCRIPTION

BEING A 5.40 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF LOT 97, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 03, PAGES 133 THRU 134, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 5.40 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT NAIL FOUND ON THE SOUTHWEST CORNER OF SAID LOT 97 LOCATED WITH THE RIGHT-OF-WAY LINE OF NOLANA LOOP (ALSO KNOWN AS F.M. 3461); THENCE, AS FOLLOWS:

SOUTH 81 DEGREES 35 MINUTES EAST, CONCORDANT WITH THE SOUTH LINE OF SAID LOT 97, A DISTANCE OF 348.50 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 08 DEGREES 25 MINUTES EAST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 97, A DISTANCE OF 865.80 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID NOLANA LOOP BEING ON A CURVE TO THE RIGHT WHOSE RADIUS IS 11,500.00 FEET, AT A DISTANCE OF 660.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 81 DEGREES 35 MINUTES EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 97, A DISTANCE OF 356.17 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 08 DEGREES 25 MINUTES WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 97, A DISTANCE OF 675.78 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID NOLANA LOOP, AT A DISTANCE OF 660.0 FEET IN ALL TO A NAIL SET ON INTERSECTION WITH THE SOUTH LINE OF SAID LOT 97 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

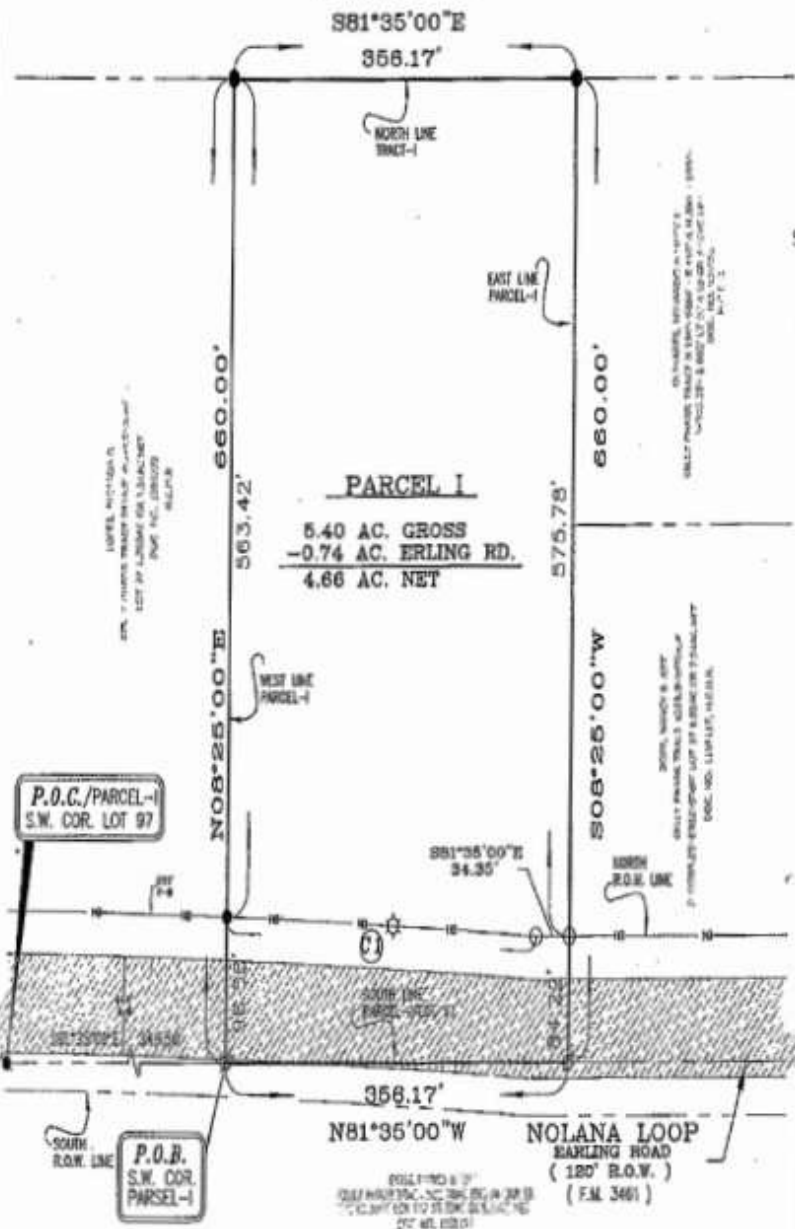
(4) THENCE, NORTH 81 DEGREES 35 MINUTES WEST, CONCORDANT WITH THE SOUTH LINE OF SAID LOT 97, A DISTANCE OF 356.17 FEET TO THE POINT OF BEGINNING, CONTAINING 5.40 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH 0.74 ACRES, MORE OR LESS, ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID NOLANA LOOP, LEAVING 4.66 NET ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF SAID KELLY-PHARR SUBDIVISION, P.C.T.

N 3461/5.40

SCALE: 1" = 100'

LEGEND	
1/2" IRON ROD	1/2" IRON ROD
1/2" IRON ROD	1/2" IRON ROD
1/2" IRON ROD	1/2" IRON ROD
1/2" IRON ROD	1/2" IRON ROD
1/2" IRON ROD	1/2" IRON ROD
1/2" IRON ROD	1/2" IRON ROD
1/2" IRON ROD	1/2" IRON ROD
1/2" IRON ROD	1/2" IRON ROD
1/2" IRON ROD	1/2" IRON ROD
1/2" IRON ROD	1/2" IRON ROD



This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at AS SHOWN ABOVE in HIDALGO COUNTY Texas, described as follows:

A 5.40 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF LOT 97, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS.
(SEE METES AND BOUNDS DESCRIPTION)

Lot —, Block —, of KELLY-PHARR SUBDIVISION HIDALGO CO.

Texas, according to the plat recorded in Volume 03, Page 133-134, of the DEED Records of Hidalgo County, Texas. I further certify that this property lies in Zone "B" as per FRM (Flood Insurance Rate Map) dated 11/16/1982 Community Panel No. 480334 0425 C.

R.H.G./L.G.E.

DRN BY

OCT. 01, 2004

DATE

S-04-20376

JOB NO.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5762