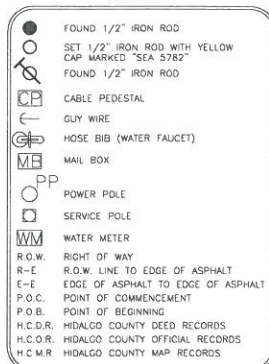


LEGEND



SCALE: 1" = 30'

ADJOINER:
OWNER: ELIZA G. MEDINA
PROPERTY I.D. NO.: 238264
MISSION GROVES ESTATES
S132' LOT 10, BLK. 3
2.0AC.
WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT NO. 703187, H.C.D.R.

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. - MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
dsalinas@salinasengineering.com
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

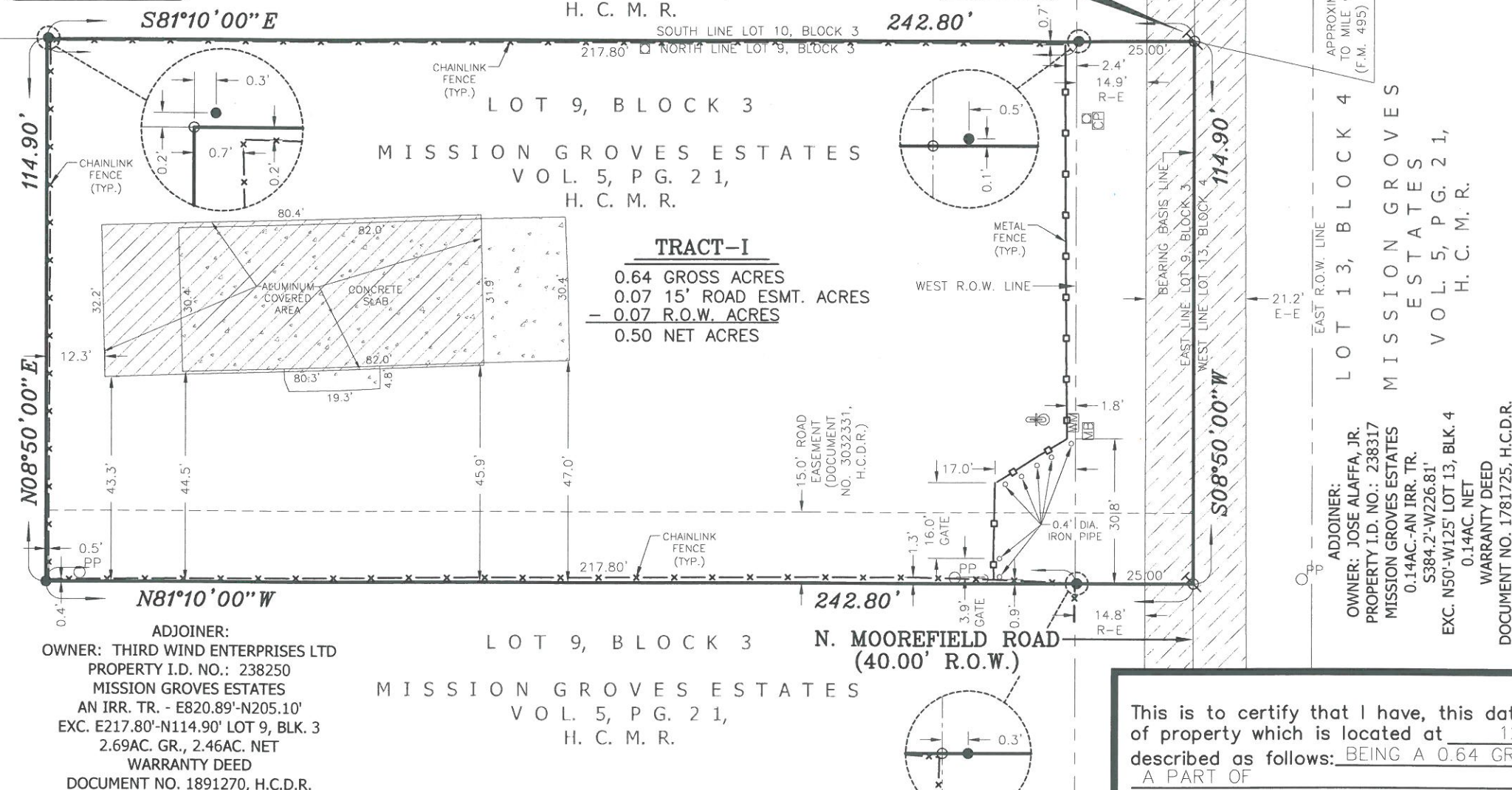
METES AND BOUNDS DESCRIPTION

BEING A 0.64 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 9, BLOCK 3, MISSION GROVES ESTATES, AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OF PLAT THEREOF RECORDED IN VOLUME 05, PAGE 21, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.64 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A NAIL SET ON THE NORTHEAST CORNER OF SAID LOT 9 LOCATED IN THE CENTER OF N. MOOREFIELD ROAD FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, SOUTH 08 DEGREES 50 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 9, A DISTANCE OF 114.90 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, NORTH 81 DEGREES 10 MINUTES WEST, A DISTANCE OF 25.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE APPARENT WEST RIGHT-OF-WAY LINE OF SAID N. MOOREFIELD ROAD, AT A DISTANCE OF 242.80 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, NORTH 08 DEGREES 50 MINUTES EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 9, A DISTANCE OF 114.90 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, SOUTH 81 DEGREES 10 MINUTES EAST, A DISTANCE OF 217.80 FEET PASS A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE APPARENT WEST RIGHT-OF-WAY LINE OF SAID N. MOOREFIELD ROAD, AT A DISTANCE OF 242.80 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 0.64 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE EAST 25.0 FEET (OR 0.07 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE APPARENT WEST ROAD RIGHT-OF-WAY OF SAID N. MOOREFIELD ROAD, AND, THE SOUTH 15.0 FEET OF LAND (OR 0.07 ACRES, MORE OR LESS) ARE WITHIN A 15.0 FOOT ROAD EASEMENT (DOCUMENT NO. 3032331, H.C.D.R.) LEAVING 0.50 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: EAST LINE OF SAID LOT 9, MISSION GROVES ESTATES.
N:\M&B.2020\0.64.062720



GENERAL PLAT NOTES:

1. Bearing Basis: East line of Lot 9, Block 3, Mission Groves Estates, An Addition to the City of Mission, Hidalgo County, Texas.
2. This survey was prepared without the benefit of a title policy. The research of any easements is not within the scope of this boundary/improvement survey. Any easement shown herein were taken directly from the plat of record. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted hereon.
4. The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; Nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.
5. The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown hereon.
6. The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown hereon; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
7. This is a standard survey and does not include a subsurface utility or topographic investigation.
8. If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

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 123 N. MOOREFIELD ROAD in MISSION, Texas, described as follows: BEING A 0.64 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF

(SEE METES AND BOUNDS DESCRIPTION)

Lot 9, Block 3, of MISSION GROVES ESTATES, AN ADDITION TO THE CITY OF MISSION, HIDALGO CO., Texas, according to the plat recorded in Volume 5, Page 21, of the MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone "C" as per FIRM (Flood Insurance Rate Map) dated NOV. 16, 1982 Community Panel No. 480334 0400 C.

A.E.
DRN. BY
JUNE 26, 2020
DATE

S-20-25066
JOB NO.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782

