

CELESTINO MENDIOLA, JR.
WARRANTY DEED
VOL. 150B, PG. 526,
D.R.H.C.

LOT 10, BLOCK 3,
MISSION GROVES ESTATES
SUBDIVISION
VOL. 5, PG. 21,
M.R.H.C.

P.O.B.
P.O.C.
S.W. CORNER
LOT 10, BLOCK 3

S81°10'00"E
14.79'

N81°10'00"W 108.79'

TRACT II

THIRD WIND ENTERPRISES, Ltd.
DEED OF TRUST
DOC. # 1898077
O.R.H.C.

TRACT I

U.S. EXPRESSWAY 83
(200.00' R.O.W.)

S53°38'53"E 303.53'
LINE G1-B1 PARCEL 5
N80°38'53"W 303.54'

N81°10'00"W
14.79'

JUAN S. HERNANDEZ &
JUAN S. HERNANDEZ JR.
WARRANTY DEED
W/VENDOR'S LIEN
DOC. # 473037

LINE G1-B1 PARCEL 6

BASIS OF BEARING

WEST LINE OF LOT 9 , BLOCK 3, MISSION GROVES ESTATES
SUBDIVISION, LYING NORTH OF U.S. EXPRESSWAY 83, HIDALGO
COUNTY, TEXAS, AS PER MAP RECORDED IN VOL. 5, PG. 21,
MAP RECORDS OF HIDALGO COUNTY, TEXAS

SYMBOL LEGEND

- - FND. 5/8" IRON ROD
- - SET 1/2" IRON ROD W/
PLASTIC CAP STAMPED "SAMES"

JOB NUMBER
SUR 12.029

PLAT SHOWING
LINE G1-B1 PARCEL 5
10.0' EASEMENT

ALL THAT CERTAIN 0.07 (3036.02 SQ.FT.) OF AN ACRE OF LAND OUT OF LOT 9, BLOCK 3, MISSION GROVES ESTATES SUBDIVISION, LYING NORTH OF U.S. EXPRESSWAY 83, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 5, PAGE 21, MAP RECORDS OF HIDALGO COUNTY, TEXAS

BEARING SHOWN BASED
ON RECORD MAP

SCALE: 1"=50'

METES AND BOUNDS DESCRIPTION
LINE G1-B1 PARCEL 5

ALL THAT CERTAIN 0.07 (3,036.02 SQ.FT.) OF AN ACRE TRACT OF LAND OUT OF LOT 9, BLOCK 3, MISSION GROVES ESTATES SUBDIVISION, LYING NORTH OF U.S. EXPRESSWAY 83, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 5, PAGE 21, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.07 (3,036.02 SQ.FT.) OF AN ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 3, MISSION GROVES ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 5, PAGE 21, MAP RECORDS, HIDALGO COUNTY, TEXAS, THENCE NORTH 81°10'00" WEST, 108.79 FEET TO A HALF (1/2) INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SAMES" ON THE EXISTING SOUTH BOUNDARY LINE OF A TRACT OF LAND CONVEYED TO CELESTINO MENDIOLA, JR., IN A WARRANTY DEED RECORDED IN VOLUME 1508, PAGE 526, DEED RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE SOUTH 38°38'53" EAST, 303.53 FEET TO A HALF (1/2) INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SAMES" ON THE SOUTH BOUNDARY LINE OF TRACT I, CONVEYED TO THIRD WIND ENTERPRISES, LTD., IN A DEED OF TRUST RECORDED IN DOCUMENT NUMBER 1898077, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND:

THENCE NORTH 81°10'00" WEST, 14.79 FEET WITH THE SOUTH BOUNDARY LINE OF SAID TRACT I, TO A FIVE-EIGHTHS ($\frac{5}{8}$) INCH IRON ROD FOUND ON THE EXISTING NORTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 38°38'53" WEST, 303.54 FEET WITH SAID EXISTING NORTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83, TO A FIVE-EIGHTHS (5/8) INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81°10'00" EAST, 14.79 FEET TO THE POINT OF BEGINNING,
CONTAINING 0.07 (3,036.02 SQ.FT.) OF AN ACRE TRACT OF LAND, MORE OR
LESS.

NOTE:
THE SURVEYOR DID NOT PREPARE AN ABSTRACT
OF TITLE. TITLE WORK WAS FURNISHED BY
LANDTITLEUSA UNDER GF# 051953 AND TITLE
COMMITMENT DATED EFFECTIVE JANUARY 3,
2013. SURVEYOR ASSUMES NO LIABILITY FOR
THE ACCURACY OF THE TITLE WORK FURNISHED.



SDM 5/3/2012
SAMUEL D. MALDONADO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027

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