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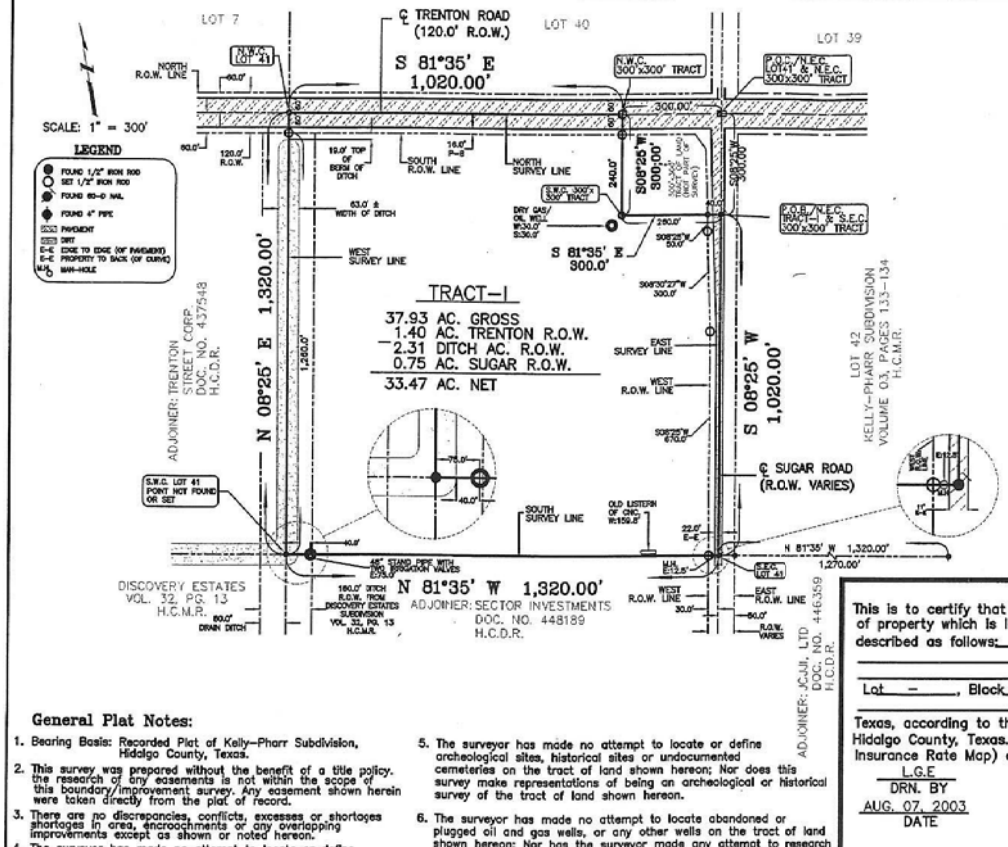

METES AND BOUNDS DESCRIPTION: TRACT–I

BEING A 37.93 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 41, 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, SAVING AND EXCEPTING, A 300.0 FOOT BY 300.0 FOOT TRACT OF LAND CARVED OUT OF THE IMMEDIATE NORTHEAST CORNER OF SAID LOT 41; SAID 37.93 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 41 LOCATED AT THE INTERSECTION OF TRENTON AND SUGAR ROADS; SAME CORNER BEING THE NORTHEAST CORNER OF SAID 300.0 FOOT BY 300.0 FOOT TRACT OF LAND; THENCE, AS FOLLOWS:

SOUTH 08 DEGREES 25 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 41, A DISTANCE OF 300.0 FEET TO A 60–D NAIL SET ON THE SOUTHEAST CORNER OF SAID 300.0 FOOT BY 300.0 FOOT TRACT OF LAND FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 08 DEREES 25 MINUTES WEST, CONTINUING COINCIDENT WITH THE EAST LINE OF SAID LOT 41, A DISTANCE OF 1,020.0 FEET TO A 60–D NAIL SET ON THE SOUTHEAST CORNER OF SAID LOT 41 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 81 DEGREES 35 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 41, A DISTANCE OF 30.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE WEST RIGHT–OF–WAY LINE OF SAID SUGAR ROAD, AT A DISTANCE OF 1,320.0 FEET IN ALL TO THE SOUTHWEST CORNER OF SAID LOT 41 LOCATED WITHIN A DRAINAGE DITCH (CORNER NOT SET) FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 08 DEGREES 25 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 41 LOCATED WITHIN SAID DRAINAGE DITCH, A DISTANCE OF 1,260.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE SOUTH RIGHT–OF–WAY LINE OF SAID TRENTON ROAD, AT A DISTANCE OF 1,320.0 FEET IN ALL TO A 60–D NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 41 LOCATED WITHIN TRENTON ROAD FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 81 DEGREES 35 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 41, A DISTANCE OF 1,020.0 FEET TO A 60–D NAIL SET ON THE NORTHWEST CORNER OF SAID 300.0 FOOT BY 300.0 FOOT TRACT OF LAND FOR AN OUTSIDE NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, SOUTH 08 DEGREES 25 MINUTES WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 41 AND BEING COINCIDENT WITH THE WEST LINE OF SAID 300.0 FOOT BY 300.0 FOOT TRACT OF LAND, A DISTANCE OF 60.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE SOUTH RIGHT–OF–WAY LINE OF SAID TRENTON ROAD, AT A DISTANCE OF 300.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD SET ON THE SOUTHWEST CORNER OF SAID 300.0 FOOT BY 300.0 FOOT TRACT OF LAND FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, SOUTH 81 DEGREES 35 MINUTES EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 41 AND BEING COINCIDENT WITH THE SOUTH LINE OF SAID 300.0 FOOT BY 300.0 FOOT TRACT OF LAND, A DISTANCE OF 260.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT–OF–WAY LINE OF SAID SUGAR ROAD, AT A DISTANCE OF 300.0 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 37.93 GROSS ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF SAID KELLY–PHARR SUBDMSION, HIDALGO COUNTY, TEXAS

C:\M&B\37.93

General Plat Notes:

1. Bearing Basis: Recorded Plat of Kelly–Pharr Subdivision, 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.
3. There are no discrepancies, conflicts, excesses or shortages shortages in area, encroachments or any overlapping improvements 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 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.

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 37.93 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF LOT 41

(SEE METES AND BOUNDS DESCRIPTION)

Lot –, Block –, of KELLY–PHARR SUBDIVISION

HIDALGO CO.

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

L.G.E
DRN. BY

AUG. 07, 2003
DATE

S–03–20091
JOB NO.

STATE OF TEXAS REGISTERED RICARDO R. SALINAS 2909 PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR NO. #2909