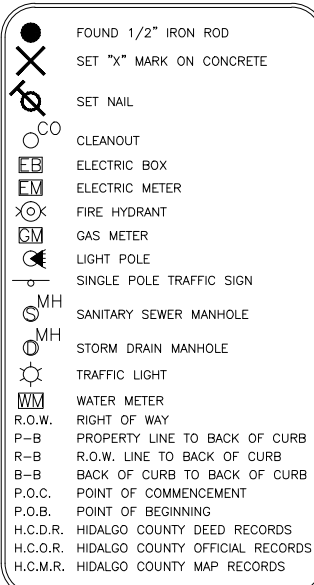


LOT 8, BLOCK G
AMENDED MAP OF
ORIGINAL TOWNSITE
OF EDINBURG
VOL. 1, PG. 23,
H. C. M. R.

ADJOINER:
OWNER: SUSAN STEPHENS ET AL
PROPERTY I.D. NO.: 163916
EDINBURG ADJACENT ACREAGE
N228.4°S298.4°E167.91' &
W12°E179.91°N150°S320' LOT 8, BLK. G
0.93AC. NET
PROBATED WILL
DOCUMENT NO. 3006582, 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

LEGEND



SCALE: 1" = 20'

LOT 26
WHITNEY PARK
SUBDIVISION
VOL. 3, PG. 130A,
H. C. M. R.
LOT 27
WHITNEY PARK
SUBDIVISION
VOL. 3, PG. 130A,
H. C. M. R.

METES AND BOUNDS DESCRIPTION

BEING A 0.37 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 6, COUNTRY CLUB PLACE, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGES 15-16, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.37 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE NORTHEAST CORNER OF SAID BLOCK 6 LOCATED WITHIN THE RIGHT-OF-WAY OF CLOSNOR BOULEVARD FOR THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, SOUTH, COINCIDENT WITH THE EAST LINE OF SAID BLOCK 6, A DISTANCE OF 100.00 FEET TO A NAIL SET WITHIN THE RIGHT-OF-WAY OF SAID CLOSNOR BOULEVARD FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, WEST, AT A RIGHT ANGLE FROM THE EAST LINE OF SAID BLOCK 6, A DISTANCE OF 10.00 FEET PASS A NAIL SET ON INTERSECTION WITH THE APPARENT WEST RIGHT-OF-WAY LINE OF SAID CLOSNOR BOULEVARD, AT A DISTANCE OF 161.25 FEET IN ALL TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, NORTH, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID BLOCK 6, A DISTANCE OF 100.05 FEET TO A NAIL SET ON INTERSECTION WITH THE NORTH LINE OF SAID BLOCK 6 AND BEING LOCATED ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF W. CANAL STREET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, SOUTH 89 DEGREES 58 MINUTES 56 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID BLOCK 6 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID W. CANAL STREET, A DISTANCE OF 151.25 FEET PASS AN "X" MARK SET IN CONCRETE ON INTERSECTION WITH THE APPARENT WEST RIGHT-OF-WAY LINE OF SAID CLOSNOR BOULEVARD, AT A DISTANCE OF 161.25 FEET IN ALL TO THE **POINT OF BEGINNING**, CONTAINING 0.37 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE EAST 10.0 FEET (OR 0.02 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID CLOSNOR BOULEVARD, AND, ALL OF THE WEST 8.0 FEET ARE LOCATED WITHIN A 16.0 FOOT CITY OF EDINBURG UTILITY EASEMENT (OR 0.02 ACRES, MORE OR LESS) LEAVING 0.33 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: LOT 1 H.E.B. SUBDIVISION, EDINBURG, H.C.T. N:\M&B.2022\0.33.091322

LOT 1

LOT 1 H.E.B.
SUBDIVISION
VOL. 28, PG. 130A,
H. C. M. R.

BORROWER:

GRACIELA RAMON

ADJOINER:
OWNER: EDINBURG MEDICAL CENTER
BUILDING LLC
PROPERTY I.D. NO.: 154474
COUNTRY CLUB PLACE
W1/2 BLK. 6
EXC. 54.2' X 67.7' OUT OF NW COR
SPECIAL WARRANTY DEED
DOCUMENT NO. 1646118, H.C.D.R.

GENERAL PLAT NOTES:

1. Bearing Basis: Lot 1 H.E.B. Subdivision, An Addition to the City of Edinburg, Hidalgo County, Texas.
2. This plat is for the exclusive use of Graciela Ramon named herein, in connection with Sierra Title of Hidalgo County, Inc. G.F. No. 0003195667 and, the respective lender thereof. The undersigned surveyor is not responsible to any other for any loss resulting therefrom. This survey is for the exclusive use of the surveyor as shown herein. This survey is for the exclusive use of the surveyor as shown herein. This survey is for the exclusive use of the surveyor as shown herein.
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. Note location of concrete curb and block wall along the south side of this survey as shown herein.
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.
9. Items corresponding to Schedule "B" of title commitment G.F. No. 0003195667:
Item 10a.) Right-of-Way Easement granted to the City of Edinburg, Texas, by W.D. Woodroof, dated August 7, 1952, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 761, Page 1, Deed Records of Hidalgo County, Texas.
(This easement does apply to this survey and is shown herein.)
Item 10c.) Utility Easement Right-of-Way granted to the City of Edinburg, Texas, by E.B. Barden and Harrington Lumber, Inc., dated February 10, 1954, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1081, Page 521, Deed Records of Hidalgo County, Texas.
(This easement does apply to this survey and is shown herein.)
Item 10d.) Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 5, Page 15-17, Map Records of Hidalgo County, Texas.
(All applicable items are shown herein.)
Item 10e.) Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 1.
Item 10f.) Easements or claims of easements which are not a part of the public record.
Item 10k.) Prescriptive rights for roads, public or private, ditches, canals and/or utilities which are not a part of the public record, but visible from an inspection of the proposed insured land(s) or revealed by a proper survey.

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 1201 S. CLOSNOR BLVD. in EDINBURG, Texas, described as follows: BEING A 0.37 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF

(SEE METES AND BOUNDS DESCRIPTION)

Lots —, Block 6, of COUNTRY CLUB PLACE, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO CO.

Texas, according to the plat recorded in Volume 5, Pages 15-16, of the MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone "X" as per FIRM (Flood Insurance Rate Map) dated JUNE 6, 2000 Community Panel No. 480338 0030 E.

A.E.
DRN. BY
SEPT. 12, 2022
DATE
S-22-25893
JOB NO.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782