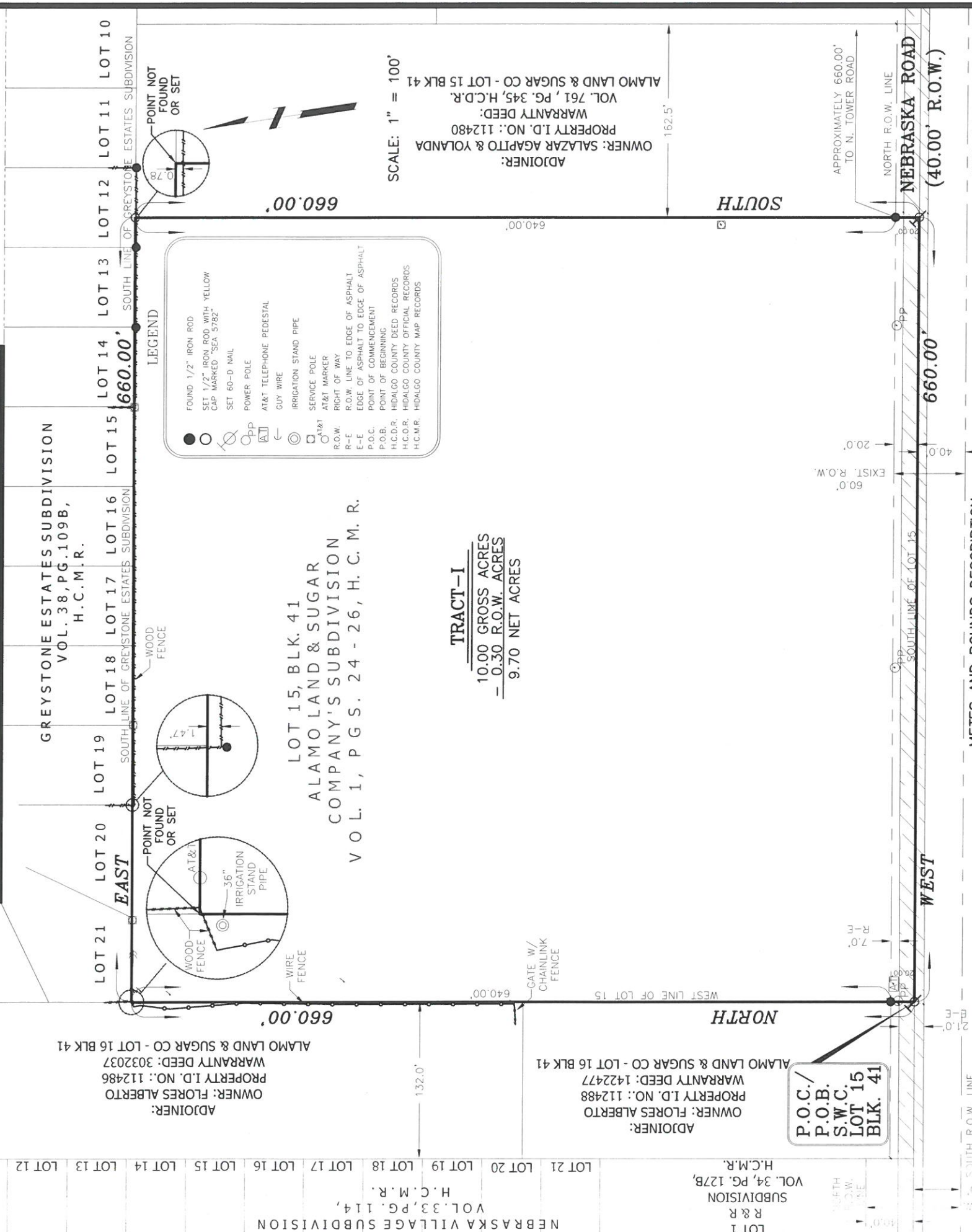


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BRADY AVENUE (50.00' R.O.W.)
 GREYSTONE CIRCLE
 (50.00' R.O.W.)

LOT 23
 LOT 22



METES AND BOUNDS DESCRIPTION

BEING A 10.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, DESCRIBED AS ALL OF THE SW 1/4 OF LOT 15, BLOCK 41, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 10.0 GROSS ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 15 LOCATED IN THE CENTER OF NEBRASKA ROAD FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, NORTH, COINCIDENT WITH THE WEST LINE OF SAID LOT 15, A DISTANCE OF 20.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD, AT A DISTANCE OF 660.0 FEET IN ALL TO A POINT FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT; SAID POINT IS LOCATED ON THE SOUTHWEST CORNER OF GREYSTONE ESTATES SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 38, PAGE 109B, MAP RECORDS OF HIDALGO COUNTY TEXAS, AND, FURTHER SAID POINT IS UNDER AN 36" DIAMETER IRRIGATION STAND PIPE;
- (2) THENCE, EAST, COINCIDENT WITH THE SOUTH LINE OF SAID GREYSTONE ESTATES SUBDIVISION, A DISTANCE OF 660.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, SOUTH, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 15, A DISTANCE OF 640.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID NEBRASKA ROAD, AT A DISTANCE OF 660.0 FEET IN ALL TO A NAIL SET ON INTERSECTION WITH THE SOUTH LINE OF SAID LOT 15 LOCATED IN THE CENTER OF SAID ROAD FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 660.0 FEET TO THE POINT OF BEGINNING, CONTAINING 10.0 GROSS ACRES, MORE OR LESS, OF WHICH 0.30 ACRES, MORE OR LESS, ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID NEBRASKA ROAD, LEAVING 9.70 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: RECORDED PLAT OF SAID ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, H.C.T.
 N: M&B.2024\10.0.102124

GENERAL PLAT NOTES:

1. This plat is based on a recorded plat of RECORDED PLAT OF SAID ALAMO LAND & SUGAR COMPANY'S SUBDIVISION.
2. This survey was prepared without the benefit of a title policy.
3. The accuracy of any easements is not within the scope of this survey.
4. This survey is for the purpose of improvement survey. Any easement shown herein was taken directly from the plat of record. This survey is for the use of the client named hereon and may not be relied on or referred to another party without the express written consent of the surveyor.
5. There are no discrepancies, conflicts, encroachments or shortages shown on this plat.
6. The surveyor has made no attempt to locate or define any easements or other interests shown or noted hereon.
7. The surveyor has made no attempt to locate or define wetlands, including a state areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon.
8. The surveyor has made no attempt to locate or define any other interests in the tract of land shown hereon.
9. The surveyor has made no attempt to locate or define any other interests in the tract of land shown hereon.
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18. The surveyor has made no attempt to locate or define any other interests in the tract of land shown hereon.
19. The surveyor has made no attempt to locate or define any other interests in the tract of land shown hereon.
20. The surveyor has made no attempt to locate or define any other 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: 10.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, DESCRIBED AS ALL OF THE SW 1/4 OF

Lot 15, Block 41, of ALAMO LAND & SUGAR COMPANY'S SUBDIVISION HIDALGO CO. Texas, according to the plat recorded in Volume 01, Page 24-26, 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 0425.

H.C.
 DRN. BY
 10/22/2024
 DATE

S-24-26236
 JOB NO.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782

