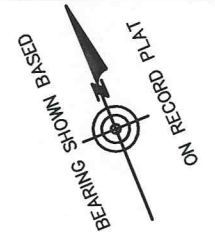


U.S. HIGHWAY 77
(120' R.O.W.)

LINE TABLE		
NO.	LENGTH	BEARING
L1	13.90'	N 22°07'28" E

CURVE TABLE			
NO.	RADIUS	LENGTH	DELTA
C1	5789.60'	317.68'	03°08'38"
C2	6080.84'	175.89'	01°39'26"
C3	6059.84'	140.55'	01°19'44"



SCALE: 1" = 60'

THE FOLLOWING ITEMS FROM SCHEDULE "B"

- 10.b) EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF CAMERON COUNTY IRRIGATION DISTRICT NO. 2.
- 10.c) EASEMENTS RESERVED IN DEED DATED NOVEMBER 14, 1908, FROM SAN BENITO LAND AND WATER COMPANY TO ANNA LOIS LOMAX, RECORDED IN VOLUME "O", PAGE 608, SUPPLEMENTAL DEED RECORDS, CAMERON COUNTY, TEXAS. (AS TO TRACT I AND II)
- 10.d) SOUTHWESTERN BELL EASEMENT DATED DECEMBER 6, 1985, FILED DECEMBER 12, 1985, EXECUTED BY HARLINGEN NATIONAL BANK SOUTH TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 1440, PAGE 115, DEED RECORDS OF CAMERON COUNTY, TEXAS. (AS TO TRACT I) (PLOTTED)
- 10.e) EASEMENT AND RIGHT OF WAY DATED AUGUST 29, 1985, FILED NOVEMBER 4, 1985, EXECUTED BY HARLINGEN NATIONAL BANK SOUTH TO CENTRAL POWER AND LIGHT COMPANY, RECORDED IN VOLUME 1435, PAGE 292, DEED RECORDS OF CAMERON COUNTY, TEXAS. (AS TO TRACT I) (BLANKET)
- 10.f) EASEMENT AND RIGHT OF WAY DATED MARCH 31, 2005, FILED JUNE 29, 2005, EXECUTED BY MANASES, LTD., A TEXAS LIMITED PARTNERSHIP TO AEP TEXAS CENTRAL COMPANY, A TEXAS CORPORATION, RECORDED IN VOLUME 11496, PAGE 312, OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS. (BLANKET)

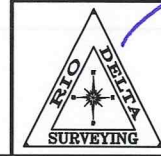
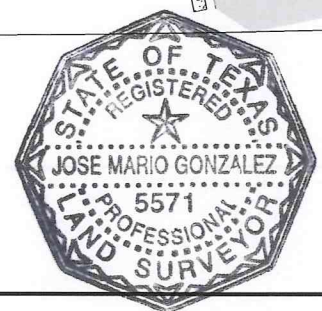
PLAT SHOWING

A 2.08 ACRE TRACT OF LAND BEING 1.180 ACRES OUT OF LOT ONE (1), BLOCK ONE (1), EARL DUNAWAY SUBDIVISION, CABINET 1, PAGE 88-A, AND ALL OF LOT THREE (3), AND THE SOUTH 40 FEET OF LOT TWO (2), FRANK SMITH SUBDIVISION, UNIT NO. 2, VOL. 23, PG. 37, AN ADDITION TO THE CITY OF HARLINGEN, CAMERON COUNTY, TEXAS.

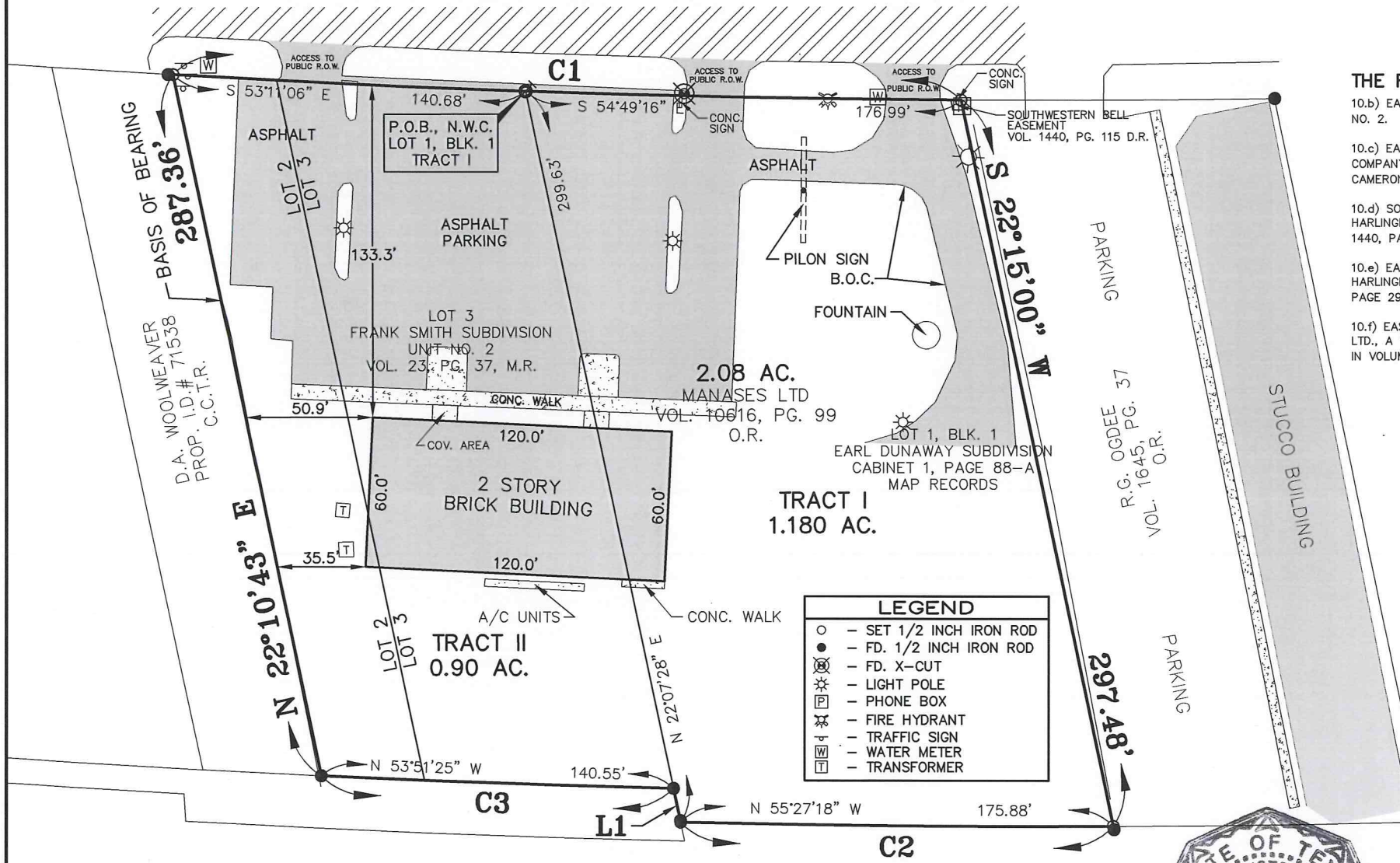
GF#: 786024
 REQUESTED BY: MANASES, LTD.
 SURVEYED: MAY 17, 2013
 FLOOD ZONE DESIGNATION: ZONE "C"
 COMMUNITY-PANEL NUMBER: 485447 0015 B
 MAP REVISED: AUGUST 3, 1981

I, JOSE MARIO GONZALEZ, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

05-21-13
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571



RIO DELTA SURVEYING
 24593 FM 88, MONTE ALTO, TX 78538
 (TEL) 956-380-5154 (FAX) 956-380-5156
 EMAIL: MARIO@RIODELTASURVEYING.COM



LEGEND

- - SET 1/2 INCH IRON ROD
- - FD. 1/2 INCH IRON ROD
- FD. X-CUT
- ☼ - LIGHT POLE
- ☒ - PHONE BOX
- ☒ - FIRE HYDRANT
- ☒ - TRAFFIC SIGN
- ☒ - WATER METER
- ☒ - TRANSFORMER

NOTE:
 A METES AND BOUNDS DESCRIPTION OF EVEN SURVEY DATE HERE WITH ACCOMPANIES THIS PLAT.

BLOCK 180
 SAN BENITO LAND & WATER COMPANY SUBDIVISION
 VOL. 1, PG. 6, M.R.

JOB NUMBER
RIO 13 185

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RIO-DELTA SURVEYING

24593 FM 88

Monte Alto, Texas 78538
956-380-5154 956-380-5156 fax

Metes and Bounds Description
Tract 1

A 1.180 acre tract of land out of Lot 1 Block 1 Earl Dunaway Subdivision, an addition to the city of Harlingen, Cameron County, Texas as per map recorded in Cabinet 1 Page 88-A, Map Records of Cameron County, Texas said 1.180 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the South right of way line of U.S. Highway 77, also known as 77 Sunshine Strip, said point being in an arc of curve, having a Radius of 5789.60 feet, said point being the Northwest corner of Lot 1, Block 1, Earl Dunaway Subdivision as recorded in Cabinet 1, Page 88-A, Map Records of Cameron County, Texas.

THENCE along the arc of the curve to the left, an arc length of 177.00 feet and having a short chord which bears south 54°49'16" East, a distance of 176.99 feet to a ½" rod set for the Northeast corner of this tract of land;

THENCE parallel with the east line of said Earl Dunaway Subdivision, South 22°15' West, a distance of 297.48 feet to a ½" iron rod found at the South line of said Lot 1 Block 1, being in the arc of a curve having a radius of 6080.84 feet for the Southeast corner of this tract of land

THENCE along the arc of a curve to the right, an arc length of 175.89 feet and having a short chord which bears, North 55°27'18" West, a distance of 175.88 feet to a ½" iron rod found for the southwest corner of this tract of land;

THENCE along the West line of said lot 1 block 1, Earl Dunaway Subdivision, the East line of Frank Smith Subdivision, Unit No. 2, North 22°07'28" East, a distance of 299.63 feet to the POINT OF BEGINNING, containing 1.180 acres of land more or less.

A plat of even survey date herewith accompanies this metes and bounds description.

Basis of Bearing: West line of this tract of land

