

**METES AND BOUNDS DESCRIPTION**

**LOT 208 PRIDE O' TEXAS**

THE NORTH 5.0 ACRES OF LOT 209, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 58-59, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 5.0 ACRE TRACT OF LAND BEING THE SAME LAND DESCRIBED IN DOC # 3132527 OFFICIAL RECORDS AND IS ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

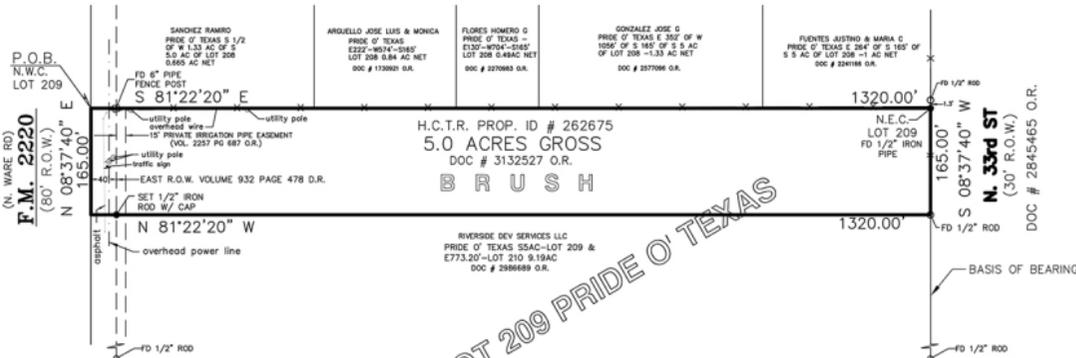
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 209 FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN; SAID CORNER LIES INSIDE N. WARE ROAD (F.M. 2220).

THENCE, SOUTH 81 DEGREES 22 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 209, A DISTANCE OF 40.0 FEET PASS A 6" ROUND FENCE PIPE AT THE EAST RIGHT OF WAY LINE OF N. WARE ROAD (F.M. 2220), AT A TOTAL DISTANCE OF 1320.0 FEET IN ALL TO A FOUND 1/2" IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 209 FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

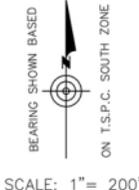
THENCE, SOUTH 8 DEGREES 37 MINUTES 40 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 209, A DISTANCE OF 165.0 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF THE RIVERSIDE DEV. SERVICE TRACT RECORDED IN DOC # 2986689 O.R. FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE, NORTH 81 DEGREES 22 MINUTES 20 SECONDS WEST, WITH THE NORTH LINE OF SAID RIVERSIDE TRACT, AND BEING PARALLEL TO THE NORTH LINE OF SAID LOT 209, AT A DISTANCE OF 1280.0 FEET PASS TO A SET 1/2" IRON ROD WITH CAP ON THE EAST RIGHT OF WAY LINE OF N. WARE ROAD (F.M. 2220), AT A TOTAL DISTANCE OF 1320.0 FEET TO A POINT ON THE WEST LINE OF SAID LOT 209 FOR THE NORTHWEST CORNER OF THE SAID RIVERSIDE TRACT AND THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE, NORTH 8 DEGREES 37 MINUTES 40 SECONDS EAST, INSIDE N. WARE ROAD (F.M. 2220) AND ALONG THE WEST LINE OF SAID LOT 209, A DISTANCE OF 165.0 FEET TO THE POINT OF BEGINNING, CONTAINING 5.0 ACRES OF LAND, MORE OR LESS.



**LOT 209 PRIDE O' TEXAS**



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.

REQUESTED BY: CWS MARKETING GROUP  
 ADDRESS: NORTH WARE RD  
 McAllen TX  
 SURVEYED: 08-13-2020  
 GF#: NONE  
 FLOOD ZONE DESIGNATION: ZONE "X"  
 COMMUNITY-PANEL NUMBER: 480334 0295 D  
 MAP REVISED: 06-06-2000

08-17-2020  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571



**RIO DELTA SURVEYING**  
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 T.B.P.L.S. FIRM # 10013900

JOB NUMBER  
**RIO 20 179**

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