

OWNER: MMJ SOUTH TEXAS LLC
 4.22 ACRE (108,433.00 SQ. FT.) GROSS
 DEED DOCUMENT NUMBER: 2015871
 H.C.M.R.

ALL OF LOT 3, WEST 74.5'-SOUTH 424.4'-EAST 70.8' LOT 4, SOUTH 424.40'-EAST 230' LOT 5 CODDINGTON ADDITION VOLUME 2, PAGE 24 H.C.M.R.

OWNER: WILLIAM L. & JOHN P. & ELIZABETH ANNE BALWY
 0.58 ACRE (25,439.04 SQ. FT.) GROSS
 SPECIAL WARRANTY DEED DOCUMENT NUMBER: 2073801
 H.C.M.R.

LOT 1, BLOCK 1 CODDINGTON ADDITION VOLUME 2, PAGE 24 H.C.M.R.

OWNER: BALDWIN COMMUNITY, LLC
 11.04 ACRE (480,881.63 SQ. FT.) GROSS
 10.31 ACRE (449,103.60 SQ. FT.) NET
 SPECIAL WARRANTY DEED DOCUMENT NUMBER: 3065658
 H.C.M.R.

ALL OF LOT 8, NORTHEAST (1/4) OF SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION VOLUME Q, PAGE 177 H.C.M.R.

OWNER: HERNANDEZ MARIA C.
 0.25 ACRE (10,900.00 SQ. FT.) GROSS
 WARRANTY DEED DOCUMENT NUMBER: 2103967
 H.C.M.R.

OWNER: HERNANDEZ MARIA C.
 0.25 ACRE (10,900.00 SQ. FT.) GROSS
 WARRANTY DEED DOCUMENT NUMBER: 2103967
 H.C.M.R.

OWNER: MENDOZA STEVEN MILES
 0.24 ACRE (10,537.50 SQ. FT.) GROSS
 WARRANTY DEED DOCUMENT NUMBER: 679952
 H.C.M.R.

ALL LOT 1 & N (1/2), BLOCK 2 BRYAN'S ADDITION SUBDIVISION VOLUME 274, PAGE 32 H.C.M.R.

OWNER: ENRIQUETA LUPA LTD
 0.11 ACRE (5,000.00 SQ. FT.) GROSS
 WARRANTY DEED DOCUMENT NUMBER: 1159823
 H.C.M.R.

LOT 12, BLOCK 1 POORBAUGH'S SUBDIVISION VOLUME 4, PAGE 51 H.C.M.R.

EAST 100.0' AND ALL OF LOTS 16, 18, & 18, BLOCK 2 POORBAUGH'S SUBDIVISION VOLUME 4, PAGE 51 H.C.M.R.

EAST 100.0' AND ALL OF LOTS 17, 19, & 21, BLOCK 2 POORBAUGH'S SUBDIVISION VOLUME 4, PAGE 51 H.C.M.R.

SURVEY NOTES:
 1. BASIS OF BEARING THE NORTH LINE OF LOT 8, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
 2. BEARINGS SHOWN ARE BASED ON HIDALGO CANAL COMPANY'S SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
 3. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID, BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
 4. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
 5. THE SURVEYOR DID NOT PREPARE AN ABSTRACT OF TITLE. TITLE WORK WAS FURNISHED BY FIRST AMERICAN TITLE GUARANTY COMPANY, UNDER G. No. 923677, AND TITLE COMMITMENT DATED EFFECTIVE JULY, 8 2019. SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE TITLE WORK FURNISHED.

GENERAL NOTES:
 ADDRESS: 601 2ND STREET, MCALEN, TEXAS 78502
 SURVEYED: NOVEMBER 4, 2019
 REQUESTED BY: STEVE EDEL

FLOOD ZONE DESIGNATION: "ZONE B" - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY-PANEL NUMBER: 480343 0005 C
 MAP REVISED: NOVEMBER 2, 1982

CONSTRUCTION NOTES:
 1) CONTRACTOR TO CALL 800-368-5868 FOR VERIFICATION OF ALL UTILITY LOCATIONS BEFORE ANY CONSTRUCTION.
 2) ONLY UTILITIES FOR WHICH INFORMATION WAS AVAILABLE ARE SHOWN. LOCATIONS AND ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UTILITY COMPANIES FOR VERIFICATION OF LOCATIONS PRIOR TO COMMENCEMENT OF WORK.
 3) CONTRACTOR SHALL VERIFY UTILITY LOCATIONS WITH OWNER.
 4) THE CONTRACTOR SHALL DELICATE ALL HARDWARE ACCESS BY MAIL DELIVERED TO THE MAILBOXES SHALL BE KEPT AVAILABLE THROUGHOUT THE PROJECT CONSTRUCTION.
 5) THE CONTRACTOR SHALL KEEP ACCESS INTO/OUT OF HOMES AND BUSINESSES AVAILABLE THROUGHOUT THE PROJECT.

REVISIONS		
REV.	DESCRIPTION	DATE
1	ADDITION OF DETAILED VERBAGE	11/12/19

LEGEND	
MB	EXIST. MAILBOX
ED	EXIST. ELECTRIC BOX
WM	EXIST. WATER METER
FX	EXIST. FIRE HYDRANT
PA	EXIST. POWER POLE ANCHOR
SP	EXIST. SERVICE POLE
PO	EXIST. POWER POLE
RD	EXIST. ROAD
LD	EXIST. LIGHT POLE
TS	EXIST. TRAFFIC SIGN
FV	EXIST. FLOW VALVE
TV	EXIST. WATER VALVE
GV	EXIST. GAS WARNING SIGN
UF	EXIST. UNDERGROUND FIBER OPTIC SIGN
US	EXIST. UNDERGROUND CABLE SIGN
WS	EXIST. WATER LINE
SD	EXIST. STORM DRAIN LINE
SL	EXIST. SANITARY SEWER LINE
IR	EXIST. IRRIGATION LINE
DF	EXIST. CHAINLINK FENCE LINE
WF	EXIST. WOOD FENCE LINE
CF	EXIST. CMU FENCE LINE
IF	EXIST. IRON FENCE LINE
PR	EXIST. PIPE BOLLARD RAIL
GL	EXIST. GAS LINE
OE	EXIST. OVER HEAD ELECTRIC
UC	EXIST. UNDER GROUND CABLE
UG	EXIST. UNDER GROUND FIBER OPTIC
CO	EXIST. CURB
FR	EXIST. 1/2" IRON ROD
TR	EXIST. TREE
PT	EXIST. PALM TREE
IS	EXIST. IRRIGATION STAND PIPE
EX	EXISTING
PR	PROPOSED
RD	ROADWAY
RW	RIGHT OF WAY
EOP	EDGE OF PAVEMENT
CO	EXIST. CONCRETE
AS	EXIST. ASPHALT
CA	EXIST. CALICHE
CC	EXIST. CONCRETE CANOPY

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

6. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.

SURVEY NOTES CONTINUED:
 i. EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN WARRANTY DEED DATED APRIL 20, 1909, RECORDED IN VOLUME 28, PAGE 201, DEED RECORDS, HIDALGO COUNTY, TEXAS. (TRACT I)
 j. EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN WARRANTY DEED DATED AUGUST 31, 1918, RECORDED IN VOLUME 76, PAGE 169, DEED RECORDS, HIDALGO COUNTY, TEXAS. (TRACT II)
 k. EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN UNTITLED INSTRUMENT DATED FEBRUARY 27, 1954, RECORDED IN VOLUME 154, PAGE 382, DEED RECORDS, HIDALGO COUNTY, TEXAS. (TRACT II)
 l. EASEMENT DATED DECEMBER 19, 1975, RECORDED IN VOLUME 1467, PAGE 190, DEED RECORDS, HIDALGO COUNTY, TEXAS. (TRACT II)
 o. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3.
 p. EASEMENTS AND RESERVATIONS AS MAY APPEAR UPON THE RECORDED MAP AND DEDICATION OF SAID SUBDIVISION.

PLAT SHOWING
 11.04 ACRE (480,881.63 SQ. FT.) GROSS, 10.31 ACRE (449,103.60 SQ. FT.) NET, ALL OF LOT 8, NORTHEAST (1/4) OF SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, AN ADDITION TO THE CITY OF MCALEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SAMES
SAM Engineering & Surveying, Inc.
 200 S. 10TH ST., SUITE 1607
 MCALEN, TEXAS 78501
 TEL: (956) 702-8860
 FAX: (956) 702-8883

ALL OF LOT 8, NORTHEAST (1/4) OF SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION MCALEN, TEXAS

REVISIONS

11/12/19

SAMUEL DAVID MALDONADO CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS SURVEY CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND MEETS THE MINIMUM SURVEY STANDARDS.

SAMUEL DAVID MALDONADO
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027

PROJ. NO. SUR 19.345
 DATE: NOVEMBER 2019
 SCALE: AS NOTED

The Surveyor expressly understands and agrees that (a) this Certificate is made to Baldwin Community LLC, who is purchasing the Property, Vantage Bank Texas ("Lender"), who is extending a loan to Buyer secured by liens on the Property, and to Norma L. Coto, as agent for Edwards Abstract and Title Co. (collectively, "Title Company"), who is causing to be issued to Buyer a Buyer policy of title insurance and who is causing to be issued to Lender a loan policy of title insurance covering Buyer's title to the Property and Lender's title on the Property; and (b) Buyer, Lender and Title Company, and their successors and assigns, are entitled to rely on the above-described plat as being true and accurate in all respects and upon this Certificate as being true and accurate.

SHEET NUMBER:
 Sheet 0 of 1: ALTA SURVEY

SAM Engineering and Surveying



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10TH St. Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

METES & BOUNDS DESCRIPTION
A 11.04 ACRE (480,881.63 SQ. FT.) GROSS
10.31 ACRE (449,103.60 SQ. FT.) NET
ALL OF LOT 8, NORTHEAST (1/4) OF SECTION 8,
HIDALGO CANAL COMPANY'S SUBDIVISION
VOLUME Q, PAGE 177, H.C.M.R.

A 11.04 ACRE (480,881.63 SQ. FT.) GROSS, 10.31 ACRE (449,103.60 SQ. FT.) NET, ALL OF LOT 8, NORTHEAST (1/4) OF SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 11.04 ACRE TRACT OF LAND IS CONVEYED TO BALDWIN COMMUNITY, LLC, IN SPECIAL WARRANTY DEED DOCUMENT NUMBER: 3065658, DEED RECORDS, HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION AS RECORDED IN MAP RECORDS VOLUME Q, PAGE 177, HIDALGO COUNTY, TEXAS, SAID POINT BEING ON THE CENTERLINE OF 2ND STREET AND THE SOUTHEAST CORNER OF A 0.58 ACRE TRACT OF LAND CONVEYED TO WILLIAM L. AND JOHN P. AND ELIZABETH ANNE BALWIN IN SPECIAL WARRANTY DEED DOCUMENT NUMBER: 2073801, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ON THE NORTHEAST CORNER OF A 11.04 ACRE TRACT OF LAND CONVEYED TO BALDWIN COMMUNITY, LLC, IN SPECIAL WARRANTY DEED DOCUMENT NUMBER: 3065658, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND HAVING A GRID COORDINATE OF E= 1075962.5445, N=16600915.3588; FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 08°33'53" WEST (SOUTH), WITH THE CENTERLINE OF SAID 2ND STREET, A DISTANCE OF 664.14 FEET TO A POINT LOCATED ON THE INTERSECTION OF DATE PALM AVENUE AND 2ND STREET AND THE NORTHEAST CORNER OF POORBAUGH'S SUBDIVISION AS RECORDED IN MAP RECORDS VOLUME 4, PAGE 51, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;



THENCE NORTH 81°27'07" WEST (WEST), WITH THE NORTH BOUNDARY LINE OF SAID POORBAUGH'S SUBDIVISION, A DISTANCE OF 729.57 FEET TO A POINT ON THE SOUTHWEST CORNER OF LOT 8, AND ON THE SOUTHEAST CORNER OF SAINT ANN PLACE SUBDIVISION RECORDED IN MAP RECORDS VOLUME 35, PAGE 9, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 08°33'53" EAST (NORTH), WITH THE EAST BOUNDARY LINE OF SAID SAINT ANN PLACE SUBDIVISION, AT 20.0 FEET PASSED A SET HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES" ON THE NORTH RIGHT OF WAY LINE OF SAID DATE PALM AVENUE AND CONTINUING FOR A TOTAL DISTANCE OF 664.14 FEET TO A SET HALF (1/2) INCH IRON ROD W/ PLASTIC CAP STAMPED "SAMES" FOR AN INTERIOR CORNER OF SAID SAINT ANN PLACE SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 81°27'07" EAST (EAST), ALONG THE SOUTH LINE OF SAINT ANN PLACE SUBDIVISION, AND CODDINGTON ADDITION AS RECORDED IN MAP RECORDS VOLUME 2, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, AT 323.0 FEET PASS A FOUND HALF (1/2) INCH IRON PIPE, AND CONTINUING FOR 689.57 FEET PASS A SET HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES" ON THE WEST RIGHT OF WAY LINE OF 2ND STREET, AND CONTINUING FOR A TOTAL DISTANCE OF 729.57 FEET, TO THE POINT OF BEGINNING, CONTAINING A 11.04 ACRE (480,881.63 SQ. FT.) GROSS, 10.31 ACRE (449,103.60 SQ. FT.) NET, TRACT OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED PLAT OR DOCUMENT.

I, SAMUEL D. MALDONADO, CERTIFY THAT THE ABOVE METES AND BOUNDS ARE TRUE AND IS THE RESULT OF AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION.

SAMUEL D. MALDONADO DATE
REGISTERED PROFESSIONAL LAND SURVEY No. 6027

