

**LEGAL DESCRIPTION**  
**15' UTILITY & ACCESS EASEMENT**  
**0.50 ACRES**

*Being a Tract of Land containing 0.50 Acres of land (21,579 SF), out of Lot 1, Block 1, (17.92 acres) as recorded in Volume 25, Page 104, Las Blancas Subdivision, Unit 2 of the Map Records of Webb County, Texas, and situated in Porcion 32, Abstract 296, Antonio Trevino original grantee, Webb County, Texas. This 0.50 acre tract of land being more particularly described by metes and bounds as follows, to-wit:*

**COMMENCING** at a Found ½" iron rod being the Northwest corner of said Lot 1, Block 1, of Las Blancas Subdivision, Unit 2, which bears S00°26'20"E a distance 30.00 feet being the most Northwest corner of this tract and being the True **POINT OF BEGINNING**;

Thence, **N 89°34'55" E**, along an existing 30' wide drainage easement, a distance of **295.39 FEET** to a point of deflection right;

Thence, **S 20°26'23" E**, a distance of **137.42 FEET** to a point of deflection left;

Thence, **S 39°59'00" E**, a distance of **172.65 FEET** to a point of deflection left;

Thence, **N 50°01'00" E**, a distance of **75.51 FEET** to a point of deflection right;

Thence, **S 39°59'00" E**, a distance of **172.00 FEET** to a point of deflection left;

Thence, **N 50°01'00" E**, a distance of **15.00 FEET** to a point of deflection right;

Thence, **S 39°59'00" E**, a distance of **15.00 FEET** to a point of deflection right;

Thence, **S 50°01'00" W**, a distance of **15.00 FEET** to a point of deflection left;

Thence, **S 39°59'00" E**, a distance of **127.34 FEET** to a point of deflection right;

Thence, **SOUTH**, a distance of **162.96 FEET** to a point of deflection left;

Thence, **EAST**, a distance of **15.00 FEET** to a point of deflection right;

Thence, **SOUTH**, a distance of **15.00 FEET** to a point of deflection right;

Thence, **WEST**, a distance of **15.00 FEET** to a point of deflection left;

Thence, **SOUTH**, a distance of **202.96 FEET** to the North R.O.W. line of State Highway 359, being on a fence line for a point of deflection right;

Thence, **S 89°33'39" W**, a distance of **15.00 FEET** along said R.O.W. fence line to a point of deflection right;

Thence, **NORTH**, a distance of **375.58 FEET** to a point of deflection left;

Thence, N 39°59'00" W, a distance of **293.88 FEET** to a point of deflection left;  
Thence, S 50°01'00" W, a distance of **75.51 FEET** to a point of deflection right;  
Thence, N 39°59'00" W, a distance of **5.37 FEET** to a point of deflection left;  
Thence, S 50°01'00" W, a distance of **45.69 FEET** to a point of deflection right;  
Thence, N 39°59'00" W, a distance of **15.00 FEET** to a point of deflection right;  
Thence, N 50°01'00" E, a distance of **45.69 FEET** to a point of deflection left;  
Thence, N 39°59'00" W, a distance of **169.87 FEET** to a point of deflection right;  
Thence, N 20°26'23" W, a distance of **129.50 FEET** to a point of deflection left;  
Thence, S 89°34'55" W, a distance of **284.88 FEET** to a point of deflection right;  
Thence, N 00°26'20" W, a distance of **15.00 FEET** to the **POINT OF BEGINNING** of said tract and containing 0.50 acres more or less.

BASIS OF BEARING: NAD 83, TEXAS SOUTH ZONE



*Ricardo M. Villarreal*

RICARDO M. VILLARREAL, R.P.L.S. NO. 6242

5 / 29 / 13  
DATE