

[PROCLAMATION NO. 186, March 30, 2017]

DESIGNATING SEVERAL PARCELS OF LAND LOCATED AT BARANGAY BUNDAGUL AND STA. MARIA, CITY OF MABALACAT, PROVINCE OF PAMPANGA, FOR INCLUSION TO THE EXISTING TECO INDUSTRIAL PARK - SPECIAL ECONOMIC ZONE PURSUANT TO REPUBLIC ACT NO. 7916, AS AMENDED BY REPUBLIC ACT NO. 8748

Pursuant to the powers vested in me under Republic Act (RA) No. 7916, otherwise known as the Special Economic Zone Act of 1995, as amended by RA No. 8748, and upon the recommendation of the Board of Directors of the Philippine Economic Zone Authority (PEZA), **I, RODRIGO ROA DUTERTE**, President of the Republic of the Philippines, do hereby designate, subject to the provisions of RA No. 7916, as amended, its Implementing Rules and Regulations, and Resolution No. 13- 774 (s. 2013), as amended by Resolution No. 16-139 (s. 2016) of the PEZA Board of Directors, several parcels of land located in Barangays Bundagul and Sta. Maria, Mabalacat City, Province of Pampanga for inclusion to the existing TIPCO Estates Corporation (TECO) Industrial Park - Special Economic Zone with an aggregate area of **Two Hundred Eighty Thousand square meters (280,000 m²)**, more or less, as defined by the following technical descriptions:

Lot1, Pcs-03-017522

A parcel of land covered by TCT No. 195586 [Lot 1 of the subdivision plan, Pcs-03-017522 being a portion of the consolidated Lots 124 and 125, Bsd-03-001660 (OLT) LRC Rec. No.], situated in the Barangay of Bundagui, Municipality of Mabalacat, Province of Pampanga, Island of Luzon.

Bounded on the NE., along line 1-2-3 by Lot 3 of the consolidation subdivision plan; on the SE., along line 3-4 by property of Pastor Cuyugan; on the SW., along lines 4-5-6 by property of Antonio Passion; on the NW., along line 6-7 by property of Dionisio Ramos and on the NE., along line 7-1 by Lot 2 of the consolidation subdivision plan.

Beginning at a point marked "1" on plan, being N. 60 deg. 26' E., 3,709.19 m. from BLLM No. 1, Mabalacat Cadastre;

thence S. 42 deg. 43' E., 86.62 m. to point 2;
thence S. 42 deg. 42' E., 250.00 m. to point 3;
thence S. 53 deg. 23' W., 41.43 m. to point4;
thence N. 42 deg. 06' W., 169.28 m. to point 5;
thence N. 43 deg. 01' W., 329.19 m. to point 6;
thence N. 10 deg. 46' E., 51.18 m. to point 7;
thence S. 42 deg. 43' E., 196.70 m. to the point of

beginning; containing an area of **Twenty Thousand Eight Hundred Five square meters (20,805 m²), more or less.** All points referred to are indicated on the plan and are marked on the grounds by P.S. cyl. cone. mons. 15 x 40 cms. Bearings true; date of original survey 28-29 August, 4-5 September 1913 and that of the consolidation and subdivision survey 10-25 September 2009 and was approved on 08 February 2010.

Lot 568-A, Psd-03-034050

A parcel of land covered by TCT No. 389662-R (Lot 568-A of the subdivision plan, Psd-03-034050 being a portion of the Lot 568 Cad. 93 Mabalacat Cad., LRC Rec. No.), situated in the Barangay of Bundagul, Municipality of Mabalacat, Province of Pampanga, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 570, Cad-93 Mabalacat Cadastre; on the SE., and SW., along line 2-3-4-5 by Road; on the NW., along line 5-6 by Lot 568-C and along line 6-1 by Lot 568-B both of the subdivision plan.

Beginning at a point marked "1" on plan, being S. 15 deg. 31' E., 691.48 m. from BBM No. 30, Mabalacat Cadastre;

thence S. 42 deg. 06' E., 120.76 m. to point 2;
thence S. 50 deg. 55' W., 107.91 m. to point 3;
thence S. 52 deg 19' W., 187.39 m. to point 4;
thence N. 37 deg. 43' W., 120.77 m. to point 5;
thence N. 51 deg. 51' E., 165.11 m. to point 6;
thence N. 51 deg. 52' E., 120.93 m. to the point of

beginning; containing an area of **Thirty Five Thousand Three Hundred Eight square meters (35,308 m²), more or less.** All points referred to are indicated on the plan and are marked on the grounds by P.S. cyl. cone. mons. 15 x 60 cms. Bearings true; date of original survey February-September 1916 and that of the subdivision survey 15 September 1989 and was approved on 04 October 1989.

Lot 568-B, Psd-03-034050

A parcel of land covered by TCT No. 389663-R (Lot 568-B of the subdivision plan, Psd-03-034050 being a portion of the Lot 568, Cad-93 Mabalacat Cad. LRC Rec. No.), situated in the Barangay of Bundagul, Municipality of Mabalacat, Province of Pampanga, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 568-A; on the SW., along line 2-3 by Lot 568-C both of the subdivision plan; on the NW., along line 3- 4 by Road and on the NE., along lines 4-5-1 by the Lot 570, Cad-93 Mabalacat Cadastre.

Beginning at a point marked "1" on plan, being S. 15 deg. 31' E., 691.48 m. from BBM No. 30., Mabalacat Cadastre;

thence S. 51 deg. 52' W., 120.93 m. to point 2;
thence N. 38 deg. 30' W., 282.90 m. to point 3;
thence N. 12 deg. 10' E., 122.37 m. to point 4;

thence S. 42 deg. 45' E., 313.63 m. to point 5;
thence S. 42 deg. 06' E., 48.52 m. to the point of

beginning; containing an area of **Thirty Five Thousand Three Hundred Six square meters (35,306 m²), more or less.** All points referred to are indicated on the plan and are marked on the grounds by P.S. cyl. cone, mons. 15 x 60 cms. Bearings true; date of original survey February- September 1916 and that of the subdivision survey 15 September 1989 and was approved on 04 October 1989.

Lot 568-C 5 Psd-03-034050

A parcel of land covered by TCT No. 389664-R (Lot 568-C of the subdivision plan, Psd-03-034050 being a portion of the Lot 568, Cad-93 Mabalacat Cad. LRC Rec. No.), situated in the Barangay of Bundagul, Municipality of Mabalacat, Province of Pampanga, Island of Luzon.

Bounded on the SW., and NW., along lines 1-2-3 by Road; on the NE., along line 3-4 by Lot 568-B and on the SE., along line 4-1 by Lot 568-A both of the subdivision plan.

Beginning at a point marked "1" on plan, being S. 02 deg. 43' W., 843.91 m. from BBM No. 30, Mabalacat Cad;

thence N. 37 deg. 43' W., 148.33 m. to point 2;
thence N. 12 deg. 10' E., 210.77 m. to point 3;
thence S. 38 deg. 30' E., 282.90 m. to point 4;
thence S. 51 deg. 51' W., 165.11 m. to point of

beginning; containing an area of **Thirty Five Thousand Three Hundred Seven square meters (35,307 m²), more or less.** All points referred to are indicated on the plan and are marked on the grounds by P.S. cyl. cone. mons. 15 x 60 cms. Bearings true; date of original survey February-September 1916 and that of the subdivision survey 15 September 1989 and was approved on 04 October 1989.

Lot 193-C-2, Psd-03-034048

A parcel of land covered by TCT No. 389666-R (Lot 193-C-2, of the subdivision plan, Psd-03-034048 being a portion of the Lot 193-C, Psd-03-020798 LRC Rec. No.) situated in the Barangay of Bundagul, Municipality of Mabalacat, Province of Pampanga, Island of Luzon.

Bounded on the SE., along line 9-1-2 by Lot 193-C-3; on the SW, along line 2-3 by Lot 193-C-1 both of the subdivision plan; on the NW., and NE., along line 3 to 9 by Road.

Beginning at a point "1" on plan, being N. 19 deg. 01'E., 544.76 m. from BBM No. 8, Malabacat Cadastre;

thence S. 57 deg. 31' W., 183.10 m. to point 2;
thence N. 30 deg. 59' W., 106.75 m. to point 3;
thence N. 41 deg. 03' E., 56.92 m. to point 4;
thence N. 62 deg. 52' E., 122.33 m. to point 5;
thence N. 51 deg. 40' E., 62.96 m. to point 6;