

METES AND BOUNDS

OAK HILL RANCH  
COUNTY ROAD TO BE ABANDONED NORTH/SOUTH

A 4.81 ACRE TRACT OF LAND OUT OF LOTS 1, 8, 9 AND 16, BLOCK 77, AND OUT OF LOTS 4,5, 12 AND 13, BLOCK 78, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1572966, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A ½" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 FOUND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF MILE 20 NORTH ROAD (RAMSEYER ROAD) AND THE EAST RIGHT OF WAY LINE OF A FORTY FOOT COUNTY ROAD (CLOSED BY HIDALGO COUNTY COMMISSIONERS' COURT ON MARCH 3, 1981) FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 09°20'E, 20.00 FEET AND S 80°40'E, 20.00 FEET FROM THE SOUTHWEST CORNER OF LOT 13, BLOCK 78.

THENCE; N 80°40'W, ALONG THE NORTH RIGHT OF WAY LINE OF MILE 20 NORTH ROAD (RAMSEYER ROAD), A DISTANCE OF 40.00 FEET TO A ½" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED PRLS 4856 SET AT THE WEST RIGHT OF WAY LINE OF SAID FORTY FOOT COUNTY ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 09°20'E, ALONG THE WEST RIGHT OF WAY LINE OF SAID FORTY FOOT COUNTY ROAD, A DISTANCE OF 5,240.25 FEET TO A ½" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE SOUTH RIGHT OF WAY LINE OF MILE 21 NORTH ROAD (NOT OPEN) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°40'E, ALONG THE SOUTH RIGHT OF WAY LINE OF MILE 21 NORTH ROAD, A DISTANCE OF 40.00 FEET TO A ½" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 FOUND AT THE EAST RIGHT OF WAY LINE OF SAID FORTY FOOT COUNTY ROAD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 09°20'W, ALONG THE EAST RIGHT OF WAY LINE OF SAID FORTY FOOT COUNTY ROAD, A DISTANCE OF 5,240.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.81 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH OAK HILL RANCH PHASE I, RECORDED IN VOLUME 52, PAGES 161-165, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY DESCRIBED IN THIS METES AND BOUNDS MAY BE SUBJECT TO THE SUBDIVISION 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.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: December 18, 2007

