

**R.O.W.**  
**Surveying Services, L.L.C.**

900 South Stewart Road, Suite 13  
Mission, Texas 78572

**Metes and Bounds Description**

**For a**

**23.37 Acre Tract of Land**

Being a 23.37 acre tract of land, situated in Hidalgo County, Texas, out of Lot 12, Wood-Duncan Subdivision, as recorded in Volume 6, Page 18, of the Map Records, Hidalgo County, Texas, said Lot 12 conveyed to Valley Caliche Products, Inc. by a "Warranty Deed", dated August 20, 1992 and recorded on September 15, 1992, Document Number 282378, of the Official Records, Hidalgo County, Texas, said 23.37 acre tract of land being more particularly described as follows:

**COMMENCING** at the Northwest corner of said Lot 12, Wood-Duncan Subdivision, being the existing South right-of-way line of North Mile 3 Road (width varies);

**THENCE**, South  $08^{\circ}54'33''$  West, a distance of 5.96 feet, along the West line of said Lot 12, Wood-Duncan Subdivision, to a point for corner, being the beginning of a curve to the right, and being the **POINT OF BEGINNING** of this herein described tract of land;

**THENCE**, over and across said Lot 12, being the Southernly line of a proposed right-of-way taking for 3 Mile Road (CCSJ 09321-02-321) and the following five courses;

1. 285.12 feet along the arc of said curve to the right, having a radius of 7,827.50 feet, a central angle of  $02^{\circ}05'13''$ , a chord bearing of South  $79^{\circ}56'44''$  East, and a chord distance of 285.11 feet, to a found 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR", being a point of reverse curvature of a curve to the left;
2. 314.21 feet along the arc of said curve to the left, having a radius of 7,912.50 feet, a central angle of  $02^{\circ}16'31''$ , a chord bearing of South  $80^{\circ}01'43''$  East, and a chord distance of 314.19 feet, to a found 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR", for a point of tangency;
3. South  $81^{\circ}09'57''$  East, a distance of 136.39 feet, over and across said Lot 12, to a found 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR";

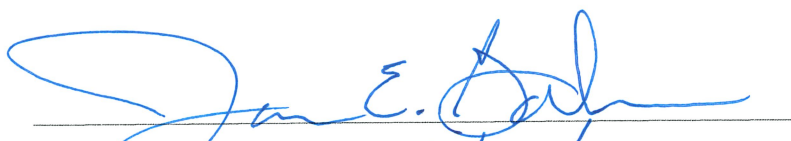
4. South  $08^{\circ}56'17''$  West, a distance of 113.00 feet, over and across said Lot 12, to a found 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR";
5. South  $81^{\circ}09'57''$  East, a distance of 996.54 feet, over and across said Lot 12, to a found 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR", being on the West right-of-way line of Iowa Road (50.00 foot right-of-way);

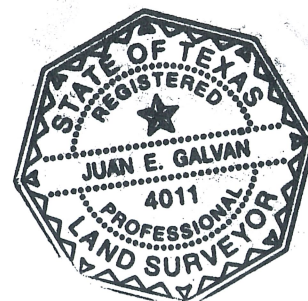
**THENCE**, South  $08^{\circ}56'00''$  West, a distance of 562.00 feet, along the West right-of-way line of Iowa Road (50.00 foot right of way), to a set 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR";

**THENCE**, North  $81^{\circ}09'57''$  West, a distance of 1,732.22 feet, over and across said Lot 12, to a set 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR", being on the common line of said Lot 12 and a 5.19 acre tract of land (Tract 6B) conveyed to Daniel Zamora by a "Partition Deed", dated December 8, 1989 and recorded December 12, 1989, as described in Volume 2846, Page 144, of the Official Records, Hidalgo County, Texas;

**THENCE**, North  $08^{\circ}56'31''$  East, a distance of 687.36 feet, along the common line of said Lot 12, said 5.19 acre tract of land (Tract 6B), and a 7.17 acre tract of land (Tract 8) conveyed to Daniel Zamora by a "Partition Deed", dated December 8, 1989 and recorded December 12, 1989, as described in Volume 2846, Page 144, of the Official Records, Hidalgo County, Texas, to the **Point of Beginning**, containing a computed area of 23.37 acre tract of land.

Bearing Basis, Texas Coordinate System, South Zone, North American Datum of 1983 (2011).  
Surveyed on the ground June 2020.

  
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Juan E. Galvan  
Registered Professional Land Surveyor No. 4011  
Job No. R20023  
*06/25/2020*



**SURVEY OF 23.37 ACRES**

BEING A 23.37 ACRE TRACT OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, OUT OF LOT 12, WOOD-DUNCAN SUBDIVISION, AS RECORD IN VOLUME 6, PAGE 18, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID LOT 12 CONVEYED TO VALLEY CALICHE PRODUCTS, INC. BY "WARRANTY DEED" DATED AUGUST 20, 1992 AND RECORDED SEPTEMBER 15 1992, DOCUMENT NUMBER 282378, OF THE OFFICIAL RECORDS, HIDALGO COUNTY TEXAS.

TRACT 8  
DANIEL ZAMORA  
(VOL. 2846 PG. 144 O.R.H.C.T.)  
DATED DECEMBER 8, 1989  
RECORDED DECEMBER 12, 1989  
7.17 ACRES

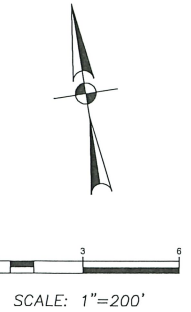
TRACT 6B  
DANIEL ZAMORA  
(VOL. 2846 PG. 144 O.R.C.H.T.)  
DATED DECEMBER 8, 1989  
RECORDED DECEMBER 12, 1989  
5.19 ACRES

23.37 ACRES

VALLEY CALICHE PRODUCTS, INC.  
(VOL. 3329 PG. 509 O.R.C.H.T.)  
AUG 20, 1992  
REMAINDER OF LOT 12

WOOD-DUNCAN SUBDIVISION  
VOLUME 6, PAGE 18, M.R.H.C.T.

CURVE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2°05'13"RT	7827.50'	285.12'	S79°56'44"E	285.11'
C2	2°16'31"LT	7912.50'	314.21'	S80°01'43"E	314.19'
LINE	BEARING		DISTANCE		
L1	S81°09'57"E		136.39'		
L2	S8°54'33"E		113.00'		
L3	S08°54'33"W		5.96'		



**LEGEND:**

- = SET 5/8 INCH IRON ROD WITH PLASTIC STAMPED WITH "R.O.W.S.S PROP COR." UNLESS OTHERWISE NOTED
- = FOUND 5/8 INCH IRON ROD WITH PLASTIC STAMPED WITH "R.O.W.S.S PROP COR." UNLESS OTHERWISE NOTED

- X—X—X— = WIRE FENCE
- O.E.—O.E.— = OVERHEAD ELEC.

⊗ = POWER POLE

- R.O.W. = RIGHT-OF-WAY
- (O.R.H.C.T.) = OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS
- (M.R.H.C.T.) = MAP RECORDS OF HIDALGO COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING



- BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4204), NORTH AMERICAN DATUM 1983.
- METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.



STATE OF TEXAS  
COUNTY OF HIDALGO

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, IN JUNE, 2020.

*Juan E. Galvan*  
JUAN E. GALVAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4011 06/26/2020

**ROW SURVEYING SERVICES, LLC.**  
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FAX: (956) 583-7116  
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