

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

900 South Stewart Road, Suite 13  
Mission, Texas 78572  
TBPLS Firm No. 10193886

**Metes and Bounds Description**  
**for a 30.00 foot Right-of-Way Abandonment**

Being a 100,778 square feet or 2.314 acre tract of land, situated in Block 16, Texan Gardens Subdivision, as recorded in Volume 8, Pages 57-58, of the Map Records, Hidalgo County, Texas, and being out of a 59.34 acre tract of land conveyed to Carlos Guadalupe Leal, Jr. and Kristi Lynn Leal, husband and wife, by a "Warranty Deed with Vendor's Lien", dated February 27, 2020 and recorded on March 10, 2020, as described in Document Number 3096482, of the Official Records, Hidalgo County, Texas, said 100,778 square feet or 2.314 acre tract of land being more particularly described as follows:

**Beginning** at a found 1/2-inch iron rod, being on the Northeast corner of said 59.34 acre tract of land, being on the common line of said 59.34 acre tract of land and Lot 70, La Fruta Subdivision, as recorded in Volume 37, Page 106, of the Map Records, Hidalgo County, Texas, being on the East line of said Block 16, being on the East right-of-way line of Abram Road (30.0' right-of-way) as dedicated by said Texan Gardens Subdivision, being on the Easterly right-of-way line of a 100.00' Hidalgo County Water Control and Improvement District No. 6 canal right-of-way as dedicated by said Texan Gardens Subdivision, and being the **POINT OF BEGINNING** of this described tract of land;

**Thence**, South 08°57'11" West, a distance of 3,377.80 feet, along East line of said Block 16, being the East right-of-way line of said Abram Road (30.0' right-of-way) as dedicated by said Texan Gardens Subdivision, and being the common line of said 59.34 acre tract of land, said La Fruta Subdivision, West Mission Estates No. 2, as recorded in Volume 33, Page 154, of the Map Records, Hidalgo County, Texas, and a 17.14 acre tract of land conveyed to Agapito Cruz Jr. by a "Special Warranty Deed with Vendor's Lien", dated September 13, 1999 and recorded on October 5, 1999, as described in Document Number 812349, of the Official Records, Hidalgo County, Texas, to a set 5/8-inch iron rod with plastic stamped "ROWSS PROP COR", being on the North right-of-way line of 6 Mile Road (60.0' right-of-way) as dedicated by said Texan Garden Subdivision;

**Thence**, North 81°02'49" West, a distance of 30.00 feet, along the North right-of-way line of said 6 Mile Road (60.0' right-of-way) as dedicated by said Texan Gardens Subdivision, to a set 5/8-inch iron rod with plastic stamped "ROWSS PROP COR";

**Thence**, North 08°57'11" East, a distance of 3,340.73 feet, over and across said 59.34 acre tract of land, being the West right-of-way line of said Abram Road (30.0' right-of-way) as dedicated by said Texan Gardens Subdivision, to a found 1/2-inch iron rod, being on the Easterly right-of-way line of said 100.00' Hidalgo County Water Control and Improvement District No. 6 canal right-of-way as dedicated by said Texan Gardens Subdivision;

**Thence**, North 47°56'11" East, a distance of 47.69 feet, along the common line of said 59.34 acre tract of land and the Easterly right-of-way line of said 100.00' Hidalgo County Water Control and Improvement District No. 6 canal right-of-way as dedicated by said Texan Gardens Subdivision, to the **POINT OF BEGINNING** and containing a computed area of 100,778 square feet or 2.314 acres.

Bearing Basis, Texas Coordinate System, South Zone, North American Datum of 1983.

A survey plat of even date accompanies this herein metes and bounds description.

 10/01/2020

Juan E. Galvan

Date

Registered Professional Land Surveyor No. 4011

Job No. R20028

