



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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METES AND BOUNDS

HIDALGO COUNTY PRECINCT No.1

BORDER AVE. FROM MILE 5 NORTH ROAD TO TIERRA SANTA BLVD.

A 0.86 OF AN ACRE TRACT OF LAND OUT OF FARM TRACTS 800 AND 801, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ALSO OUT OF HACIENDA ESTATES II, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 37, PAGE 25B, MAP 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 COTTON PICKER SPINDLE SET AT THE INTERSECTION OF THE CENTERLINES OF BORDER AVENUE AND MILE 5 NORTH ROAD FOR THE NORTHWEST CORNER OF FARM TRACT 801 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE NORTH LINE OF FARM TRACT 801 AND THE CENTERLINE OF MILE 5 NORTH ROAD, A DISTANCE OF 20.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, ALONG THE EAST RIGHT OF WAY LINE OF BORDER AVENUE, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 30.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 5 NORTH ROAD, PASSING AT 660.22 FEET (MAP RECORD: 660.00 FEET) THE NORTH LINE OF HACIENDA ESTATES II, A TOTAL DISTANCE OF 1,861.22 FEET (MAP RECORD: 1,861.00 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED PENA 5242 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 44°54'24" E (MAP RECORD: S 45°00' E), ALONG THE EAST RIGHT OF WAY LINE OF BORDER AVENUE, A DISTANCE OF 21.31 FEET (MAP RECORD: 21.21 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED PENA 5242 FOUND ON THE NORTH RIGHT OF WAY LINE OF TIERRA SANTA BLVD. AND ON THE SOUTH LINE OF HACIENDA ESTATES II FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE NORTH RIGHT OF WAY LINE OF TIERRA SANTA BLVD. AND THE SOUTH LINE OF HACIENDA ESTATES II, A DISTANCE OF 35.05 FEET (MAP RECORD: 35.00 FEET) TO A COTTON PICKER SPINDLE SET WITHIN THE RIGHT OF WAY OF BORDER AVENUE FOR THE SOUTHWEST CORNER OF HACIENDA ESTATES II AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE WEST LINE OF HACIENDA ESTATES II AND WITHIN THE RIGHT OF WAY OF BORDER AVENUE, PASSING AT 1,216.00 FEET THE NORTHWEST CORNER OF HACIENDA ESTATES II, A TOTAL DISTANCE OF 1,876.32 FEET (MAP RECORD: 1,876.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 0.86 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH HACIENDA ESTATES II, RECORDED IN VOLUME 37, PAGE 25B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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: NOVEMBER 17, 2020

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856

