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METES AND BOUNDS

HIDALGO COUNTY PRECINT No.1
BRIDGE AVENUE RIGHT OF WAY
FROM MILE 5 NORTH ROAD TO 22ND STREET

A 2.41 ACRE TRACT OF LAND OUT OF FARM TRACTS 754, 755, 757 AND 758, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, 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 ON THE SOUTH LINE OF FARM TRACT 756, ALSO THE SOUTH LINE OF BRIONES-CARILLO SUBDIVISION UNIT No.2 (RECORDED IN VOLUME 29, PAGE 43B, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND IN THE CENTERLINE OF MILE 5 NORTH ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID POINT BEARS WEST 60.00 FEET FROM THE SOUTHEAST CORNER OF FARM TRACT 756.

THENCE; NORTH, A DISTANCE OF 40.00 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH RIGHT OF WAY LINE OF MILE 5 NORTH ROAD FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 45°09'04" E (MAP RECORD: N 45°00' E), ALONG THE NORTH RIGHT OF WAY LINE OF MILE 5 NORTH ROAD, A DISTANCE OF 42.01 FEET (MAP RECORD: 42.43 FEET) TO A 1/2" IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF BRIDGE AVENUE (MILE 4 1/2 WEST ROAD) FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE WEST RIGHT OF WAY LINE OF BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), A DISTANCE OF 590.11 FEET (MAP RECORD: 590.00 FEET) TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF BRIONES-CARILLO SUBDIVISION UNIT No.1 (RECORDED IN VOLUME 28, PAGE 138B, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE NORTH LINE OF BRIONES-CARILLO SUBDIVISION UNIT No.1 AND THE WEST RIGHT OF WAY LINE OF BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE WEST RIGHT OF WAY LINE OF BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), A DISTANCE OF 405.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF EL NOGAL MOBILE HOME SUBDIVISION (RECORDED IN VOLUME 33, PAGE 22, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE SOUTH LINE OF EL NOGAL MOBILE HOME SUBDIVISION AND THE WEST RIGHT OF WAY LINE OF BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), A DISTANCE OF 25.00 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE WEST RIGHT OF WAY LINE OF BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), A DISTANCE OF 255.00 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF EL NOGAL MOBILE HOME SUBDIVISION FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE NORTH LINE OF EL NOGAL MOBILE HOME SUBDIVISION AND THE WEST RIGHT OF WAY LNE OF BRIDGE AVENUE (MILE 4 1/2 WEST ROAD),

A DISTANCE OF 25.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE WEST RIGHT OF WAY LINE OF BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), A DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF LOT 11, BLOCK 140, WEST TRACT SUBDIVISION (RECORDED IN VOLUME 1, PAGES 4 AND 5, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE NORTH LINE OF LOT 11, BLOCK 140, PASSING AT 15.00 FEET A POINT IN THE CENTERLINE OF BRIDGE AVENUE (MILE 4 1/2 WEST ROAD) FOR THE NORTHEAST CORNER OF FARM TRACT 754, THE NORTHWEST CORNER OF FARM TRACT 758, THE NORTHWEST CORNER OF ANGELA SUBDIVISION (RECORDED IN VOLUME 17, PAGE 55, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND CONTINUING ALONG THE NORTH LINE OF FARM TRACT 758 AND THE NORTH LINE OF ANGELA SUBDIVISION, A TOTAL DISTANCE OF 45.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF BRIDGE AVENUE (MILE 4 1/2 WEST ROAD) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, ALONG THE EAST RIGHT OF WAY LINE OF BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), A DISTANCE OF 511.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF ANGELA SUBDIVISION FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE SOUTH LINE OF ANGELA SUBDIVISION AND THE EAST RIGHT OF WAY LINE OF BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

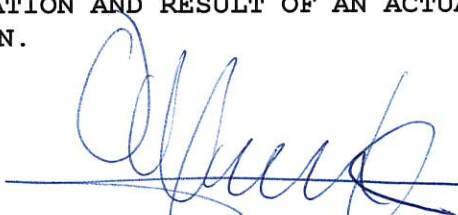
THENCE; SOUTH, ALONG THE EAST RIGHT OF WAY LINE OF BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), PASSING A COTTON PICKER SPINDLE SET AT 2,108.77 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 5 NORTH ROAD, A TOTAL DISTANCE OF 2,128.77 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF FARM TRACT 757 AND IN THE CENTERLINE OF MILE 5 NORTH ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE SOUTH LINE OF FARM TRACT 757 AND THE CENTERLINE OF MILE 5 NORTH ROAD, PASSING A POINT AT 15.00 FEET FOR THE SOUTHEAST CORNER OF FARM TRACT 756, THE SOUTHEAST CORNER OF BRIONES-CARILLO SUBDIVISION UNIT No.2, THE SOUTHWEST CORNER OF FARM TRACT 757, AND CONTINUING ALONG THE SOUTH LINE OF FARM TRACT 756, THE SOUTH LINE OF BRIONES-CARILLO SUBDIVISION UNIT No.2 AND THE CENTERLINE OF MILE 5 NORTH ROAD, A TOTAL DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.41 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE BRIONES-CARRILLO SUBDIVISION UNIT No.1, RECORDED IN VOLUME 28, PAGE 138B, 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 8, 2021


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856

