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METES AND BOUNDS

HIDALGO COUNTY PRECINCT No.1
MILE 10 NORTH ROAD FROM F.M. 88 TO MILE 4 1/2 ROAD

A 3.83 ACRE TRACT OF LAND OUT OF FARM TRACT 101, 110 AND 111, AND OUT OF LOT 13, BLOCK 145, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3338015, GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 872524, GIFT WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 522034, GENERAL WARRANTY GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2876988, WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1469, PAGE 233, WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1561071, WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2610, PAGE 815, SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 562776, WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2415325, WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3261388, 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 COTTON PICKER SPINDLE SET ON THE EAST LINE OF FARM TRACT 101 AND IN THE CENTERLINE OF MILE 4 1/2 WEST ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS NORTH, 30.00 FEET FROM THE SOUTHEAST CORNER OF FARM TRACT 101.

THENCE; SOUTH, ALONG THE EAST LINE OF FARM TRACT 101 AND THE CENTERLINE OF MILE 4 1/2 WEST ROAD, PASSING AT 30.00 FEET THE SOUTHEAST CORNER OF FARM TRACT 101, THE NORTHEAST CORNER OF WES-TEX SUBDIVISION PHASE I (RECORDED IN VOLUME 41, PAGE 73, MAP RECORDS, HIDALGO COUNTY, TEXAS), THE CENTERLINE OF MILE 10 NORTH ROAD, AND CONTINUING ALONG THE EAST LINE OF WES-TEX SUBDIVISION PHASE I AND THE CENTERLINE OF MILE 4 1/2 WEST ROAD, A TOTAL DISTANCE OF 130.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, A DISTANCE OF 40.00 FEET TO A 1/2" IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF MILE 4 1/2 WEST ROAD FOR AN EXTERIOR CORNER OF LOT THIS TRACT.

THENCE; N 45°00'00" W, ALONG THE WEST RIGHT OF WAY LINE OF MILE 4 1/2 WEST ROAD, A DISTANCE OF 70.71 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH RIGHT OF WAY LINE OF MILE 10 NORTH ROAD FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF MILE 10 NORTH ROAD, A DISTANCE OF 1,230.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF WES-TEX SUBDIVISION PHASE I FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE WEST LINE OF WES-TEX SUBDIVISION PHASE I, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD FOUND ON THE EXISTING RIGHT OF WAY LINE OF MILE 10 NORTH ROAD FOR AN INTERIOR CORNER OF THIS TRACT.

A 3.83 AC TR OF LAND OUT OF FARM TRACT 101, 110 AND 111, AND OUT OF
LOT 13, BLOCK 145, WEST AND ADAMS TRACTS SUBDIVISION

THENCE; WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF MILE 10 NORTH ROAD, A DISTANCE OF 660.00 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF MEADOW OAKS ESTATES (RECORDED IN VOLUME 26, PAGE 48A, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND ON THE WEST LINE OF THE ROSALIO DIAZ AND WIFE VELMA DIAZ TRACT (THE WEST 5.0 ACRES OF THE EAST 10.0 ACRES OF THE NORTH 20.0 ACRES OF FARM TRACT 110, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2610, PAGE 815, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE EAST LINE OF MEADOW OAKS ESTATES AND THE WEST LINE OF THE ROSALIO DIAZ AND WIFE VELMA DIAZ TRACT, A DISTANCE OF 30.00 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF FARM TRACT 110, THE SOUTH LINE OF FARM TRACT 111 AND IN THE CENTERLINE OF MILE 10 NORTH ROAD FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE NORTH LINE OF FARM TRACT 110, THE SOUTH LINE OF FARM TRACT 111 AND THE CENTERLINE OF MILE 10 NORTH ROAD, A DISTANCE OF 610.0 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF F.M. 88 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE EAST RIGHT OF WAY LINE OF F.M. 88, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHWEST CORNER OF THIS TRACT.

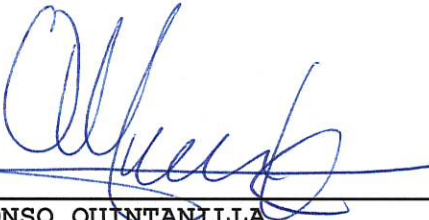
THENCE; S 45°00'00" E, ALONG THE NORTH RIGHT OF WAY LINE OF F.M. 88, A DISTANCE OF 28.28 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE NORTH RIGHT OF WAY LINE OF MILE 10 NORTH ROAD FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE NORTH RIGHT OF WAY LINE OF MILE 10 NORTH ROAD, A DISTANCE OF 2,570.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.83 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH WES-TEX SUBDIVISION PHASE I, RECORDED IN VOLUME 41, PAGE 173, 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: JULY 27, 2022


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856

