

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers \* Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.  
Engineering Firm Registration No. F-1513  
Surveying Firm Registration No. 100411-00  
Municipal & County Projects \* Subdivisions \* Surveys  
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METES AND BOUNDS

HIDALGO COUNTY PRECINCT No. 4  
OLD ALAMO ROAD ABANDONMENT PARCEL No. 1

Exhibit "A"

A 0.89 OF AN ACRE TRACT OF LAND OUT OF LOT "P", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME "Z", PAGES 160 AND 161, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2166295, 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 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF LOT "P" AND ON THE RIGHT NORTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925) FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 08°36' E, 101.02 FEET FROM THE SOUTHEAST CORNER OF LOT "P".

THENCE; N 81°24'00" W, ALONG THE NORTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°36'00" E, A DISTANCE OF 2,578.98 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF LOT "P" FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°24'00" E, ALONG THE NORTH LINE OF LOT "P", A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF LOT "P" AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°36'00" W, ALONG THE EAST LINE OF LOT "P", A DISTANCE OF 2,578.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.89 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SANTA CRUZ RANCH SUBDIVISION, RECORDED IN VOLUME "Z", PAGES 160-161, DEED RECORDS, BROOKS 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: FEBRUARY 2, 2023

ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL  
LAND SURVEYOR-NO. 4856



RIGHT OF WAY EASEMENT TO HIDALGO COUNTY, RECORDED IN VOLUME 766, PAGE 526, VOLUME 771, PAGE 529, DEED RECORDS, HIDALGO COUNTY, TEXAS.

THE STATE OF TEXAS TRACT: A 3.063 ACRE TRACT OUT OF BLOCK "P", SANTA CRUZ RANCH SUBDIVISION, ACCORDING TO AGREED JUDGEMENT RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2897224, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE MARYAM TRACT: A 210.018 ACRE TRACT OUT OF LOT "P", SANTA CRUZ RANCH SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2166295, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE MICHAEL R. FIFE, GEORGE A. FIFE AND FRANK SAMUEL FIFE AKA FRANK SAW FIFE TRACT: THE EAST 40.97 ACRES OF THE WEST 76.33 ACRES OF LOT "Q", SANTA CRUZ RANCH SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2290737, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

150.00' HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN DITCH R.O.W. RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 2936973, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FLOOD ZONE DESIGNATION: ZONE "X" AREAS OF 500-YEAR FLOOD: AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER 480334 0325 D MAP REVISED: MAY 17, 2001

BEARINGS SHOWN ON THIS SURVEY ARE IN ACCORDANCE WITH SANTA CRUZ RANCH SUBDIVISION, RECORDED IN VOLUME "Z", PAGES 160-161, DEED RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.

NOTE:  
● = SET 1/2" X 24" IRON ROD WITH CAP STAMPED RPLS 4856 UNLESS OTHERWISE NOTED.

OLD ALAMO ROAD ABANDONMENT NORTH OF MONTE CRISTO ROAD PARCEL No. 1

PLAT SHOWING

A 0.89 OF AN ACRE TRACT OF LAND OUT OF LOT "P", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME "Z", PAGES 160-161, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2166295, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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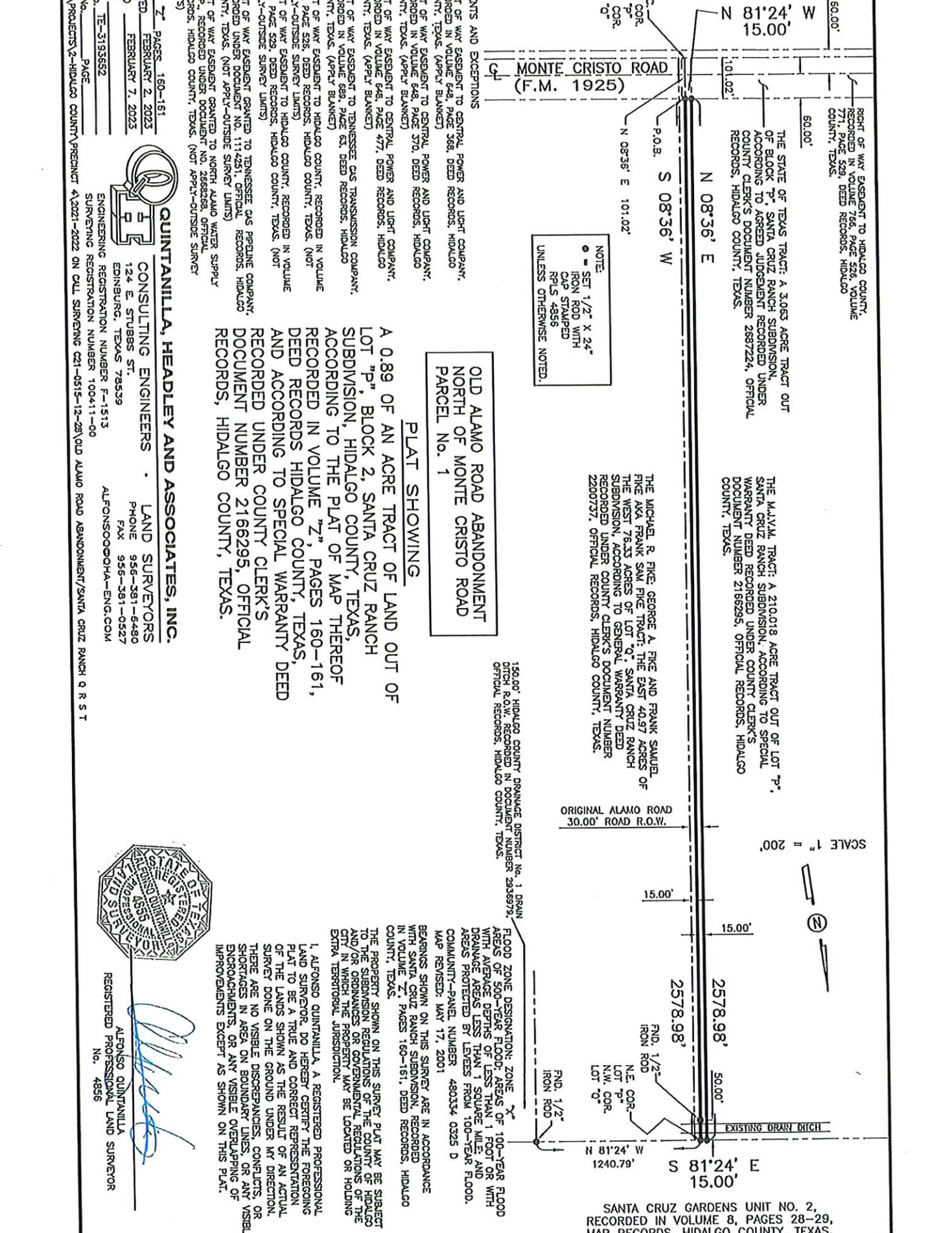


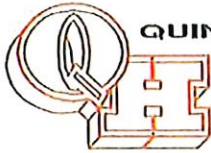
**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
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ALFONSO@QHA-ENG.COM



*Alfonso Quintanilla*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 4856

ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00  
2166295-2-HIDALGO COUNTY PRECINCT 4-2021-2022 ON CALL SURVEYING C21-0515-12-28-OLD ALAMO ROAD ABANDONMENT/SANTA CRUZ RANCH Q R S T





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**METES AND BOUNDS**

HIDALGO COUNTY PRECINCT No. 4  
OLD ALAMO ROAD ABANDONMENT PARCEL No. 2

A 0.89 OF AN ACRE TRACT OF LAND OUT OF LOT "Q", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "Z", PAGES 160 AND 161, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 22000737, 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 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT "Q" AND ON THE RIGHT NORTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925) FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 08°36' E, 101.02 FEET FROM THE SOUTHWEST CORNER OF LOT "Q".

THENCE; N 08°36'00" E, ALONG THE WEST LINE OF LOT "Q", A DISTANCE OF 2,578.98 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON FOR THE NORTHWEST CORNER OF LOT "Q" AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°24'00" E, ALONG THE NORTH LINE OF LOT "Q", A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°36'00" W, A DISTANCE OF 2,578.98 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°24'00" W, ALONG THE NORTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.89 OF AN ACRE OF LAND MORE OR LESS.

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DATE PREPARED: FEBRUARY 2, 2023

  
ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4856



RIGHT OF WAY EASEMENT TO HIDALGO COUNTY, RECORDED IN VOLUME 766, PAGE 526, VOLUME 771, PAGE 529, DEED RECORDS, HIDALGO COUNTY, TEXAS.

60.00'

101.02'

50.00'

P.O.C. S.E. COR. LOT "P" S.W. COR. LOT "O"

N 08°36' E 101.02'

P.O.B.

N 08°36' E

S 08°36' W

THE STATE OF TEXAS TRACT: A 0.4503 ACRE TRACT OUT OF BLOCK "Q", SANTA CRUZ RANCH SUBDIVISION, ACCORDING TO DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2643555, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

15.00'

N 81°24' W

15.00'

EXISTING DRAIN DITCH

50.00'

N.E. COR. LOT "P" N.W. COR. LOT "O"

S 81°24' E 15.00'

1240.79'

N 81°24' W

2578.98'

FND. 1/2" IRON ROD

2578.98'

FND. 1/2" IRON ROD

15.00'

30.00' ROAD R.O.W.

ORIGINAL ALAMO ROAD

150.00' HIDALGO COUNTY DRAINAGE DISTRICT No. 1 DRAIN DITCH R.O.W. RECORDED IN DOCUMENT NUMBER 2836879, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE MICHAEL R. FIKE, GEORGE A. FIKE AND FRANK SAMUEL FIKE AKA FRANK SAM FIKE TRACT; THE EAST 40.97 ACRES OF THE WEST 76.33 ACRES OF LOT "Q", SANTA CRUZ RANCH SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2200737, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

NOTE:  
● = SET 1/2" X 24" IRON ROD WITH CAP STAMPED RPLS 4856 UNLESS OTHERWISE NOTED.

EASEMENTS AND EXCEPTIONS  
RIGHT OF WAY EASEMENT TO CENTRAL POWER AND LIGHT COMPANY, RECORDED IN VOLUME 648, PAGE 367, DEED RECORDS, HIDALGO COUNTY, TEXAS. (APPLY BLANKET)  
RIGHT OF WAY EASEMENT TO HIDALGO COUNTY, RECORDED IN VOLUME 782, PAGE 259, DEED RECORDS, HIDALGO COUNTY, TEXAS. (NOT APPLY-OUTSIDE SURVEY LIMITS)  
RIGHT OF WAY EASEMENT TO HIDALGO COUNTY, TEXAS. (NOT APPLY-OUTSIDE SURVEY LIMITS)  
RIGHT OF WAY EASEMENT TO MAGNOLIA PETROLEUM COMPANY, RECORDED IN VOLUME 923, PAGE 501, DEED RECORDS, HIDALGO COUNTY, TEXAS. (APPLY BLANKET)  
EASEMENT TO HIDALGO COUNTY WATER CONTROL AND IMPROVEMENTS DISTRICT NO. 15, RECORDED IN VOLUME 1546, PAGE 113, DEED RECORDS, HIDALGO COUNTY, TEXAS. (NOT APPLY-OUTSIDE LIMITS)  
RIGHT OF WAY EASEMENT TO ELECTRICAL TRANSMISSION TEXAS, LLC, RECORDED DOCUMENT NO. 2578332, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (NOT APPLY-OUTSIDE LIMITS)  
RIGHT OF WAY EASEMENT TO ELECTRICAL TRANSMISSION TEXAS, LLC, RECORDED DOCUMENT NO. 2578333, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (NOT APPLY-OUTSIDE LIMITS)  
RIGHT OF WAY EASEMENT TO NORTH ALAMO WATER SUPPLY CORP., RECORDED DOCUMENT NO. 2932412, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (NOT APPLY-OUTSIDE LIMITS)  
RIGHT OF WAY EASEMENT TO NORTH ALAMO WATER SUPPLY CORP., RECORDED DOCUMENT NO. 2944242, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (NOT APPLY-OUTSIDE LIMITS)

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Z:\data\PROJECTS\2-HIDALGO COUNTY\PROJECT 4\2021-2022 ON CALL SURVEYING C21-0515-12-28\OLD ALAMO ROAD ABANDONMENT\SANTA CRUZ RANCH Q R S T

SCALE 1" = 200'

THE MAJ.V.M. TRACT: A 210.018 ACRE TRACT OUT OF LOT "P", SANTA CRUZ RANCH SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2166295, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FLOOD ZONE DESIGNATION: ZONE "X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER 480334 0325 D MAP REVISED: MAY 17, 2001

BEARINGS SHOWN ON THIS SURVEY ARE IN ACCORDANCE WITH SANTA CRUZ RANCH SUBDIVISION, RECORDED IN VOLUME "Z", PAGES 160-161, DEED RECORDS, HIDALGO COUNTY, TEXAS.

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ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 4856

STATE OF TEXAS  
COUNTY OF HIDALGO  
ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4856

OLD ALAMO ROAD ABANDONMENT  
NORTH OF MONTE CRISTO ROAD  
PARCEL No. 2

PLAT SHOWING  
A 0.89 OF AN ACRE TRACT OF LAND OUT OF LOT "Q", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME "Z", PAGES 160-161, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2200737, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

CALL SURVEYING C21-0515-12-28\OLD ALAMO ROAD ABANDONMENT\SANTA CRUZ RANCH Q R S T

RECORDED IN VOLUME 8, PAGES 28-29, MAP RECORDS, HIDALGO COUNTY, TEXAS.