

Rio Delta Surveying

24593 FM 88
Monte Alto, Texas 78538
TBPLS Firm No. 10013900
EXHIBIT A

Metes and Bounds Description 40.0 foot Right-of-way Abandonment

Being a 45,372 square feet or 1.041-acre tract of land, situated in Nick Doffing Co. Subdivision No.1, as recorded in Volume 5, Pages 24, of the Map Records, Hidalgo County, Texas, and being out of Lot 14, 15 & 18 of said Nick Doffing Co. Subdivision No.1 conveyed by "General Warranty Deed" to Carlos Leal, Jr., as recorded in Document Number 3327164, of the Official Records, Hidalgo County, Texas., said 1.041-acre tract of land being more particularly described as follows:

Commencing at a 1/2" iron rod with a red cap stamped "RIO DELTA SURVEYING" found for the common corner of a tract of land conveyed to RIO BRAVO PRODUCE LTD. CO, by "Warranty Deed" dated November 12, 2008 and recorded on November 17, 2008 as described in Document Number 1946856, of the Official Records, Hidalgo County, Texas, and said Lot 18 of Nick Doffing Co. Subdivision No. 1;

Thence, North 81°02'31" West, a distance of 1,011.59 feet, along the north line of said Lot 18 of Nick Doffing Co. Subdivision No.1, to a 1/2" iron rod with a red cap stamped "RIO DELTA SURVEYING" found for the northwest corner of said Lot 18 and being on the East line of a 40.0 foot County Road, also being the Point of Beginning of this herein described road easement;

Thence, with said East line of said 40.0 foot County Road and with a curve to the left, having a radius of 810.87 feet, an arc length of 357.30 feet, a chord bearing of S 04°24' 17" W and chord distance of 354.42 feet, to a 1/2" iron rod with a red cap stamped "RIO DELTA SURVEYING" found for a corner said 40.0 foot County Road;

Thence, South 05°22'21" East, a distance of 112.43 feet, continuing to along the East line of said 40.0 foot County Road, to a point of curvature to the right to a point being a corner of this tract;

Thence, with the East line of said 40.0 foot County Road and said curve to the right having a radius of 649.06 feet, an arc length of 677.23 feet, a chord bearing of S 25°33' 45" W and a chord distance of 646.93 feet, to a point of said 40.0 foot County Road and being a corner of this tract;

Thence, North 45° 34'14" West, a distance of 40.73 feet, over and across said 40.0 foot County Road, to a point on the West line of said 40.00 County Road, also being the East line of a Hidalgo County Irrigation District No. 6 Canal Right-of-way as described in Volume 419 Page 419, Deed Records, Hidalgo County, Texas; to a point being a corner of this tract;

Thence, with the common line of said 40.0 County Road and said Hidalgo County Irrigation District No. 6 Canal Right-of-way, and with a curve to the right, having a radius of 609.06 feet, an arc length of 642.86 feet, a chord bearing of N 25°56' 33" E and a chord distance of 613.43 feet, to a point being a corner of this tract;

Thence, North 05°22'21" West, a distance of 111.08 feet, continuing along said common line of said 40.0 County Road and said Hidalgo County Irrigation District No. 6 Canal Right-of-way, to a point of curvature to the left and being a corner of this tract;

Thence, with the common line of said 40.0 County Road and said Hidalgo County Irrigation District No. 6 Canal Right-of-way and said curve to left, having a radius of 850.87 feet, an arc length of 368.35 feet, a chord bearing of N 04°15' 04" E and a chord distance 365.48 feet, to a point being a corner of this tract;

Thence, South 81°02'31" East, a distance of 40.38 feet, over and across said 40.0 County Road, to the Point of Beginning and containing a computed area of 45,372 square feet or 1.041-acre tract of land.

Bearing and Distances referenced to the Texas Coordinate System, South Zone, North American Datum of 1983 (4205).



Jose Mario Gonzalez

9-16-22

Date

Registered Professional Land Surveyor No. 5571

