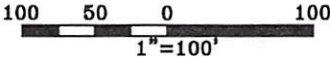


BEING 0.876 OF AN ACRE (38,139 S.F.)
 SITUATED IN AND BEING A PART OF AN
 UNOPENED 40.0 FOOT WIDE ROAD
 RIGHT-OF-WAY IN SECTION 37 AND
 SECTION 38, OF A RE-SUBDIVISION OF
 THE LOS GUAGES AND LOS MAGUELLES
 GRANTS, IN HIDALGO AND STARR COUNTY,
 TEXAS, ACCORDING TO THE AMENDED MAP
 RECORDED IN VOLUME 10, PAGE 4, MAP
 RECORDS, HIDALGO COUNTY, TEXAS.

- NOTES:
1. BEARINGS ARE GRID NORTH, BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2007). ALL BEARINGS, DISTANCES AND COORDINATES SHOWN ARE GRID.
 2. A METES & BOUNDS NOTE DESCRIPTION (2356MB.DOCX) WAS PREPARED AND IS MADE A PART OF THIS SURVEY EXHIBIT.
 3. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 81, TEXAS GOVERNMENT CODE.
 4. ORIGINAL SURVEYS ARE SIGNED AND SEALED IN BLUE INK. ALL OTHER COPIES ARE NULL AND VOID.



LEGEND

- Δ CALCULATED POINT
- \bullet 1/2" IRON ROD SET W/CAP STAMPED "SOUTHPOINT 5974"
- x WIRE FENCE LINE
- ξ SURVEY LINE

R. Michael Wood
 STATE OF TEXAS
 REGISTERED
 R. MICHAEL WOOD
 5974
 PROFESSIONAL
 LAND SURVEYOR
 4/20/2022

LINE TABLE

L1	S81°19'34"E	- 20.00'
L2	N08°40'26"E	- 20.00'
L3	S81°19'34"E	- 40.00'
L4	N81°19'34"W	- 40.00'

Southpoint
 Texas Surveying, LLC
 1409 N. Stuart Place Rd., Suite A (956) 368-5074
 Harlingen, TX 78550 TBPLS Firm No. 10194358

PROJECT No. 2356

BEING A 0.876 OF AN ACRE (38,139 S.F.) TRACT OF LAND SITUATED IN AND BEING A PART OF AN UNOPENED 40.0 FOOT WIDE ROAD RIGHT-OF-WAY IN SECTION 37 AND SECTION 38, OF A RESUBDIVISION OF THE LOS GUAGES AND LOS MAGUELLES GRANTS, IN HIDALGO AND STARR COUNTY, TEXAS, ACCORDING TO THE AMENDED MAP RECORDED IN VOLUME 10, PAGE 4, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 0.876 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at calculated point in the center of Mile 14 Road, for the southeast corner of said Section 37 and the southwest corner of said Section 38, **THENCE**, South $81^{\circ}19'34''$ East, along the south boundary line of said Section 37, a distance of 20.00 feet, to a point; **THENCE**, North $08^{\circ}40'26''$ East, along the west right-of-way line of said 40.0 foot wide unopened road right-of-way, running parallel to and 20.00 feet west of the east boundary line of Section 37 and the west boundary line of Section 38, a distance of 20.00 feet, to a point for the southwest corner and the **POINT OF BEGINNING** of the herein described tract of land, having Texas State Plane Grid Coordinates of N: 16,686,680.14 & E: 990,835.51;

THENCE, North $08^{\circ}40'26''$ East, continuing along the west right-of-way line of said 40.0 foot wide unopened road right-of-way, running parallel to and 20.00 feet west of the east boundary line of Section 37 and the west boundary line of Section 38, at a distance of 189.39 feet, pass a 1/2 inch iron rod set with a surveyor's cap stamped "Wood 5974", continuing a total distance of 953.48 feet, to 1/2 inch iron rod set with a surveyor's cap stamped "Wood 5974" for the northwest corner of the herein described tract of land;

THENCE, South $81^{\circ}19'34''$ East, over and across said 40.0 foot wide unopened road right-of-way, at a distance of 20.00 feet, pass a 1/2 inch iron rod set with a surveyor's cap stamped "Wood 5974" on the east boundary line of Section 37 and the west boundary line of Section 38, continuing a total distance of 40.00 feet, to a point on the east right-of-way line of the aforementioned 40.0 foot wide unopened road right-of-way, for the northeast corner of the herein described tract of land;

THENCE, South $08^{\circ}40'26''$ West, along the east right-of-way line of said 40.0 foot wide unopened road right-of-way, running parallel to and 20.00 feet east of the east boundary line of Section 37 and the west boundary line of Section 38, a distance of 953.48 feet, to a point for the southwest corner of the herein described tract of land;

THENCE, North 81°19'34" West, over and across said 40.0 foot wide unopened road right-of-way, at a distance of 20.00 feet, pass the east boundary line of Section 37 and the west boundary line of Section 38, continuing a total distance of 40.00 feet, to the **POINT OF BEGINNING**, of the herein described tract of land, said tract contains 0.876 of an acre, more or less, within these metes and bounds.

A survey exhibit (2356.dwg) of even date was prepared and accompanies this metes and bounds description. Bearings are Grid North, based on Texas State Plane Coordinate System, South Zone (4205) NAD83(2007). All bearings, distances and coordinates herein are grid.



R. Michael Wood, R.P.L.S.
Registered Professional Land Surveyor
State of Texas Registration No. 5974



03/23/2023