

Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

METES AND BOUNDS DESCRIPTION

PROPOSED DRAINAGE EASEMENT

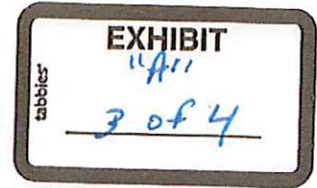
1.46 (63,454.67 SQ. FT.) ACRE TRACT OF LAND COMPRISED OF A 0.707 (30,780.00 SQ. FT.) ACRE TRACT OF LAND OUT OF A TRACT OF LAND CONVEYED TO REYNALDO GARCIA IN DOCUMENT NUMBER 3385865, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, A 0.750 (32,674.67 SQ. FT.) ACRE TRACT OF LAND OUT OF A TRACT OF LAND CONVEYED TO TRUGAR ENTERPRISES, LLC. IN DOCUMENT NUMBER 3493303, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

BEING A 1.46 (63,454.67 SQ. FT.) ACRE TRACT OF LAND COMPRISED OF A 0.707 (30,780.00 SQ. FT.) ACRE TRACT OF LAND OUT OF A TRACT OF LAND CONVEYED TO REYNALDO GARCIA IN DOCUMENT NUMBER 3385865, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, A 0.750 (32,674.67 SQ. FT.) ACRE TRACT OF LAND OUT OF A TRACT OF LAND CONVEYED TO TRUGAR ENTERPRISES, LLC. IN DOCUMENT NUMBER 3493303, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A POINT, AT THE COMMON EAST CORNER OF LOT 197 AND LOT 198, MAP OF PORCIONES 38, 39, AND 40, AS RECORDED IN VOLUME 4, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING ON THE WEST LINE OF LOT 126 OF SAID MAP OF PORCIONES 38, 39, AND 40, ALSO BEING THE NORTHEAST CORNER OF ALADDIN RANCHITOS SUBDIVISION, AS RECORDED IN VOLUME 40, PAGE 65, MAP RECORDS, HIDALGO COUNTY, TEXAS, THENCE; SOUTH 09°33'30" WEST, ALONG THE COMMON LINE OF THE EAST LINE OF SAID ALADDIN RANCHITOS SUBDIVISION AND SAID LOT 126, MAP OF PORCIONES 38, 39, AND 40, A DISTANCE OF 30.00 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "EASEMENT", FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N= 16635665.7421', E= 965380.9394';

THENCE; SOUTH 80°26'30" EAST, A DISTANCE OF 25.00 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "EASEMENT", FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 09°33'30" WEST, A DISTANCE OF 476.50 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "EASEMENT", FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;



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THENCE; SOUTH 80°26'30" EAST, A DISTANCE OF 729.70 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "EASEMENT", FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 09°33'30" WEST, AT A DISTANCE OF 25.00 FEET, PASSING THE COMMON LINE OF SAID TRACT OF LAND CONVEYED TO REYNALDO GARCIA AND A TRACT OF LAND CONVEYED TO TRUGAR ENTERPRISES, LLC, CONTINUING A TOTAL DISTANCE OF 1,131.99 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "EASEMENT", FOR THE NORTHERN SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

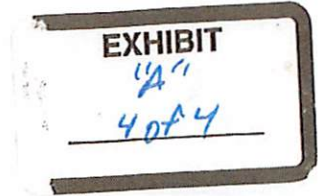
THENCE; SOUTH 54°44'33" EAST, A DISTANCE OF 184.29 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "EASEMENT", FOR THE SOUTHERN SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 35°15'27" WEST, A DISTANCE OF 25.00 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "EASEMENT", FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 54°44'33" WEST, A DISTANCE OF 200.00 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "EASEMENT", BEING ON THE COMMON LINE OF LOT 210 AND LOT 211, OF SAID MAP OF PORCIONES 38, 39, AND 40 AND SAID TRACT OF LAND CONVEYED TO VJD PROPERTIES, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 09°33'30" EAST, ALONG THE COMMON LINE OF LOT 210 AND LOT 211, OF SAID MAP OF PORCIONES 38, 39, AND 40, AND SAID TRACT OF LAND CONVEYED TO VJD PROPERTIES, A DISTANCE OF 1,122.70 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE CORNER OF SAID TRACT OF LAND CONVEYED TO TRUGAR ENTERPRISES, LLC, AND SAID TRACT OF LAND CONVEYED TO VJD PROPERTIES, BEING ON THE COMMON LINE OF LOT 126 AND LOT 209, PORCIONES 38, 39, AND 40, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 80°26'30" WEST, ALONG THE COMMON LINE OF LOT 126 AND LOT 209, MAP OF PORCIONES 38, 39, AND 40, A DISTANCE OF 729.70 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "EASEMENT", FOR THE NORTHWEST CORNER OF SAID TRACT OF LAND CONVEYED TO VJD PROPERTIES, BEING ON THE EAST LINE OF SAID ALADDIN RANCHITOS, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;



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THENCE; NORTH 09°33'30" EAST, ALONG THE COMMON LINE OF SAID ALADDIN RANCHITOS SUBDIVISION AND SAID TRACT OF LAND CONVEYED TO VJD PROPERTIES, AT A DISTANCE OF 10.00 FEET, PASSING THE COMMON LINE OF SAID TRACT OF LAND CONVEYED TO VJD PROPERTIES AND TRACT OF LAND CONVEYED TO REYNALDO GARCIA SAID, CONTINUING A TOTAL DISTANCE OF 501.50 FEET, TO THE POINT OF BEGINNING, CONTAINING A 1.46 (63,454.67 SQ. FT.) ACRE TRACT OF LAND, MORE OR LESS.

REVISION NOTES:

REVISION 1 (6/7/2024)

1. REVISED METES & BOUNDS.

REVISION 2 (6/8/2024)

1. REVISED PARAGRAPHS 1 & 6

REVISION 3 (6//2024)

1. REVISED PARAGRAPH 4

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED PLAT OR DOCUMENT.

I, LEO L. RODRIGUEZ, JR., R.P.L.S. CERTIFY THAT THE ABOVE METES AND BOUNDS ARE TRUE AND IS THE RESULT OF AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION.


LEO L. RODRIGUEZ, JR., R.P.L.S. DATE REVISION 2
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448





Victor Gallardo <victor.gallardo@co.hidalgo.tx.us>

Message from "RNP58387925257F"

Michelle Lopez <michelle.lopez@da.co.hidalgo.tx.us>

Thu, Jun 13, 2024 at 4:47 PM.

To: Victor Gallardo <victor.gallardo@co.hidalgo.tx.us>, "Victor M. Garza" <victor.garza@da.co.hidalgo.tx.us>

Good Afternoon Mr. Gallardo

This office has reviewed the drainage easement and at this time approves as to form.

Thank you,

Michelle Lopez
Assistant District Attorney
Civil Litigation Division

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