

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers * Land Surveyors

Engineering Firm Registration No. P-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects * Subdivisions * Surveys
124 E. Stubbs, Edinburg, Texas 78533
Phone 856/331-6460 Fax 352/381-0527

METES AND BOUNDS

EXHIBIT A

HIDALGO COUNTY PRECINCT No. 4
UNOPENED COUNTY ROAD PARCEL No. 1

A 0.63 OF AN ACRE TRACT OF LAND OUT OF LOT 15, SECTION 260, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, MAP 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 FOUND ON THE SOUTH LINE OF LOT 15 AND AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SUNFLOWER ROAD AND THE CENTERLINE OF A 40.00 FOOT COUNTY ROAD (NOT OPEN) FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 80°55'00" W, 20.28 FEET FROM THE SOUTHEAST CORNER OF LOT 15.

THENCE; N 80°55'00" W, ALONG THE SOUTH LINE OF LOT 15 AND THE CENTERLINE OF SAID 40.00 FOOT COUNTY ROAD (NOT OPEN), A DISTANCE OF 1,333.97 FEET TO A 1/2" IRON ROD FOUND IN THE CENTERLINE OF HOLMES ROAD (NOT OPEN) FOR THE SOUTHWEST CORNER OF LOT 15 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°50'23" E, ALONG THE WEST LINE OF LOT 15 AND THE CENTERLINE OF HOLMES ROAD (NOT OPEN), A DISTANCE OF 81.80 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4204 FOUND ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107 FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; N 89°24'38" E, ALONG THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107, A DISTANCE OF 20.27 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF HOLMES ROAD (NOT OPEN) FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 08°50'23" W, ALONG THE EAST RIGHT OF WAY LINE OF HOLMES ROAD (NOT OPEN), A DISTANCE OF 65.20 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH RIGHT OF WAY LINE OF SAID 40.00 FOOT COUNTY ROAD (NOT OPEN) FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 80°55'00" E, ALONG THE NORTH RIGHT OF WAY LINE OF SAID 40.00 FOOT COUNTY ROAD (NOT OPEN), A DISTANCE OF 1,310.66 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST RIGHT OF WAY LINE OF SUNFLOWER ROAD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 00°33'02" E, ALONG THE WEST RIGHT OF WAY LINE OF SUNFLOWER ROAD, A DISTANCE OF 20.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.63 OF AN ACRE OF LAND MORE OR LESS.

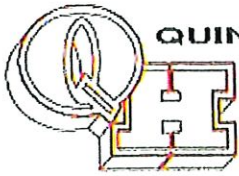
BEARINGS ARE IN ACCORDANCE WITH RANKIN SUBDIVISION, RECORDED IN VOLUME 21, PAGES 23, DEED RECORDS, HIDALGO COUNTY, TEXAS.

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: APRIL 1, 2024

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856





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Phone 352/381-6420 Fax 352/381-0527

METES AND BOUNDS

HIDALGO COUNTY PRECINCT No. 4
UNOPENED COUNTY ROAD PARCEL No. 2

A 0.72 OF AN ACRE TRACT OF LAND OUT OF LOT 14, SECTION 260, AND OUT OF LOTS 1 AND 2, SECTION 266, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, MAP 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 FOUND ON THE NORTH LINE OF LOT 1 AND AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SUNFLOWER ROAD AND THE CENTERLINE OF A 40.00 FOOT COUNTY ROAD (NOT OPEN) FOR THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 80°55'00" W, 20.28 FEET FROM THE NORTHEAST CORNER OF LOT 1.

THENCE; S 00°33'02" E, ALONG THE WEST RIGHT OF WAY LINE OF SUNFLOWER ROAD, A DISTANCE OF 20.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH RIGHT OF WAY LINE OF SAID 40.00 FOOT COUNTY ROAD (NOT OPEN) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 80°55'00" W, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 40.00 FOOT COUNTY ROAD (NOT OPEN), A DISTANCE OF 1,405.05 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 2 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°53'50" E, ALONG THE WEST LINE OF LOT 2, PASSING AT 20.00 FEET THE CENTERLINE OF SAID 40.00 FOOT COUNTY ROAD (NOT OPEN), A TOTAL DISTANCE OF 40.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°55'00" E, ALONG THE NORTH RIGHT OF WAY LINE OF SAID 40.00 FOOT COUNTY ROAD (NOT OPEN), A DISTANCE OF 47.73 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST RIGHT OF WAY LINE OF HOLMES ROAD (NOT OPEN) FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 08°50'23" E, ALONG THE WEST RIGHT OF WAY LINE OF HOLMES ROAD (NOT OPEN), A DISTANCE OF 58.39 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107 FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 89°24'38" E, ALONG THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107, A DISTANCE OF 20.27 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4204 FOUND IN THE CENTERLINE OF HOLMES ROAD (NOT OPEN) FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 08°50'23" W, ALONG THE CENTERLINE OF HOLMES ROAD (NOT OPEN), A DISTANCE OF 81.80 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF LOT 2 AND IN THE CENTERLINE OF SAID 40.00 FOOT COUNTY ROAD (NOT OPEN) FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 80°55'00" E, ALONG THE NORTH LINE OF LOTS 1 AND 2, AND THE CENTERLINE OF SAID 40.00 FOOT COUNTY ROAD (NOT OPEN), A DISTANCE OF 1,333.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.72 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH RANKIN SUBDIVISION, RECORDED IN VOLUME 21, PAGES 23, DEED 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: APRIL 1, 2024



ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856



LOT 14, SECTION 260
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS,
HIDALGO COUNTY, TEXAS.

LOT 15, SECTION 260
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS,
HIDALGO COUNTY, TEXAS.

LOT 3, SECTION 266
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS,
HIDALGO COUNTY, TEXAS.

LOT 2, SECTION 266
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS,
HIDALGO COUNTY, TEXAS.

LOT 1, SECTION 266
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS,
HIDALGO COUNTY, TEXAS.

PLAT SHOWING
A 0.72 OF AN ACRE TRACT OF LAND OUT OF LOT 14, SECTION 260,
LOTS 1 AND 2, SECTION 266, TEXAS-MEXICAN RAILWAY COMPANY'S
SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO
COUNTY, TEXAS.

HIDALGO COUNTY
PRECINCT NO. 4
UNOPENED COUNTY ROAD SOUTH 107
PARCEL 2

LEGEND
● SET 1/2" X 24"
● IRON ROD WITH
STANDARD GIRTS AND
UNLESS OTHERWISE NOTED

SCALE 1" = 100'

THE NADYA AND LAMAR MARTINEZ TRACT: A 2.12 ACRE TRACT BEING ALL OF LOT 1, GARCE MEADOWS SUBDIVISION, AND ACCORDING TO CORRECTION CUT CLAIM DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2882618, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE PRISCILLA PEREZ TRACT: A 1.00 ACRE OUT OF LOT 15, SECTION 260, AND LOT 2, SECTION 266, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, AND ACCORDING TO DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 244194, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE CARLOS PEREZ, JR. TRACT: A TRACT OF 1.74 ACRES OF THE WEST 21.60 OF LOT 2, SECTION 266, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 341897, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE HOUSE OF THE 1899 MEXICO TRACT: A TRACT OF 1.180 ACRES OF THE WEST 21.60 OF LOT 2, SECTION 266, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 341897, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE ANDREA GORTZ TRACT: A TRACT OF 1.180 ACRES OUT OF LOT 14, SECTION 260 AND THE EAST 10.00 ACRES OUT OF LOT 3, SECTION 266, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 341897, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FLOOD ZONE DESIGNATION: ZONE "AE" FLOOD HAZARD AREA OF FLOOD INSURANCE RATE FLOOD ELEVATIONS DETERMINED. (BASE FLOOD ELEVATION-73)
COMMUNITY-PANEL NUMBER: 480334 0225 B
MAP REVISED: MAY 17, 2001 (LDR)
BEARINGS SHOWN ON THIS SUBDIVISION RECORDED IN VOLUME 21, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS.
THE PROPERTY SHOWN ON THIS SURVEY MAY BE SUBJECT AND/OR OTHERWISE OR GOVERNMENTAL REGULATIONS OF THE STATE OF TEXAS.
I, ALFONSO QUINTANILLA, REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE CONDUCTED A VISUAL INSPECTION OF THE PLAT AND THERE ARE NO DISCREPANCIES, CONFLICTS, OR OTHER MATTERS THAT WOULD PREVENT THE PLAT FROM BEING RECORDED. I HAVE NOTED ANY DISCREPANCIES, CONFLICTS, OR OTHER MATTERS THAT WOULD PREVENT THE PLAT FROM BEING RECORDED AND HAVE INDICATED THE SAME ON THIS PLAT.
RECORDED IN VOLUME 21, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS.

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4938

ALFONSO QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
DALLAS, TEXAS 75202
PHONE: 972-381-0327
FAX: 972-381-0327
WWW.AHAI-INC.COM

ENGINEERING REGISTRATION NUMBER E-1513
SURVEYING REGISTRATION NUMBER 10941-1-00

VOL. 2, PAGE 29
SURRENDERED FEBRUARY 21, 2024
ADDRESS: _____
CITY: _____
STATE: _____
ZIP: _____
JOB NO. OF PLAT: _____
BOOK NO. OF PLAT: _____

21. Area Produced by Surveyor's Access or Call Surviving Services 21-0700 (Revised) No. 1 (Revised) County Road South 107