

Carrizales Land Surveying, LLC

Texas Registered Surveying Firm

TBPELS Firm No:10194417

METES AND BOUNDS DESCRIPTION A 4.465 ACRE TRACT

A 4.465 ACRE TRACT OF LAND BEING OUT OF LOTS, 167, 168, 184, 185, 188, 189, 204, 202, 205, 206, 214, 215, 218, AND 229, LLANO GRANDE SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 27, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING OUT OF THE ADJOINING PROPERTIES RESPECTIVELY HAVING BEEN RECORDED IN THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS IN THE FOLLOWING INSTRUMENTS:

WARRANTY DEED INSTRUMENT NUMBER 2010-2097424
WARRANTY DEED INSTRUMENT NUMBER 2007-17504342
GENERAL WARRANTY DEED DOCUMENT NUMBER 3234967
WARRANTY DEED WITH VENDOR'S LIEN DOCUMENT NUMBER 3072911
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DOCUMENT NUMBER 3345030
GENERAL WARRANTY DEED WITH VENDOR'S LIEN DOCUMENT NUMBER 2887882
GENERAL WARRANTY DEED DOCUMENT NUMBER 3062167
INTERNAL REVENUE SERVICE DEED DOCUMENT NUMBER 3211749
GENERAL WARRANTY DEED DOCUMENT NUMBER 2880894
WARRANTY DEED DOCUMENT NUMBER 3262753
GENERAL WARRANTY DEED DOCUMENT NUMBER 3216852
WARRANTY DEED WITH VENDOR'S LIEN INSTRUMENT NUMBER 2007-1731479
SPECIAL WARRANTY DEED DOCUMENT NUMBER 2011-2214118
WARRANTY DEED WITH VENDOR'S LIEN DOCUMENT NUMBER 880354
WARRANTY DEED DOCUMENT NUMBER 3175416
WARRANTY DEED WITH VENDOR'S LIEN INSTRUMENT NUMBER 2009-2026240
ASSUMPTION WARRANTY DEED DOCUMENT NUMBER 1076573
WARRANTY DEED WITH VENDOR'S LIEN DOCUMENT NUMBER 2010-2159699
WARRANTY DEED DOCUMENT NUMBER 2008-1870649

SAID 4.465 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINING at a calculated point [N:16552579.4740, E:1167413.0450], on the north right of way line of Toluca Ranch Road, and the west right of way line of Gonzales Road for the Southwest corner of this tract of land, and the **POINT OF BEGINNING**;

THENCE, North 01 degrees 31 minutes 58 seconds West, along the west right of way line of said Gonzales Road, at a distance of 907.95 feet pass a ½ inch iron rod with aluminum cap stamped "CLS-ROW MARKER" set in line, continuing at a distance of 1907.95 feet pass a ½ inch iron rod with aluminum cap stamped "CLS-ROW MARKER" set in line, continuing at a distance of 2907.95 feet pass a ½ inch iron rod with aluminum cap stamped "CLS-ROW MARKER" set in line, continuing at a distance of 3907.95 feet pass a ½ inch iron rod with aluminum cap stamped "CLS-ROW MARKER" set in line, continuing a total distance of 4,857.95 feet to a half (1/2)-inch iron rod found on the south right of way line of State Highway No. 48 (Military Highway), for the Northwest corner of this tract of land;

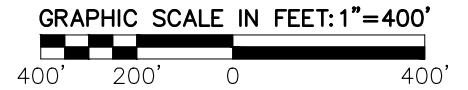
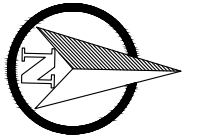
THENCE, North 88 degrees 28 minutes 02 seconds East, a distance of 40.00 feet to a calculated point on the east right of way line of said Gonzales Road, for the Northeast corner of this tract of land;

THENCE, South 01 degrees 31 minutes 58 seconds East, along the east right of way line of said Gonzales Road, at a distance of 950.00 feet pass a ½ inch iron rod with aluminum cap stamped "CLS-ROW MARKER" set in line, continuing at a distance of 1950.00 feet pass a ½ inch iron rod with aluminum cap stamped "CLS-ROW MARKER" set in line, continuing at a distance of 2950.00 feet pass a ½ inch iron rod with aluminum cap stamped "CLS-ROW MARKER" set in line, continuing at a distance of 3950.00 feet pass a ½ inch iron rod with aluminum cap stamped "CLS-ROW MARKER" set in line, continuing a total distance of 4,866.34 feet to a calculated point on the north right of way line of said Toluca Ranch Road, for the Southwest corner of this tract of land;

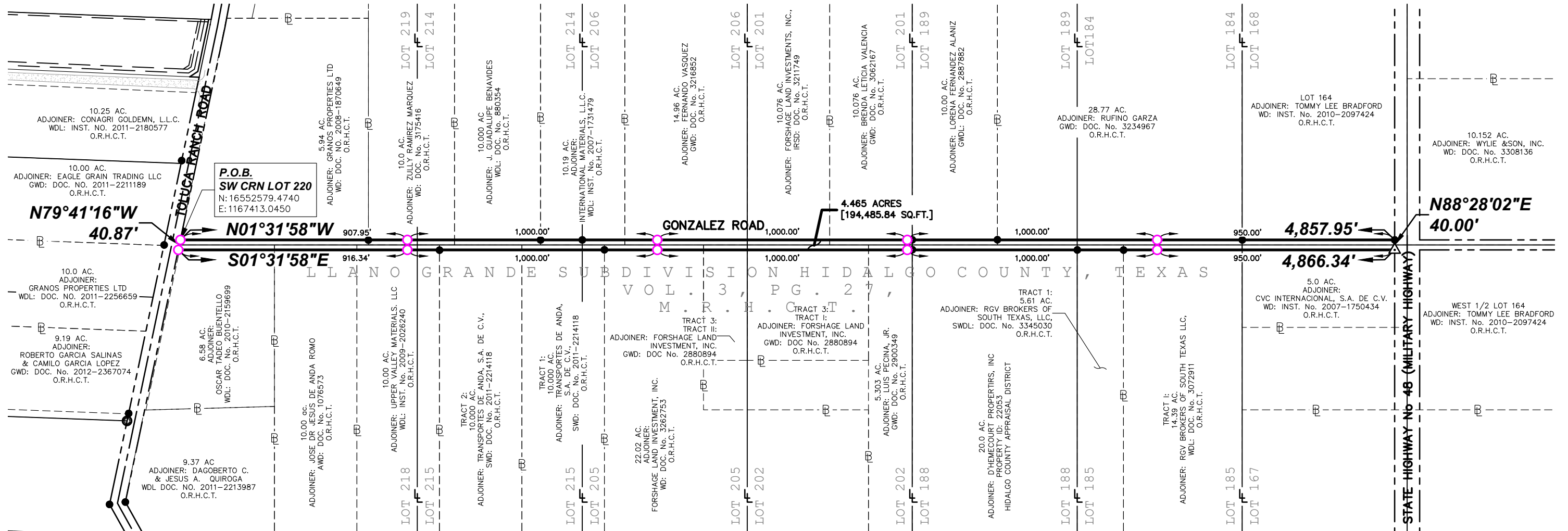
PLAT SHOWING:

A 4.465 ACRE TRACT OF LAND

BEING OUT OF LOTS, 167, 168, 184, 185, 188, 189, 204, 202, 205, 206, 214, 215, 218, AND 229, LLANO GRANDE SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 27, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205

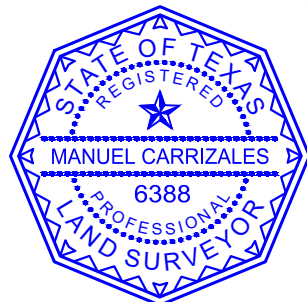


LEGEND

- BOUNDARY LINE
- - - RIGHT OF WAY LINE
- LOT LINE
- - - ADJOINER BOUNDARY LINE
- — FOUND 1" IRON PIPE
- — FOUND 1/2" IRON ROD OR AS NOTED
- △ — CALCULATED POINT
- — SET 1/2" IRON ROD W/ALUMINUM CAP STAMPED "ROW MARKER"
- R.O.W. — RIGHT OF WAY
- VOL. — VOLUME
- PG. — PAGE
- DOC. — DOCUMENT
- INST. — INSTRUMENT
- GWD: — GENERAL WARRANTY DEED
- WD: — WARRANTY DEED
- SWD: — SPECIAL WARRANTY DEED
- WDL: — WARRANTY DEED W/VENDOR'S LIEN
- AWD: — ASSUMPTION WARRANTY DEED
- IRSD: — WARRANTY DEED W/VENDOR'S LIEN
- GWDL: — GENERAL WARRANTY DEED W/VENDOR'S LIEN
- O.R.H.C.T. — OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. — MAP RECORDS HIDALGO COUNTY TEXAS

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF JULY, 2024 AND THAT THE NOTES SHOWN HEREON ARE TRUE AND CORRECT, AND THAT THERE ARE NO BOUNDARY CONFLICTS, PROTRUSIONS, OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

Manuel Carrizales
 MANUEL CARRIZALES
 R.P.L.S. #6388
 DATE 8-13-2024



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NOTES:
 1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS NOT SHOWN THAT MAY AFFECT THIS PROPERTY.
 2. ALL ADJOINER INFORMATION SHOWN HEREON AS PER HIDALGO COUNTY APPRAISAL DISTRICT RECORDS.
 3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
 4. SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.
 JOB NO. 24113_GONZALEZ ROAD SHEET 03 OF 03