

# Carrizales Land Surveying, LLC

Texas Registered Surveying Firm

TBPELS Firm No:10194417

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## METES AND BOUNDS DESCRIPTION A 7.410 ACRE TRACT

A 7.410 ACRE TRACT OF LAND BEING OUT OF TOLUCA RANCH ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 21, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND OUT OF 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, SAID 7.410 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

**BEGINNING** at a calculated point [N:16553128.1795, E:1164827.4425], on the east right of way line of F.M. 1015, on the north right of way line of Toluca Ranch Road for the southwest corner of said Llano Grande Subdivision, for the Southwest corner of this tract of land, and the **POINT OF BEGINNING**;

**THENCE**, South 71 degrees 56 minutes 14 seconds East, along an interior south boundary line of said Llano Grand Subdivision and the north right of way line of said Toluca Ranch Road, a distance of 500.91 feet to a calculated point for an exterior corner of said Llano Grand Subdivision and the north right of way line of said Toluca Ranch Road, and an Interior corner of this tract of land;

**THENCE**, South 74 degrees 45 minutes 14 seconds East, along the south boundary line of said Llano Grand Subdivision and the north right of way line of said Toluca Ranch Road, a distance of 326.04 feet to a calculated point for an exterior corner of said Llano Grand Subdivision and the north right of way line of said Toluca Ranch Road, for an Interior corner of this tract of land;

**THENCE**, South 80 degrees 22 minutes 12 seconds East, along the south boundary line of said Llano Grand Subdivision and the north right of way line of said Toluca Ranch Road, at a distance of 126.24 feet pass a ½ inch iron rod with aluminum cap stamped “CLS-ROW MARKER” set in line, continuing a total distance of 306.02 feet to a calculated point for an exterior corner of said Llano Grand Subdivision and the north right of way line of said Toluca Ranch Road, for an Interior corner of this tract of land;

**THENCE**, South 81 degrees 00 minutes 46 seconds East, along the south boundary line of said Llano Grand Subdivision and the north right of way line of said Toluca Ranch Road, a distance of 646.91 feet to a calculated point for an exterior corner of said Llano Grand Subdivision and the north right of way line of said Toluca Ranch Road, for an Exterior corner of this tract of land;

**THENCE**, South 79 degrees 41 minutes 16 seconds East, along the south boundary line of said Llano Grand Subdivision and the north right of way line of said Toluca Ranch Road, at a distance of 173.67 feet pass a ½ inch iron rod with aluminum cap stamped “CLS-ROW MARKER” set in line, continuing at a distance of 1173.67 feet pass a ½ inch iron rod with aluminum cap stamped “CLS-ROW MARKER” set in line, continuing a total distance of 1,939.83 feet to a half (1/2)-inch iron rod found for an exterior corner of said Llano Grand Subdivision and the north right of way line of said Toluca Ranch Road, for an Interior corner of this tract of land;

**THENCE**, North 59 degrees 19 minutes 06 seconds East, along the south boundary line of said Llano Grand Subdivision and the north right of way line of said Toluca Ranch Road, at a distance of 211.38 feet pass a ½ inch iron rod with aluminum cap stamped “CLS-ROW MARKER” set in line, continuing at a distance of 1211.38 feet pass a ½ inch iron rod with aluminum cap stamped “CLS-ROW MARKER” set in line, continuing a total distance of 1,644.07 feet to a calculated point on said Llano Grand Subdivision and the north right of way line of said Toluca Ranch Road, for the Northeast corner of this tract of land;

**THENCE**, South 30 degrees 40 minutes 54 seconds East, a distance of 60.00 feet to a calculated point on the north boundary line of said Toluca Ranch and the south right of way line of said Toluca Ranch Road, for the Southeast corner of this tract of land;

**THENCE**, South 59 degrees 19 minutes 06 seconds West, along the north boundary line of said Toluca Ranch and the south right of way line of said Toluca Ranch Road, at a distance of 432.67 feet pass a ½ inch iron rod with aluminum cap stamped “CLS-ROW MARKER” set in line, continuing at a distance of 1432.67 feet pass a ½ inch iron rod with aluminum cap stamped “CLS-ROW MARKER” set in line, continuing a total distance of 1,666.50 feet to a half (1/2)-inch iron rod found for an interior corner of said Toluca Ranch and the south right of way line of said Toluca Ranch Road, for an Exterior corner of this tract of land;

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**THENCE**, North 79 degrees 41 minutes 16 seconds West, along the north boundary line of said Toluca Ranch and the south right of way line of said Toluca Ranch Road, at a distance of 788.59 feet pass a ½ inch iron rod with aluminum cap stamped “CLS-ROW MARKER” set in line, continuing at a distance of 1788.59 feet pass a ½ inch iron rod with aluminum cap stamped “CLS-ROW MARKER” set in line, continuing a total distance of 1,961.57 feet to calculated point for an interior corner of said Toluca Ranch and the south right of way line of said Toluca Ranch Road, for an Exterior corner of this tract of land;

**THENCE**, North 81 degrees 00 minutes 46 seconds West, along the north boundary line of said Toluca Ranch and the south right of way line of said Toluca Ranch Road, a distance of 646.55 feet to a half (1/2)-inch iron rod found with cap for an interior corner of said Toluca Ranch and the south right of way line of said Toluca Ranch Road, for an Exterior corner of this tract of land;

**THENCE**, North 80 degrees 22 minutes 12 seconds West, along the north boundary line of said Toluca Ranch and the south right of way line of said Toluca Ranch Road, at a distance of 180.12 feet pass a ½ inch iron rod with aluminum cap stamped “CLS-ROW MARKER” set in line, continuing a total distance of 309.30 feet to a half (1/2)-inch iron rod found with cap for an interior corner of said Toluca Ranch and the south right of way line of said Toluca Ranch Road, for an Exterior corner of this tract of land;

**THENCE**, North 74 degrees 45 minutes 14 seconds West, along the north boundary line of said Toluca Ranch and the south right of way line of said Toluca Ranch Road, a distance of 330.46 feet to a half (1/2)-inch iron rod found in concrete for an interior corner of said Toluca Ranch and the south right of way line of said Toluca Ranch Road, for an Exterior corner of this tract of land;

**THENCE**, North 71 degrees 56 minutes 14 seconds West, along the north boundary line of said Toluca Ranch and the south right of way line of said Toluca Ranch Road, a distance of 481.02 feet to a calculated point on the east right of way line of said F.M. 1015, for the Southwest corner of this tract of land;

**THENCE**, North 01 degrees 31 minutes 58 seconds West, a distance of 63.69 feet to the **POINT OF BEGINNING**; containing 7.410 acre of land more or less.

All coordinates, bearings, and distances noted within this metes and bounds description are in U.S. Survey Feet and reference the Texas State Plane Coordinate System South Zone 4205 and in grid coordinates.

A survey plat of even date accompanies this metes and bounds description.



8-13-2024

Date

Manuel Carrizales

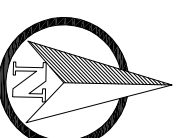
Registered Professional Land Surveyor

Texas Registration Number 6388



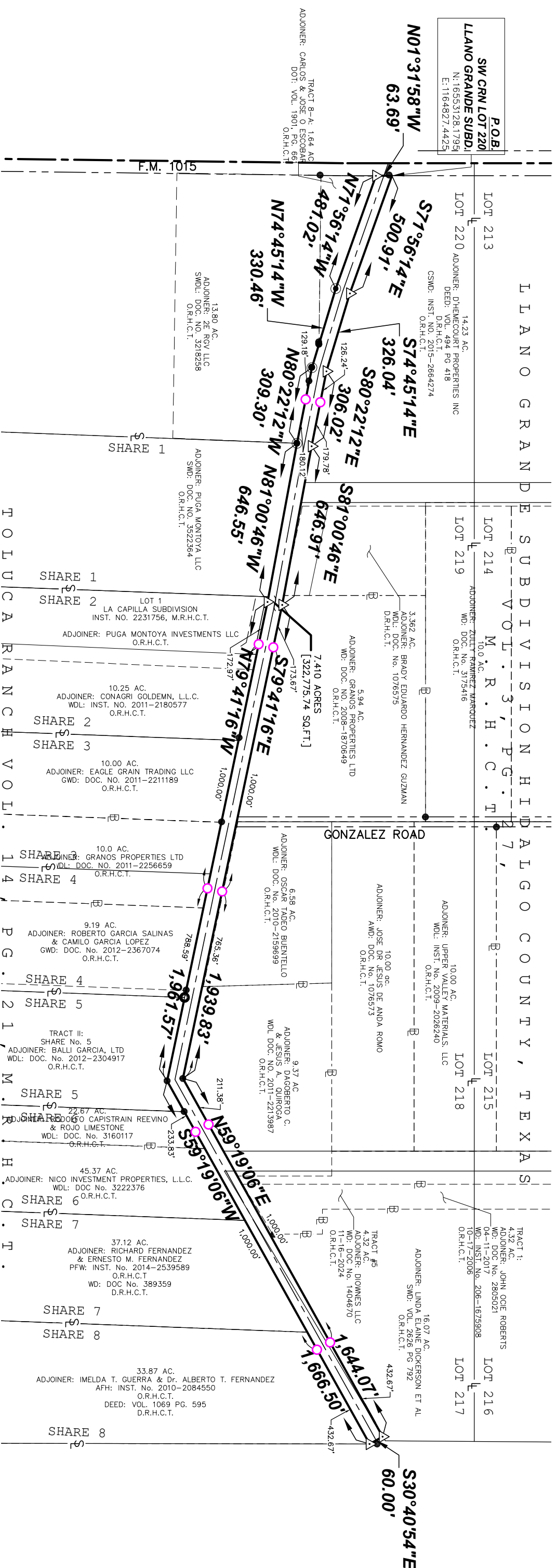
**PLAT SHOWING:**

**A 7.410 ACRE TRACT OF LAND  
BEING OUT OF TOLUCA RANCH ACCORDING TO THE MAP OR PLAT  
THEREOF RECORDED IN VOLUME 14, PAGE 21, MAP RECORDS OF  
HIDALGO COUNTY, TEXAS AND OUT OF 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.**



GRAPHIC SCALE IN FEET: 1" = 400'  
400' 200' 0 400'

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



**LEGEND**

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- SHARE 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"
- ROW - RIGHT OF WAY
- VOL. - VOLUME
- PG. - PAGE
- DOC. - DOCUMENT
- INST. - INSTRUMENT
- G.W.D. - GENERAL WARRANTY DEED
- W.D. - WARRANTY DEED
- S.W.D. - SPECIAL WARRANTY DEED
- W.D.L. - WARRANTY DEED W/VENDOR'S LIEN
- A.M.D. - ASSUMPTION WARRANTY DEED
- I.R.S.D. - WARRANTY DEED W/VENDOR'S LIEN
- G.W.D.L. - 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

**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. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
5. SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

**Carrizales  
Land  
Surveying, LLC**

Texas Registered Surveying Firm  
TPELS FIRM No. 10194417  
4807 Gondola Avenue,  
Edinburg, TX 78542  
Office: 956-567-2167  
www.dcland.com

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 AUGUST, 2024 AND THAT THE NOTES SHOWN HEREON ARE TRUE AND CORRECT.

*Manuel Carrizales*  
MANUEL CARRIZALES  
R.P.L.S. #6388

8-13-2024  
DATE

