

Carrizales Land Surveying, LLC

Texas Registered Surveying Firm

TBPELS Firm No:10194417

METES AND BOUNDS DESCRIPTION A 6.580 ACRE TRACT

A 6.580 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 THE AMADOR FERNANDEZ 111.11 ACRE TRACT AS PER DEED RECORDED IN VOLUME 269 PAGE 148 AND IN VOLUME 356 PAGE 627 OF THE HIDALGO COUNTY DEED RECORDS, SAID 6.580 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

COMMENCING at a half (1/2)-inch iron rod found in concrete on the south right of way line of Toluca Ranch Road for the northwest corner of Share 1, of said Toluca Ranch, Thence South 00 degrees 39 minutes 00 seconds West, along the west line of said Share 1, a distance of 2,545.88 feet to a calculated point [N:16550231.0138, E:1165881.3522], on the north access easement line of Toluca Sugar Road for an Exterior corner of this tract of land, and the **POINT OF BEGINNING**;

THENCE, South 89 degrees 28 minutes 17 seconds East, (Record ~ South 88 degrees 45 minutes 00 seconds West) along the north access easement line of said Toluca Sugar Road, a distance of 80.00 feet to a calculated point on the east access easement line of County Road 1702, for the northmost Northeast corner of this tract of land;

THENCE, South 00 degrees 39 minutes 00 seconds West, (Record ~ South 00 degrees 14 minutes 00 seconds West) along the east access easement line of said County Road 1702, a distance of 315.18 feet to a half (1/2)-inch iron rod found on east access easement line of said County Road 1702, for an interior corner of this tract of land;

THENCE, South 39 degrees 44 minutes 55 seconds East, (Record ~ South 44 degrees 46 minutes 00 seconds West) a distance of 70.16 feet (Record ~ 70.71 feet), to a half (1/2)-inch iron rod found on the north roadway easement line of Tejano Road, for an Interior corner of this tract of land;

THENCE, South 80 degrees 04 minutes 56 seconds East, (Record ~ South 89 degrees 46 minutes 00 seconds East) along the north roadway easement line of said Tejano Road, a distance of 503.57 feet (Record ~ 490.77 feet), to a half (1/2)-inch iron rod found on the common line of said Share 1 and Share 2, of said Toluca Ranch, for interior corner of this tract of land;

THENCE, South 80 degrees 18 minutes 20 seconds East, (Record ~ South 80 degrees 39 minutes 00 seconds East) along the north access easement line of said Tejano Road, a distance of 427.09 feet to a calculated point the eastmost Northeast corner of this tract of land;

THENCE, South 06 degrees 14 minutes 40 seconds West, (Record ~ South 05 degrees 54 minutes 00 seconds West) a distance of 80.20 feet to a calculated point on the south access easement line of said Tejano Road, for the eastmost Southeast corner of this tract of land;

THENCE North 80 degrees 18 minutes 20 seconds West, (Record ~ North 80 degrees 39 minutes 00 seconds West) along the south access easement line of said Tejano Road, a distance of 419.07 feet (Record ~ 426.09 feet), to a half (1/2)-inch iron rod found on the common line of said Share 1 and said Share 2, for an exterior corner of this tract of land;

THENCE, North 80 degrees 04 minutes 56 seconds West, (Record ~ North 59 degrees 46 minutes 00 seconds West) along the south roadway easement line of said Tejano Road, a distance of 502.49 feet (Record ~ 490.77 feet), to an X-mark found for an Interior corner of this tract of land;

THENCE, South 50 degrees 20 minutes 00 seconds West, (Record ~ South 45 degrees 14 minutes 00 seconds West) a distance of 61.17 feet (Record ~ 70.71 feet), to an X-mark found on the east access easement line of said County Road 1702, for an Interior corner of this tract of land;

THENCE South 00 degrees 39 minutes 00 seconds West, (Record ~ South 00 degrees 14 minutes 00 seconds West) along the east access easement line of said County Road 1702, a distance of 853.85 feet to a calculated point for the southmost Southeast corner of this tract of land;

THENCE, South 87 degrees 28 minutes 50 seconds West, (Record ~ South 87 degrees 04 minutes 00 seconds West) a distance of 80.12 feet (Record ~ 80.06 feet), to a calculated point on the west access easement line of said County Road 1702, for the southmost Southwest corner of this tract of land;

Carrizales Land Surveying, LLC

Texas Registered Surveying Firm

TBPELS Firm No:10194417

THENCE, North 00 degrees 39 minutes 00 seconds East, (Record ~ North 00 degrees 14 minutes 00 seconds East) along the west access easement line of said County Road 1702, a distance of 1,066.97 feet to a calculated point for an Interior corner of this tract of land;

THENCE, South 89 degrees 10 minutes 00 seconds West, (Record ~ South 88 degrees 45 minutes 00 seconds West) along the south access easement line of said County Road 1702, a distance of 18.39 feet (Record ~ 18.70 feet), to a half (1/2)-inch iron rod found for an Exterior corner of this tract of land;

THENCE, North 12 degrees 55 minutes 25 seconds West, (Record ~ North 13 degrees 15 minutes 04 seconds West) along the west access easement line of said County Road 1702, a distance of 48.58 feet (Record ~ 48.32 feet), to a half (1/2)-inch iron rod found for an Interior corner of this tract of land;

THENCE, North 36 degrees 55 minutes 56 seconds West, (Record ~ North 37 degrees 29 minutes 15 minutes West) along the west access easement line of said County Road 1702, a distance of 100.00 feet to a half (1/2)-inch iron rod found on the south access easement line of said Toluca Sugar Road for an Interior corner of this tract of land;

THENCE, North 58 degrees 40 minutes 25 seconds West, (Record ~ North 58 degrees 59 minutes 33 seconds West) along the south access easement line of said Toluca Sugar Road, a distance of 100.00 feet to a half (1/2)-inch iron rod found for an Interior corner of this tract of land;

THENCE, North 80 degrees 10 minutes 43 seconds West, (Record ~ North 80 degrees 29 minutes 51 seconds West) along the south access easement line of said Toluca Sugar Road, a distance of 100.00 feet to a half (1/2)-inch iron rod found for an Interior corner of this tract of land;

THENCE, South 89 degrees 04 minutes 08 seconds West, (Record ~ South 88 degrees 45 minutes 00 seconds West) along the south access easement line of said Toluca Sugar Road, a distance of 702.56 feet to a calculated point for an interior corner of this tract of land;

THENCE, South 44 degrees 51 minutes 11 seconds West, (Record ~ South 43 degrees 45 minutes 39 seconds West) along the south access easement line of said Toluca Sugar Road, a distance of 41.76 feet (Record ~ 42.43 feet), to a half (1/2)-inch iron rod found on the east right of way line of F.M. 1015 for the westmost Southwest corner of this tract of land;

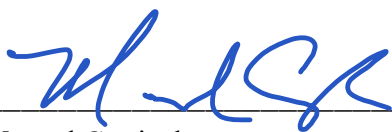
THENCE, North 00 degrees 49 minutes 46 seconds West, along the east right of way line of said F.M. 1015, a distance of 139.96 feet to a half (1/2)-inch iron rod found on the north access easement line of said Toluca Sugar Road, for the westmost Northwest corner of this tract of land;

THENCE, South 44 degrees 45 minutes 52 seconds East, (Record ~ South 46 degrees 14 minutes 21 seconds East) along the north access easement line of said Toluca Sugar Road, a distance of 42.76 feet (Record ~ 42.42 feet), to a calculated point for an Interior corner of this tract of land;

THENCE, North 89 degrees 04 minutes 08 seconds East, (Record ~ North 88 degrees 45 minutes 00 seconds East) along the north access easement line of said Toluca Sugar Road, a distance of 980.44 feet to the **POINT OF BEGINNING**; containing 6.580 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.



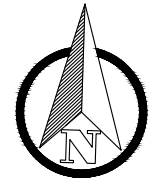
2-16-2024

Manuel Carrizales
Registered Professional Land Surveyor
Texas Registration Number 6388

Date

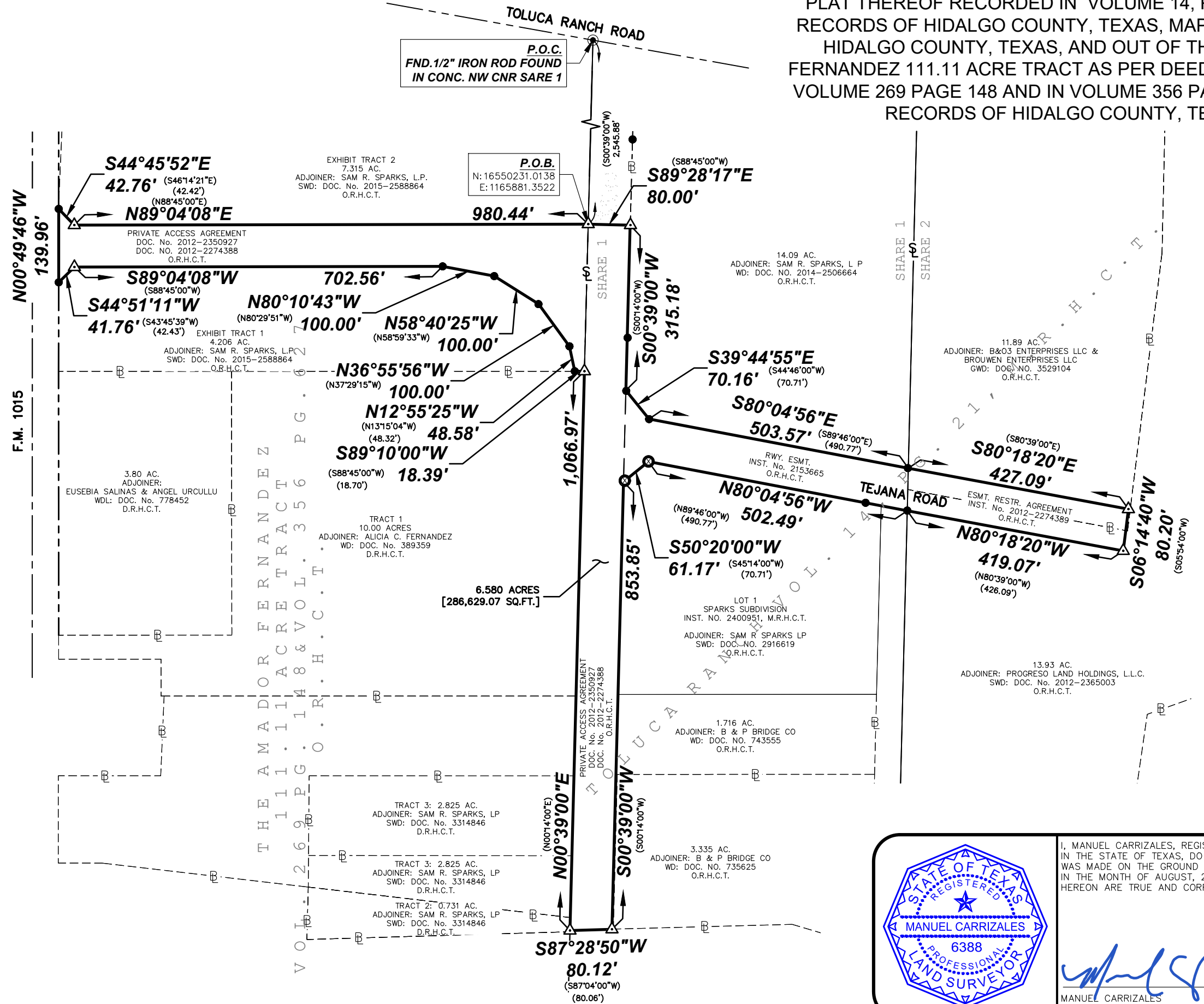


PLAT SHOWING:
 A 6.580 ACRE TRACT OF LAND
 BEING OUT OF TOLUCA RANCH ACCORDING TO THE MAP OR
 PLAT THEREOF RECORDED IN VOLUME 14, PAGE 21, MAP
 RECORDS OF HIDALGO COUNTY, TEXAS, MAP RECORDS OF
 HIDALGO COUNTY, TEXAS, AND OUT OF THE AMADOR
 FERNANDEZ 111.11 ACRE TRACT AS PER DEED RECORDED IN
 VOLUME 269 PAGE 148 AND IN VOLUME 356 PAGE 627, DEED
 RECORDS OF HIDALGO COUNTY, TEXAS



GRAPHIC SCALE IN FEET: 1"=200'
 200' 100' 0 200'

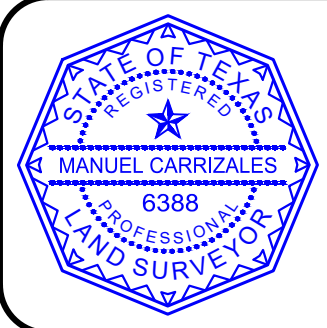
BASIS OF BEARINGS:
 TEXAS STATE PLANE
 COORDINATE SYSTEM
 SOUTH ZONE 4205



LEGEND

—	BOUNDARY LINE
- - -	RIGHT OF WAY LINE
- - - - -	ROADWAY CENTERLINE
— — — —	SHARE LINE
- - - - -	ADJOINER BOUNDARY LINE
○	FOUND 1" IRON PIPE
●	FOUND 1/2" IRON ROD OR AS NOTED
⊙	FOUND 1/2" IRON ROD IN CONC.
⊗	FOUND "X" MARK
△	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
()	RECORD CALL

- 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.
 3. ALL ADJOINER INFORMATION SHOWN HEREON AS PER HIDALGO COUNTY APPRAISAL DISTRICT RECORDS.
 4. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
 5. SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.
- JOB NO. 24113_TEJANO ROAD SHEET 03 OF 03



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

DATE
 9-19-2024

**Carrizales
 Land
 Surveying, LLC**

Texas Registered Surveying Firm
 TBPELS FIRM No:10194417
 4807 Gondola Avenue,
 Edinburg, TX 78542
 Office: 956-567-2167
 www.cls.land