

April 20, 2022

**METES AND BOUNDS DESCRIPTION  
94.979 ACRES OUT OF  
LOT 2, BLOCK 81 AND OUT OF  
LOTS 9, 10, 15 AND ALL OF LTO 16, BLOCK 82,  
CAPISALLO DISTRICT SUBDIVISION  
HIDALGO COUNTY, TEXAS**

A tract of land containing 94.979 acres situated in Hidalgo County, Texas, being out of Lot 2, Block 81, and out of Lots 9, 10, 15 and all of Lot 16, Block 82, Capisallo District Subdivision, as shown in Volume "P", Page 227, Hidalgo County Deed Records, which said 94.979 acres were conveyed to Dora L. Garcia, by virtue of a Special Warranty Deed recorded under Document Number 1972205, Hidalgo County Official Records, and to Judith P. Lucio, by virtue of a Special Warranty Deed recorded under Document Number 2868424, Hidalgo County Official records, and to Richard D. Ribisl, by virtue of a Special Warranty Deed recorded under Document Number 1813784, and Special Warranty Distribution Deed recorded under Document Number 2025259, Hidalgo County Official records, said 94.979 acres also being more particularly described as follows:

BEGINNING at a Nail set [Northing: 16,593,272.547, Easting: 1,177,535.711] on the Southeast corner of said Lot 16, Block 82, and within the existing right-of-way of Baseline Road – F.M. 491 and Mile 9 North Road, from which a No. 4 rebar found bears N 88° 47' 48" E, a distance of 1,320.00 feet and N 01° 12' 12" W, a distance of 20.00 feet, for the Southeast corner of this herein described tract;

1. THENCE, S 88° 47' 48" W, along the South line of said Lot 16, block 82, and within the existing right-of-way of Mile 9 North Road, a distance of 1,320.00 feet to a No. 4 rebar set on the Southwest corner of said Lot 16, Block 82 and Northeast corner of said Lot 2, Block 81, and the Northwest corner of a certain tract of land conveyed to Mayra Banks and Michael Banks, by virtue of a Warranty Deed with Vendor's Lien recorded under Document Number 3213621, Hidalgo County Official records, for an inside corner of this tract;
2. THENCE, S 01° 12' 12" E, along the East line of said Lot 2, Block 81 and West line of said Mayra Banks and Michael Banks tract, a distance of 1,320.00 feet to a No. 4 rebar set on the Southeast corner of said Lot 2, Block 81 and the North line of Lot 1, M.I.S.D. North Elementary Subdivision Replat according to the plat thereof recorded under document number 2173891, Hidalgo County Map records, for an outside corner of this tract;
3. THENCE, S 88° 47' 48" W, along the South line of said Lot 2, Block 81, and North line of said Lot 1, M.I.S.D. North Elementary Subdivision Replat, a distance of 183.52 feet to a No. 4 rebar set on the East line of the Hidalgo County Irrigation District No. 9 canal, for the Southwest corner of this tract;
4. THENCE, N 22° 53' 02" W, along the East line of the Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 667.20 feet to a No. 4 rebar set, for an angle point of this tract;
5. THENCE, N 01° 12' 12" W, along the East line of the Hidalgo and Cameron Counties Irrigation District No. 9 canal, at a distance of 680.00 feet pass a No. 4 rebar set on the existing South right-of-way of Mile 9 North Road, at a distance of 700.00 feet to a No. 4 rebar set on the North line of said Lot 2, Block 81, for an outside corner of this tract;
6. THENCE, N 88° 47' 48" E, along the North line of said Lot 2, Block 81, a distance of 10.00 feet to a No. 4 rebar set, for an inside corner of this tract,

7. THENCE, N 01° 12' 12" W, along the East line of the Hidalgo and Cameron Counties Irrigation District No. 9, at a distance of 20.00 feet pass a No. 4 rebar set on the North right-of-way line of Mile 9 North Road, continuing a total distance of 790.00 feet to No. 4 rebar set, for an angle point of this tract;
8. THENCE, N 20° 24' 41" E a distance of 570.09 feet to a No. 4 rebar set on the North line of said Lot 15, Block 82, and South line of said Lot 10, Block 82 for an angle point of this tract;
9. THENCE, N 22° 41' 19" E, along the East line of the Hidalgo and Cameron Counties Irrigation District No. 9 canal, at a distance of 518.50 feet pass the East line of said Lot 10, Block 82 and the West line of said Lot 9, Block 82, continuing a total distance of 981.66 feet to a No. 4 rebar set, for an angle point of this tract;
10. THENCE, N 52° 32' 49" E, along the East line of the Hidalgo and Cameron Counties Irrigation District No. 9 canal, at a distance of 130.21 feet pass a No. 4 rebar set on the South right-of-way line of a canal right-of-way claimed by Hidalgo and Cameron Counties Irrigation District No. 9, a total distance of 174.48 feet to a No. 4 rebar set, for an inside corner of this tract;
11. THENCE, N 46° 12' 22" W, a distance of 38.41 feet to a No. 4 rebar set, for an outside corner of this tract;
12. THENCE, N 53° 23' 48" E, along the East line of the Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 504.29 feet to a No. 4 rebar found on the North line of said Lot 9, for the Northwest of this tract;
13. THENCE, N 88° 47' 48" E, along the North line of said Lot 9, Block 82, at a distance of 567.80 feet pass a No. 4 rebar found on the West right-of-way line of Baseline Road – F.M. 491, continuing a total distance of 607.80 feet, to a Nail set on the East line of said Lot 9, Block 82, for the Northeast corner of this tract;
14. THENCE, S 01° 12' 12" E, along the East line of said Lot 16, Block 82, within the existing right-of-way of Baseline Road – F.M. 491, at a distance of 1,320.00 feet pass the Southeast corner of said Lot 9, Block 82 and the Northeast corner of said Lot 16, Block 82, continuing a total distance of 2,640.00 feet to the POINT OF BEGINNING and containing 98.752 acres, SAVE and EXCEPT 3.773 acres, leaving 94.979 acres Gross, of which 2.425 acres lie within the existing right-of-way of Baseline Road – F.M. 491, and 0.977 of one acre lies within the existing right-of-way of Mile 9 North Road, leaving a Net of 91.557 acres of land, more or less.

**SAVE AND EXCEPT:**

**TRACT 1,**

A certain tract of land containing 1.931 acres situated in Hidalgo County, Texas, being out of Lot 9, Block 82, Capisallo District Subdivision, as shown in Volume "P", Page 227, Hidalgo County Deed records, said 1.931 acres being claimed by Hidalgo and Cameron Counties Irrigation District No. 9, said 1.931 acres being more particularly described as follows:

COMMENCING, at a No. 4 rebar found on the intersection of the North line of said Lot 9, Block 82, and East line of said Hidalgo and Cameron Counties Irrigation District No. 9;

THENCE, S 53° 23' 48" E, along the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 459.92 feet, to a No. 4 rebar set, for the POINT OF BEGINNING, and Northwest corner of this herein described tract;

1. THENCE, S 46° 12' 22" E, a distance of 266.30 feet to a No. 4 rebar set, for an angle point of this tract;
2. THENCE, S 43° 00' 14" E, a distance of 156.64 feet to a No. 4 rebar set, for an angle point of this tract;
3. THENCE, S 46° 12' 22" E, a distance of 163.07 feet to a No. 4 rebar set, for an angle point of this tract;
4. THENCE, S 42° 18' 26" E, a distance of 147.07 feet, to a No. 4 rebar set, for an angle point of this tract;
5. THENCE, S 46° 12' 22" E, a distance of 297.42 feet to a No. 4 rebar set, for an angle point of this tract;
6. THENCE, S 42° 28' 35" E, a distance of 96.08 feet to a No. 4 rebar set, for an angle point of this tract;
7. THENCE, S 46° 12' 22" E, a distance of 232.31 feet to a No. 4 rebar set on the existing West right-of-way line of Baseline Road-F.M. 491, for the Northeast corner of this tract;
8. THENCE, S 01° 12' 12" E, along the West right-of-way line of Baseline Road-F.M. 491, a distance of 53.03 feet, to a No. 4 rebar set, for the Southeast corner of this tract;
9. THENCE, N 46° 12' 22" W, a distance of 269.81 feet, to a No. 4 rebar set, for an angle point of this tract;
10. THENCE, N 49° 44' 19" W, a distance of 101.43 feet, to a No. 4 rebar set, for an angle point of this tract;
11. THENCE, N 46° 12' 22" W, a distance of 292.37 feet, to a No. 4 rebar set, for an angle point of this tract;
12. THENCE, N 50° 08' 02" W, a distance of 145.98 feet, to a No. 4 rebar set, for an angle point of this tract;
13. THENCE, N 46° 12' 22" W, a distance of 160.60 feet, to a No. 4 rebar set, for an angle point of this tract;
14. THENCE, N 49° 22' 35" W, a distance of 158.22 feet, to a No. 4 rebar set, for an angle point of this tract;
15. THENCE, N 46° 12' 22" W, a distance of 243.70 feet, to a No. 4 rebar set, on the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, for the Southwest corner of this tract;
16. THENCE, N 52° 32' 49" E, along the East line of said Hidalgo and Cameron Counties Irrigation District No. 9, a distance of 44.27 feet to a No. 4 rebar set for an inside corner of this tract;
17. THENCE, N 46° 12' 22" W, a distance of 38.41 feet to a No. 4 rebar set for an outside corner of this tract;

18. THENCE, N 53° 23' 48" E, along the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 44.37 feet to the POINT OF BEGINNING, and containing 1.931 acres of land, more or less.

TRACT 2:

A certain tract of land containing 1.579 acres situated in Hidalgo County, Texas, being out of Lots 15 and 16, Block 82, Capisallo District Subdivision, as shown in Volume "P", Page 227, Hidalgo County Deed records, said 1.579 acres being claimed by Hidalgo and Cameron Counties Irrigation District No. 9, said 1.579 acres being more particularly described as follows:

COMMENCING, at a No. 4 rebar set on the Southwest corner of Lot 16, Block 82, and within the existing right-of-way of Mile 9 North;

THENCE, N 88° 47' 48" E, along the South line of said Lot 16, Block 82, and within the existing right-of-way of Mile 9 North, a distance of 38.83 feet to the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 Canal;

THENCE, N 28° 12' 26" W, along the West line of said Hidalgo and Cameron Counties Irrigation District No. 9, a distance of 22.45 feet to a No. 4 rebar set on the existing North right-of-way line of Mile 9 north West, for the POINT OF BEGINNING, and Southwest corner of this herein described tract;

1. THENCE, N 28° 12' 26" W, along the West line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, at a distance of 63.08 feet pass the West line of said Lot 16, Block 82 and the East line of said Lot 15, Block 82, continuing a total distance of 933.91 feet to a No 4 rebar set, on the South line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, for the Northwest corner of this tract;
2. THENCE, N 20° 24' 41" E, along the South line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 93.29 feet, to a No. 4 rebar set, on the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, for the Northeast corner of this tract;
3. THENCE, S 28° 12' 26" E, along the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, at a distance of 795.14 feet pass the East line of said Lot 15, Block 82 and the West line of said Lot 16, Block 82, continuing a total distance of 1,031.25 feet to a No. 4 rebar set on the North right-of-way line of Mile 9 North, for the Southeast corner of this tract;
4. THENCE, N 88° 47' 48" E, along the existing North right-of-way line of Nile 9 North, a distance of 78.57 feet to the POINT OF BEGINNING, and containing 1.579 acres of land, more or less.

TRACT 3:

A certain tract of land containing 0.283 of one acre situated in Hidalgo County, Texas, being out of Lot 2, Block 81, Capisallo District Subdivision, as shown in Volume "P", Page 227, Hidalgo County Deed records, said 0.283 of one acre being claimed by Hidalgo and Cameron Counties Irrigation District No. 9, said 0.283 of one acre being more particularly described as follows:

COMMENCING, at a No. 4 rebar set on the Southeast corner of said Lot 2, Block 81, and North line of Lot 1, M.I.S.D. North Elementary Subdivision Replat, according to the plat thereof recorded under Document Number 2173891, Hidalgo County Map Records;

THENCE, N 01° 12' 12" W, along the East line of said Lot 2, Block 81, a distance of 49.64 feet to a No. 4 rebar set on the South line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, for the POINT OF BEGINNING, and Southeast corner of this herein described tract;

1. THENCE, S 59° 30' 44" W, along the South line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 101.49 feet, to a No. 3 rebar set on the North line of said Lot 1, M.I.S.D. North Elementary Subdivision Replat, for an angle point of this tract;
2. THENCE, S 88° 47' 48" W, a distance of 95.00 feet to a No. 4 rebar set, on the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, for the Southwest corner of this tract;
3. THENCE, N 22° 53' 02" W, along the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 23.69 feet to a No. 4 rebar set, on the North line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, for the Northwest corner of this tract,
4. THENCE, N 59° 29' 39" E, along the North line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 220.48 feet to a No. 4 rebar set on the East line of said Lot 2, Block 81, for the Northeast corner of this tract;
5. THENCE, S 01° 12' 12" E, along the East line of said Lot 2, Block 81, a distance of 80.28 feet to the POINT OF BEGINNING, and containing 0.283 of one acre of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 3/17/2022 UNDER MY DIRECTION AND SUPERVISION.

  
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 ROBERTO N. TAMEZ, R.P.L.S. #6238                      DATE: 04/20/2022

