QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys
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METES AND BOUNDS

HIDALGO COUNTY PRECINCT No.1
LULU'S DRIVE RIGHT OF WAY
(30.00 FOOT COUNTY ROAD)

A 1.18 ACRE TRACT OF LAND OUT OF FRANK A. SMITH'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 4, 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 FOUND ON THE EAST LINE OF FRANK A. SMITH'S SUBDIVISION AND THE EAST LINE OF FARM TRACT 414, WEST AND ADAMS TRACTS SUBDIVISION (RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MILE 15 NORTH ROAD AND THE EAST RIGHT OF WAY LINE OF LULU'S DRIVE (30.00 FOOT COUNTY ROAD) FOR THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS SOUTH, 30.00 FEET FROM THE NORTHEAST CORNER OF FRANK A. SMITH'S SUBDIVISION AND THE NORTHEAST CORNER OF FARM TRACT 414.

THENCE; SOUTH, ALONG THE EAST LINE OF FRANK A. SMITH'S SUBDIVISION, THE EAST LINE OF FARM TRACT 414, AND THE EAST RIGHT OF WAY LINE OF LULU'S DRIVE (30.00 FOOT COUNTY ROAD), A DISTANCE OF 808.90 FEET (MAP RECORD: 808.19 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THE ALVARO TORRES, JR. TRACT (A 6.63 ACRE TRACT OF LAND OUT OF FARM TRACT 414, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3364193, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE SOUTHEAST CORNER OF FRANK A. SMITH'S SUBDIVISION AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE SOUTH LINE OF FRANK A. SMITH'S SUBDIVISION, THE SOUTH RIGHT OF WAY LINE OF LULU'S DRIVE (30.00 FOOT COUNTY ROAD), THE NORTH LINE OF THE ALVARO TORRES, JR. TRACT, THE NORTH LINE OF THE DERRICK GALVAN & MARIANA GALVAN TRACT (A 3.21 ACRE TRACT OF LAND OUT OF FARM TRACT 414, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3391235, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE NORTH LINE OF THE JOEL JIMENEZ TRACT (A 2.95 TRACT OF LAND OUT OF FARM TRACT 414, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2625628, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTH LINE OF THE SILVIA RAMOS TRACT (A 1.00 ACRE TRACT OF LAND OUT OF FARM TRACT 414, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO GIFT DEED RECORDED UNDER COUNTY

CLERK'S DOCUMENT NUMBER 2989734, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 930.31 FEET (MAP RECORD: 930.00 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4204 FOUND FOR THE SOUTHEAST CORNER LOT 1, SOUTHWEST CORNER OF LOT 2, BLOCK 2, FRANK A. SMITH'S SUBDIVISION AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE EAST LINE OF LOT 1 AND THE WEST LINE OF LOT 2, BLOCK 2, A DISTANCE OF 30.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4204 FOUND FOR THE MOST NORTHERLY SOUTHWEST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE NORTH RIGHT OF WAY LINE OF LULU'S DRIVE (30.00 FOOT COUNTY ROAD), A DISTANCE OF 900.31 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF LOT 4, BLOCK 2 AND ON THE WEST RIGHT OF WAY LINE OF LULU'S DRIVE (30.00 FOOT COUNTY ROAD) FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE EAST LINE OF LOT 8, BLOCK 1, THE EAST LINE OF LOT 4, BLOCK 2 AND THE WEST RIGHT OF WAY LINE OF LULU'S DRIVE (30.00 FOOT COUNTY ROAD), A DISTANCE OF 778.90 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH RIGHT OF WAY LINE OF MILE 15 NORTH ROAD FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF MILE 15 NORTH ROAD, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.18 ACRES OF LAND MORE OR LESS.

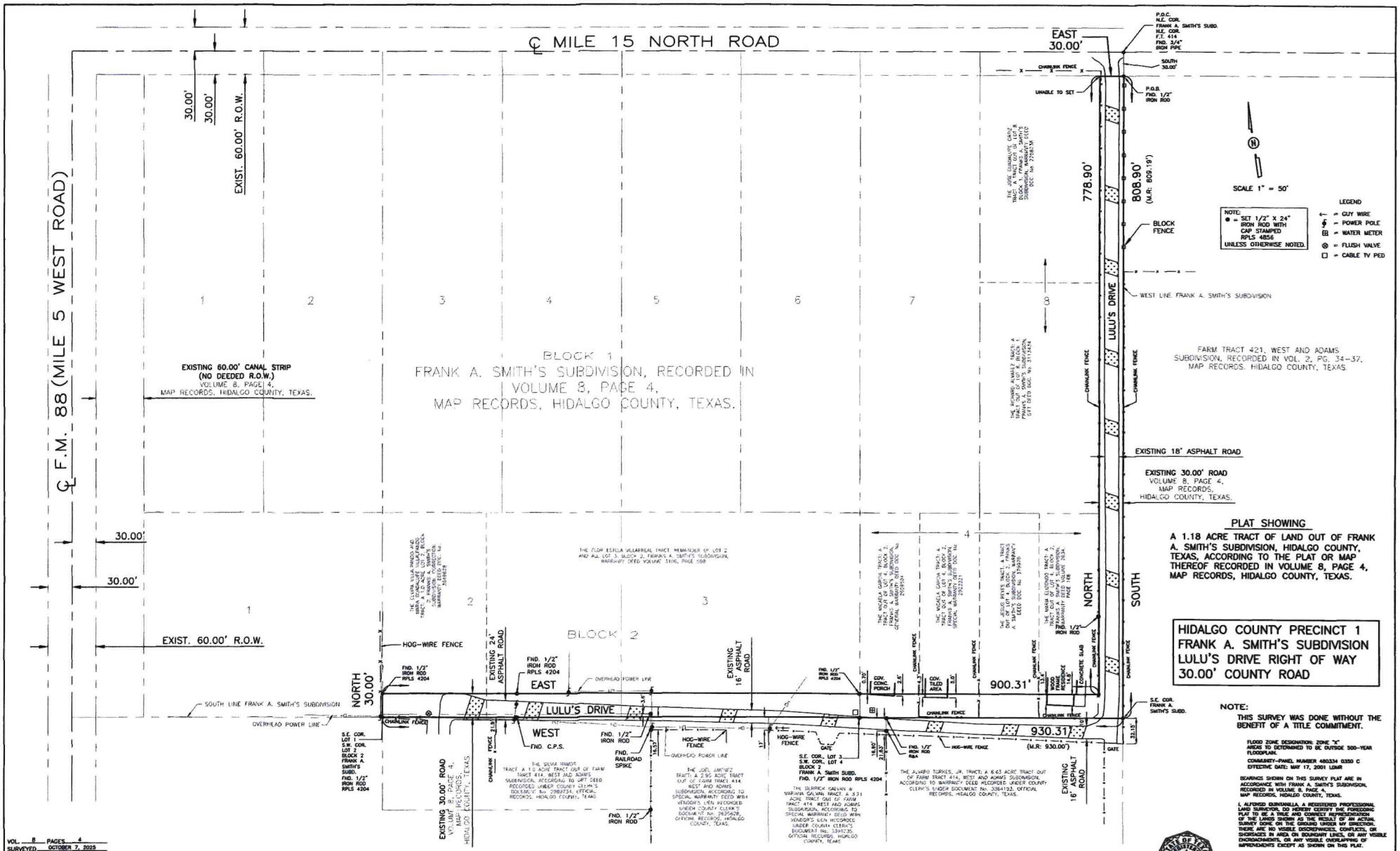
BEARINGS ARE IN ACCORDANCE WITH FRANK A. SMITH'S SUBDIVISION, RECORDED IN VOLUME 8, PAGE 4, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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: OCTOBER 7, 2025

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856

STATE OF TEXAS
REGISTERED
ALFONSO QUINTANILLA
4856
PROFESSIONAL
LAND SURVEYOR



NOTE:

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

FLOOD ZONE DESIGNATION: ZONE "X"
AREAS TO DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

COMMUNITY-PANEL NUMBER 480334 0350 C
EFFECTIVE DATE: MAY 17, 2001 LOMR

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH FRANK A. SMITH'S SUBDIVISION, RECORDED IN VOLUME 8, PAGE 4, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPREMENTS EXCEPT AS SHOWN ON THIS PLAT.

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856