

February 26, 2025

**METES AND BOUNDS DESCRIPTION
24.894 ACRES OUT OF
LOTS 11-3 AND 11-4,
WEST ADDITION TO SHARYLAND
CITY OF MISSION
HIDALGO COUNTY, TEXAS**

TRACT II

A tract of land containing 24.894 acres situated in the City of Mission, County of Hidalgo Texas, being part or portion out of Lots 11-3 and 11-4, West Addition to Sharyland, according to the plat thereof recorded in Volume 1, Page 56, Hidalgo County Map Records, said 24.894 acres conveyed to Mission Economic Development Authority Inc., by virtue of a Special Warranty Deed, recorded under Document Number 2980495, Hidalgo County Official Records, said 24.894 acres also being more particularly described as follows:

BEGINNING at a No. 4 rebar found at the Northwest corner of said Lot 11-3, for the Northwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, S 81° 27' 46" E at a distance of 20.00 feet pass a No 4 rebar found on the existing West right-of-way line of Los Ebanos Road, continuing a total distance of 1902.22 feet to a No. 4 rebar set from which a No.4 rebar found bears S 83° 31' 58" W a distance of 12.11 feet, for the Northeast corner of this tract;
2. THENCE, S 67° 29' 38" W along the existing North right-of-way line of a 150.00 feet Drain Canal, at a distance of 2,196.85 pass a No. 4 rebar found on the existing East right-of-way of Los Ebanos Road, continuing a total distance of 2,220.20 feet to a No. 4 rebar set, for the Southwest corner of this tract;
3. THENCE, N 08° 32' 14" E along the west line of said Lot 11-3 and within the existing right-of-way of Los Ebanos Road a distance of 1,144.93 feet to the POINT OF BEGINNING and containing 24.894 acres gross, of which 0.523 of one acre lies within the existing Los Ebanos Road right-of-way, leaving a net of 24.371 acres 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 02/04/2025 UNDER MY DIRECTION AND SUPERVISION.



ROBERTO N. TAMEZ, R.P.L.S. #6238

02/26/2025

DATE:

