

February 26, 2025

**METES AND BOUNDS DESCRIPTION  
63.042 ACRES OUT OF  
LOTS 10-3, 10-4, 10-5, 11-3, 11-4 AND 11-5,  
WEST ADDITION TO SHARYLAND  
CITY OF MISSION  
HIDALGO COUNTY, TEXAS**

**TRACT I**

A tract of land containing 63.042 acres situated in the City of Mission, County of Hidalgo Texas, being part or portion out of Lots 10-3, 10-4, 10-5, 11-3, 11-4 and 11-5, West Addition to Sharyland, according to the plat thereof recorded in Volume 1, Page 56, Hidalgo County Map Records, said 63.042 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 63.042 acres also being more particularly described as follows:

BEGINNING at a No. 4 rebar set at the Northwest corner of said Lot 10-3, for the Northwest corner and POINT OF BEGINNING of this herein described tract;

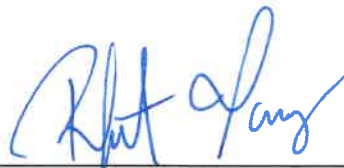
1. THENCE, N 67° 29' 38" E along the Existing South right-of-way line of a 150.00 feet Drain Canal, conveyed to Hidalgo County Drainage District No. 1, by virtue of a Warranty Deed, recorded under Volume 279, Page 59, Hidalgo County Deed Records, at a distance of 23.34 feet pass a No. 4 rebar set at the Existing East right-of-way line of Los Ebanos Road, continuing a total distance of 1,639.95 feet, to a No. 4 rebar found, for the Northernmost corner of this tract;
2. THENCE, S 18° 48' 52" E a distance of 232.27 feet to a No. 4 rebar set from which a No. 4 rebar found bears S 51° 18' 58" W a distance of 0.33 feet, for an inside corner of this tract;
3. THENCE, S 19° 47' 02" E a distance of 58.76 feet to a No. 4 rebar found, for an inside corner of this tract;
4. THENCE, S 23° 32' 11" E a distance of 59.31 feet to a No. 4 rebar found, for an inside corner of this tract;
5. THENCE, S 27° 50' 08" E a distance of 64.20 feet to a No. 4 rebar set, from which a No. 4 rebar found bears S 64° 18' 34" W a distance of 0.34 feet, for an inside corner of this tract;
6. THENCE, S 29° 02' 36" E a distance of 25.00 feet to a No. 4 rebar found, for an inside corner of this tract;

7. THENCE, S 30° 24' 21" E a distance of 150.00 feet to a No. 4 rebar found, for an inside corner of this tract;
8. THENCE, S 33° 09' 24" E a distance of 60.12 feet to a No. 4 rebar set, for an inside corner of this tract;
9. THENCE, S 30° 27' 10" E a distance of 60.18 feet to a No. 4 rebar found, for an inside corner of this tract;
10. THENCE, S 27° 45' 34" E a distance of 120.01 feet to a No. 4 rebar found, for an inside corner of this tract
11. THENCE, S 72° 02' 59" E a distance of 21.21 feet to a No. 4 rebar set, for an inside corner of this tract;
12. THENCE N 62° 57' 01" E a distance of 299.45 feet to a No. 4 rebar found, for an outside corner of this tract;
13. THENCE S 36° 10' 05" E a distance of 203.90 feet to a No. 4 rebar set, for an inside corner of this tract;
14. THENCE S 82° 27' 03" E a distance of 20.73 feet to a No. 4 rebar set, for an inside corner of this tract;
15. THENCE N 51° 16' 02" E a distance of 116.00 feet to a No. 4 rebar found, for an outside corner of this tract;
16. THENCE, in a Southeastern direction along a curve to the left with a central angle of 030° 41' 07", a radius of 569.75 feet, an arc length of 305.13 feet, a tangent of 156.32 feet, and a chord that bears S 57° 23' 54" E a distance of 301.50 feet to a No.4 rebar found, for an inside corner of this tract;
17. THENCE S 74° 06' 57" E a distance of 55.05 feet to a No. 4 rebar found, for the Northeast corner of this tract;

18. THENCE S 09° 01' 33" W a distance of 147.26 feet to the North line of a certain tract conveyed to Birain USA, L.L.C., by virtue of a Special Warranty Deed, recorded under Document No. 2423989, Hidalgo County Official Records, to a No. 4 rebar found for the Southernmost Southeast corner of this tract;
19. THENCE N 81° 27' 46" W along the North line of a certain tract conveyed to Birain USA, L.L.C., by virtue of a Special Warranty Deed, recorded under Document No. 2423989, Hidalgo County Official Records, at a distance of 66.65 feet pass a No. 4 rebar found on line, continuing a total distance of 492.24 feet to a No. 4 rebar set from which a No.4 rebar found bears N 85° 49' 10" W a distance of 0.30 feet, for an inside corner of this tract;
20. THENCE, S 08° 34' 00" W along the West line of a certain tract conveyed to Birain USA, L.L.C. a distance of 1045.09 feet to a No. 4 rebar set at the existing North right-of-way line of said Military Parkway, for the Southeast corner of this tract;
21. THENCE, N 76° 22' 59" W along the existing North right-of-way line of said Military Parkway a distance of 195.55 feet to a No. 4 rebar set, for an inside corner of this tract;
22. THENCE, in a Northwesternly direction along a curve to the left with a central angle of 003° 22' 07", a radius of 7940.00 feet, an arc length of 466.82 feet, a tangent of 233.48 feet, and a chord that bears N 74° 40' 05" W a distance of 466.75 feet to a No.4 rebar found, for an inside corner of this tract;
23. THENCE, in a Northwesternly direction along a curve to the left with a central angle of 003° 51' 22", a radius of 4480.86 feet, an arc length of 301.58 feet, a tangent of 150.85 feet, and a chord that bears N 74° 54' 43" W a distance of 301.52 feet to a No.5 rebar found, for an inside corner of this tract;
24. THENCE, N 76° 52' 14" W along the existing North right-of-way line of said Military Parkway a distance of 191.71 feet to a No. 4 rebar set, for an outside corner of this tract;
25. THENCE, N 45° 59' 18" W a distance of 452.80 feet to a No. 4 rebar set, for an inside corner of this tract;
26. THENCE, S 08° 46' 37" W a distance of 36.66 feet to a No. 4 rebar set, for an outside corner of this tract;

27. THENCE, N 46° 25' 45" W at a distance of 821.98 feet pass a No. 4 rebar found at the existing East line of said Los Ebanos Road continuing a total distance of 846.41 feet to a No. 4 rebar set, for an outside corner of this tract;
28. THENCE, N 08° 32' 14" E within the existing right-of-way of Los Ebanos Road a distance 216.00 feet to the POINT OF BEGINNING and containing 63.042 acres gross, of which 0.143 of one acre lies in said Los Ebanos Road, and 0.105 of one acre lies on a 40 foot Road not open, leaving an existing net of 62.794 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:

