

August 8, 2024


METES AND BOUNDS DESCRIPTION
49.999 ACRES BEING ALL OF LOTS 151, 152, 161
AND 162, AND OUT OF LOTS 153 AND 160,
RAMSEYER GARDENS No. 2
HIDALGO COUNTY, TEXAS

A tract of land containing 49.999 acres situated in the County of Hidalgo, Texas, being all of Lots 151, 152, 161 and 162, and a part or portion out of Lots 153 and 160, Ramseyer Gardens No. 2, according to the plat thereof recorded in Volume 11, Page 31, Hidalgo County Map Records, said 49.999 acres were conveyed to Amit Taggarase by virtue of a Warranty Deed with Vendor's Lien recorded under Document Number 3174686, Hidalgo County Official Records, said 49.999 acres also being more particularly described as follows:

BEGINNING at a No. 4 rebar set at the Southwest corner of said Lot 151, for the Southwest corner of this herein described tract;

1. THENCE, N 09° 21' 57" E along the West line of said Lots 151, 152 and 153, at a distance of 330.00 feet pass the Northwest corner of said Lot 151 and the Southwest corner of said Lot 152, at a distance of 660.00 feet pass a the Northwest corner of said Lot 152 and the Southwest corner of said Lot 153, continuing a total distance 813.70 feet to a No. 4 rebar set for the Northwest corner of this tract;
2. THENCE, S 81° 00' 03" E at a distance of 20.00 feet pass a No. 4 rebar set at the East right-of-way line of N. Big 5 Road, at a distance of 1,318.33 feet pass a No. 4 rebar set at the West right-of-way line of a 40.0-foot County Road (Not Open), at a distance of 1,338.33 feet pass the East line of said Lot 153 and the East line of said Lot 160, at a distance of 1,358.33 feet pass a No. 4 rebar set at the East right-of-way line of a 40.0-foot County Road (Not Open), at a distance of 2,656.66 feet pass a No. 4 rebar set at the West right-of-way line of a County Road (Not Open), continuing a total distance of 2,676.66 feet to a No. 4 rebar set at the East line of said Lot 160, for the Northeast corner of this tract;
3. THENCE, S 09° 21' 57" W at a distance of 153.70 feet pass the Southeast corner of said Lot 160 and the Northeast corner of said Lot 161, at a distance of 483.70 feet pass the Southeast corner of said Lot 161 and the Northeast corner of said Lot 162, continuing a total distance of 813.70 feet to a No. 4 rebar set at the Southeast corner of said Lot 162, for the Southeast corner of this tract;
4. THENCE, N 81° 00' 03" W at a distance of 20.00 feet pass a No. 4 rebar set at the East right-of-way line of a County Road (Not Open), at a distance of 1,318.33 feet pass a No. 4 rebar set at the East right-of-way line of a 40.0-foot County Road (Not Open), at a distance of 1,338.33 feet pass the Southwest corner of said Lot 162 and the Southeast corner of said Lot 151, at a distance of 1,358.33 feet pass a No. 4 rebar set at the West right-of-way line of a 40.0-foot County Road (Not Open), at a distance of 2,656.66 feet pass a No. 4 rebar found on the East right-of-way line of N. Big 5 Road, continuing a total distance of 2,676.66 feet to the POINT OF BEGINNING and containing 49.999 acres, of which 0.374 of one acre lies within the existing right-of-way of N. Big 5 Road, 0.747 of one acre lies within the right-of-way of a 40.0-foot County Road (Not Open) right-of-way, and 0.374 of one acre lies within a County Road (Not Open), leaving a net of 48.504 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 08/01/2024 UNDER MY
DIRECTION AND SUPERVISION.


ROBERTO N. TAMEZ, R.P.L.S. #6238 DATE: 08/01/2024

