TRACT 1 – 5.17 ACRES, OUT OF LOT 6, BLOCK 26, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, VOLUME 8, PAGE 115, MAP RECORDS OF HIDALGO COUNTY, TEXAS

BEING A 5.17 ACRES TRACT OF LAND, MORE OR LESS OUT OF LOT 6, BLOCK 26, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 8, PAGES 115, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 5.17 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF A 22.61 ACRES TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO PERSEVERE PRODUCE, LLC, DATED JULY 15, 2020, RECORDED IN DOCUMENT #3131374, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 5.17 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID LOT 6, BLOCK 26, SAME BEING A POINT WITHIN THE EXISTING RIGHT-OF-WAY OF U.S. HIGHWAY 281 (MILITARY ROAD), AND SAME POINT BEING THE SOUTHEAST CORNER OF THE SAID 22.61 ACRES TRACT;

THENCE N 81°20'26" W ALONG THE SOUTH LINE OF THE SAID LOT 6, SAME BEING WITHIN THE EXISTING RIGHT-OF-WAY OF U.S. HIGHWAY 281 (MILITARY ROAD), AND SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 22.61 ACRES TRACT, A DISTANCE OF 163.31 FEET TO A CALCULATED POINT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND **POINT OF BEGINNING**;

THENCE N 81°20′26" W ALONG THE SOUTH LINE OF THE SAID LOT 6, SAME BEING WITHIN THE EXISTING RIGHT-OF-WAY U.S. HIGHWAY 281 (MILITARY ROAD), TO THE SOUTHWEST CORNER OF THE SAID 22.61 ACRES TRACT, A DISTANCE 499.09 FEET, TO A CALCULATED POINT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; 유유

THENCE N 8°39'04" E ACROSS THE SAID LOT 6, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID 22.61 ACRES TRACT, AND SAME BEING ALONG THE EAST BOUNDARY LINE OF A CALLED 2.0 ACRES TRACT OF LAND CONVEYED TO GENERAL COMMERCE COMPANY, RECORDED IN DOCUMENT NUMBER 2920400, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, TO THE NORTHEAST CORNER OF THE SAID 2.0 ACRES TRACT, SAME POINT BEING AN INNER CORNER OF THE SAID 22.61 ACRES TRACT, PASSING AT 65.04 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281 (MILITARY ROAD), AND CONTINUING FOR A TOTAL DISTANCE OF 418.65 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°20'42" E ACROSS THE SAID LOT 6, A DISTANCE OF 549.11 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

AN INTERIOR THENCE S 8°39'18" W ACROSS THE SAID LOT 6, A DISTANCE OF OR CORNER OF THE HEREIN DESCRIBED TRACT; 300.54 FEET, TO A 1/2-INCH CAPPED IRON ROD SET, FOR

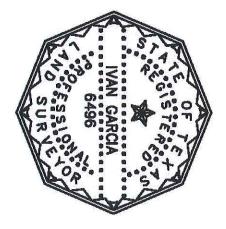
THENCE S 53°29'42" W ACROSS THE SAID LOT 6, TO A POINT ON THE EXISTING NORTH HIGHWAY 281 (MILITARY ROAD), A DISTANCE OF 70.91 FEET, TO A 1/2-INCH CAPPED IRON CORNER OF THE HEREIN DESCRIBED TRACT; RIGHT-OF-WAY LINE OF U.S. ROD SET, FOR AN INTERIOR

THENCE S 8°39'04" W ACROSS THE SAID LOT 6, A DISTANCE OF 67.87 FEET, TO THE POINT AND PLACE OF TRACT CONTAINING 5.17 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE SOUTH 0.76 ACRES EXISTING RIGHT-OF-WAY OF U.S. HIGHWAY 281 (MILITARY ROAD). EBEGINNING,

MADE IVAN GARCIA, **UNDER MY** CERTIFY THAT THE ABOVE FIELDNOTES AND PLAT REPRESEN SUPERVISION AND THAT ALL CORNERS HAVE BEEN LOCATED REPRESENT AS S INDICATED. SURVEY ON THE

3/19/2022

IVAN GARCIA REGISTERED PROFESSIONAL LAND S SURVEY FIRM NO. 10194027 RIO DELTA ENGINEERING 921 S. 10th AVENUE EDINBURG, TEXAS 78539 SURVEYOR



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