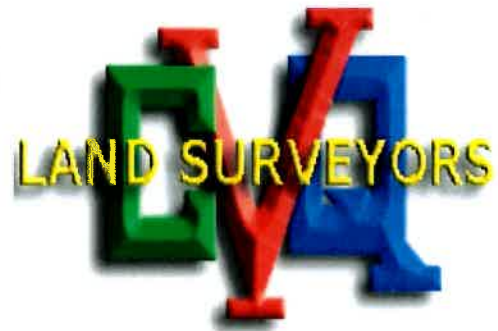


**METES AND BOUNDS DESCRIPTION
3.35 ACRES OF LAND OUT OF LOT 372
JOHN H. SHARY SUBDIVISION
HIDALGO COUNTY, TEXAS**



Revision 1 - Area
Job No. 250905
3.35 acres of land
Sheet No.: 1 of 2

A tract of land containing 3.35 acres of land, situated in Hidalgo County, Texas, being part or portion of **Lot 372, JOHN H. SHARY SUBDIVISION**, Hidalgo County, Texas, map reference: Volume 1 Page 17 and 42, Map Records, Hidalgo County, Texas, said 3.35 acres being part or portion of that tract of land deeded to SHAREST LTD., recorded in Document Number 918188, Deed Records, Hidalgo County, Texas, said 3.35 acres of land also being more particularly as follows;

BEGINNING at a ½" iron rod with a plastic cap stamped "CVQ LS" found, at the northwest corner of said Lot 372, the northwest corner of a utility easement recorded in Document No. 3610479, Deed Records, Hidalgo County, Texas, the southwest corner of Amber Land Subdivision, map reference: Volume 21 Page 31, Map Records, Hidalgo County, Texas, for the Northwest corner of this tract;

THENCE S 81° 25' 10" E, along the north line of said Lot 372, the south line of said Amber Land Subdivision, at a distance of 15.00 feet pass the northeast corner of said utility easement, at a distance of 601.42 feet pass a ½" iron rod with a plastic cap stamped "CVQ LS" set on the west line of United Irrigation District 40.0 foot canal right-of-way, at a distance of 646.42 feet pass a ½" iron rod with a plastic cap stamped "CVQ LS" set on the east line of said canal right-of-way and continuing a total distance of 857.90 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for the northeast of said Sharest tract and the northwest corner of a 1.81 acre tract of land deeded to David Ray Thompson and Linda Elsey, recorded in Document No. 6150504, Deed Records, Hidalgo County, Texas for the northwest corner of this tract;

THENCE S 08° 34' 50" W, along the common line of said Sharest tract and said Thomson-Elsey tract a distance of 170.15 feet, to a ½" iron rod with a plastic cap stamped "CVQ LS" set, on the north line of Shary Estates Subdivision Phase II, map reference: Document Number 3314364 Map Records, Hidalgo County, Texas and the common south corner of said Sharest tract and Thomson-Elsey tract, for the Southeast corner of this tract;

THENCE N 81° 25' 10" W, along the north line of said Shary Estates Subdivision Phase II and the south line of said Sharest tract, at a distance of 235.13 feet pass a ½" iron rod with a plastic cap stamped "CVQ LS" set on the east line of said canal right-of-way, at a distance of 275.13 feet pass a ½" iron rod with a plastic cap stamped "CVQ LS" set on the west line of said canal right-of-way, at a distance 825.47 feet pass the east line of a utility easement and continuing a total distance of 857.90 feet, to a ½" iron rod with a plastic cap stamped "CVQ LS" found on the west line of said Lot 372 and the common west corner of said Shary Estates Subdivision Phase II and said Sharest tract, for the Southwest corner of this tract;

THENCE N 08° 34' 50" E, along the common west line of said Lot 372 and said Sharest tract, a distance of 170.15 feet, to the **POINT OF BEGINNING**, containing 3.35 acres of land, more or less.

Bearing basis as per TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone.

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION
ON SEPTEMBER 11, 2025.**

Carlos Vasquez, R.P.L.S. No. 46085303
CVQ Land Surveyors, LLC
T.B.P.E.L.S. Firm No. 10119600

