

**PLAT SHOWING
14.585 ACRES
[635,315.900 Sq. Ft.] OUT OF
LOT 6, SECTION 276
TEXAS-MEXICAN RAILWAY
COMPANY'S SURVEY
VOLUME 24, PAGES 168-171 H.C.D.R.
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS**

THE UNDERSIGNED HEREBY CERTIFIES THAT THE SURVEY IS ACCURATE AND CORRECT AND THAT THE SECTION 276 SURVEY WAS MADE ON THE BASIS OF THE ORIGINAL SURVEY RECORDS. THE SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS, AND INTERESTS OF RECORD. THE SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS, AND INTERESTS OF RECORD. THE SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS, AND INTERESTS OF RECORD.



- NOTES:**
1. SUBJECT IS SHOWN ONLY AS PLAT AND ORIGINAL SEAL AND DRAWING OF SURVEY.
 2. BOUNDARY BEING FROM THE N 1/4 SECTION 276 AT THE NORTHWEST CORNER OF SUBJECT TRACT AND THE N 1/4 SECTION 276 AT THE SOUTH EAST CORNER OF SUBJECT TRACT.
 3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE DATA, GRID COORDINATES.
 4. BOUNDARY BEING FROM THE BOUNDARY OF EDGEMO WELLS, L.L.C. COMMENCEMENT OF N 1/4 SECTION 276, H.C.D.R. VOLUME 24, PAGE 168.
 5. EASEMENTS AS SHOWN IN THE PLAT ARE AS FOLLOWS:
 - a. EASEMENT AS FOLLOWS IN THE PLAT BEING IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 24, PAGE 168, DEED RECORDS HIDALGO COUNTY, TEXAS IMPACT SUBJECT TRACT, BOUNDARY BEING IN PLAT, NOT PLOTTABLE.
 - b. EASEMENT AS FOLLOWS IN THE PLAT BEING IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 24, PAGE 168, DEED RECORDS HIDALGO COUNTY, TEXAS IMPACT SUBJECT TRACT, BOUNDARY BEING IN PLAT, NOT PLOTTABLE.
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JOB NO: 23342.08
 DRAWING DATE: 3/2/2023
 DRAWN BY: J.C.
 THE MAP: 23342.08
 T-1192, P.O. 4

REVISION: _____ DATE: _____ BY: _____

M AULDEN & HUNT, INC.
 CONSULTANTS & ENGINEERS - SURVEYORS
 118 W. SHREVEPORT - EDINBURG, TX 78841
 P.O. BOX 364 - EDINBURG, TX 78841
 TEL: 409-361-1001 FAX: 409-361-1000
 WWW.AULDENANDHUNT.COM

March 2, 2023

**METES AND BOUNDS DESCRIPTION
14.585 ACRES BEING
OUT OF LOT 6, SECTION 276,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS**

A tract of land containing 14.585 acres situated in the City of Edinburg, County of Hidalgo, Texas, being out of Lot 6, Section 276, Texas-Mexican Railway Company's Survey, according to the plat thereof recorded in Volume 24, Pages 168-171, Hidalgo County Deed Records, said 14.585 acres out of a certain tract conveyed to Burns Motors by virtue of a Warranty Deed recorded under Document Number 562938, Hidalgo County Official Records, said 14.585 acres also being more particularly described as follows:


COMMENCING at the Northeast corner of said Lot 6, Section 276, and within the existing right-of-way of McColl Road;

THENCE, N 81° 05' 03" W, along the North line of said Lot 6, Section 276, a distance of 260.50 feet to a No. 4 rebar set at the Northwest corner of a certain tract conveyed to AEP Texas Central Company by virtue of a General Warranty Deed recorded under Document Number 1933551, Hidalgo County Official Records from which a No. 4 rebar found bears S 84° 13' 19" W, a distance of 1.16 feet, for the POINT OF BEGINNING, and the Northeast corner of this herein described tract;

1. THENCE, S 08° 51' 02" W along the West line of said certain tract conveyed to AEP Texas Central Company, at a distance of 277.92 feet pass the Southwest corner of said certain tract conveyed to AEP Texas Central Company and the Northwest corner of Lot 1, McColl North Subdivision according to the plat thereof recorded in Volume 27, Page 87, Hidalgo County Map Records, continuing a total distance of 1,169.58 feet to a No. 4 rebar set at the Southwest corner of said Lot 1, McColl North Subdivision on the existing North right-of-way line of State Highway 107 from which a No. 5 rebar found bears S 39° 21' 35" E, a distance of 0.77 feet, for the Southeast corner of this tract;
2. THENCE, N 81° 04' 25" W along the existing North right-of-way line of State Highway 107, a distance of 542.98 feet to a No. 4 rebar set on the existing North right-of-way line of State Highway 107 and the Southeast corner of a certain tract conveyed to EMP Holdings, LLC by virtue of a Special Warranty Deed With Vendor's Lien recorded under Document Number 2825784, Hidalgo County Official Records, for the Southwest corner of this tract;

3. THENCE, N 08° 51' 02" E along the East line of said certain tract conveyed to EMP Holdings, LLC at a distance of 303.63 feet pass the Northeast corner of said certain tract conveyed to EMP Holdings, LLC and the Southeast corner of a certain tract conveyed to Hacienda Ford Properties, L.L.C. by virtue of a Special Warranty Deed with Vendor's Lien recorded under Document Number 2674340, Hidalgo County Official Records, continuing a total distance of 1,169.39 feet, to a No. 4 rebar set on the Northeast corner of said certain tract conveyed to Hacienda Ford Properties, L.L.C. from which a No. 4 rebar found bears S 87° 11' 38" W, a distance of 1.23 feet, for the Northwest corner of this tract;
4. THENCE, S 81° 05' 38" E along the North line of said Lot 6, Section 276, a distance of 542.98 feet to the POINT OF BEGINNING and containing 14.585 acres of land, more or less.

I, RUBEN JAMES DE JESUS, 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 02/07/2023 UNDER MY DIRECTION AND SUPERVISION.

 _____ 3.2.2023
RUBEN JAMES DE JESUS, R.P.L.S. #6813 DATE:

