

SCALE: 1" = 60.0'

**METES AND BOUNDS DESCRIPTION
5.00 ACRES OF LAND OUT OF LOT 4
VAL VERDE SUBDIVISION
HIDALGO COUNTY, TEXAS**



Job No. 231002
5.00 acres of land
Sheet No.: 1 of 2

A tract of land containing 5.00 acres of land, more or less, situated in Hidalgo County, Texas, being part or portion of **Lot 4, VAL VERDE SUBDIVISION**, Hidalgo County, Texas, map reference: Volume 2, Page 26, Map Records, Hidalgo County, Texas, said 5.00 acres of land being that tract of land deeded to VAL VERDE GRAIN HOLDINGS, recorded in Document Number 859091, Deed Records, Hidalgo County, Texas, said 5.00 acres of land also being more particularly described as follows;

BEGINNING, at the southwest corner of said Lot 4, within Val Verde Road (F.M. 1423) and the north line of Union Pacific Railroad right-of-way, for the Southwest corner of this tract;

THENCE N 08° 42' 22" E, along the west of said Lot 4, within said Val Verde Road (F.M. 1423) a distance of 290.65 feet, to the southwest corner of a tract of land deeded to Palm Shadows MHP LLC, recorded in Document Number 3440780, Deed Records, Hidalgo County, Texas, for the Northwest corner hereof;

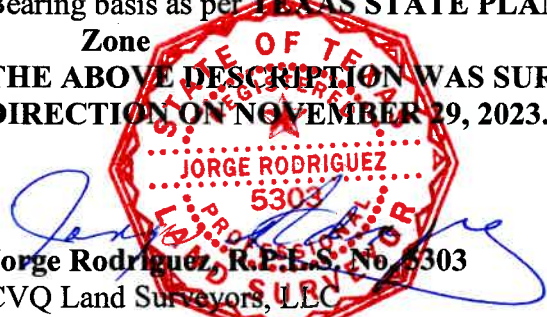
THENCE S 81° 17' 38" E, along the common line of said Val Verde tract and Palm Shadows tract, at a distance of 40.00 feet, pass a ½" iron rod with a plastic cap stamped "CVQ LS" found, on the east right-of-way line of said Val Verde Road (F.M. 1423), continuing a total distance of 710.50 feet, to a ½" iron rod with a plastic cap stamped "CVQ LS" found, at the at the northwest corner of a tract of land deeded to Richard L Buhrt, recorded in Volume 2854 Page 687, Deed Records, Hidalgo County, Texas, for the Northeast corner hereof;

THENCE S 8° 42' 22" W, along the common line of said Val Verde tract and said Buhrt tract, a distance of 322.50 feet, to a ½" iron rod with a plastic cap stamped "CVQ LS" set, on the north line of said Union Pacific Railroad right-of-way, for the Southeast corner hereof;

THENCE N 78° 43' 37" W, along the north line of said Union Pacific Railroad right-of-way, at a distance of 671.17 feet, pass a ½" iron rod with a plastic cap stamped "CVQ LS" found, at the east right-of-way line of said Val Verde Road (F.M. 1423), continuing a total distance of 711.21 feet, to the **POINT OF BEGINNING**, containing 5.00 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 NOVEMBER 29, 2023.


Jorge Rodriguez, R.P.E.L.S. No. 5303
CVQ Land Surveyors, LLC
T.B.P.E.L.S. Firm No. 10119600