

STATE OF TEXAS
COUNTY OF DUVAL

FIELD NOTE DESCRIPTION
74.32 ACRE TRACT OF LAND
DUVAL COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 74.32 acre tract of land, more or less, out of a called 90.78 acre tract known as Tract #2 as recorded in Volume 294, Page 114, Official Records, Duval County, Texas. Being out of a called 330.94 acre tract of land known as Share 3 awarded to Santiago Cantu (deceased) and Tomasita Cantu in Partition in Cause No. 3345 styled Victor Cantu vs. Evaristo Valerio, et al recorded in District Clerks Office of Duval County, Texas and said 90.78 acres being described as Tract II set aside to Rebecca C. Davila in Partition Deed recorded in Volume 262, Page 67, Deed Records, Duval County, Texas. Also being out of *G.H. & H. R.R. Survey No. 63 Abstract 248, F. CANTU Survey No. 28 Abstract 1359 and J.F. MOUNT Survey No. 308 Abstract 1022*. Situated approx. 8.9 miles West of San Diego, Duval County, Texas. Said 74.32 acre tract of land is more particularly described by metes and bounds as follows, to-wit:

POINT OF BEGINNING being a 1/2 inch iron rod found, for North corner of a called 66.00 acre tract known as Tract #1 as recorded in Volume 689, Page 473, Official Records, Duval County, Texas, for the Southeast line of a called 31.00 acre tract now or formally known as Cara C. Carrillo, Donald Cantu & Tomas O. Cantu tract, for an upper West corner of said 90.78 acre tract (V. 294, P. 114, O.R.D.C.T.), for the upper West corner of this tract;

THENCE N 58° 26' 30" E, (Deed Call N 58° 42' 40" E 1,098.05' ~ V. 294, P. 114, O.R.D.C.T.), with the Southeast line of said 31.00 acre tract, for the Northwest line of said 90.78 acre tract, a distance of 444.70 feet to a 5/8 inch iron rod with orange cap stamped "SOLUM SURVEYING" set, for the South line of an existing road, as fenced, for an upper West corner of a 4.04 acre tract within said existing road, this day surveyed, for the most North corner of this tract, from whence a fence corner post found, taken for the North corner of said 90.78 acre tract same being the Southwest line of a called 34.26 acre tract designated as Tract #8 of a Partition of a called 274.63 acre tract as recorded in Volume 294, page 266, Deed Records, Duval County, Texas, for the East corner of said 31.00 acre tract, for the North corner of said 90.78 acre tract, bears N 58° 26' 30" E a distance of 649.84 feet;

THENCE S 81° 00' 51" E, with the South line of said existing road and said 4.04 acre tract, crossing said 90.78 acre tract, a distance of 973.74 feet to a 5/8 inch iron rod with orange cap stamped "SOLUM SURVEYING" set by fence corner post, for an inner corner of said 4.04 acre tract, for the upper Northeast corner of this tract;

THENCE S 39° 16' 23" E, continuing with the Southwest line of said existing road and said 4.04 acre tract, as fenced, crossing said 90.78 acre tract, a distance of 718.13 feet to a fence corner post found, for a deflection corner of said 4.04 acre tract, for a deflection corner of this tract;

THENCE S 39° 04' 11" E, continuing with the Southwest line of said existing road and said 4.04 acre tract, as fenced, continue crossing said 90.78 acre tract, a distance of 1,686.11 feet to a 5/8 inch iron rod with orange cap stamped "SOLUM SURVEYING" set by corner post, for an inner corner of said 4.04 acre tract, for the East corner of this tract;

THENCE S 53° 09' 03" W, with a lower Northwest line of said existing road, as fenced, crossing said 90.78 acre tract, a distance of 1,081.11 feet to a 5/8 inch iron rod with orange cap stamped "SOLUM SURVEYING" set, under fence, for the Northeast line of a called 163.4 acre tract as recorded in Volume 416, Pages 674-677, Official Record, Duval County, Texas, for the Southwest line of said 90.78 acre tract, for the lower West corner of said 4.04 acre tract, for the lower South corner of this tract, from whence a 5/8 inch iron rod found at 62.2 feet, for reference, continuing to a second 5/8 inch iron rod found, for the South corner of said 90.78 acre tract bears S 42° 32' 39" E a distance of 507.93 feet;

THENCE N 42° 04' 28" W, (Adjoiner/Deed Call N 40° 00' W 2,771.95' ~ V. 416, P. 674, O.R.D.C.T.), along fence

for the Northeast line of said 163.4 acre tract (V. 416, P. 674, O.R.D.C.T.), for the Southwest line of said 90.78 acre tract, a distance of 972.75 feet to a 5/8 inch iron rod found by fence corner post, for the recognized North corner of said 163.4 acre tract, for an inner corner of said 90.78 acre tract, for an inner corner of this tract;

THENCE S 58° 32' 08" W, (Adjoiner/Deed Call S 58° 50' 50" W 1,292.93' ~ V. 416, P. 674, O.R.D.C.T.), along fence for the Northwest line of said 163.4 acre tract (V. 416, P. 674, O.R.D.C.T.), for a middle Southeast line of said 90.78 acre tract, a distance of 331.71 feet to a 5/8 inch iron rod found by fence corner post, for the lower East corner of a called 66.00 acre tract designated as Tract #1 as recorded in Volume 669, page 473, Official Records, Duval County, Texas, for the upper South corner of said 90.78 acre tract, for a middle South corner of this tract;

THENCE N 09° 31' 34" W, (Adjoiner/Deed Call S 09° 09' 35" E 946.06' ~ V. 689, P. 473, O.R.D.C.T.), along fence for the lower East line of said 66.00 acre tract, for a middle East line of said 90.78 acre tract, a distance of 947.08 feet to a 5/8 inch iron rod found by fence corner post, for a middle East corner of said 66.00 acre tract, for an inner corner of said 90.78 acre tract, for an inner corner of this tract;

THENCE N 43° 30' 08" W, (Adjoiner/Deed Call S 42° 53' 41" E 1,311.00' ~ V. 689, P. 473, O.R.D.C.T.), along fence for the upper East line of said 66.00 acre tract (V. 689, P. 473, O.R.D.C.T.), for the upper Southwest line of said 90.78 acre tract, a distance of 1,309.41 feet to the **PLACE OF BEGINNING** and containing 74.32 acres of land, more or less.

- Notes:
1. This plat may not show all crossings of pipelines or cables, Solum Surveying, Inc. assumes no responsibility locate pipeline or cable crossings.
 2. Basis of Bearing: All bearings were based on GPS observations, NAD-27 South Zone 4205 (EPOCH 2011).
 3. This Metes and Bounds Description accompany the survey sketch prepared by and dated by same.
 4. Survey Date: August 31, 2023.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the Metes and Bounds Description was prepared from an actual survey of the property made under my supervision on the ground, and that the corner monuments described were either found or placed under my supervision. This the 18th day of September, 2023.

Jose R. Lopez



Jose R. Lopez, RPLS No. 6054
Solum Surveying, Inc.

STATE OF TEXAS
COUNTY OF DUVAL

FIELD NOTE DESCRIPTION
ROAD EASEMENT
4.04 ACRE TRACT
DUVAL COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 4.04 acre tract, more or less, out of a called 90.78 acre tract known as Tract #2 as recorded in Volume 294, Page 114, Official Records, Duval County, Texas. Being out of a called 330.94 acre tract of land known as Share 3 awarded to Santiago Cantu (deceased) and Tomasita Cantu in Partition in Cause No. 3345 styled Victor Cantu vs. Evaristo Valerio, et al recorded in District Clerks Office of Duval County, Texas and said 90.78 acres being described as Tract II set aside to Rebecca C. Davila in Partition Deed recorded in Volume 262, Page 67, Deed Records, Duval County, Texas. Also being out of *G.H. & H. R.R. Survey No. 63 Abstract 248, F. CANTU Survey No. 28 Abstract 1359 and J.F. MOUNT Survey No. 308 Abstract 1022*. Situated approx. 8.9 miles West of San Diego, Duval County, Texas. Said 4.04 acre tract of land is more particularly described by metes and bounds as follows, to-wit:

POINT OF BEGINNING being a 5/8 inch with orange cap stamped "SOLUM SURVEYING" set, for the intersection of the Southeast line of a called 31.00 acre tract and the Northwest line of said 90.78 acre tract, for the most North corner of a 74.32 acre tract, this day surveyed, for the upper West corner of this tract, from whence a 1/2 inch iron rod found, for North corner of a called 66.00 acre tract known as Tract #1 as recorded in Volume 689, Page 473, Official Records, Duval County, Texas, upper West corner said called 90.78 acre tract same being the upper West of said 74.32 acre tract bears S 58° 26' 30" W, a distance of 444.70 feet;

THENCE N 58° 26' 30" E, (Deed Call N 58° 42' 40" E 1,098.05' ~ V. 294, P. 114, O.R.D.C.T.), with the recognized Southeast line of said 31.00 acre tract, for the Northwest line of said 90.78 acre tract, a distance of 56.77 feet to a Point, for the upper North corner of this tract;

THENCE S 81° 00' 51" E, crossing said 90.78 acre tract, a distance of 946.17 feet to a Point, under fence, for the Southwest line of a called 34.26 acre tract known as Tract #8 as recorded in Volume 294, Pages 266-284, Deed Records, Duval County, Texas, for the Northeast line of said 90.78 acre tract, for Northeast corner of this tract;

THENCE S 39° 35' 42" E, with the Southwest line of said 34.26 acre tract same being the Northeast line of said 90.78 acre tract, as fenced, a distance of 729.40 feet to a 5/8 inch iron found at fence corner, for the South corner of said 34.26 acre tract, for the Southwest corner of a called 65.98 acre tract known as Tract #3, as recorded in Volume 254, Page 111, Official Records, Duval County, Texas, for a deflection corner of said 90.78 acre tract, for a deflection corner of this tract;

THENCE S 38° 58' 50" E, continuing with the Southwest line of said 65.98 acre tract (V. 254, Pgs. 111, O.R.D.C.T.), for the Northeast line of said 90.78 acre tract, a distance of 1,730.58 feet to a fence corner post found, for the lower East corner of this tract, from whence a 5/8 inch iron rod found for the South corner of said 65.98 acre tract same being the East corner of said 90.78 acre tract bears S 39° 00' 08" E a distance of 195.21 feet;

THENCE S 53° 25' 02" W, with the Southeast line of said existing road, as fenced, crossing said 90.78 acre tract, a distance of 1,118.77 feet to a fence corner post found, for the Northeast line of a called 163.4 acre tract as recorded in Volume 416, Pages 674-677, Official Records, Duval County, Texas, for the Southwest line of said 90.78 acre tract, for the South corner of this tract, from whence a 5/8 inch iron rod found at 26.2 feet, for reference, continuing to a second 5/8 inch iron rod found for the South corner of said 90.78 acre tract bears S 42° 32' 39" E a distance of 471.92 feet;

THENCE N 42° 04' 28" W, (Adjoiner/Deed Call N 40° 00' W 2,771.95' ~ V. 416, P. 674, O.R.D.C.T.), with the Northeast line of said 163.4 acre tract (V. 416, P. 674, O.R.D.C.T.), for the Southwest line of said 90.78 acre tract, a distance of 36.01 feet to a 5/8 inch iron rod with orange cap stamped "SOLUM SURVEYING" set by fence corner post,

for the South corner of said 74.32 acre tract, for the lower West corner of this tract;

THENCE N 53° 09' 03" E, with the Southeast line of said 74.32 acre, as fenced, a distance of 1,081.11 feet to a 5/8 inch iron rod with orange cap stamped "SOLUM SURVEYING" set by corner post, for the lower East corner of said 74.32 acre tract, for an inner corner of this tract;

THENCE N 39° 04' 11" W, with the lower Northeast line of said 74.32 acre tract, crossing said 90.78 acre tract, as fenced, a distance of 1,686.11 feet to a fence corner post found, for a deflection corner of said 74.32 acre tract, for a deflection corner of this tract;

THENCE N 39° 16' 23" W, continuing with the upper Northeast line of said 74.32 acre tract, as fenced, a distance of 718.13 feet to a 5/8 inch iron rod with orange cap stamped "SOLUM SURVEYING" set by fence corner post, for the Northeast corner of said 74.32 acre tract, for an inner corner of this tract;

THENCE N 81° 00' 51" W, with the North line of said 74.32 acre tract, crossing said 90.78 acre tract, as fenced, a distance of 973.74 feet to the **PLACE OF BEGINNING** and containing 4.04 acres of land, more or less.

- Notes:
1. This plat may not show all crossings of pipelines or cables, Solum Surveying, Inc. assumes no responsibility locate pipeline or cable crossings.
 2. Basis of Bearing: All bearings were based on GPS observations, NAD-27 South Zone 4205 (EPOCH 2011).
 3. This Metes and Bounds Description accompany the survey sketch prepared by and dated by same.
 4. Survey Date: August 31, 2023.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the Metes and Bounds Description was prepared from an actual survey of the property made under my supervision on the ground, and that the corner monuments described were either found or placed under my supervision. This the 18th day of September, 2023.

Jose R. Lopez



Jose R. Lopez, RPLS No. 6054
Solum Surveying, Inc.