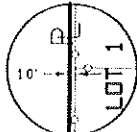


E. U.S. HIGHWAY 281 (MILITARY HWY.)

(R.O.W. VARIES - 82.4' B-B)
(VOL. 386, PG. 469, H.C.D.R.)

P.O.B.
N.E. COR.
LOT 1

SCALE: 1" = 200.0'



DETAIL 'A'
N.T.S.

EL GRAN CHAPARRAL AUTO TRANSPORTES, LLC,
a Texas limited liability company
(DOCUMENT No. 2014-055290, H.C.D.R.)

1320.00'
N 08°29'08" E

LOT 1

400' GAS LINE EASEMENT
TEXAS EASTERN GAS CO.
PH 800-231-7794
(VOL. 877, PG. 15, H.C.D.R.)

22.10 ACRES
APPROXIMATE
LOCATION
OF GAS LINE
AS PER MARKERS
ON THE GROUND

APPROXIMATE
LOCATION
OF GAS LINE
AS PER MARKERS
ON THE GROUND

500' GAS LINE EASEMENT
TENNESSEE GAS PIPELINE CO.
PH 1 (713) 420-2600
(VOL. 877, PG. 15, H.C.D.R.)
(DOCUMENT No. 743270, H.C.D.R.)

1320.00'
S 08°29'08" W

JACKSON ROAD

(40.0' R.O.W. - 18.9' E-E)
(VOL. 21, PGS. 597-598, H.C.D.R.)

N 81°30'52" W 729.15'

LOT 2, BLOCK 14
A.J. McCOLL SUBDIVISION
(VOL. 21, PGS. 597-598, H.C.D.R.)

LEGEND

- P = PROPERTY LINE
- L = LOT LINE
- NF = NOT FOUND
- U.T.S. = UNABLE TO SCALE
- IRF = IRON ROD FOUND
- IRF2 = FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "JA GZA"
- SM = SIGN MARKER
- SG = SIGN
- FO = FIBER OPTIC SIGN
- PO = POWER POLE
- GW = GUY WIRE
- TS = TRAFFIC SIGNAL LIGHT POLE
- WV = WATER VALVE
- ST = STEEL FENCE
- CH = OVERHEAD POWER LINE
- GL = GAS LINE
- R.O.W. = RIGHT OF WAY
- B-B = BACK OF CURB TO BACK OF CURB DISTANCE
- EOP = EDGE OF PAVEMENT
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- P.O.B. = POINT OF BEGINNING

FLOOD DESIGNATION

The flood designation for this property is "Zone B" which are "Areas between limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths of less than one foot; or where the contributing drainage areas less than one square mile; or areas protected by levees from the base flood". As per F.E.M.A.'s Flood Insurance Rate Map Panel No.:

480334 0500 B.

Map Revised: January 2, 1981

Flood Zone is determined by graphic plotting only. We do not assume responsibility for exact determination.

NOTES

1. Subject to the subdivision regulations of the County of Hidalgo and/or ordinances or governmental regulations of the city in which the property may be located or holding extrajurisdictional jurisdiction of said property.
2. This survey was performed without the benefit of a title commitment, and may be subject to easements recorded or unrecorded.
3. Easement, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.
4. If this survey does not bear an original seal and signature, it is INVALID as per Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.
5. This certification is made to the herein named client, it is not transferable nor, certified to any owner or future owner or future lending institutions: certification herein will expire 6 months from this date as noted on this plot and may not be utilized for any specific future transaction of this herein named real estate.

LEGAL DESCRIPTION

This plot is a true and correct representation of a survey made on the ground of the property located at: N.E. CORNER JACKSON ROAD AND MILITARY HIGHWAY, Hidalgo County, Texas, described as follows: 22.10 ACRES, OUT OF THE EAST 1/2 OF LOT 1, BLOCK 14, A.J. McCOLL SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 21, Pages 597-598, Deed Records, Hidalgo County, Texas.

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www.cvo-land.com
TSPS No. 12119200

SURVEYOR'S CERTIFICATION

I, Carlos Vasquez, Registered Professional Surveyor, do hereby certify the above to be a true and correct representation of the land as surveyed on July 8, 2025, on the basis of my best judgment.

CARLOS VASQUEZ
R.P.L.S. No. 4608
STATE OF TEXAS

FOR: TENKIN HOLDINGS

SURVEYED DATE: 07/08/2025
JOB No.: 250701
DRAWN BY: GTG
CHECKED BY: C.V.
REVISIONS: 7/28/2025

**METES AND BOUNDS DESCRIPTION
21.10 ACRES OUT OF
LOT 1, BLOCK 14,
A. J. McCOLL SUBDIVISION
HIDALGO COUNTY, TEXAS**



Revised 7/28/2025
Job No. 250701
21.10 acres of land
Sheet No.: 1 of 2

A tract of land containing 21.10 acres of land, situated in Hidalgo County, Texas, being the east ½ of **Lot 1, BLOCK 14, A. J. McCOLL SUBDIVISION**, Hidalgo County, Texas, map reference: Volume 21, Pages 597-598, Deed Records, Hidalgo County, Texas, said 21.10 acres of land being a part or portion of a tract of land deeded to Temkin Holdings, L.L.C., a Texas Limited Liability Company, recorded in Document No. 2991630, Deed Records, Hidalgo County, Texas, said 21.10 acres of land also being more particularly described as follows;

BEGINNING, on the northeast corner of said Lot 1 and within the right-of-way of US Hwy. 281 (Military Road) as recorded in Volume 386, Page 469, Deed Records, Hidalgo County, Texas also being the intersection of said U.S. Highway 281 (Military Highway) and Jackson Road, for the northeast corner of this tract;

THENCE S 08° 29' 08" W, along the east line of said Lot 1, and within the right-of-way of said Jackson Road, a distance of 1320.00 feet, to a nail found on the southeast corner of said Lot 1, for the southeast corner of this tract;

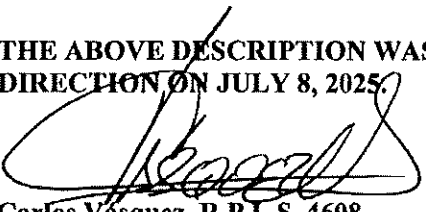
THENCE N 81° 30' 52" W, along the south line of said Lot 1, at a distance of 20.00 feet pass a ½ iron rod found on the west right-of-way of Jackson Road, and continuing a total distance of 729.15 feet, to ½" iron rod with a plastic cap stamped "CVQ LS" set on the common south corner of a tract land deeded to El Gran Chaparral Auto Transportes, LLC. a Texas Limited Liability Company, recorded in Document No. 2014-2555293, Deed Records, Hidalgo County, Texas and said Tenkin Holdings tract, for the southwest corner of this tract;

THENCE N 08° 29' 08" E, along the common line of said El Chaparral tract and said Tenkin Holdings tract, at a distance of 1272.70 feet pass the south right-of-way of said U.S. Highway 281, and continuing a total distance of 1320.00 feet, to the common northeast corner of said El Chaparral tract and said Tenkin Holdings tract and the north line of said Lot 1, for the northwest corner of this tract;

THENCE S 81° 30' 52" E, continuing along the north line of said Lot 1, a distance of 729.15 feet, to the **POINT OF BEGINNING**, containing 21.10 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 JULY 8, 2025.


Carlos Vasquez, R.P.L.S. 4608
CVQ LAND SURVEYORS, L.L.C.
T.B.P.E.L.S. Firm No. 10119600

