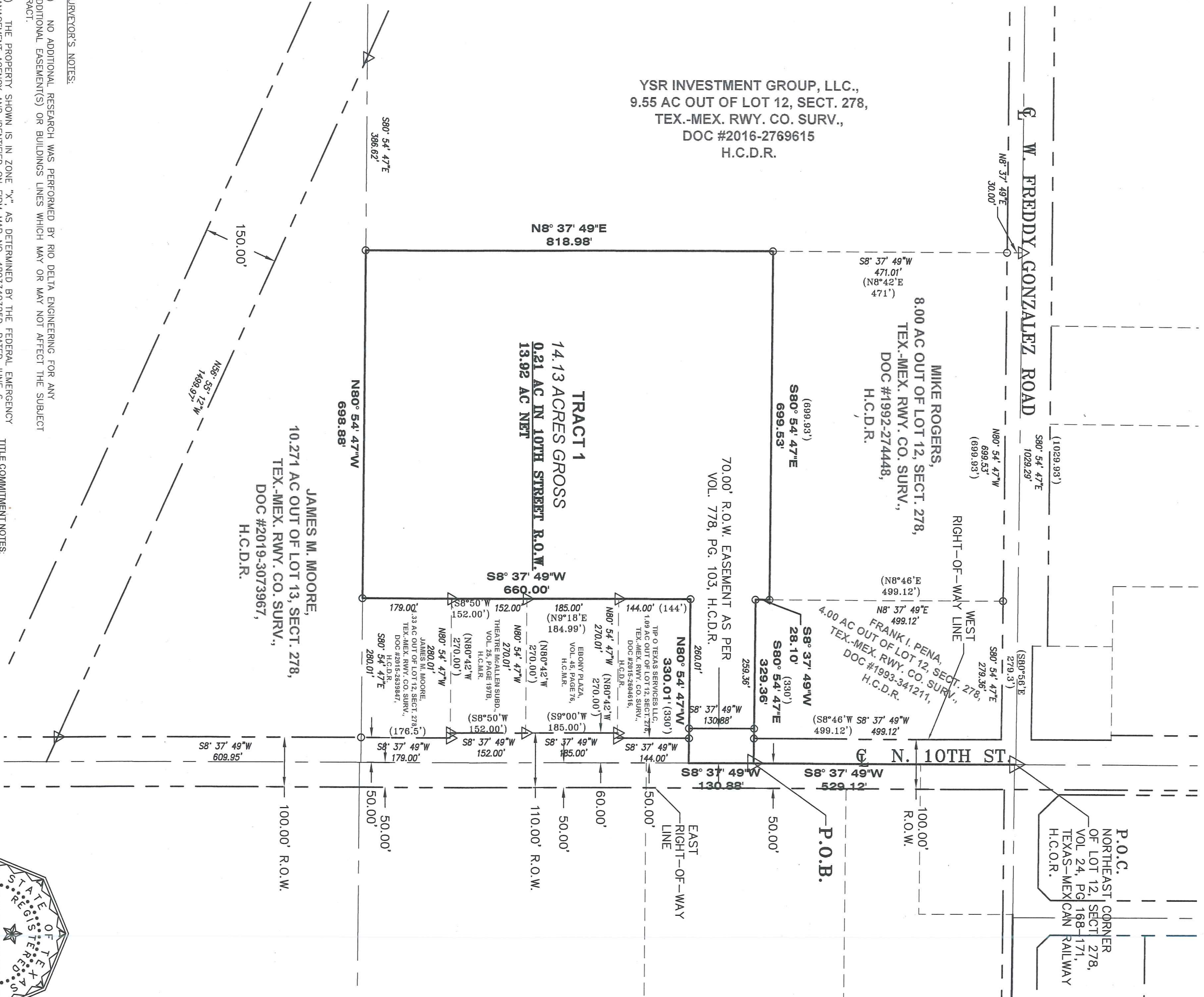


EXHIBIT B
TRACT 1 - 14.13 ACRES,
OUT OF LOT 12, SECTION 278,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
HIDALGO COUNTY, TEXAS
VOLUME 24, PAGE 168-171,
MAP RECORDS OF HIDALGO COUNTY, TEXAS
TO ACCOMPANY FIELD NOTES

SCALE 1" = 200'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEM NETWORK

LEGEND	
○	CAPPED 1/2" IRON ROD SET
⊗	FENCE CORNER
●	1/2" IRON ROD FOUND
△	CALCULATED POINT
XXXX	MEASURED
(XXXX)	RECORD CALL



SURVEYOR'S NOTES:

- 1) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.
- 2) THE PROPERTY SHOWN IS IN ZONE "X", AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 4803340325D, DATED JUNE 6, 2000.

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING JANUARY 2021, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS".

TITLE COMMITMENT NOTES:

PROPERTY SUBJECT TO:

1. RIGHT OF WAY EASEMENT DATED JULY 21, 1953, RECORDED IN VOLUME 778, PAGE 103, DEED RECORDS, HIDALGO COUNTY, TEXAS.
2. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.
3. RIGHTS OF WAY, EASEMENTS, TERMS AND CONDITIONS AS MORE FULLY DESCRIBED AND AS REFLECTED BY COMMITMENT FOR TITLE INSURANCE WITH GF No. 931454, ISSUED OCTOBER 26, 2020.



RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE, EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

DATE: JANUARY 2021
PROJECT: SUB 20.057
PAGE: 1 OF 1

IVAN GARCIA
REG. PROFESSIONAL LAND
SURVEYOR NO. 6496

DATE

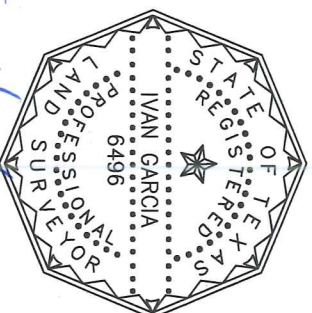


EXHIBIT A
BOUNDARY SURVEY
TRACT 1 – 14.13 ACRES
OUT OF LOT 12, SECTION 278,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
VOLUME 24, PAGES 168-171,
MAP RECORDS OF HIDALGO COUNTY, TEXAS
FIELD NOTES

BEING A 14.13 ACRES TRACT OF LAND OUT OF AND FORMING A PART OF PORTION OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 24, PAGES 168 THROUGH 171, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 14.13 ACRE TRACT BEING THE SAME LAND DESCRIBED IN A WARRANTY DEED FROM W.J. EDWARDS AND WIFE, DERA V. EDWARDS TO M. W. FRUIT COMPANY, INC., RECORDED IN DOCUMENT #18850, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 14.13 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT AT THE NORTHEAST CORNER OF SAID LOT 12, SAME POINT BEING THE INTERSECTION OF N. 10TH STREET (STATE HIGHWAY 336) AND W. FREDDY GONZALEZ ROAD;

THENCE S 8°37'49" W, ALONG THE EAST LINE OF THE SAID LOT 12, SAME BEING ALONG THE CENTERLINE OF N. 10TH STREET (STATE HIGHWAY 336), TO THE SOUTHEAST CORNER OF A CALLED 4.00 ACRES TRACT DESCRIBED IN A WARRANTY DEED FROM FOUR-J TRUST TO FRANK I. PENA, PC DEFINED BENEFIT PENSION PLAN, RECORDED IN DOCUMENT # 341211, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 529.12 FEET TO A CALCULATED POINT, FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**;

THENCE S 8°37'49" W ALONG THE EAST LINE OF THE SAID LOT 12, SAME BEING ALONG THE CENTERLINE OF N. 10TH STREET (STATE HIGHWAY 336), TO THE NORTHEAST CORNER OF A CALLED 1.09 ACRE TRACT RECORDED IN DOCUMENT # 2604616, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 130.58 FEET TO A CALCULATED POINT, FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 80°54'47" W ALONG THE NORTH BOUNDARY LINE OF THE SAID 1.09 ACRES TRACT, TO THE NORTHWEST CORNER OF THE SAID 1.09 ACRES TRACT, PASSING AT 70.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. 10TH STREET (STATE HIGHWAY 336), AN ADDITIONAL 20.00 FOOT RIGHT-OF-WAY, AS PER DOCUMENT VOLUME 778, PAGE 103, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 330.01 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°37'49" W PARALLEL TO THE EAST LINE OF THE SAID LOT 12, SAME BEING ALONG THE WEST LINE OF THE EAST 10 ACRES OF THE SAID LOT 12, TO A POINT ON THE SOUTH LINE OF THE SAID LOT 12, A DISTANCE OF 660.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 80°54'47" W ALONG THE SOUTH LINE OF SAID LOT 12, TO THE SOUTHEAST CORNER OF A CALLED 9.55 ACRE TRACT RECORDED IN DOCUMENT #2769615, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 698.88 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8°37'49" E ALONG THE EAST BOUNDARY LINE OF THE SAID 9.55 ACRE TRACT, TO THE SOUTHEAST CORNER OF A CALLED 8.00 ACRE TRACT RECORDED IN DOCUMENT #274448, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 818.98 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 80°54'47" E ALONG THE SOUTH BOUNDARY LINE OF THE SAID 8.00 ACRE TRACT, TO A POINT ON THE WEST BOUNDARY LINE OF THE SAID 4.00 ACRES TRACT, A DISTANCE OF 699.53 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°37'49" W ALONG THE WEST BOUNDARY LINE OF THE SAID 4.00 ACRES TRACT, TO THE SOUTHWEST CORNER OF THE SAID 4.00 ACRES TRACT, A DISTANCE OF 28.10 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 80°54'47" E ALONG THE SOUTH BOUNDARY LINE OF SAID 4.00 ACRE TRACT, PASSING AT 259.36 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. 10TH STREET (STATE

I, IVAN GARCIA, CERTIFY THAT THE ABOVE FIELD NOTES AND PLAT REPRESENT AN ACTUAL SURVEY ON THE GROUND MADE UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN, AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

1/29/21

