

DESCRIPTION FOR 0.0460 ACRE OF LAND
SITUATED IN THE DOLORES GARCIA SURVEY, PORCION NO. 17
ABSTRACT NO. 52, WEBB COUNTY, TEXAS

BEING a 0.0460 acre tract of land situated in the Dolores Garcia Survey, Porcion No. 17, Abstract No. 52, Webb County, Texas and being out of a called 11.2897 acre tract of land described as Tract II in an instrument to Gar-Ram Investments, LTD., recorded in Document No. 916105, Official Public Records of Webb County, Texas (O.P.R.B.C.T.); said 0.0460 acre tract of land being described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found on the Southeast right-of-way line of Import Road (60-foot right-of-way as shown in INTERNATIONAL TRADE CENTER PHASE 2, a subdivision plat recorded in Volume 11, Page 86, Map Records of Webb County, Texas (M.R.W.C.T.)) being the most Westerly corner of Lot 22, Block 5 of said INTERNATIONAL TRADE CENTER PHASE 2;

THENCE, South $39^{\circ} 08' 58''$ East, along and with the Southeast right-of-way line of said Import Road, a distance of 17.78 feet to a calculated point at the intersection of Atlanta Drive (80-foot right-of-way as shown in said INTERNATIONAL TRADE CENTER PHASE 2) and said Import Road, being the Southwest corner of said Lot 22 and a North corner of said 11.2897 acre tract, marking the Northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, North $75^{\circ} 11' 58''$ East, departing from the said intersection, along and with the South line of said Lot 22, and the North line of said 11.2897 acre tract, a distance of 331.92 feet to a 1/2-inch iron rod found for the Northwest corner of Lot 1, Block 1 of UTILITY TRAILER PLAT, a subdivision plat recorded in Volume 38, Page 40, M.R.W.C.T., marking the Northeast corner of said 11.2897 acre tract and of the herein described tract, from which a 1/2-inch iron with yellow cap found for a Northerly corner of said Lot 1 bears North $75^{\circ} 11' 58''$ East, a distance of 141.23 feet;

THENCE, South $22^{\circ} 34' 03''$ East, along and with the West line of said Lot 1 and the East line of said 11.2897 acre tract, a distance of 6.06 feet to a calculated point, marking the Southeast corner of the herein described tract, from which a 1/2-inch iron rod found for the Southeast corner of said 11.2897 acre tract bears South $22^{\circ} 34' 03''$ East, a distance of 501.17 feet;

THENCE, South $75^{\circ} 11' 58''$ West, over and across said 11.2897 acre tract, a distance of 336.36 feet to a calculated point lying on the Easterly right-of-way end of said Atlanta Drive, marking the Southwest corner of the herein described tract;

THENCE, North $16^{\circ} 18' 18''$ East, along and with the Easterly right-of-way end of said Atlanta Drive and a upper West line of said 11.2897 acre tract, a distance of 7.01 feet to the **POINT OF BEGINNING** and containing 0.0460 acre of land.

Notes:

- 1) Bearing orientation is based upon the Texas Coordinate System, South Zone 4205, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00. Measurements are in U.S. Survey Feet.
- 2) A sketch of even date was prepared in conjunction with this description.

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**PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT**