

RGC RANCHETTES

BEING A PARTITION OF 293.21 ACRES OUT OF THE WEST HALF OF PORCION 83,
ANCIENT JURISDICTION OF CAMARGO, MEXICO, NOW STARR COUNTY, TEXAS

P.O.B.

S.E. CRN OF 199.798 ACRES
BAZAN TRACT
RECORD IN VOL.845, PG.612
S.C.D.R.
1/2" IRON ROD FOUND
N: 16688257.0057
E: 901368.7763

TARCT NO.6

PARTITION AGREEMENT

NOE RODRIGUEZ
47.9187 ACRES
VOL.795 PG.408
S.C.D.R.

TARCT NO.6

PARTITION AGREEMENT

ESPERANZA R. BAILL
47.9187 ACRES
VOL.795 PG.408
S.C.D.R.

TARCT NO.7

PARTITION AGREEMENT

SANTOS R. RIOJAS
47.9187 ACRES
VOL.795 PG.408
S.C.D.R.

TARCT NO.8

PARTITION AGREEMENT

ASCENCIO RIOJAS
50.00 ACRES
VOL.795 PG.408
S.C.D.R.

P.O.C.

N.W. CRN SHARE 61-A
PORCION 84 CAMARGO
RECORD IN VOL.138, PG.215
S.C.D.R.
1" IRON PIPE FOUND
N: 16686675.0456
E: 903504.6961

METES AND BOUNDS

TRACT 1 - 293.21 ACRES
OUT OF THE WEST HALF OF PORCION 83,
ANCIENT JURISDICTION OF CAMARGO, MEXICO,
NOW STARR COUNTY, TEXAS

BEING A 293.21 ACRES TRACT OF LAND LYING AND SITUATED IN STARR COUNTY, TEXAS, SAID 293.21 ACRES TRACT LYING IN AND FORMING A PART OR PORTION OF THE WEST ONE-HALF (1/2) OF PORCION 83, ANCIENT JURISDICTION OF CAMARGO, MEXICO, NOW STARR COUNTY, TEXAS, AND SAID 293.21 ACRES TRACT BEING THE SAME LAND DESCRIBED IN WARRENTY DEED WITH VENDOR'S LIEN FROM JORGE E. FALCON AND MARIA B. FALCON TO JANIEC DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 356308, OFFICIAL RECORDS OF STARR COUNTY, TEXAS, AND SAID 293.21 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1-INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SHARE 61-A OF THE PARTITION OF PORCION 84, ANCIENT JURISDICTION OF CAMARGO, MEXICO, NOW STARR COUNTY, TEXAS SAID PARTITION BEING RECORD IN VOLUME 138, PAGE 215, DEED RECORDS OF STARR COUNTY;

THENCE N 53°28'29" W ACROSS IN PART THE SAID PORCION 84 AND CONTINUING ACROSS THE SAID EAST-HALF OF PORCION 83, TO A POINT ON THE DIVING LINE OF THE SAID WEST-HALF AND EAST-HALF OF PORCION 83 CAMARGO, SAME BEING THE SOUTHEAST CORNER OF A CALLED 199.798 ACRES TRACT RECORDED IN DEED OF GIFT FROM SANTOS M.BAZAN TO MARIA OLGA BAZAN, BALTAZAR BAZAN, AND SANTOS BAZAN JR. RECORD IN VOLUME 845, PAGE 612, DEED RECORDS OF STARR COUNTY, A DISTANCE OF 2657.96 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

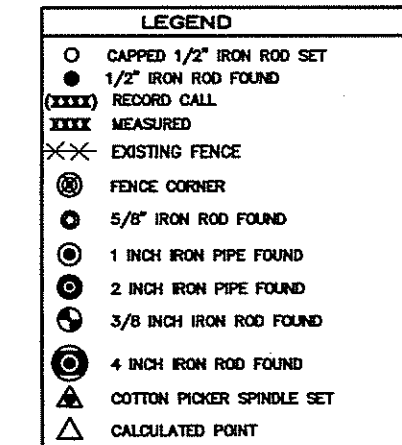
THENCE S 09°16'54" W CONTINUING ALONG THE DIVING LINE OF THE SAID EAST-HALF AND WEST HALF OF PORCION 83, PASSING AT 3,940.24 FEET THE SOUTHWEST CORNER OF A CALLED TRACT 8-50.00 ACRES DESCRIBED IN PARTITION AGREEMENT RECORDED IN VOLUME 795, PAGE 408, DEED RECORDS OF STARR COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 6,838.83 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 80°23'03" W ACROSS THE SAID EAST-HALF OF PORCION 83 TO A POINT ON THE DIVING LINE OF PORCION 82 AND PORCION 83 CAMARGO, A DISTANCE OF 1,855.98 FEET TO A 5/8-INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 09°08'20" E ALONG THE DIVING LINE OF THE SAID PORCION 82 AND PORCION 83 CAMARGO, TO THE SOUTHWEST CORNER OF THE SAID 199.798 ACRES BAZAN TRACT, A DISTANCE OF 6,881.51 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 79°51'33" E ACROSS THE SAID WEST-HALF OF PORCION 83, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 199.798 ACRES BAZAN TRACT, A DISTANCE OF 1,873.28 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 0.271 ACRES OF LAND, MORE OR LESS.

SCALE: 1" = 300'
BEARING BASIS
TX STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA
SYSTEMS NETWORK



6/14/22
IVAN GARCIA
REG. PROFESSIONAL LAND
SURVEYOR NO. 6496

STATE OF TEXAS COUNTY OF STARR

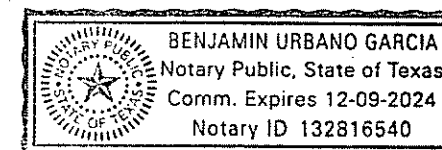
WE, JANIEC DEVELOPMENT, LLC, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS SURVEY PLAT AND RECORDED IN DOCUMENT NO. 356308, OFFICIAL RECORDS OF STARR COUNTY TEXAS, AND DESIGNATED HEREIN AS RIO GRANDE CITY RANCHES.

6/20/22
VICTOR DANIEC
MANAGING MEMBER
JANIEC DEVELOPMENT, LLC.
5121 W. STATE HIGHWAY 107
EDINBURG, TX 78539

STATE OF TEXAS COUNTY OF STARR

THIS INSTRUMENT WAS ACKNOWLEDGE BEFORE ME ON June 20, 2022 BY VICTOR DANIEC, PRESIDENT OF JANIEC DEVELOPMENT, LLC.

Benjamin M. Garcia 12-09-2024
NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES



STATE OF TEXAS STARR COUNTY CLERK'S RECORDING CERTIFICATE

I, THE UNDERSIGNED, COUNTY CLERK OF STARR COUNTY, CERTIFY THAT THE PCAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT 11:20 AM ON 6/20/22, 2022 AND WAS RECORDED IN VOLUME 9, PAGE 124 OF THE PLAT RECORDS OF STARR COUNTY TEXAS. PG# 370085

6/29/22
HUMBERTO GONZALEZ
STARR COUNTY CLERK

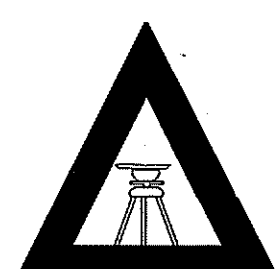
SURVEYOR'S NOTES:

- 1) SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 2) 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.
- 3) THE PROPERTY SHOWN IS PARTIALLY IN ZONE "A", AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 48427C0575C AND 48427C0570C, DATED APRIL 19, 2010.
- 4) THE PROPERTY DESCRIBED IN THIS METES AND BOUNDS DESCRIPTION MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF STARR AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION. THIS DOCUMENT IS NOT INTENDED TO SATISFY ANY SUBDIVISION REQUIREMENTS FOUND UNDER TEXAS LOCAL GOVERNMENT CODE, TITLE 7, SUBTITLE B, CHAPTER 232.

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 MAY 2022, 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".

ISSUED FOR:
PARTITION

DATE: MAY 2022
SCALE: 1"=300'
DRAWN: IVAN GARCIA, P.E., R.P.L.S.
CHECKED: IVAN GARCIA, P.E., R.P.L.S.
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.



RIO DELTA ENGINEERING

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

RGC RANCHETTES
PARTITION OF 293.21 ACRES, OUT OF THE WEST ONE HALF
OF PORCION 83, ANCIENT JURISDICTION OF CAMARGO, MEXICO,
NOW STARR COUNTY, TEXAS

1-OF-1
SUR 20.080
PAGE NO.