



MALACAÑAN PALACE
MANILA

BY THE PRESIDENT OF THE PHILIPPINES

PROCLAMATION NO. 513

**CREATING AND DESIGNATING SEVERAL PARCELS OF LAND
LOCATED AT BARANGAY CALIBUYO, TANZA, CAVITE, AS A
SPECIAL ECONOMIC ZONE, PURSUANT TO REPUBLIC ACT NO.
7916, AS AMENDED BY REPUBLIC ACT NO. 8748**

Pursuant to the powers vested in me under Republic Act (RA) No. 7916, or the "Special Economic Zone Act of 1995", as amended by RA No. 8748, and upon the recommendation of the Board of Directors of the Philippine Economic Zone Authority (PEZA), I, **FERDINAND R. MARCOS, JR.**, President of the Philippines, do hereby create and designate several parcels of land, located at Barangay Calibuyo, Tanza, Cavite, as a Special Economic Zone, to be known as **MetroCas Industrial Estates-Special Economic Zone**, subject to the provisions of RA No. 7916, as amended, its Implementing Rules and Regulations, PEZA Board of Directors Resolution No. 18-368 (s. 2018), as amended by Resolution Nos. 19-333 (s. 2019) and 19-497 (s. 2019), with an aggregate area of **Four Hundred Four Thousand One Hundred Forty-One square meters (404,141 m²)**, more or less, as defined by the following consolidated technical descriptions:

**Parcel 1
Sp-04-000212-18**

A parcel of land (Parcel 1 covered by TCT No. 057-2014007945 [Lot 1704]; TCT No. [T-6729] RT-19385 [Lot 1705]; TCT No. [T-4405] RT-19384 [Lot 1706]; TCT No. [T-5123] RT-19386 [Lot 1710]; TCT No. T-90992 [Lot 1715]; and TCT No. T-252213 [Lot 1726], Sp-04-000212-18), located at Barangay Calibuyo, Municipality of Tanza, Province of Cavite, Island of Luzon.

Bounded on the NW., along lines 1-2-3 by Salvage Zone (20.00 m. wide) and beyond by Manila Bay; on the SE., and NE., along lines 3-4-5-6-7 by a Creek with a Legal Easement (20.00 m. wide); on the SE., along lines 7-8-9-10-11 by Old Road; on the SW., and SE., along lines 11-12-13 by Parcel 4, (Untitled), Sp-04-000212-18; on the SE., and NE., along lines 13-14-15 by Lot 1712, Cad-1359-D, Tanza Cadastre; on the SE., along line 15-16 by Old Road; on the SW., SE., and NE., along lines 16-17-18-19-20-21-22-23 by Lot 1720, Cad-1359-D, Tanza Cadastre; on the SE., along lines 23-24-25 by Old Road; on the SW., along line 25-26 by Lot

1730, Cad-1359-D, Tanza Cadastre; on the SW., along line 26-1 by Public Land.

Beginning at a point marked "1" on plan being S. 62 deg. 57' W., 616.20 m. from Mon No. 21, Sta. Cruz de Malabon Estate:

thence	N.	42	deg.	36'	E.,	50.56	m.	to point 2;
thence	N.	49	deg.	42'	E.,	322.14	m.	to point 3;
thence	S.	09	deg.	03'	W.,	11.40	m.	to point 4;
thence	S.	58	deg.	01'	E.,	81.90	m.	to point 5;
thence	S.	12	deg.	05'	E.,	65.40	m.	to point 6;
thence	S.	75	deg.	15'	E.,	67.61	m.	to point 7;
thence	S.	49	deg.	12'	W.,	28.69	m.	to point 8;
thence	S.	53	deg.	50'	W.,	56.53	m.	to point 9;
thence	S.	45	deg.	47'	W.,	34.40	m.	to point 10;
thence	S.	52	deg.	38'	W.,	35.03	m.	to point 11;
thence	N.	30	deg.	48'	W.,	31.40	m.	to point 12;
thence	S.	57	deg.	26'	W.,	83.10	m.	to point 13;
thence	S.	49	deg.	21'	W.,	36.40	m.	to point 14;
thence	S.	35	deg.	16'	E.,	29.30	m.	to point 15;
thence	S.	57	deg.	25'	W.,	55.10	m.	to point 16;
thence	N.	36	deg.	14'	W.,	31.75	m.	to point 17;
thence	N.	61	deg.	36'	W.,	18.10	m.	to point 18;
thence	S.	87	deg.	55'	W.,	30.32	m.	to point 19;
thence	S.	62	deg.	04'	W.,	41.20	m.	to point 20;
thence	S.	58	deg.	53'	W.,	37.70	m.	to point 21;
thence	S.	57	deg.	40'	W.,	29.40	m.	to point 22;
thence	S.	32	deg.	32'	E.,	70.20	m.	to point 23;
thence	S.	52	deg.	47'	W.,	138.40	m.	to point 24;
thence	S.	44	deg.	29'	W.,	79.00	m.	to point 25;
thence	N.	56	deg.	25'	W.,	125.50	m.	to point 26;
thence	N.	36	deg.	43'	E.,	136.40	m.	to point 27;
thence	N.	44	deg.	07'	E.,	120.53	m.	to point 28;
thence	N.	58	deg.	28'	E.,	72.60	m.	to the point of

beginning; containing an area of **One Hundred Two Thousand Five Hundred Seventy-Four square meters (102,574 m²)**, more or less. All corners are P.S. cyl. conc. mons. 15x 60 cms.; Bearings: True; Date Approved: 12 December 2018.

Parcel 2
Sp-04-000212-18

A parcel of land (Parcel 2 covered by TCT No. T-9488 [Lot 1714]; TCT No. T-9487 [Lot 1717]; TCT No. 057-2018060687 [Lot 1725]; TCT No. 057-2018060686 [Lot 1727]; TCT No. 057-2018060688 [Lot 1728]; and TCT No. 115278 [Lot 1729], Sp-04-000212-18), located at Barangay Calibuyo, Municipality of Tanza, Province of Cavite, Island of Luzon.

Bounded on the NE., along lines 1-2-3 by Lot 1723, Cad-1359-D, Tanza Cadastre; on the NW., along line 3-4 by Lot 1722, Cad-1359-D, Tanza Cadastre; on the NW., and NE., along lines 4-5-6 by Lot 1721, Cad-1359-D, Tanza Cadastre; on the NW., and SW., along lines 6-7-8 by Lot 1719, Cad-1359-D, Tanza Cadastre; on the NW., along lines 8-9-10 by an Old Road; on the NE., along lines 10-11-12-13 by Lot 1713, Cad-1359-D, Tanza Cadastre; on the SE., along lines 13-14-15 by Manila Railroad Co.; on the SW., along lines 15-16-17 by Lot 1731, Cad-1359-D, Tanza Cadastre; on the NW., along lines 17-18-19-20-21-22-1 by an Old Road.

Beginning at a point marked "1" on plan being S. 47 deg. 50' W., 703.76 m. from Mon No. 21, Sta. Cruz de Malabon Estate:

thence	S.	27	deg.	40'	E.,	23.30	m.	to point 2;
thence	S.	83	deg.	25'	E.,	38.40	m.	to point 3;
thence	N.	68	deg.	32'	E.,	15.60	m.	to point 4;
thence	N.	57	deg.	33'	E.,	17.95	m.	to point 5;
thence	S.	75	deg.	29'	E.,	8.80	m.	to point 6;
thence	N.	33	deg.	54'	E.,	53.30	m.	to point 7;
thence	N.	31	deg.	08'	W.,	41.00	m.	to point 8;
thence	N.	55	deg.	14'	E.,	50.20	m.	to point 9;
thence	N.	54	deg.	14'	E.,	66.30	m.	to point 10;
thence	S.	38	deg.	16'	E.,	44.07	m.	to point 11;
thence	S.	36	deg.	37'	E.,	67.00	m.	to point 12;
thence	S.	34	deg.	32'	E.,	73.00	m.	to point 13;
thence	S.	53	deg.	21'	W.,	175.90	m.	to point 14;
thence	S.	53	deg.	22'	W.,	326.15	m.	to point 15;
thence	N.	33	deg.	25'	W.,	63.24	m.	to point 16;
thence	N.	46	deg.	21'	W.,	98.60	m.	to point 17;
thence	N.	41	deg.	58'	E.,	97.80	m.	to point 18;
thence	N.	45	deg.	03'	E.,	68.56	m.	to point 19;
thence	N.	40	deg.	20'	E.,	9.60	m.	to point 20;
thence	N.	64	deg.	22'	E.,	16.55	m.	to point 21;
thence	N.	51	deg.	49'	E.,	36.82	m.	to point 22;
thence	N.	53	deg.	14'	E.,	57.00	m.	to the point of

beginning; containing an area of **Eighty-Seven Thousand Seven Hundred Ninety-Three square meters (87,793 m²)**, more or less. All corners are P.S. cyl. conc. mons. 15 x 60 cms.; Bearings: True. Date Approved: 12 December 2018.

Parcel 3
Sp-04-000212-18

A parcel of land (Parcel 3 covered by TCT No. 057-2014079580 [Lot 1778]; TCT No. 057-2014076067 [Lot 1779]; TCT No. T-24824 [Lot 1783]; TCT No. T-9489 [Lot 2290]; TCT No. T-9490 [Lot 2291]; TCT No. T-25811 [Lot 2292], Sp-04-000212-18), located at Barangay Calibuyo, Municipality of Tanza, Province of Cavite, Island of Luzon.

Bounded on the NW., along lines 1-2-3-4 by Manila Railroad; on the NE., and NW., along lines 4-5-6-7-8 by Lot 1979, Cad-1359, Tanza Cadastre; on the SE., NW., NE., and E., along lines 8-9-10-11-12-13-14-15 by a Creek with Legal Easement (20.00 m. wide); on the SE., and NE., along lines 15-16-17-18-19-20-21-22-23-24-25 by Lot 2014, Cad-1359, Tanza Cadastre; on the SW., SE., NW., and NE., along lines 25-26-27-28-29-30-31-32-33-34-35-36-37-38 by Lot 1987, Cad-1359-D, Tanza Cadastre; on the SW., along line 38-1 by Lot 1984, Cad-1359-D, Tanza Cadastre.

Beginning at a point marked "1" on plan being S. 38 deg. 38' W., 1,128.68 m. from Mon No. 21 Sta. Cruz de Malabon Estate:

thence	N.	53	deg.	31'	E.,	119.77	m.	to point 2;
thence	N.	53	deg.	21'	E.,	335.90	m.	to point 3;
thence	N.	53	deg.	21'	E.,	166.40	m.	to point 4;
thence	S.	34	deg.	32'	E.,	8.20	m.	to point 5;
thence	S.	30	deg.	16'	E.,	77.00	m.	to point 6;
thence	N.	77	deg.	34'	E.,	14.71	m.	to point 7;
thence	N.	62	deg.	30'	E.,	90.10	m.	to point 8;
thence	S.	02	deg.	27'	W.,	50.05	m.	to point 9;
thence	N.	81	deg.	15'	E.,	7.52	m.	to point 10;
thence	S.	20	deg.	16'	E.,	68.68	m.	to point 11;
thence	S.	14	deg.	58'	E.,	57.72	m.	to point 12;
thence	S.	18	deg.	59'	W.,	56.39	m.	to point 13;
thence	DUE		SOUTH			18.28	m.	to point 14;
thence	S.	23	deg.	01'	E.,	34.35	m.	to point 15;
thence	S.	65	deg.	11'	W.,	52.11	m.	to point 16;
thence	N.	85	deg.	05'	W.,	3.60	m.	to point 17;
thence	S.	75	deg.	01'	W.,	87.68	m.	to point 18;
thence	S.	79	deg.	37'	W.,	11.94	m.	to point 19;
thence	S.	68	deg.	12'	W.,	126.87	m.	to point 20;
thence	S.	29	deg.	23'	E.,	9.36	m.	to point 21;
thence	S.	71	deg.	54'	E.,	4.96	m.	to point 22;
thence	S.	40	deg.	49'	E.,	12.33	m.	to point 23;
thence	S.	21	deg.	23'	E.,	9.82	m.	to point 24;
thence	S.	44	deg.	00'	W.,	125.39	m.	to point 25;
thence	N.	61	deg.	54'	W.,	56.27	m.	to point 26;
thence	S.	64	deg.	05'	W.,	6.27	m.	to point 27;
thence	N.	63	deg.	57'	W.,	32.15	m.	to point 28;
thence	N.	07	deg.	33'	E.,	6.24	m.	to point 29;
thence	N.	60	deg.	49'	E.,	20.30	m.	to point 30;
thence	N.	27	deg.	43'	W.,	9.38	m.	to point 31;
thence	N.	24	deg.	50'	W.,	28.06	m.	to point 32;
thence	N.	33	deg.	02'	W.,	30.11	m.	to point 33;
thence	N.	19	deg.	07'	W.,	79.03	m.	to point 34;
thence	S.	62	deg.	08'	W.,	83.98	m.	to point 35;
thence	S.	58	deg.	48'	W.,	11.00	m.	to point 36;
thence	S.	39	deg.	09'	E.,	12.50	m.	to point 37;
thence	S.	59	deg.	18'	W.,	121.10	m.	to point 38;
thence	N.	30	deg.	09'	W.,	81.44	m.	to the point of

beginning; containing an area of **One Hundred Sixty-One Thousand One Hundred Seven square meters (161,107 m²)**, more or less. All corners are P.S. cyl. conc. mons. 15 x 60 cms.; Bearings: True; Date Approved: 12 December 2018.

Parcel 4
Sp-04-000212-18

A parcel of land (Parcel 4 covered by Tax Declaration No. 19-005-04589 [Lot 1711], Sp-04-000212-18), located at Barangay Calibuyo, Municipality of Tanza, Province of Cavite, Island of Luzon.

Bounded on the SE., along line 1-2 by an Old Road; on the SW., along line 2-3 by Lot 1712, Cad-1359-D, Tanza Cadastre; on the NW., along line 3-4 by Parcel 1 (Titled), Sp-04-000212-18; on the NE., along line 4-1 by Lot 1710, Cad-1359-D, Tanza, Cadastre.

Beginning at a point marked "1" on plan being S. 42 deg. 06' W., 360.93 m. from Mon No. 21, Sta. Cruz de Malabon Estate:

thence	S.	55	deg.	15'	W.,	77.14	m.	to point 2;
thence	N.	40	deg.	57'	W.,	34.69	m.	to point 3;
thence	N.	57	deg.	26'	E.,	83.10	m.	to point 4;
thence	S.	30	deg.	48'	E.,	31.40	m.	to the point of

beginning; containing an area of **Two Thousand Six Hundred Thirty-Four square meters (2,634 m²)**, more or less. All corners are P.S. cyl. conc. mons. 15 x 60 cms.; Bearings: True; Date Approved: 12 December 2018.

MLC-042120-09

A parcel of land (MLC-042120-09), located at Barangay Calibuyo, Municipality of Tanza, Province of Cavite, Island of Luzon.

Bounded on the NE., along line 1-2 by Manila Bay; on the SE., along lines 2-3-4 by Lot 1704, Sta. Cruz de Malabon Estate, TCT No. 0572014407945 (F & E De Castro Corporation); on the SE., along lines 4-5-6-7 by Lot 1726, Sta. Cruz de Malabon Estate, TCT No. T-252213 (F & E De Castro Corporation); on the SW., along line 7-8 by Manila Bay; on the NW., along lines 8-9-10-11-12-13-14-15-16-17-18-1 by Salvage Zone (20.00 m. wide) Miscellaneous Lease (F & E De Castro Corporation) and beyond by Manila Bay.

Beginning at a point marked "1" on plan being S. 85 deg. 53' W., 280.32 m., Mon No. 21 Sta. Cruz de Malabon Estate:

thence	S.	36	deg.	26'	E.,	18.00	m.	to point 2;
thence	S.	49	deg.	42'	W.,	322.14	m.	to point 3;

thence	S.	42	deg.	36'	W.,	50.56	m.	to point 4;
thence	S.	58	deg.	28'	W.,	72.60	m.	to point 5;
thence	S.	44	deg.	07'	W.,	120.53	m.	to point 6;
thence	S.	36	deg.	43'	W.,	136.40	m.	to point 7;
thence	N.	52	deg.	13'	W.,	48.45	m.	to point 8;
thence	N.	48	deg.	17'	E.,	18.28	m.	to point 9;
thence	N.	47	deg.	34'	E.,	57.29	m.	to point 10;
thence	N.	46	deg.	28'	E.,	27.80	m.	to point 11;
thence	N.	50	deg.	13'	E.,	59.79	m.	to point 12;
thence	N.	48	deg.	13'	E.,	61.64	m.	to point 13;
thence	N.	48	deg.	59'	E.,	79.21	m.	to point 14;
thence	N.	46	deg.	08'	E.,	33.78	m.	to point 15;
thence	N.	49	deg.	32'	E.,	43.67	m.	to point 16;
thence	N.	46	deg.	45'	E.,	198.33	m.	to point 17;
thence	N.	52	deg.	02'	E.,	78.30	m.	to point 18;
thence	N.	57	deg.	52'	E.,	51.11	m.	to the point of

beginning; containing an area of **Sixteen Thousand Seven Hundred Thirty-Seven square meters (16,737 m²)**, more or less. All corners are P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: True; Date of Survey: 29 June 2018; Date Approved: 18 April 2019.

MLC-042120-09-A

A parcel of land (MLC-042120-09) located at Barangay Calibuyo, Municipality of Tanza, Province of Cavite, Island of Luzon.

Bounded on the SE., and NE., along lines 1-2-3-4-5-6 by Manila Bay; on the SE., along lines 6-7-8 by Mlc-042120-09; on the SW., and NW., along lines 8-9-10-11-12-13-14-15-1 by Manila Bay.

Beginning at a point marked "1" on plan being N. 85 deg. 25' W., 1,063.77 m. from Sta. Cruz de Malabon Estate, Mon No. 21:

thence	S.	10	deg.	19'	W.,	120.00	m.	to point 2;
thence	S.	79	deg.	41'	E.,	40.00	m.	to point 3;
thence	S.	10	deg.	19'	W.,	48.80	m.	to point 4;
thence	S.	62	deg.	57'	E.,	447.00	m.	to point 5;
thence	S.	44	deg.	45'	E.,	37.35	m.	to point 6;
thence	S.	48	deg.	59'	W.,	25.90	m.	to point 7;
thence	S.	48	deg.	13'	W.,	14.24	m.	to point 8;
thence	N.	44	deg.	39'	W.,	28.54	m.	to point 9;
thence	N.	62	deg.	57'	W.,	465.26	m.	to point 10;
thence	N.	79	deg.	41'	W.,	25.55	m.	to point 11;
thence	N.	33	deg.	17'	W.,	49.72	m.	to point 12;
thence	N.	10	deg.	19'	E.,	94.00	m.	to point 13;
thence	N.	79	deg.	41'	W.,	10.00	m.	to point 14;
thence	N.	10	deg.	19'	E.,	70.00	m.	to point 15;
thence	S.	79	deg.	41'	E.,	65.00	m.	to the point of

beginning; containing an area of **Thirty-Three Thousand Two Hundred Ninety-Six square meters (33,296 m²)**, more or less. All points are referred on the plan by P.S. cyl. conc. mons. 15 x 60 cms.; Bearings: True; Date of Survey: 12 September 2019; Date Approved: 21 September 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Republic of the Philippines to be affixed.

DONE, in the City of Manila, this **1st** day of **April**, in the year of our Lord, Two Thousand and Twenty-Four.



By the President:



LUCAS P. BERSAMIN
Executive Secretary

Office of the President
MALACAÑANG RECORDS OFFICE
CERTIFIED COPY

ATTY. LANILLE N. ESPINO
4-2-2024 ACTING DIRECTOR IV 

