

Memo

From: GSK

To: Joe Peña, Hidalgo County Right-of-Way Director

Date: September 5, 2012

Re: Recommendation for Acquisition by Eminent Domain - Item for Commissioners' Court Agenda

We have received a request from Joe M. Flores, Commissioner for Hidalgo County Precinct Number 3, to initiate condemnation proceedings in connection with the following:

Property Owners	Cesar Barrera and wife, Gladys Barrera:
Project:	FM681/FM2221
Parcel:	1 (legal descriptions attached)
TXDOT CSJ No.:	0862-01-046

Please let me know when we have approval from Hidalgo County Commissioners' Court to proceed as requested.

FIELD NOTES OF PART TO BE ACQUIRED of PARCEL 1 (Page 1 of 3)

Page 1 of 3
July 13, 2009
Revised May 14, 2010
Revised August 26, 2010

EXHIBIT "A"

County: Hidalgo
Highway: FM 681 & FM 2221
RCSJ: 0862-01-046

Parcel 1
Property Description

A tract of land containing 0.25 acre (10,873 square feet), situated in Hidalgo County, Texas and also being a part or portion of LOT 5, LOT 6 AND LOT 7, LA BELLEZA SUBDIVISION, recorded in Volume 30, Page 178-A, H.C.M.R., and said 0.25 acre (10,873 square feet) also being a part or portion of a 3.213 Acre tract of land deeded to Cesar and Gladys Barrera, recorded in Document No. 819647, H.C.D.R., by Chris and Jean Sapp on November 02, 1999, and said 0.25 acre (10,873 square feet) also being more particularly described as follows;

COMMENCING on the northeast corner of said Lot 7;

THENCE S 08° 53' 48" W (S 08° 50' W), along the East line of said Lot 7, a distance of 393.64 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, on the proposed North right-of-way line of FM 2221, for the northeast corner of this tract and the **POINT OF BEGINNING**; having surface coordinates of X=1033317.85 and Y=16643013.54. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment), English units. All distances and coordinates are surface and may be converted to grid by multiplying by a combined scale factor of 0.999960;

1. **THENCE** S 08° 53' 48" W (S 08° 50' W), continuing along the East line of said Lot 7, a distance of 42.32 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set on the North right-of-way line of said FM 2221, being the southeast corner of said Lot 7, for the southeast corner of this tract;
2. **THENCE** N 81° 04' 54" W (N 81° 10' W), along the North right-of-way line of said FM 2221, a distance of 100.00 feet pass the common south corner of said Lot 7 and Lot 6, at a distance of 221.00 feet pass the common south corner of said Lot 6 and Lot 5, and continuing a total distance of 321.00 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set on the southwest corner of said Lot 5, for the southwest corner of this tract;

FIELD NOTES OF PART TO BE ACQUIRED OF PARCEL 1 (Page 2 of 3)

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Revised May 14, 2010

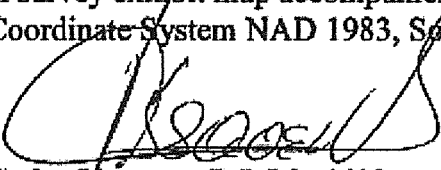
Revised August 26, 2010

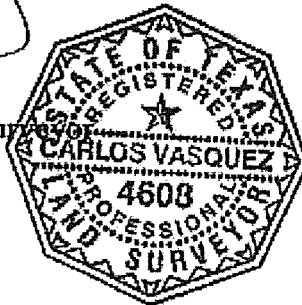
Parcel 1

3. **THENCE** N 08° 53' 48" E (N 08° 50' E), along the West line of said Lot 5, a distance of 27.59 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, on a curve of proposed North right-of-way line of said FM 2221 for the northwest corner of this tract;

4. **THENCE** along the proposed North right-of-way line of said FM 2221 and said curve to the left with a radius of 7925.00 feet, an interior angle of 02° 19' 24", an arc length of 321.36 feet, a tangent of 160.70 feet and a chord that bears S 83° 42' 33" E, a distance of 321.34 feet to the **POINT OF BEGINNING**, containing 0.25 acre (10,873 square feet), more or less.

A survey exhibit map accompanies this description. Bearings are based on the State Plane Coordinate System NAD 1983, South Zone.


Carlos Vasquez, R.P.L.S. 4608
Registered Professional Land Surveyor
State of Texas No. 4605
Date: July 13, 2009



Memo

From: GSK

To: Joe Peña, Hidalgo County Right-of-Way Director

Date: September 5, 2012

Re: Recommendation for Acquisition by Eminent Domain - Item for Commissioners' Court Agenda

We have received a request from Joe M. Flores, Commissioner for Hidalgo County Precinct Number 3, to initiate condemnation proceedings in connection with the following:

Property Owner: Southern Anchor, Ltd.
Project: FM681/FM2221
Parcel: 28b and 28c (legal descriptions attached)
TXDOT CSJ No.: 0669-01-052

Please let me know when we have approval from Hidalgo County Commissioners' Court to proceed as requested.

FIELD NOTES OF PART TO BE ACQUIRED (Page 1 of 3)

Page 1 of 3

July 13, 2009

Revised May 14, 2010

Revised August 26, 2010

Revised October 8, 2010

Revised March 15, 2011

Revised September 28, 2011

Revised December 2, 2011

EXHIBIT "A"

County: Hidalgo

Highway: FM 681 & FM 2221

RCSJ: 0862-01-048

Parcel 28B

Property Description

A tract of land containing 0.233 acre (10,158 square feet), situated in Hidalgo County, Texas and also being a part or portion of **LOT 81, BLOCK 4, LA HOMA RANCH CITRUS GROVES UNIT 2**, recorded in Volume 8, Page 9, H.C.M.R., and said 0.233 acre (10,158 square feet) also being a part or portion of a 14.840 Acre tract of land deeded to Southern Anchor, LTD., recorded in Document No. 1661191, H.C.D.R., by VBC, LLC, a Texas Limited Liability Company on September 08, 2006, and said 0.233 acre (10,158 square feet) also being more particularly described as follows;

COMMENCING on the northeast corner of said Lot 81;

THENCE N 63° 50' 12" W, along the North line of said Lot 81, a distance of 1401.41 feet, to the East right-of-way line of Moorefield Drive, **THENCE**, S 08° 55' 32" W, along the East right-of-way line of said Moorefield Drive, a distance of 436.16 feet, to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, on the proposed East right of way line of said Moorefield Drive on the most northerly northeast corner of this tract and the **POINT OF BEGINNING**; having surface coordinates of X=1037175.84 and Y=16642551.36. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment), English units. All distances and coordinates are surface and may be converted to grid by multiplying by a combined scale factor of 0.999960;

1. **THENCE** S 08° 55' 32" W, along the proposed East right-of-way line of said Moorefield Drive, a distance of 117.51 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set on the proposed North right-of-way line of FM 2221, for an inside corner of this tract;
2. **THENCE** S 36° 03' 14" E, continuing along the proposed North right-of-way line of said FM 2221, a distance of 70.74 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, for an inside corner of this tract;

FIELD NOTES OF PART TO BE ACQUIRED (Page 2 of 3)

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July 13, 2009

Revised May 14, 2010

Revised August 26, 2010

Revised October 8, 2010

Revised March 15, 2011

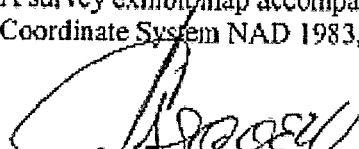
Revised September 28, 2011

Revised December 2, 2011

Parcel 28B

3. **THENCE** S 81° 02' 00" E, continuing along the proposed North right-of-way line of said FM 2221, a distance of 109.78 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, for a point of curvature on the most southerly northeast corner of this tract;
4. **THENCE** along the said curve to the left with a radius of 622.94 feet, an interior angle of 05° 18' 15", an arc length of 57.67 feet, a tangent of 28.86 feet and a chord that bears S 48° 03' 58" E a distance of 57.65 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set on the north right-of-way of said FM 2221, for the southeast corner of this tract;
5. **THENCE** N 81° 02' 00" W (N 81° 10' W), along the north right-of-way line of said FM 2221, a distance of 223.12 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, on the East right-of-way line of Moorefield Drive, for the southwest corner of this tract;
6. **THENCE** N 08° 55' 32" E (N 8° 50' E), along the East right-of-way line of said Moorefield Drive, a distance of 223.25 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, for a point of curvature of this tract on the northwest corner of this tract;
7. **THENCE** along the said curve to the left with a radius of 622.94 feet, an interior angle of 02° 38' 00", an arc length of 28.63 feet, a tangent of 14.32 feet and a chord that bears S 22° 40' 25" E a distance of 28.63 feet to the **POINT OF BEGINNING**, containing 0.233 acre (10,158 square feet), more or less.

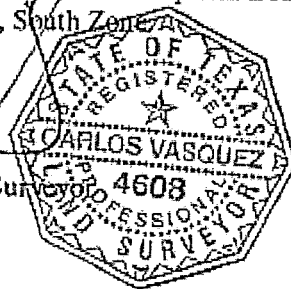
A survey exhibit map accompanies this description. Bearings are based on the State Plane Coordinate System NAD 1983, South Zone.


Carlos Vasquez, R.P.L.S. 4608

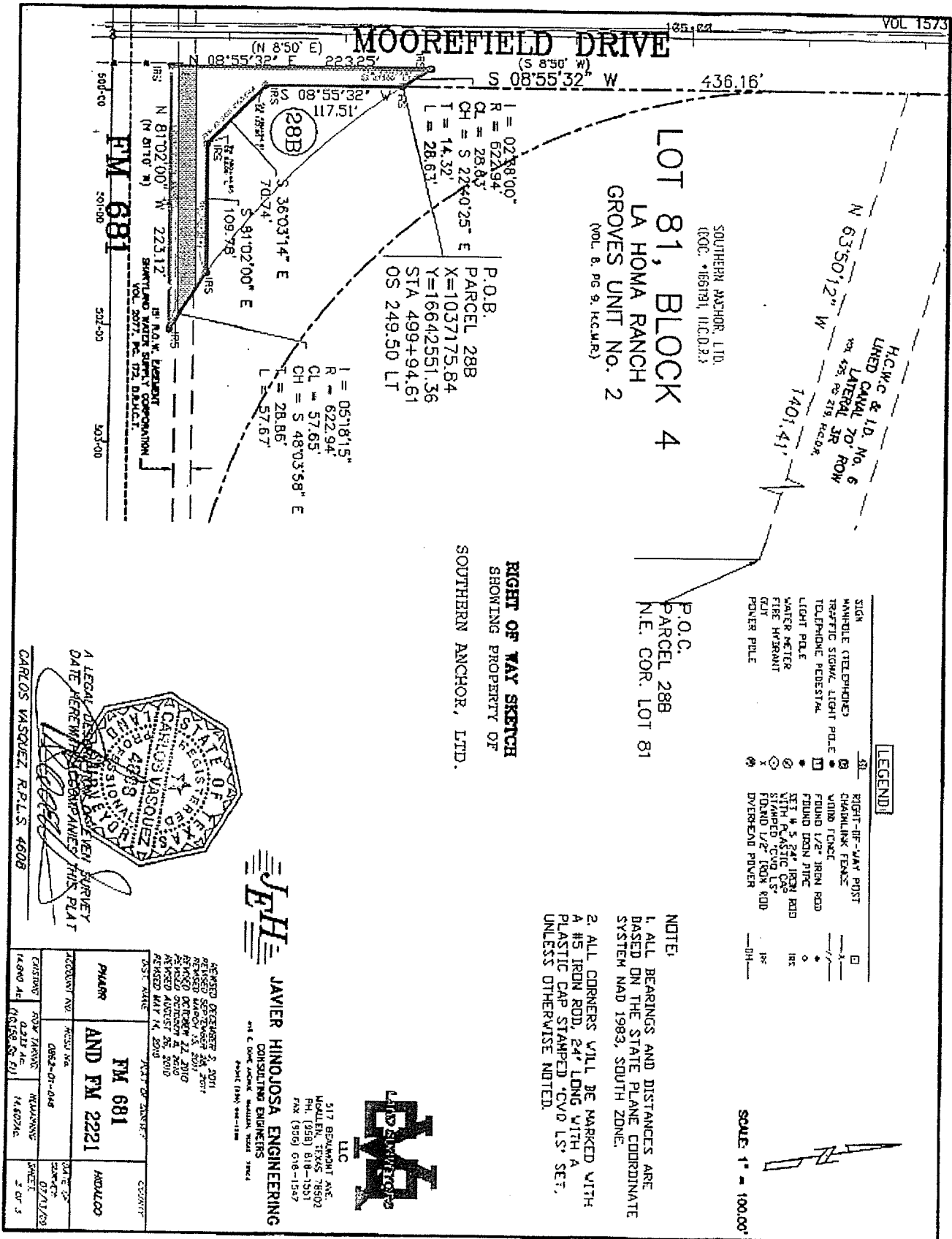
Registered Professional Land Surveyor

State of Texas No. 4605

Date: July 13, 2009



SURVEY OF PART TO BE ACQUIRED (Page 3 of 3)



Yellow Highlighted Area = Fee Land Area / Green Highlighted Area = Easement Area

FIELD NOTES OF PART TO BE ACQUIRED (Page 1 of 3)

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July 13, 2009

Revised May 14, 2010

Revised August 26, 2010

Revised October 22, 2010

EXHIBIT "A"

County: Hidalgo
Highway: FM 681 & FM 2221
RCSJ: 0669-01-052

Parcel 28C
Property Description

A tract of land containing 0.507 acre (22,071 square feet), situated in Hidalgo County, Texas and also being a part or portion of **LOT 81, BLOCK 4, LA HOMA RANCH CITRUS GROVES UNIT 2**, recorded in Volume 8, Page 9, H.C.M.R., and said 0.507 acre (22,071 square feet) also being a part or portion of a 14.840 Acre tract of land deeded to Southern Anchor, LTD., recorded in Document No. 161191, H.C.D.R., by VBC, LLC, a Texas Limited Liability Company on September 08, 2006, and said 0.507 acre (22,071 square feet) also being more particularly described as follows;

COMMENCING on the northeast corner of said Lot 81;

THENCE S 08° 55' 32" W (S 08° 34' 32" W), along the East line of said Lot 81, a distance of 184.11 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set for the northeast corner of this tract and the **POINT OF BEGINNING**; having surface coordinates of X=1038462.42 and Y=16642187.52. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment), English units. All distances and coordinates are surface and may be converted to grid by multiplying by a combined scale factor of 0.999960;

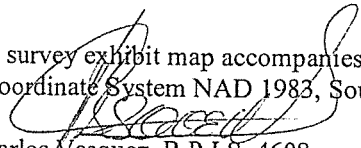
1. **THENCE** S 08° 55' 32" W (S 08° 34' 32" W), along the East line of said Lot 81, distance of 35.00 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set on the North right-of-way line of FM 681, for the southeast corner of this tract;
2. **THENCE** N 81° 02' 00" W (N 81° 10' W), along the North right-of-way line of said FM 681, a distance of 803.94 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, for the southwest corner of this tract;
3. **THENCE** N 08° 58' 00" E, a distance of 9.82 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, for an inside corner of this tract;
4. **THENCE** N 81° 03' 14" W, a distance of .73 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, for a point of curvature of this tract;

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Parcel 28C

5. **THENCE** along the said curve to the right with a radius of 522.94 feet, an interior angle of $10^{\circ} 59' 28''$, an arc length of 100.32 feet, a tangent of 50.31 feet and a chord that bears $N 75^{\circ} 33' 46'' W$, a distance of 100.16 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set on the proposed North right-of-way of said FM 681, for the northwest corner of this tract;
6. **THENCE** $S 81^{\circ} 02' 00'' E$, along the proposed North right-of-way line of said FM 681, a distance of 177.25 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, for a point of curvature of this tract;
7. **THENCE** along the said curve to the left with a radius of 7,925.00 feet, an interior angle of $02^{\circ} 32' 01''$, an arc length of 350.44 feet, a tangent of 175.25 feet and a chord that bears $S 82^{\circ} 18' 00'' E$, a distance of 350.41 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set for a point of reverse curvature of this tract;
8. **THENCE** along the said curve to the right with a radius of 8,075.00 feet, an interior angle of $02^{\circ} 31' 58''$, an arc length of 356.96 feet, a tangent of 178.51 feet and a chord that bears $S 82^{\circ} 17' 57'' E$, a distance of 356.93 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set for a point of tangency of this tract;
9. **THENCE** $S 81^{\circ} 02' 00'' E$, along the proposed North right-of-way line of said FM 681, a distance of 19.92 feet to the **POINT OF BEGINNING**, containing 0.507 acre (22,071 square feet), more or less.

A survey exhibit map accompanies this description. Bearings are based on the State Plane Coordinate System NAD 1983, South Zone.


Carlos Vasquez, R.P.L.S. 4608
Registered Professional Land Surveyor
State of Texas No. 4605
Date: July 13, 2009

