

Memo

From: GSK

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

Date: September 24, 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	Jesus Maria Pruneda
Project:	FM681/FM2221
Parcel:	6 (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.

EXHIBIT "A"

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

Parcel 6
Property Description

A tract of land containing 0.137 acre (5,948 square feet), situated in Hidalgo County, Texas and also being a part or portion of **LOT 12, LA BELLEZA SUBDIVISION**, recorded in Volume 30, Page 178-A, H.C.M.R., and said 0.137 acre (5,948 square feet) also being a part or portion of a 2.336 Acre tract of land deeded to Jesus Maria Pruneda, recorded in Document No. 886161, H.C.D.R., by Chris & Jean Sapp on July 06, 2000, and said 0.137 acre (5,948 square feet) also being more particularly described as follows;

COMMENCING on the northwest corner of said Lot 12;

THENCE S 08° 53' 22" W (S 08° 50' W), along the west line of said Lot 12, a distance of 377.22 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 and the **POINT OF BEGINNING**; having surface coordinates of X=1033715.62 and Y=16642967.88. 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;

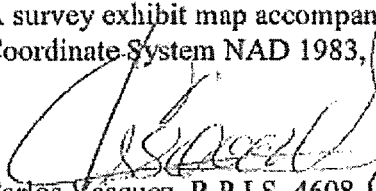
1. **THENCE** along the proposed North right-of-way line of said FM 2221 and said curve to the right with a radius of 8075.00 feet, an interior angle of 00° 42' 34", an arc length of 99.99 feet, a tangent of 49.99 feet and a chord that bears S 81° 40' 39" E, a distance of 99.99 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, on the east line of said Lot 12, for the northeast corner of this tract;
2. **THENCE** S 08° 53' 48" W (S 08° 50' W), along the East line of said Lot 12, a distance of 59.93 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 12, for the southeast corner of this tract;

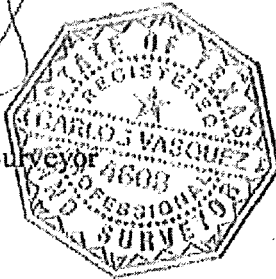
FIELD NOTES OF PART TO BE ACQUIRED (Page 2 of 3)

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Revised May 14, 2010
Revised August 26, 2010
Parcel 6

3. **THENCE** N 81° 04' 54" W (N 81° 10' W), along the North right-of-way line of said FM 2221, a distance of 99.94 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set on the southwest corner of said Lot 12, for the southwest corner of this tract;
4. **THENCE** N 08° 53' 22" E (N 08° 50' E), along the West line of said Lot 12, a distance of 58.89 feet to the **POINT OF BEGINNING**, containing 0.137 acre (5,948 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 24, 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: Lucio De Anda and Ivon Peralez
Project: FM681/FM2221
Parcel: 8 (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 (Page 1 of 3)

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

EXHIBIT ^B"A"

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

Parcel 8
Property Description

A tract of land containing 0.241 acre (10,487 square feet), situated in Hidalgo County, Texas and also being a part or portion of **LOT 78, BLOCK 1, LA HOMA RANCIH CITRUS GROVES UNIT 2**, recorded in Volume 8, Page 9, H.C.M.R., and said 0.241 acre (10,487 square feet) also being a part or portion of a 0.910 Acre tract of land deeded to Lucio De Anda and Ivon Peralez, recorded in Document No. 1402344, H.C.D.R., by Mario A. & Maria I. Sanchez on November 10, 2004, and said 0.241 acre (10,487 square feet) also being more particularly described as follows;

COMMENCING on the east line of said Lot 78 and the northeast corner of said 0.91 Acre Tract;

THENCE S 08° 52' 11" W (S 08° 50' W), along the East line of said Lot 78 and the east line of said 0.91 Acre Tract, a distance of 157.65 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=1034066.25 and Y=16642913.98. 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;

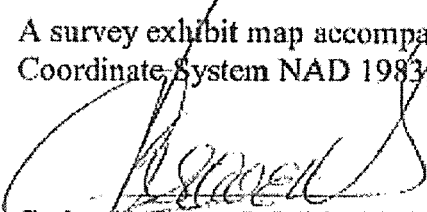
1. **THENCE** S 08° 52' 11" W (S 08° 50' W), continuing along the East line of said Lot 78 and the east line of said 0.91 Acre Tract, a distance of 70.00 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set on the North right-of-way line of said FM 2221, for the southeast corner of 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 149.83 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set on the west line of said 0.91 Acre Tract, for the southwest corner of this tract;

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

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July 13, 2009
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Revised August 26, 2010
Parcel 8

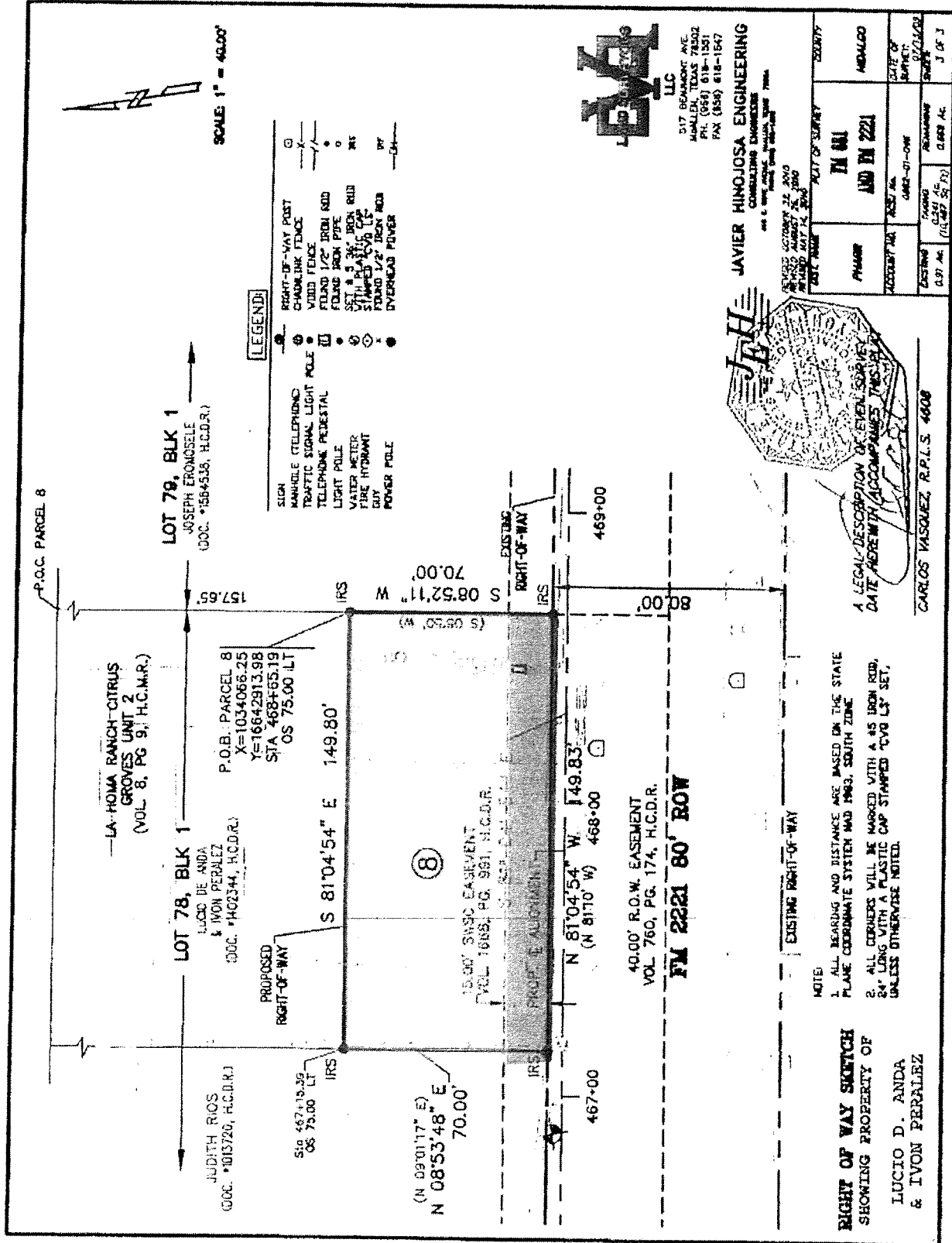
3. THENCE N 08° 53' 48" E (N 9° 01' 17" E), along the West line of said 0.91 Acre Tract, a distance of 70.00 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, on the proposed North right-of-way line of said FM 2221 for the northwest corner of this tract;
4. THENCE S 81° 04' 54" E, along the proposed North right-of-way line of said FM 2221, a distance of 149.80 feet to the POINT OF BEGINNING, containing 0.241 acre (10,487 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 = Part To Be Acquired / Green Highlighted Area = S.W.S.C Easement

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

Date: September 24, 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	James T. Killelea, Sr. Revocable Living Trust
Project:	FM681/FM2221
Parcel:	83 (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.

EXHIBIT "C"

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

Parcel 83
Property Description

A tract of land containing 0.004 acre (187 square feet), situated in Hidalgo County, Texas and also being a part or portion of **LOT 81, BLOCK 2, LA HOMA RANCH CITRUS GROVES UNIT 2**, recorded in Volume 8, Page 9, H.C.M.R., and said 0.004 acre (187 square feet) also being a part or portion of a 0.121 Acre tract of land deeded to James T. Kallilea, recorded in Document No. 921958, H.C.D.R., by The Secular Franciscan Order – The Fraternity of Our Lady of Guadalupe, Mission, Texas on November 17, 2000, and said 0.004 acre (187 square feet) also being more particularly described as follows;

COMMENCING on the northwest corner of said .121 Acre Tract;

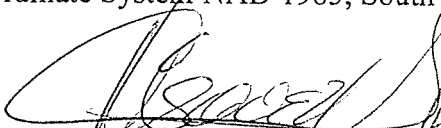
THENCE S 08° 53' 06" W (S 08° 50' W), along the west line of said 0.121 Acre Tract, a distance of 569.91 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, on the proposed North right-of-way line of FM 2221, for the northwest corner of this tract and the **POINT OF BEGINNING**; having surface coordinates of X=1035473.37 and Y=16642669.66. 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;

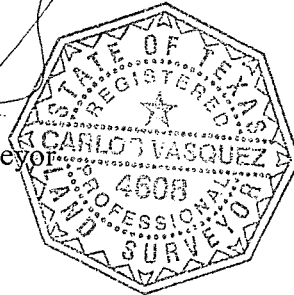
1. **THENCE** along the proposed North right-of-way line of said FM 2221 and said curve to the right with a radius of 8075.00 feet, an interior angle of 00° 01' 42", an arc length of 3.99 feet, a tangent of 2.00 feet and a chord that bears S 76° 43' 12" E, a distance of 3.99 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, on the east line of said 0.121 acre tract, for the northeast corner of this tract;
2. **THENCE** S 08° 53' 06" W (S 08° 50' W), along the east line of said 0.121 acre tract, a distance of 46.46 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 0.121 acre tract, for the southeast corner of this tract;

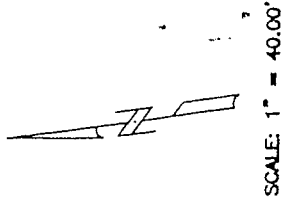
3. **THENCE** N 81° 04' 54" W (N 81° 10' W), along the North right-of-way line of said FM 2221, a distance of 4.00 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, on the southwest corner of said 0.121 acre tract, for the southwest corner of this tract;

4. **THENCE** N 08° 53' 06" E (N 08° 50' E), along the west line of said 0.121 acre tract, a distance of 46.77 to the POINT OF BEGINNING, containing 0.004 acre (187 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





LOT 81, BLK 2
LA HOMA RANCH CITRUS GROVES UNIT 2
(VOL. 6, PG. 9, H.C.M.R.)

PROPOSED ALIGNMENT CURVE
 PI STA: = 479+99.55
 DELTA = 4° 33' 34.79" (RT)
 TAN: = 318.49
 L: = 636.65
 R: = 8,000.00
 PC STA: = 476+81.06
 PT STA: = 483+17.71

JAMES T. KALLILEA
 DOCUMENT NO. 921958
 H.C.D.R.

DONALD J. KALLILEA
 VOL. 1058, PG. 139
 H.C.D.R.

P.O.B. PARCEL 83
 X=1035473.37
 Y=16642669.66
 STA 482+88.07
 OS 75.00 LT

R=8075.00'
 D=00°01'42"
 L=3.99'
 CH=3.99'
 S76°43'12"E

THE SECULAR FRANCISCAN ORDER
 VOL. 3356, PG. 436, T.C.D.R.

Sta 482+92.04
 OS 75.00 LT
 PROPOSED RIGHT-OF-WAY

15.00' SWSC EASEMENT
 VOL. 1973, PG. 296, H.C.D.R.

PROP. & ALIGNMENT

FM 2221 80' ROW

EXISTING RIGHT-OF-WAY

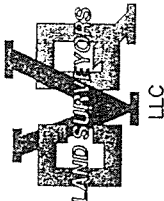
LEGEND:

- SIGN
- MANHOLE (TELEPHONE)
- TRAFFIC SIGNAL LIGHT POLE
- TELEPHONE PEDESTAL
- LIGHT POLE
- WATER METER
- FIRE HYDRANT
- GUY
- POWER POLE
- RIGHT-OF-WAY POST
- CHAINLINK FENCE
- WOOD FENCE
- FOUND 1/2" IRON ROD
- FOUND IRON PIPE
- SET # 5 3/8" IRON ROD WITH PLASTIC CAP STAMPED "CVQ LS"
- FOUND 1/2" IRON ROD OVERHEAD POWER

RIGHT OF WAY SKETCH
 SHOWING PROPERTY OF
 JAMES T. KALLILEA

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREMITIC COMPANIES, THIS PLAT

CARLOS VASQUEZ, R.P.L.S. 4608



LLC
 517 BEAUMONT AVE
 McALLEN, TEXAS 78502
 PH. (956) 618-1351
 FAX (956) 618-1347

JAVIER HINOJOSA ENGINEERING
 CONSULTING ENGINEERS
 416 E. DOVE AVENUE McALLEN, TEXAS 78504
 PHONE (956) 666-1388



REVISED OCTOBER 22, 2010
 REVISED AUGUST 26, 2010
 REVISION MAY 14, 2010

DIST. NAME		PLAT OF SURVEY	COUNTY
PHARR		FM 681 AND FM 2221	HIDALGO
ACCOUNT NO.	RCSU No.	DATE OF SURVEY	SHEET
	0862-01-046	07/13/09	3 OF 3
EXISTING	TAKING	REMAINING	
0.121 AC.	0.004 AC. (187 Sq Ft)	0.117 AC.	