

COUNTY of HIDALGO
Precinct No. 2



Hector "Tito" Palacios
County Commissioner

MEMO

To: Comm. Hector "Tito" Palacios,
Hidalgo County Pct. # 2
Attn. Erika Zamora

From: Jaime Salinas,
Right of Way Agent

Date: January 13, 2014

Re: Survey metes and Bounds- (Cesar Chavez Rd. Project Limits Bus. 83
North to Carroll St. Parcels 1 and 2) P.O. # 701386

Comm. Palacios,

Attached please find invoice from Quintanilla Headley & Associates Inc., totaling \$
3,500.00 for services on the above-mentioned project.

Please have your department process this receipt from Acct. # 3-1200-431-00-122-090-0-841
_____ set up for this project as soon as possible.

Should you have any questions, please feel free to contact our office @ (956) 787-1891.

Thanks,
Jaime

Approved _____
Comm. Hector "Tito" Palacios

Administration Office
300 West Hall Acres, Suite G
Pharr, TX 78577
Tel: 956-787-1891 Fax: 956-787-4683

Precinct 2 Shop
301 E. State St.
Pharr, TX 78517

INVOICE RECEIVED BY:
Elizabeth Chan ON Jan 13, 14
GOODS/SERVICES RECEIVED BY:
Hector Tito Palacios ON Jan 13, 14

To: Quintanilla Headley & Associates Inc.,
Attn: Alfonso

From: Jaime Salinas, R.O.W. Agent
Hidalgo County Right of Way Department

Date: 12/ 20/2013

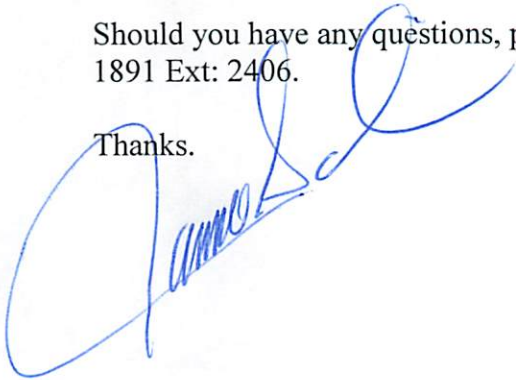
Re: Survey Metes & Bounds (Cesar Chavez Rd. project limits are from
Business 83 to Carroll St.) Parcels 1 and 2

Dear: Alfonso,

I would like to request survey metes and bounds for the above mentioned project. Attached for your information are copies of the Title reports. Your immediate response to this matter would be greatly appreciated.

Should you have any questions, please feel free to call my office @ (956787-1891 Ext: 2406.

Thanks.



**AFFIDAVIT AND WAIVER OF LIEN
PRIME CONTRACTOR**

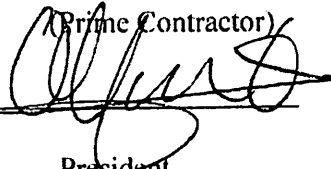
STATE OF Texas

COUNTY OF Hidalgo

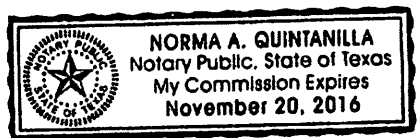
Personally appeared before me, the undersigned Notary Public for Alfonso Quintanilla, President of Quintanilla, Headley & Associates, Inc. (Prime Contractor), who being duly sworn by me states on oath that all product supplies and Subcontractors, payrolls, sales tax, privilege tax or license, old age benefits tax, state and federal unemployment insurance, and other liabilities incurred in the performance of Right of Way Parcels for Cesar Chavez Road from Business 83 to Carroll Road Project, Purchase Order # 701386, have been paid in full and that the above named Prime Contractor waives any claims and release Hidalgo County (Owner) from any rights or claims (including lien rights) for debts due and owing by virtue of the furnishing of any labor, products, and supplies furnished for such improvements.

The above named Prime Contractor agrees to indemnify Hidalgo County and save them harmless on account of any loss he/she may sustain in reliance upon the Affidavit and Waiver of Lien including the amount of any lien he/she may be compelled to pay all costs relating thereto and a reasonable attorney's fee.

(Prime Contractor)

By: 
Title: President
Date: 1-14-14

Sworn to and subscribed before me
This the 14th day of January, 2014.
Norma A. Quintanilla
Notary Public
My Commission Expires Nov. 20, 2016





QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 - R.P.L.S #4856

Eulalio Ramirez, P.E. # 77062

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

www.qhaengineering.com

HIDALGO COUNTY
PRECINCT NO. 2

2014 JAN 2 PM 2:30

Letter of Transmittal

To: Hidalgo County Precinct No.2
300 West Hall Acres, Suite G
Pharr, Texas 78577

Date: January 2, 2014

Attention: Jaime Salinas

Re: Cesar Chavez Road from Business 83 to
Carroll Road Project.

Right of Way Parcels.

Description:

- Invoice # 8503 for \$ 3,500.00
- Parcel No.7 (Emigdio Villanueva, Jr).
- (3) Original Survey and Metes & Bounds
- Parcel No.8 (Carlos Salazar).
- (3) Original Survey and Metes & Bounds

Remarks: Please process for payment. Thank you!

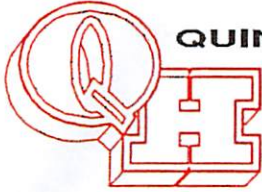
Sent By: Lilia for Alfonso Quintanilla, P.E.

Delivered By: 1-2-14

Received By: Elizabeth Casas

Printed Name

Time: 2:30 pm.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys
124 E. Stubbs, Edinburg, Texas 78539
Phone 956/381-6480 Fax 956/381-0527
Email: office@qhaengineering.com
www.qhaengineering.com

EXHIBIT "A"

METES AND BOUNDS

CITY OF SAN JUAN
CESAR CHAVEZ ROAD FROM BUSINESS 83 TO CARROLL ROAD
PARCEL No. 8
OWNER: CARLOS SALAZAR AND WIFE JUANITA C. SALAZAR

A 0.030 OF AN ACRE TRACT OF LAND OUT OF LOT "A", MILLER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2676, PAGE 331, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 3/4" IRON ROD FOUND ON THE SOUTH LINE OF LOT "A" AND IN THE EXISTING WEST RIGHT OF WAY LINE OF CESAR CHAVEZ ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 81°15' W, 30.00 FEET FROM THE SOUTHEAST CORNER OF LOT "A".

THENCE; N 81°15' W, ALONG THE SOUTH LINE OF LOT "A", A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED PENA FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°45' E, A DISTANCE OF 66.25 FEET TO A POINT ON THE SOUTH LINE OF THE EMIGIDIO VILLANUEVA, JR. TRACT (A TRACT OF LAND OUT OF LOT "A", MILLER'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 342933, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°15' E, ALONG THE SOUTH LINE OF THE EMIGIDIO VILLANUEVA, JR. TRACT, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD FOUND ON THE EXISTING WEST RIGHT OF WAY LINE OF CESAR CHAVEZ ROAD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°45' W, ALONG THE EXISTING WEST RIGHT OF WAY LINE OF CESAR CHAVEZ ROAD, A DISTANCE OF 66.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.030 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH M&M SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 2066390, MAP RECORDS, HIDALGO COUNTY, TEXAS.

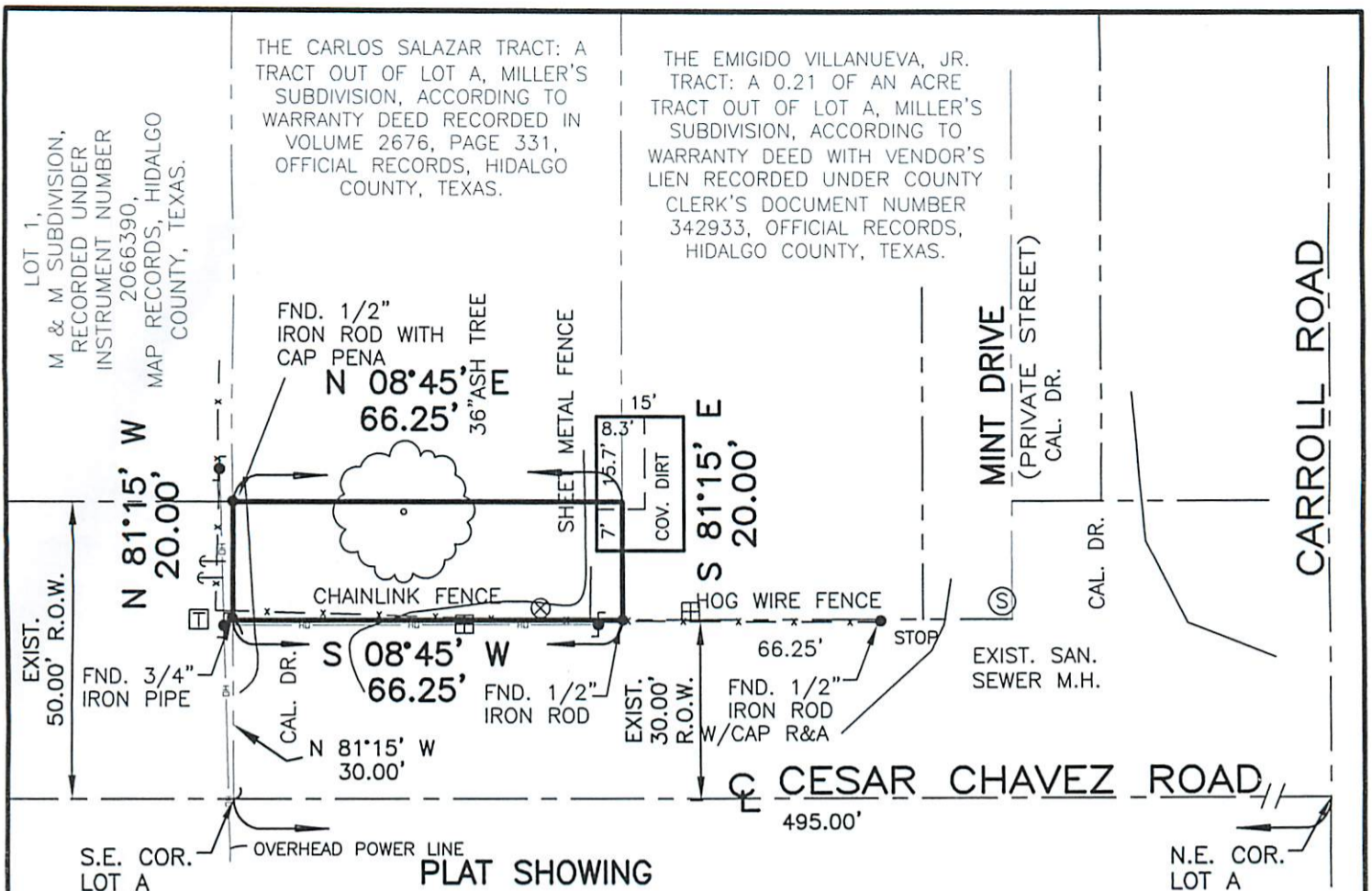
THE PROPERTY DESCRIBED IN THIS METES AND BOUNDS MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: December 19, 2013

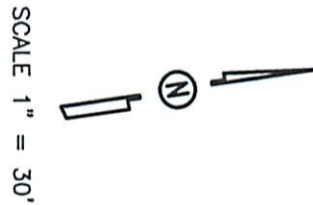

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856





A 0.030 OF AN ACRE TRACT OF LAND OUT OF LOT A, MILLER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2676, PAGE 331, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

NOTE:
 ● = SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 UNLESS OTHERWISE NOTED.



PROJECT: CESAR CHAVEZ ROAD FROM BUSINESS 83 TO CARROLL ROAD
 PARCEL: 8

FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING. (NO SHADING.) COMMUNITY-PANEL NUMBER 480334 0425 C MAP REVISED: NOVEMBER 16, 1982

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH M & M SUBDIVISION, RECORDED UNDER INSTRUMENT NUMBER 2066390, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

- LEGEND
- = FIRE HYDRANT
 - = GUY WIRE
 - = POWER POLE
 - = WATER METER
 - = WATER VALVE
 - = SIGN
 - = SERVICE POLE
 - = FLUSH VALVE
 - = TEL PED
 - = GATEWELL/STANDPIPE
 - = GAS METER
 - = VENT PIPE
 - = IRRIGATION VALVE
 - = SPRINKLER
 - = TREE



[Handwritten Signature]
 ALFONSO QUINTANILLA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 4856

VOL. 3 PAGE 26
 SURVEYED DECEMBER 19, 2013
 ADDRESS _____

OWNER CARLOS SALAZAR AND WIFE JUANITA C. SALAZAR

JOB No. G.F.#2676331

BOOK No. _____ PAGE _____

FILENAME: F:\DATA\PRJT\ALAMO\CESAR RD PARCEL

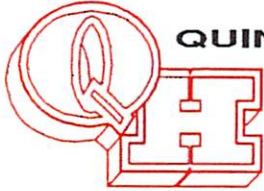


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527

ENGINEERING REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM
 SURVEYING REGISTRATION NUMBER 100411-00

Parcel #1



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys
124 E. Stubbs, Edinburg, Texas 78539
Phone 956/381-6480 Fax 956/381-0527
Email: office@qhaengineering.com
www.qhaengineering.com

EXHIBIT "A"

METES AND BOUNDS

CITY OF SAN JUAN
CESAR CHAVEZ ROAD FROM BUSINESS 83 TO CARROLL ROAD
PARCEL No. 7
OWNER: EMIGDIO VILLANUEVA, JR.

A 0.030 OF AN ACRE TRACT OF LAND OUT OF LOT "A", MILLER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 342933, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD FOUND ON THE EXISTING WEST RIGHT OF WAY LINE OF CESAR CHAVEZ ROAD AND ON THE NORTH LINE OF THE CARLOS SALAZAR TRACT (A TRACT OF LAND OUT OF LOT "A", MILLER'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2676, PAGE 331, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 08°45' E, 66.25 FEET, AND N 81°15' W, 30.00 FEET FROM THE SOUTHEAST CORNER OF LOT A.

THENCE; N 81°15' W, ALONG THE NORTH LINE OF THE CARLOS SALAZAR TRACT, A DISTANCE OF 20.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°45' E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 51.25 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MINT DRIVE (A PRIVATE STREET), A TOTAL DISTANCE OF 66.25 FEET TO A POINT IN THE CENTERLINE OF MINT DRIVE (PRIVATE STREET) AND ON THE SOUTH LINE OF THE EMIGIDIO VILLANUEVA, JR. TRACT (A TRACT OF LAND OUT OF LOT "A", MILLER'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 313766, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°15' E, ALONG THE SOUTH LINE OF THE EMIGIDIO VILLANUEVA, JR. TRACT AND ALONG THE CENTERLINE OF MINT DRIVE (PRIVATE STREET), A DISTANCE OF 20.00 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF CESAR CHAVEZ ROAD FOR THE NORTHEAST CORNER OF THIS TRACT.


THENCE; S 08°45' W, ALONG THE EXISTING WEST RIGHT OF WAY LINE OF CESAR CHAVEZ ROAD, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 15.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MINT DRIVE (PRIVATE STREET), A TOTAL DISTANCE OF 66.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.030 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH M&M SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 2066390, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY DESCRIBED IN THIS METES AND BOUNDS MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: December 19, 2013


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856

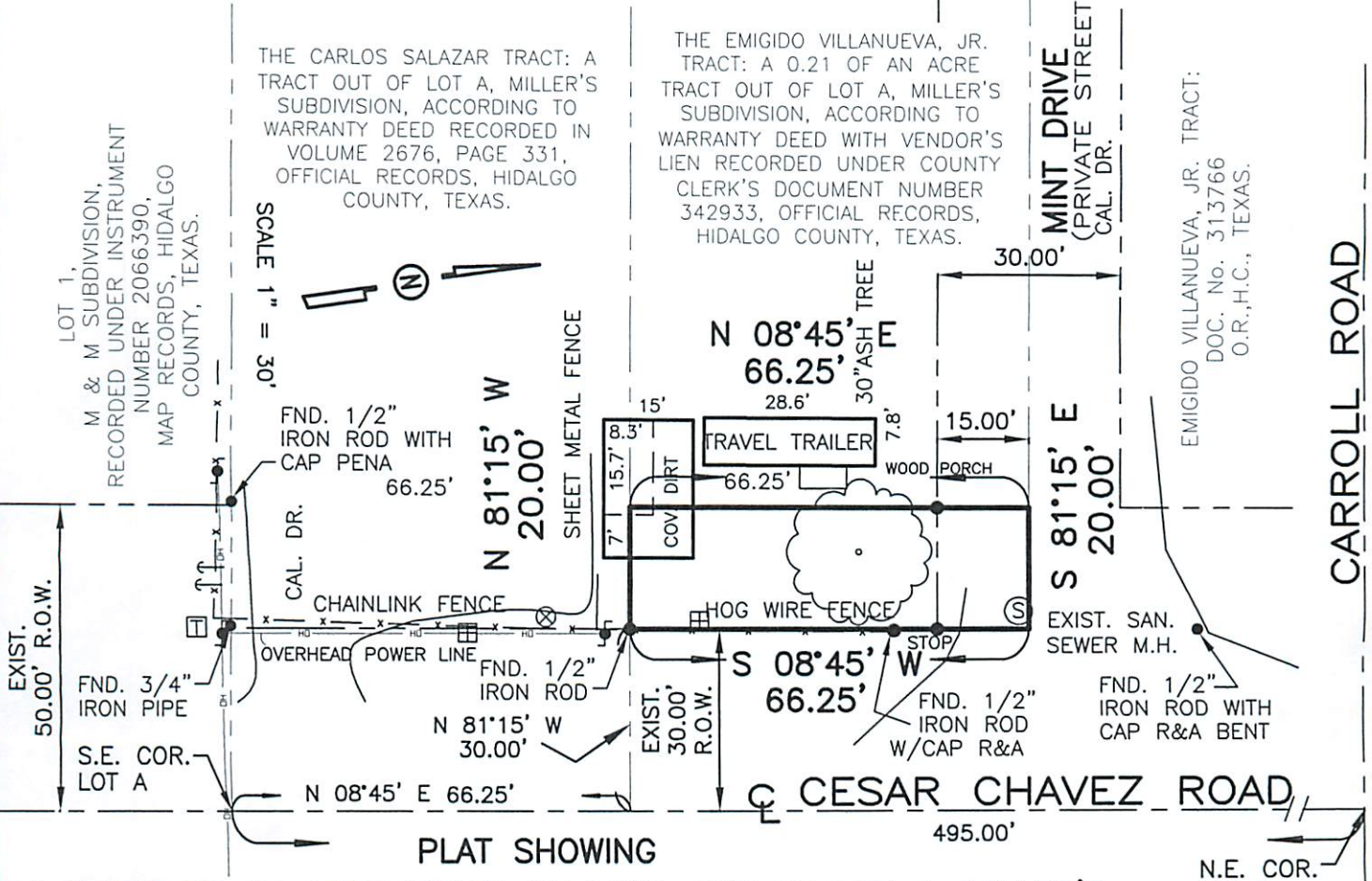


15.00' RIGHT OF WAY AGREEMENT TO RIO GRANDE VALLEY GAS COMPANY, RECORDED IN VOLUME 2617, PAGE 705, DEED RECORDS, HIDALGO COUNTY, TEXAS.

THE CARLOS SALAZAR TRACT: A TRACT OUT OF LOT A, MILLER'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2676, PAGE 331, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE EMIGIDO VILLANUEVA, JR. TRACT: A 0.21 OF AN ACRE TRACT OUT OF LOT A, MILLER'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 342933, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

EMIGIDO VILLANUEVA, JR. TRACT: DOC. No. 313766 O.R., H.C., TEXAS.



PLAT SHOWING

A 0.030 OF AN ACRE TRACT OF LAND OUT OF LOT A, MILLER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 342933, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

NOTE:
 ● = SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 UNLESS OTHERWISE NOTED.

PROJECT: CESAR CHAVEZ ROAD FROM BUSINESS 83 TO CARROLL ROAD
 PARCEL: 7

- LEGEND
- = FIRE HYDRANT
 - = GUY WIRE
 - = POWER POLE
 - = WATER METER
 - = WATER VALVE
 - = SIGN
 - = SERVICE POLE
 - = FLUSH VALVE
 - = TEL PED
 - = GATEWELL/STANDPIPE
 - = GAS METER
 - = VENT PIPE
 - = IRRIGATION VALVE
 - = SPRINKLER
 - = TREE

FLOOD ZONE DESIGNATION: ZONE "C"
 AREAS OF MINIMAL FLOODING. (NO SHADING.)
 COMMUNITY-PANEL NUMBER 480334 0425 C
 MAP REVISED: NOVEMBER 16, 1982

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH M & M SUBDIVISION, RECORDED UNDER INSTRUMENT NUMBER 2066390, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.



Alfonso Quintanilla

ALFONSO QUINTANILLA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 4856

VOL. 3 PAGE 26
 SURVEYED DECEMBER 19, 2013
 ADDRESS _____
 OWNER EMIGIDO VILLANUEVA, JR.
 JOB No. G.F.#342933
 BOOK No. _____ PAGE _____
 FILENAME: F:\DATA\PRJT\ALAMO\CESAR RD PARCEL



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 ENGINEERING REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM
 SURVEYING REGISTRATION NUMBER 100411-00

PRECINCT # 2 HIDALGO COUNTY
RIGHT-OF-WAY DEPARTMENT

LETTER OF TRANSMITTAL

TO: Commissioner Hector "Tito" Palacios DATE: 1/13/2014
Attn: Erika

RE: Survey Metes and Bounds FROM: Jaime Salinas
Parcels 1, 2, Cesar Chavez Rd. Bus. 83 to Carroll St. R.O.W. Agent

REASON FOR TRANSMITTAL CHECKED BELOW:

- AS REQUESTED FOR APPROVAL COPY OF LETTER
 RETURNED FOR CORRECTIONS APPROVED AS NOTED REVIEW AND COMMENT
 APPROVED AS SUBMITTED PICKED-UP OTHER

REMARKS: Please attached find a copy of the Survey with Metes and Bounds for the above-mentioned Project. If you need additional information please call our office at (956) 787-1891. Ext. 2406.

VIA HAND DELIVERED

RECEIVED BY: Elizabeth Casas

2014 JAN 13 AM 11 09
HIDALGO COUNTY
PRECINCT NO. 2