

TO VICTOR GALLARDO (RIGHT OF WAY AGENT)

REGARDING PARCEL #3 & #4 WITH ADDRESS: SW CORNER OF LA HOMA RD. AND JIMMY DR. MISSION, TX 78574 PROPERTY OWNER MR. ROGELIO RODRIGUEZ LOZANO IS REQUESTING THE AMOUNT OF \$17,500 USD. FOR THE LAND PURCHASED FOR THE LA HOMA BRIDGE PROJECT #:5013-55-0311-5000-5500-UCP-GVG.

DATE: 8/22/2016

SIGNATURE: _____

ROGELIO RODRIGUEZ LOZANO



Joe M. Flores
County Commissioner Pct. No. 3

COUNTY COMMISSIONER PRECINCT 3
County of Hidalgo

MEMO

To: Commissioner's Court

From: Victor Gallardo ROW Agent
Hidalgo County Precinct No. 3

Date: September 28, 2016

RE: La Homa Road Bridge Project
Rogelio Rodriguez Lozano Parcel #3 & 4

Attached please find letter provided by property owner for above-mentioned project.

Settlement Offer: \$17,500.00

Appraised Value: \$13,231.00

Difference: \$4,269.00

Owner has many improvements on property, 425' Inf ranch style fencing, 24 palm and 2 mesquite trees, water spigot. Owner differs with appraisal amount on improvements and land.

Approved: _____

Not Approved: _____

Office: (956) 585-4509 • Fax: (956) 205-7009
724 N. Breyfogle • Mission, Texas 78574

GENERAL NOTES:

ADDRESS: S. LA HOMA RD
PALMVIEW, TEXAS 78559
SURVEYED: MARCH 04, 2015

FLOOD ZONE DESIGNATION: "C"
COMMUNITY-PANEL NUMBER: 480334 0400 C
MAP REVISED: NOVEMBER 16, 1982

SURVEY NOTES:

1.) BASIS OF BEARING EAST LINE OF LOT 2
BLOCK 1, MISSION GROVES ESTATES
SUBDIVISION, AS PER MAP RECORDED IN
VOLUME 5, PAGE 21, MAP RECORDS OF
HIDALGO COUNTY, TEXAS.

2.) THIS SURVEY WAS COMPLETED WITHOUT THE
BENEFIT OF A TITLE REPORT. THERE MAY BE
EASEMENTS OR OTHER MATTERS THAT ARE NOT
SHOWN.

SYMBOL LEGEND

- - FND. 1/2" IRON ROD
- ⊗ - FND. 60-D NAIL
- ⊙ - FND. 1/2" IRON PIPE
- - SET. 1/2" IRON ROD
- ⊕ - FND. 1" IRON PIPE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA ANGLE	CHORD	CHORD DIRECTION
C1	1,305.46	67.52	2°57'48"	87.51	N77°18'51"W
C2	540.00	24.66	2°37'01"	24.66	N25°37'18"E
C3	460.00	32.63	4°03'51"	32.62	N25°53'53"E

**METES AND BOUNDS
RIGHT-OF-WAY DEDICATION**

BEING A 0.122 (5,329.81 S.F.) ACRE TRACT OF LAND OUT OF A 0.32 ACRE TRACT OUT OF LOT 2, BLOCK 1, MISSION GROVES ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDS IN VOL. 05, PG. 21, MAP RECORDED OF HIDALGO COUNTY, TEXAS; CONVEYED TO LA JOYA WATER SUPPLY CORPORATION (AGUA SPECIAL UTILITY DISTRICT) IN DOCUMENT NUMBER 1416912, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A HALF (1/2) INCH IRON ROD FOUND ON A CURVE ON THE SOUTH LINE OF LOT 2, BLOCK 1, MISSION GROVES ESTATES SUBDIVISION AND THE NORTH RIGHT OF WAY LINE OF HIDALGO COUNTY IRRIGATION DISTRICT No. 1 CANAL, HAVING A 200.00 FEET RIGHT OF WAY, AND ALSO BEING ON THE EXISTING WEST RIGHT OF WAY LINE OF LA HOMA ROAD, ALSO BEING THE SOUTHEAST CORNER OF SAID 0.32 ACRE TRACT OF LAND, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, ALONG A CURVE TO THE RIGHT, WITH THE NORTH RIGHT OF WAY LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT No. 1 CANAL, ALSO BEING THE SOUTH BOUNDARY LINE OF SAID 0.32 ACRE TRACT OF LAND, HAVING A RADIUS OF 1305.46 FEET, AT AN ARC LENGTH OF 2.1 FEET PASSED A 1" IRON PIPE FOUND, A CHORD DISTANCE OF 67.52 FEET IN ALL, WITH A CHORD BEARING OF NORTH 77°18'51" WEST, TO A HALF (1/2) INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES" SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 540.00 FEET, AN ARC LENGTH OF 24.66 FEET, AN ARC LENGTH DISTANCE OF 24.66 FEET, WITH A CHORD BEARING OF NORTH 25°37'18" EAST, TO A HALF (1/2) INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES" SET FOR A POINT OF TANGENCY;

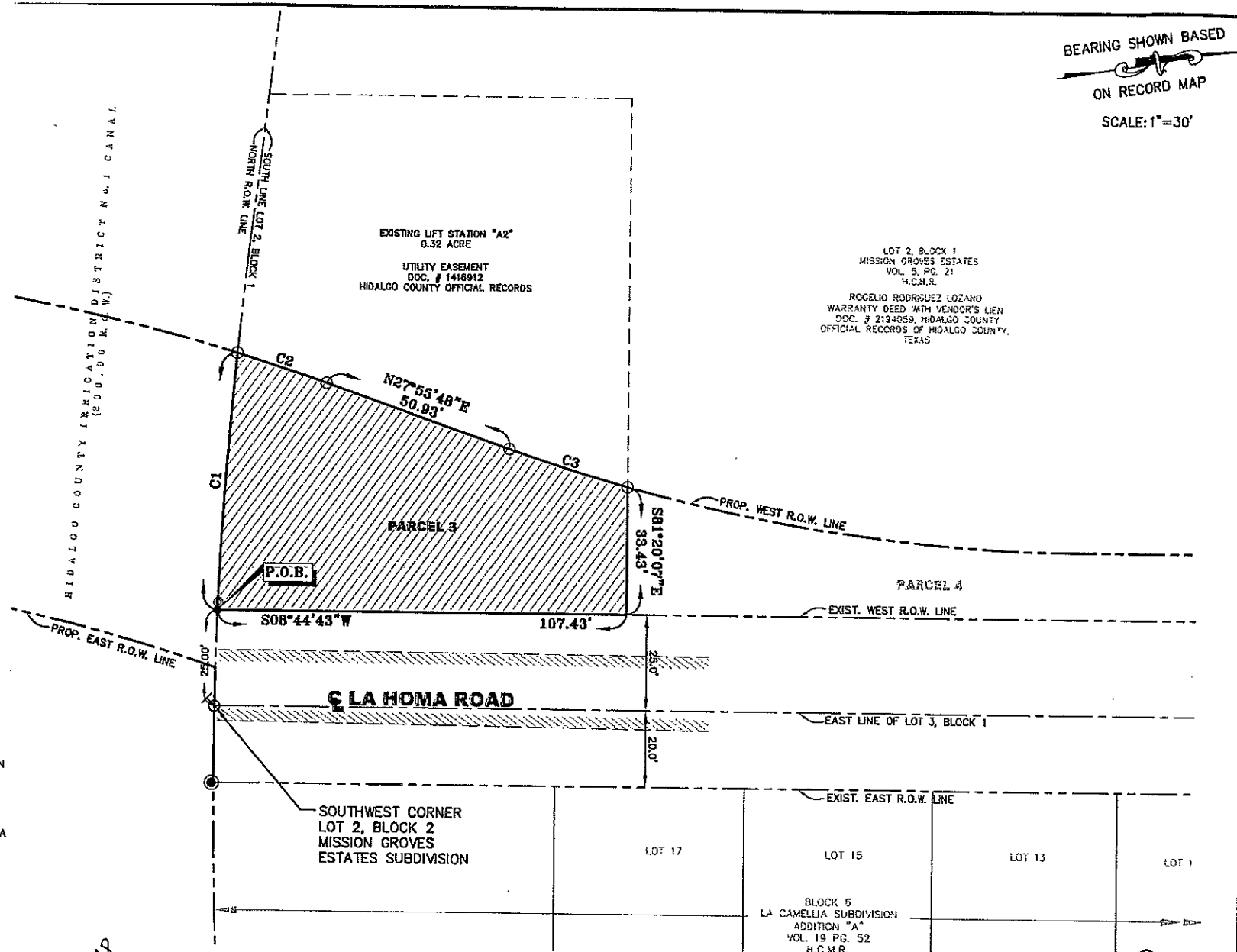
THENCE NORTH 27°55'48" EAST, A DISTANCE OF 50.93 FEET TO A HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES" SET FOR A POINT OF CURVATURE;

THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 460.00 FEET, AN ARC LENGTH OF 32.63 FEET, A CHORD DISTANCE OF 32.62 FEET, WITH A CHORD BEARING OF NORTH 25°53'53" EAST, TO A HALF (1/2) INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES" SET ON THE NORTH BOUNDARY LINE OF SAID 0.32 ACRE TRACT OF LAND, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, WITH THE NORTH BOUNDARY LINE OF SAID 0.32 ACRE TRACT OF LAND, SOUTH 81°20'07" EAST, A DISTANCE OF 33.43 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF SAID LA HOMA ROAD, ALSO BEING THE NORTHEAST CORNER OF SAID 0.32 ACRE TRACT OF LAND, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08°44'43" WEST, A DISTANCE OF 107.43 FEET WITH THE EXISTING WEST RIGHT OF WAY LINE OF SAID LA HOMA ROAD, ALSO BEING THE EAST BOUNDARY LINE OF SAID 0.32 ACRE TRACT OF LAND, TO THE POINT OF BEGINNING, CONTAINING 0.122 OF AN ACRE (5,329.81 SQFT.) TRACT OF LAND MORE OR LESS

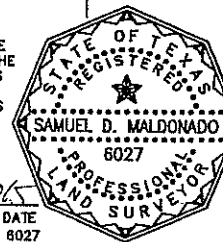
JOB NUMBER
ENG 14.004



**PLAT SHOWING
PARCEL 3**

BEING A 0.122 (5,329.81 S.F.) ACRE TRACT OF LAND OUT OF A 0.32 ACRE TRACT OUT OF LOT 2, BLOCK 1, MISSION GROVES ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOL. 05, PG. 21, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

I, SAMUEL DAVID MALDONADO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS SURVEY CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND MEETS THE MINIMUM SURVEY STANDARDS.



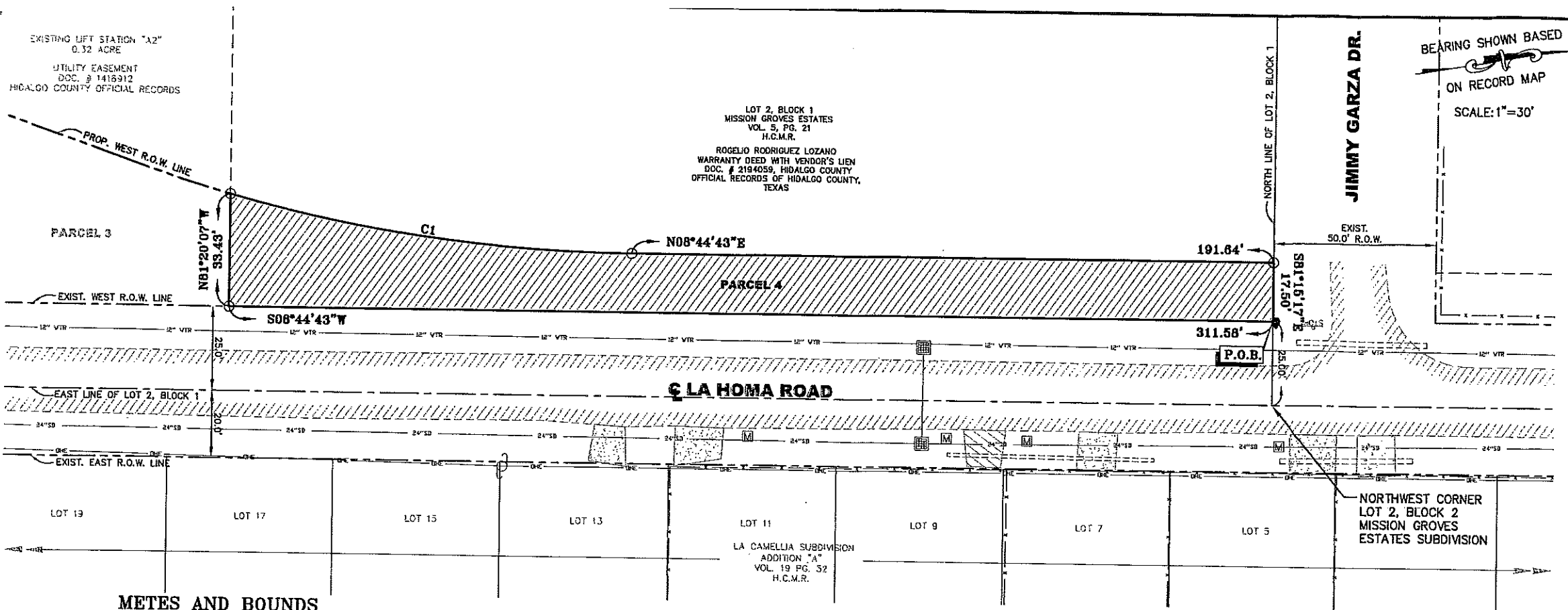
SAMUEL DAVID MALDONADO DATE 4/29/2015
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027

SAMES SAM Engineering & Surveying, Inc.
200 S. CLER BLVD TEL: (956) 702-8800
PALMVIEW, TEXAS 78577 FAX: (956) 702-8803
SURVEY FIRM REGULATION # 101416-00

EXISTING LIFT STATION "A2"
0.32 ACRE
UTILITY EASEMENT
D.C. # 1416912
HIDALGO COUNTY OFFICIAL RECORDS

LOT 2, BLOCK 1
MISSION GROVES ESTATES
VOL. 5, PG. 21
H.C.M.R.
ROGELIO RODRIGUEZ LOZANO
WARRANTY DEED WITH VENDOR'S LIEN
D.C. # 2194059, HIDALGO COUNTY
OFFICIAL RECORDS OF HIDALGO COUNTY,
TEXAS

BEARING SHOWN BASED
ON RECORD MAP
SCALE: 1"=30'



**METES AND BOUNDS
RIGHT-OF-WAY DEDICATION**

BEING A 0.140 (6,085.223 S.F.) ACRE TRACT OF LAND OUT OF LOT 2, BLOCK 1, MISSION GROVES ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOL. 05, PG. 21, MAP RECORDED OF HIDALGO COUNTY, TEXAS; CONVEYED TO ROGELIO RODRIGUEZ LOZANO IN WARRANTY DEED WITH VENDOR'S LIEN, D.C.# 2194059, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A HALF (1/2) INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 2, BLOCK 1, MISSION GROVES ESTATES SUBDIVISION ALSO THE NORTHEAST CORNER OF THIS TRACT.

THENCE SOUTH 08°44'43" WEST, A DISTANCE OF 311.56 FEET WITH THE EXISTING WEST RIGHT OF WAY LINE OF LA HOMA ROAD, TO A HALF (1/2) INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES" SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81°20'07" WEST, A DISTANCE OF 33.43 FEET TO A HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES" SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 460.00 FEET, AN ARC LENGTH OF 121.40 FEET, A CHORD DISTANCE OF 121.04 FEET, WITH A CHORD BEARING OF NORTH 16°18'20" EAST, TO A HALF (1/2) INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES" SET FOR A POINT OF TANGENCY;

THENCE, PARALLEL TO THE EAST LINE OF SAID LOT 2, BLOCK 1 AND THE EXISTING WEST RIGHT OF WAY LINE OF LA HOMA ROAD, NORTH 08°44'43" EAST, A DISTANCE OF 191.84 FEET TO A HALF (1/2) INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES" SET ON THE NORTH LINE OF SAID LOT 2, BLOCK 1, AND THE EXISTING SOUTH RIGHT OF WAY LINE OF JIMMY GARZA DRIVE, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81°15'17" EAST, A DISTANCE OF 17.50 FEET WITH NORTH LINE OF SAID LOT 2, BLOCK 1, AND THE EXISTING SOUTH RIGHT OF WAY LINE OF JIMMY GARZA DRIVE, TO THE POINT OF BEGINNING, CONTAINING 0.140 OF AN ACRE (6,085.223 SQFT.) TRACT OF LAND MORE OR LESS

GENERAL NOTES:
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PALMVIEW, TEXAS 78559
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1.) BASIS OF BEARING EAST LINE OF LOT 2 BLOCK 1, MISSION GROVES ESTATES SUBDIVISION, AS PER MAP RECORDED IN VOLUME 5, PAGE 21, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
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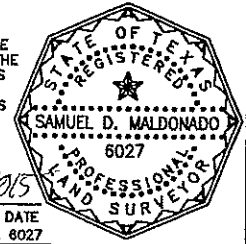
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA ANGLE	CHORD	CHORD DIRECTION
C1	460.00	121.40	15°07'14"	121.04	N16°18'20"E

**PLAT SHOWING
PARCEL 4**

BEING A 0.140 (6,085.223 S.F.) ACRE TRACT OF LAND OUT OF LOT 2, BLOCK 1, MISSION GROVES ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOL. 05, PG. 21, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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MDL 4/28/2015
DATE
SAMUEL DAVID MALDONADO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027

SAMES SAM Engineering & Surveying, Inc.
200 S. CAGE BLVD PHARR, TEXAS 78577
TEL: (954) 702-8860 FAX: (954) 702-8863 SURVEY FIRM REGULATION # 101416-00

JOB NUMBER
ENG 14.004