

County: Hidalgo
ROW CSJ: 0255-08-106
HIGHWAY: U.S. Business 281(Closner Blvd)

Exhibit A

FIELD NOTES FOR TRACT 1

US BUSINESS 281 AT COURTHOUSE SQUARE

Being a 66,979 square foot or 1.538 acre tract of land, situated in the City of Edinburg, Hidalgo County, Texas, being out of Block 231, Block 232, Block 253, and Block 254, Townsite Plat of Edinburg, Hidalgo County, Texas, recorded by Map in Volume 1, Page 3, of the Map Records, Hidalgo County, Texas, and being a remaining portion of Right of Way Easement conveyed to the State of Texas, dated June 29, 1954, described in Volume 802, Page 155, of the Deed Records, Hidalgo County, Texas, said 66,979 square foot or 1.538 acre tract of land, being more particularly described by metes and bounds as follows;

Commencing at the Northwest intersection corner of Cano Street, 95.00 foot Right of Way, and 12th Street, 95.00 foot Right of Way, from which the Southeast corner of Block 253 bears South 08°53'00" West a distance of 20.00 feet and South 81°07'00" East a distance of 20.00 feet;

Thence with the North Right of Way line of Cano Street, North 81°07'00" West a distance of 279.72 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set in the existing East Right of Way line of U.S. Business 281 (Closner Boulevard), 100.00 foot Right of Way, (N= 16635359.6447, E= 1094887.9703) 50.00 feet left to centerline station 7+64.79, for the Southeast corner and **Point of Beginning** of this herein described tract of land;

1. **Thence** continuing with the existing North Right of Way line of Cano Street, North 81°07'00" West a distance of 100.00 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set in the existing West Right of Way line of U.S. Business 281 (Closner Boulevard) for the Southwest corner of this herein described tract of land;
2. **Thence** departing the North Right of Way line of Cano Street and with the existing West Right of Way line of U.S. Business 281 (Closner Boulevard) North 08°53'00" East a distance of 58.82 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set for the beginning of a curve concave to the Southeast and for a corner of this herein described tract of land;
3. **Thence** with said curve concave to the Southeast having a radius of 388.00 feet, an arc length of 94.51 feet, a delta angle of 13°57'21", a chord bearing of North 15°54'19" East and a chord distance of 94.27 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set for a corner;

4. **Thence** North $22^{\circ}53'00''$ East a distance of 109.67 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set for the beginning of a curve concave to the Northwest and for a corner of this herein described tract of land;
5. **Thence** with said curve concave to the Northwest having a radius of 288.00 feet, an arc length of 140.78 feet, a delta angle of $28^{\circ}00'25''$, a chord bearing of North $08^{\circ}53'15''$ East and a chord distance of 139.38 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set for a corner;
6. **Thence** North $05^{\circ}07'00''$ West a distance of 110.01 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set for the beginning of a curve concave to the Southeast and for a corner of this herein described tract of land;
7. **Thence** with said curve concave to the Southeast having a radius of 388.00 feet, an arc length of 94.51 feet, a delta angle of $13^{\circ}57'21''$, a chord bearing of North $01^{\circ}54'19''$ East and a chord distance of 94.27 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set for a corner;
8. **Thence** North $08^{\circ}53'00''$ East a distance of 61.51 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set in the Existing South Right of Way line of McIntyre Street, 95.00 foot Right of Way, for the Northwest corner of this herein described tract of land, from which the Northeast corner of Block 231, bears North $08^{\circ}53'00''$ East a distance of 20.00 feet;
9. **Thence** with the South Right of Way line of McIntyre Street, South $81^{\circ}07'00''$ East a distance of 100.00 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set in the existing East Right of Way line of U.S. Business 281 (Closner Boulevard), for the Northeast corner of this herein described tract of land;
10. **Thence** departing the South Right of Way line of McIntyre Street and with the existing East Right of Way line of U.S. Business 281 (Closner Boulevard), South $08^{\circ}53'00''$ West a distance of 61.51 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set for the beginning of a curve concave to the Southeast and for a corner of this herein describe tract of land;
11. **Thence** with said curve concave to the Southeast having a radius of 288.00 feet, an arc length of 70.07 feet, a delta angle of $13^{\circ}56'26''$, a chord bearing of South $01^{\circ}54'46''$ West and a chord distance of 69.90 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set for a corner;
12. **Thence** South $05^{\circ}07'00''$ East a distance of 110.01 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set for the beginning of a curve concave to the Northwest and for a corner of this herein described tract of land;

13. **Thence** with said curve concave to the Northwest having a radius of 388.00 feet, an arc length of 189.57 feet, a delta angle of $27^{\circ}59'35''$, a chord bearing of South $08^{\circ}52'49''$ East and a chord distance of 187.69 feet to a $5/8$ " iron pin with plastic cap stamped "R.O.W. PROP. COR." set for a corner;
14. **Thence** South $22^{\circ}53'00''$ West a distance of 109.75 feet to a $5/8$ " iron pin with plastic cap stamped "R.O.W. PROP. COR." set for the beginning of a curve concave to the Southeast and for a corner of this herein described tract of land;
15. **Thence** with said curve concave to the Southeast having a radius of 288.00 feet, an arc length of 70.07 feet, a delta angle of $13^{\circ}56'26''$, a chord bearing of South $15^{\circ}54'46''$ West and a chord distance of 69.90 feet to a $5/8$ " iron pin with plastic cap stamped "R.O.W. PROP. COR." set for a corner;
16. **Thence** South $08^{\circ}53'00''$ West a distance of 58.82 feet to the **Point of Beginning** and being a 66,979 square foot or 1.538 acre tract of land.

Bearings based on the Texas Coordinate System, South Zone, NAD83 (NA2011), adjusted to surface using a grid to surface adjustment factor of 1.00004.

A plat survey of even survey date herewith accompanies this description.

I, Kurt Schumacher, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.



03/05/2018

Kurt Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333



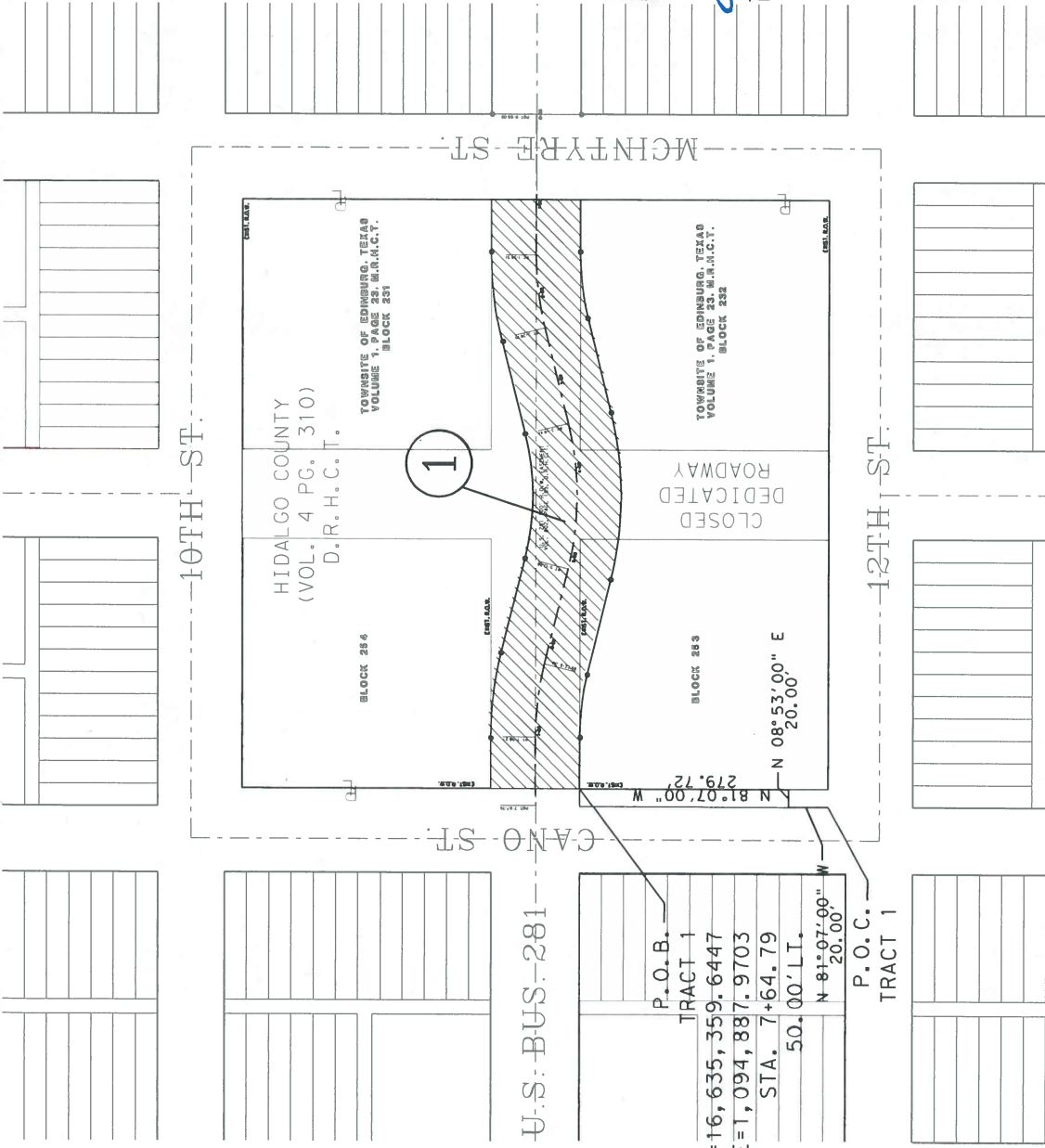


PARENT TRACT INSET
PARCEL 1
N.T.S.



I DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

Kurt Schumacher
KURT SCHUMACHER, R.P.L.S. #6333



U.S. BUS-281

P.O.B.
TRACT 1
N=16,635,359.6447
E=1,094,887.9703
STA. 7+64.79
50.00'L.T.
N-81°07'00"
20.00' W

P.O.C.
TRACT 1

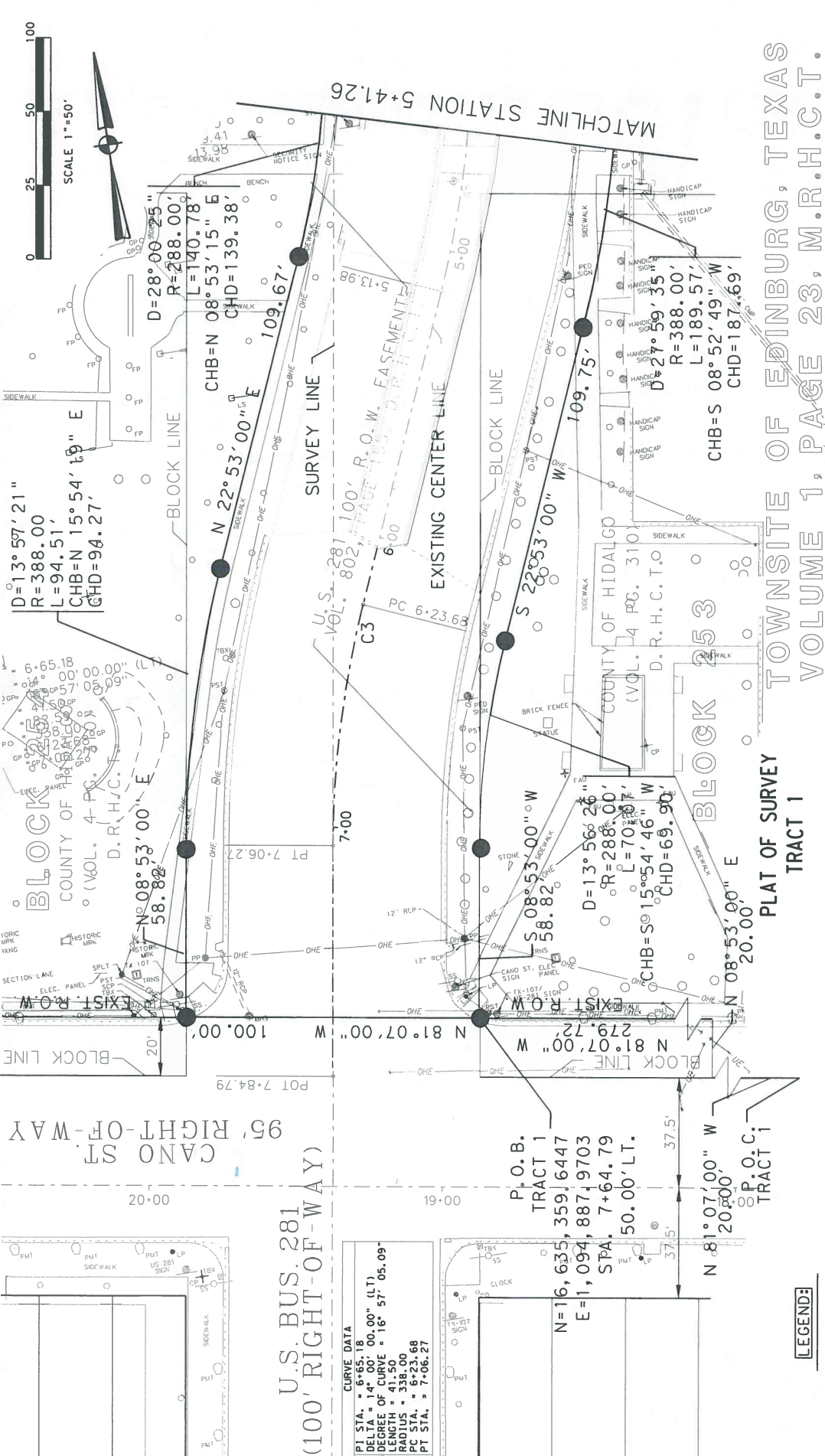
EXISTING	TAKING	REMAINING
1.538 AC.	1.538 AC.	0.000 AC.
		66,979 SQ. FT.

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
TRACT 1
HIDALGO COUNTY COURTHOUSE

ROW SURVEYING SERVICES, L.L.C.
900 S. STEWART RD. SUITE 13
MISSION TEXAS 79701
PHONE: (855) 435-5772
FAX: (855) 583-7118

TXSLS REG. PERM 0013848
ROW CSJ: 02555-08-106

- NOTES:
- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.000040.
 - SET: INDICATES A 5/8 INCH IRON ROD SET WITH A TXDOT ALUMINUM CAP.
 - A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLOT.



- LEGEND**
- LOT LINE
 - PROPERTY LINE
 - PARCEL NUMBER
 - RIGHT OF WAY
 - POINT OF COMMENCING
 - POINT OF BEGINNING
 - HIDALGO COUNTY
 - HIDALGO COUNTY
 - MAP RECORDS
 - HIDALGO COUNTY
 - OFFICIAL RECORDS
 - SET 5/8" IRON ROD
 - WITH PLASTIC CAP
 - STAMPED "ROWSS PROP. COR."
 - FOUND 1/2" IRON ROD
 - UNLESS OTHERWISE NOTED
 - OVERHEAD ELECTRIC

A 66,979 SQ. FT. (1.538 AC.)
 TRACT OF LAND SITUATED IN
 BLOCKS 231, 232, 253, 254
 TOWNSITE OF EDINBURG, TEXAS
 AS RECORDED IN VOL. 1, PAGE 310
 MAP RECORDS, HIDALGO COUNTY, TEXAS



REVISED DATE: FEB. 24, 2017

RIGHT OF WAY SKETCH
 SHOWING PROPERTY OF
 TRACT 1
 HIDALGO COUNTY COURTHOUSE

ROW SURVEYING SERVICES, LLC.
 900 S. STEWART RD. SUITE 13
 MISSION, TEXAS 78672
 TEL: (855) 424-3132
 FAX: (855) 424-3132

ROW CSJ: 0255-08-106

TOWNSITE OF EDINBURG, TEXAS
 VOLUME 1, PAGE 23, M.R.H.C.T.

U.S. BUS. 281
 (100' RIGHT-OF-WAY)

CURVE DATA

PI STA.	= 6+65.18
DELTA	= 14° 00' 00.00" (LT)
C3 DEGREE OF CURVE	= 16° 57' 05.09"
CHORD	= 436.50
PC STA.	= 16+23.68
PT STA.	= 7+06.27

P.O.B.
 TRACT 1
 N=116,635, 359,6447
 E=1,094,887,9703
 SPA. 7+64.79
 50.00' LT.

EXHIBIT _____
 PAGE 5 OF 6

