

County: Hidalgo  
RCSJ: 0864-01-072  
CCSJ: 0864-01-068  
HIGHWAY: F.M. 494 (Shary Road)  
LIMITS: S.H. 107 to F.M. 676 (5 Mile Line)

Exhibit: A  
FIELD NOTES FOR PARCEL 37

Being a 37610 square foot or 0.8634 of an acre tract of land situated in Hidalgo County, Texas, out of Lot Four Thirty Five (435), John H. Shary Subdivision of Porciones 58, 59, and 60, recorded in Volume 1, Page 17, Map Records, Hidalgo County, Texas, and according to Amended Map in Volume 1, Page 42, of the Map Records, Hidalgo County, Texas, and being out of a called 12.42 acre tract of land (Tract I) and a called 10.20 acre tract of land (Tract II) conveyed from Richard Guevara to Quality Multi Investments, LLC, by Warranty Deed dated March 30, 2012, as described in Document No. 2294985, of the Official Records, Hidalgo County, Texas, said 37610 square foot or 0.8634 of an acre tract of land being more particularly described by metes and bounds as follows:

**Commencing** at a 5/8" iron pin with plastic cap stamped "ROWSS PROP COR" set for the Southeast corner of said Lot 435, and for the Southeast corner of said Quality Multi Investments called 12.42 acre tract of land;

**Thence**, with the South line of said Lot 435 and said Quality Multi Investments 12.42 acre tract of land, North 81°25'57" West a distance of 1229.95 feet (N=16,631,025.9379, E=1,058,879.0333) to a 5/8" iron pin with plastic cap stamped "ROWSS PROP COR" set in the proposed East Right of Way line of F.M. 494 (Shary Road), 60.00 feet left from centerline station 101+80.75, for a right of way corner, the Southeast corner, and the **Point of Beginning** of this herein described tract of land;

1. **Thence**, departing the proposed East Right of Way line of F.M. 494 (Shary Road), and continuing with the South line of said Lot 435 and Quality Multi Investments called 12.42 acre tract of land, North 81°25'57" West a distance of 60.05 feet to a 1/2" iron pin found for the Southwest corner of a City of McAllen Right of Way and Utility Easement, as described in Document No. 1553030, of the Official Records, Hidalgo County, Texas, and for the Southwest corner of this herein described tract of land;
2. **Thence**, with the West line of said City of McAllen Right of Way and Utility easement, North 08°34'03" East a distance of 626.19 feet to a 1/2" iron pin found in the South line of the Jose Alfredo Sanchez and Miriam Sanchez, tract of land, as described in Document No. 2187921, of the Official Records, Hidalgo County, Texas, for the Northwest corner of this herein described tract of land;

3. **Thence**, with the South line of said Sanchez tract of land, being a North line of said Quality Multi Investments called 10.20 acre tract of land, South  $81^{\circ}25'57''$  East a distance of 59.87 feet to a 5/8" iron pin with plastic cap stamped "ROWSS PROP COR" set on a curve concave to the Northwest (Right), in the proposed East Right of Way line of F.M. 494 (Shary Road), for a Right of Way corner, and the Northeast corner of this herein described tract of land;
4. **Thence**, departing the South line of said Sanchez tract of land, across and through said Quality Multi Investments called 10.20 acre tract of land, with the proposed East Right of Way line of F.M. 494 (Shary Road), and with said curve concave to the Northwest (Right), having a radius of 11160.00 feet, an arc length of 69.78 feet, a delta angle of  $00^{\circ}21'30''$ , a chord bearing of South  $08^{\circ}23'29''$  West, and a chord distance of 69.78 feet to a 5/8" iron pin with plastic cap stamped "ROWSS PROP COR" set for a Right of Way corner and for a corner of this herein described tract of land;
5. **Thence**, continuing with the proposed East Right of Way line of F.M. 494 (Shary Road), South  $08^{\circ}34'14''$  West, a distance of 556.42 feet to the **Point of Beginning** and being a 37610 square foot or 0.8634 of an acre tract of land.

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

A plat of even survey date herewith accompanies this narrative metes and bounds description.

Surveyed on the ground, January 10, 2018.

 02/16/2018

Kurt Schumacher  
Registered Professional Land Surveyor  
Texas Registration No. 6333



PARENT TRACT INSET  
PARCEL 37  
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.

*[Signature]*

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

EXISTING	TAKING	REMAINING	
		LEFT	RIGHT
22.62 AC.	0.8634 AC.	21.7566 AC.	
	37,610 SQ. FT.		

REVISED DATE: FEBRUARY 1, 2018  
REVISED DATE: JANUARY 8, 2018

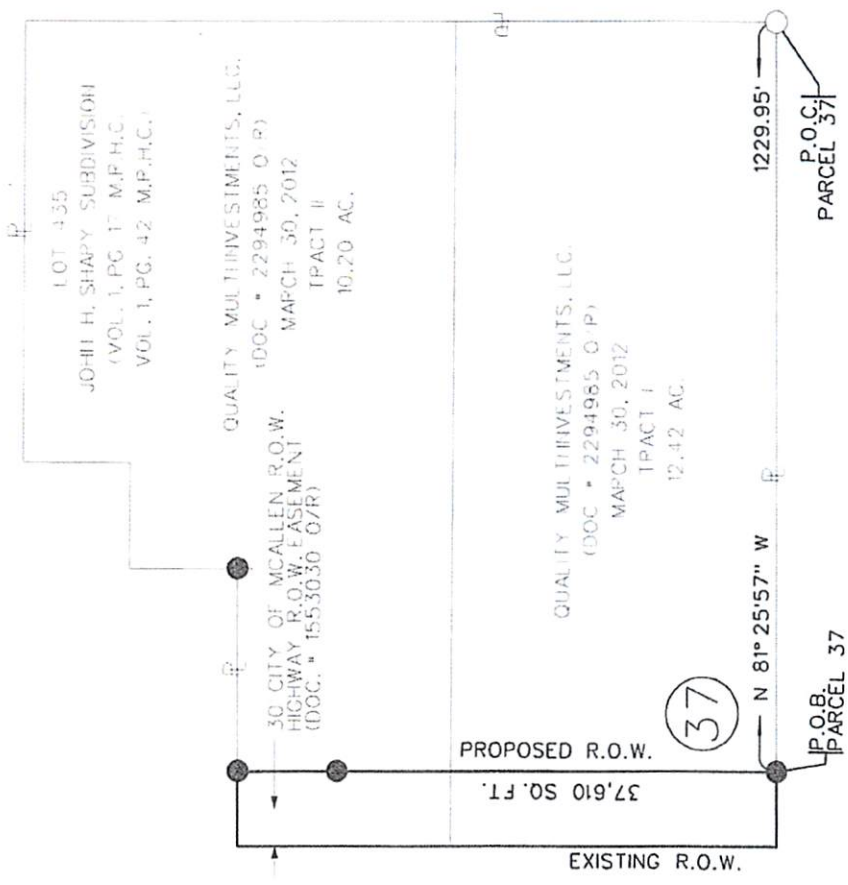
**RIGHT OF WAY SKETCH**  
SHOWING PROPERTY OF  
PARCEL 37

FM 494 (SHARY ROAD)  
SH 107 TO 5 MILE LINE ROAD (FM 676)  
HIDALGO COUNTY, TEXAS



TDBLS REG. #1019386  
CCSJ: 0864-01-068 RCSJ: 0864-01-072

EXHIBIT —  
PAGE 3 of 5

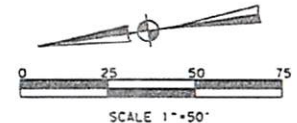


FM 494 (SHARY ROAD)  
RIGHT-OF-WAY VARIES

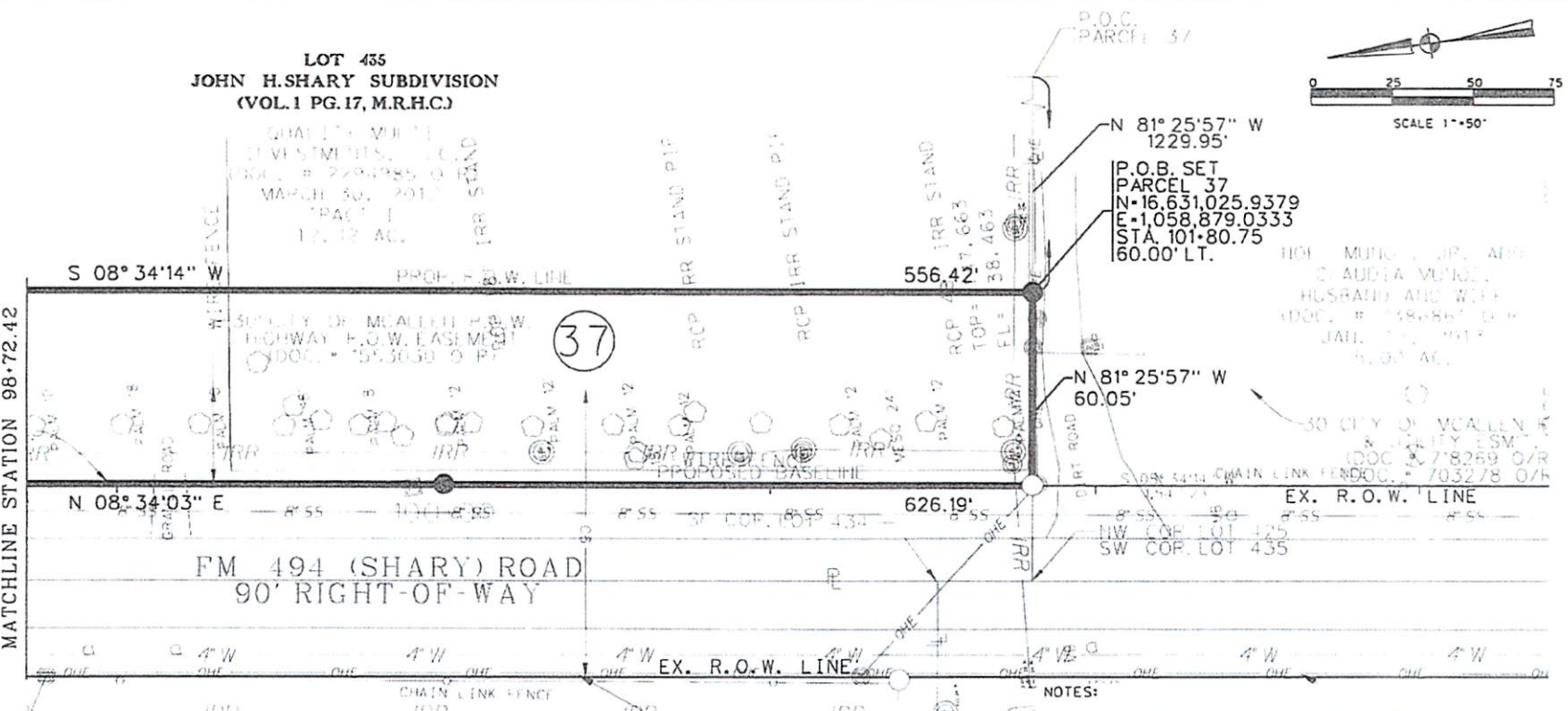
- NOTES:
- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, (NA2011). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY AN ADJUSTMENT FACTOR OF 1.00004.
  - INDICATES A 5/8 INCH IRON PIN SET WITH A PLASTIC CAP STAMPED "ROWSS PROP COR"
  - A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
  - SURVEYED ON THE GROUND JANUARY 10, 2018.

LOT 435  
JOHN H. SHARY SUBDIVISION  
(VOL. 1 PG. 17, M.R.H.C.)

QUALITY SURVEY  
INVESTMENTS, L.L.C.  
TRACT # 2294985 OF  
MARCH 30, 2012  
TRACT I  
12.42 AC.



MATCHLINE STATION 98+72.42



P.O.B. SET  
PARCEL 37  
N=16,631,025.9379  
E=1,058,879.0333  
STA. 101+80.75  
60.00' LT.

HIGH MURPHY, JR., AND  
C. AUDIA MURPHY,  
HUSBAND AND WIFE  
(DOC. # 258486) O/R  
JAN. 11, 2012  
5.00 AC.

30' CITY OF McALLEN R.O.W. HIGHWAY R.O.W. EASEMENT  
(DOC. # 78269) O/R  
703278 O/R

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, (NAD2011). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY AN ADJUSTMENT FACTOR OF 1.00004.
2. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
3. SURVEYED ON THE GROUND JANUARY 10, 2018.
4. PARCEL 37 ENCUMBERANCED BY 18,786 SQ. FT. OF 30' CITY OF McALLEN R.O.W. HIGHWAY R.O.W. EASEMENT.  
REVISED DATE: FEBRUARY 1, 2018  
REVISED DATE: JANUARY 8, 2018

LEGEND:

LOT LINE	—
PARCEL NUMBER	⊙
RIGHT OF WAY	—
POINT OF COMMENCING	P.O.C.
POINT OF BEGINNING	P.O.B.
HIDALGO COUNTY DEED RECORDS	H. C. D. R.
HIDALGO COUNTY MAP RECORDS	H. C. M. R.
HIDALGO COUNTY OFFICIAL RECORDS	H. C. O. R.
SET # 5/24" IRON ROD WITH PLASTIC CAP	⊙
STAMPED "ROWSS PROP COR"	⊙
FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED	⊙
WIRE FENCE	-X-X-
OVERHEAD ELEC.	—O—
IRRIGATION LINE	—IRR—
WOODEN FENCE	—//—
WATERLINE	—W—
FORCEMAIN	—FM—
SEWERLINE	—SS—



PLAT OF SURVEY  
PARCEL 37  
FM 494 (SHARY) ROAD

A 37,610 SQ. FT. (0.8634 AC.)  
TRACT OF LAND SITUATED IN LOT 435,  
JOHN H. SHARY SUBDIVISION OF PORCIONES  
58, 59 AND 60, OUT OF A 10.20 ACRE TRACT  
OF LAND - TRACT II AND OUT OF A 12.42 ACRE  
TRACT OF LAND - TRACT I DESCRIBED IN DOCUMENT  
NUMBER 2294985, OFFICIAL RECORDS,  
HIDALGO COUNTY, TEXAS

RIGHT OF WAY SKETCH  
SHOWING PROPERTY OF  
PARCEL 37  
FM 494 (SHARY) ROAD  
SH 107 TO 5 MILE LINE ROAD (FM 676)  
HIDALGO COUNTY, TEXAS

900 S. STEWART RD, SUITE 13  
MISSION, TEXAS 78572  
TEL.: (956) 424-3375  
FAX.: (956) 583-7116

TPLS REG. FIRM# 10193806  
CCSJ: 0864-01-068 RCSJ: 0864-01-072

- LOT LINE  
PARCEL NUMBER  
RIGHT OF WAY  
POINT OF COMMENCING  
P.O.C.  
P.O.B.  
HIDALGO COUNTY  
DEED RECORDS  
HIDALGO COUNTY  
MAP RECORDS  
HIDALGO COUNTY  
OFFICIAL RECORDS  
SET # 5 24" IRON ROD  
WITH PLASTIC CAP  
STAMPED "ROMSS PROP COR"  
FOUND 1/2" IRON ROD  
UNLESS OTHERWISE NOTED  
WIRE FENCE  
OVERHEAD ELEC.  
IRRIGATION LINE  
WOODEN FENCE  
WATERLINE  
FOREMAIN  
SEWERLINE

LEGEND

CURVE	DELTA	RADIUS	LENGTH	CHB	CHD
C1	00°21'30"	11,160.00	69.78	S08°23'29"W	69.78

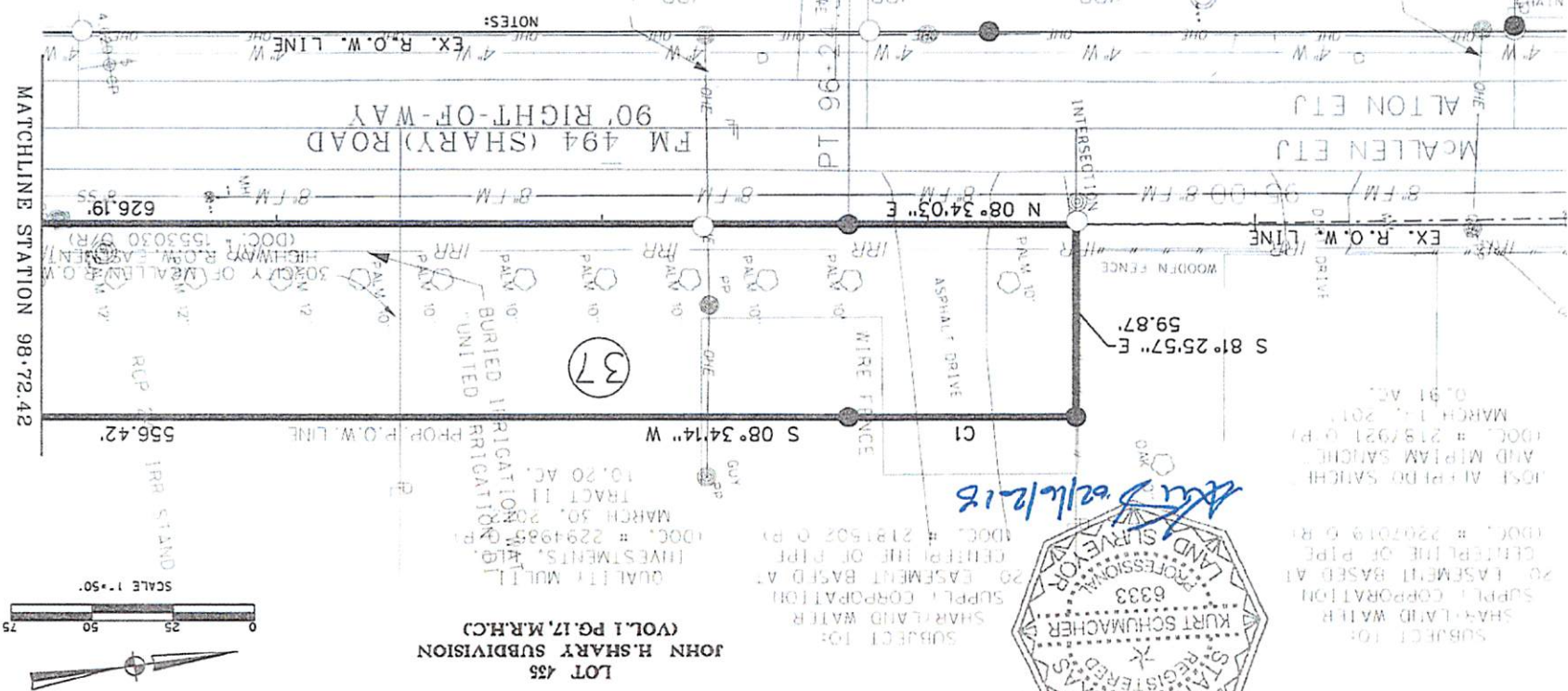
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HIDALGO COUNTY, TEXAS

REVISOR: 0864-01-068  
RCSJ: 0864-01-072

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