

L&G Engineering

Transportation Consultants

March 11, 2019

Hon. Joe Flores
Attn: Norma Ceballos, R.P.I.C.
Hidalgo County Commissioner, Pct. #3
724 Breyfogle Rd.
Mission TX. 78574

RE: County: Hidalgo
ROW CSJ No. 0921-02-344
Mile 3 Road
From: Tom Gill Road to Goodwin Road
Parcel No. 34

Dear Mr. Flores:

Attached herewith is a counter-offer as submitted on March 6, 2019, by Manuel Chapa owner of Everman Development, LLC. L&G Engineering has reviewed the aforementioned and hereby recommends that counteroffer **Be Approved**. Attached also is the N-9, Administrative Settlement Evaluation and Approval Form.

L &G Engineering believes the counteroffer is within an acceptable range of value of the parcel. Therefore, we recommend that the counteroffer of **\$58,500.00 Be Accepted**.

Please review these documents and feel free to contact me at (956) 585-1909 if you wish to discuss this matter personally.

Sincerely,

Luana M. Gonzalez
Right Away Administrator

Attachments: As noted.



HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

ROW CSJ:0921-02-344

Highway: Mile 3 Road

Parcel No.:34

Owner's Name: Everman Development, LLC

Approved Offer: \$48,926.00

Owner's Counteroffer: \$58,500.00

County: Hidalgo

Project Limits: Tom Gill to Goodwin Road

Date Offer Sent: 12/17/2018

Date Counteroffer Received: 03/06/2019

Factors considered in evaluation:

1. Valuation Issues

- a. Reconciliation of all available appraisals, including Owner's.
- b. Other: Property owner feels land was not valued properly.

2. Legal Issues

- a. Analysis of recent court awards on similar properties or projects.
- b. Analysis of recent court decisions which may affect the outcome of a condemnation action.
- c. Analysis of previously unlitigated issues.
- d. Other: _____

3. Cost Savings

- a. Approximate cost to litigate through Special Commissioners' Hearing \$12,000.00
- b. Approximate additional cost to litigate through jury trial \$15,000.00
- c. Other: _____

4. Timing Issues

- a. Maintain project schedule: 6/2020
Possession of this property is needed by: 5/2019
Projected possession date, if settled is: 04/2019
Projected possession date, if condemned is: 08/2019
Letting date: 6/2020
- b. Other: _____

5. Other Issues

** The following documents have been considered and are incorporated by reference: appraisals, appraisal review form, owner's counteroffer and supporting documentation, negotiator's log, and _____

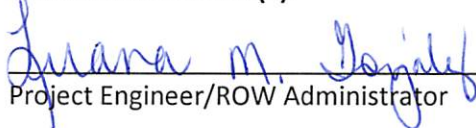
Analysis and Conclusion:

Our approval/ disapproval recommendation is based on the items checked above and has been evaluated as follows: (attach additional sheets as necessary)

Parcel 34 is a taking of 49,244 square feet or 1.1305 acre tract of land situated in Hidalgo County, Texas and being out of the Nicholas Zamora Survey, A-76, Porcion 48, Hidalgo County, Texas. An initial offer was made on December 17, 2018 for the amount of \$48,926.00 to Everman Development, LLC. The owner of Everman is Manuel Chapa. He has submitted a counteroffer of \$58,300.00. In his counter he states that he feels that the comparables used by the appraiser are not equal to his property. He indicates that his property is located in a higher exposure site and on a hard corner. The comparables are not located on roads with high traffic volumes such as Abram and Mile 3. He concludes that there are not enough comparable sales to make a solid conclusion to value his property. He also states that he is selling lots at approximately \$2.50 per square foot on his remainder which supports a higher per square foot unit rate than the one given by Appraiser Leonel Garza. Therefore, our recommendation is to accept the counteroffer based on recent awards of special commissioners as well as the cost of legal fees for eminent domain cases.

This administrative settlement of \$ 58,500.00 is / is not recommended for approval as being reasonable, justified, prudent and in the public interest.

RECOMMENDATION(S):



Project Engineer/ROW Administrator



Date

RPIC/Authorized Pct. Representative

Date

COUNTY APPROVAL:

County Judge

Date

Manuel Chapa
Everman Development, LLC.
1801 Mozelle Street
Pharr, Texas 78577

Hidalgo County
Mile 3 North Road
CSJ 0921-02-344
Parcel No. 34

RE: Letter of Offer Dated 12/17/2018

Attn: Ms. Luana Gonzalez, ROW Administrator, L&G Engineering

Dear Ms. Gonzalez:

I am writing in receipt of your offer letter dated 12-17-2018 in which you are offering me \$48,926.00 for my property. This property is located at the Northeast corner of Abram Road and Mile 3 Road. After reviewing your offer letter and Mr. Leonel Garza's appraisal report, I have determined that the amount of \$48,926.00 is not acceptable. The reasoning or basis for my rejection is noted as follows:

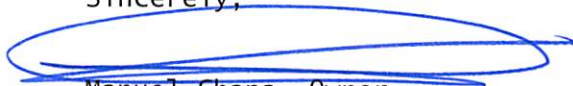
- The comparable sales used by Appraiser Garza are not equal to my property since subject property is located in a higher exposure site and on a hard corner.
- All three comparable sales utilized by the appraiser are not corner properties as the subject and on high traveled roads as Abram and Mile 3.
- It is concluded that there were not enough comparable sales to make a more solid conclusion on the worth of my property.
- I am presently selling lots at approximately \$2.50 per square foot on my remainder property that support a higher per square foot unit rate as the one determined by Appraiser Garza.

Considering the above noted basis and reasoning, my counter offer for Parcel No. 34 is at \$58,500.00

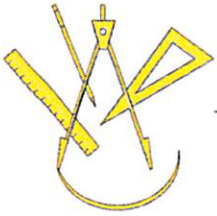
If this amount is acceptable and approved, I am willing to consummate this transaction as soon as possible. Furthermore, it is anticipated that having to acquire this parcel thru the legal court process could entail a higher expense for its acquisition and a delay to the construction of this roadway project.

Please contact me if additional information is necessary or if my counter offer is approved so we may proceed accordingly.

Sincerely,


Manuel Chapa, Owner

3/6/19



L&G Engineering

Transportation Consultants

December 17, 2018

**Via Certified Mail, Return Receipt Requested No.
7017 0190 0001 1854 8532**

County: Hidalgo
Federal Project No.: N/A
Highway: Mile 3 North Road

ROW CSJ: 0921-02-344
Parcel: 34
From: Tom Gill Road
To: Goodwin Road

Everman Development, LLC
1801 Mozelle Street
Pharr, Texas 78577

Dear Sirs:

In acquiring property for the highway system of Texas, the Texas Department of Transportation (the "Department") and Hidalgo County (the "County") follow a definite procedure for appraising the land needed and for handling personal negotiations with each owner. As has been or will be explained by the County's negotiator, Fernando Herrera, Jr., a portion of your property located on Mile 3 North Road, as described in the enclosed property description, is to be acquired for the construction or improvement of the above-referenced highway project.

We believe at this stage of the purchase process it is mutually beneficial to confirm that, based on an appraisal, the County is authorized to offer you \$ 48,926.00 for your property, which includes \$ 47,298.00 for the property to be purchased and \$ 1,628.00 for damages to your remaining property. This amount is the total amount of just compensation for all interests in the portion of your property to be acquired, as determined in accordance with State law, less oil, gas and sulphur, subject to clear title being conveyed to the County. In accordance with State law, it is the policy of the Department/County to negotiate with the fee owner(s) of the real property with the understanding that you will, in turn, negotiate with any lessee or other party who may own any interest in the land or improvements, with the exception of public utility easements, which will be handled separately by the Department/County.

This offer to purchase includes the contributory values of the improvement(s) listed below, which are considered to be part of the real property. Since the improvement(s) must be removed, it is the policy of the Department/County to permit owners who convey voluntarily to the State to thereafter retain the improvement(s), if they wish to do so. The retention values shown below are the estimated amounts the improvement(s) would bring if sold on public bids. If you wish to retain title to any of the following improvement(s) and remove it (them) from the right of way, the amount of the above offer must be reduced by the appropriate retention amount(s). This option to retain the improvement(s) does NOT apply should it become necessary for the County to acquire the real property by eminent domain.

<u>Improvement</u>	<u>Amount to be Subtracted if Retained</u>
A. Fencing – Ranch Style	\$ 1.00
B. Drive – Asphalt	\$ 1.00
C. Fence – Steel Pipe	\$ 1.00

If you wish to accept the offer based upon this appraisal, please contact Fernando Herrera, Jr., as soon as possible at (956) 585-1909, so that the process of issuing your payment may be started. If you are not willing to accept this offer, you may submit a written request for administrative settlement/counteroffer, setting forth a counteroffer amount and the basis for such amount, provided such settlement request is received in writing within 30 days from the date of this letter. Please note that your opportunity to submit an administrative settlement shall be forfeited if such a settlement request is not received by the Department /County within the 30 day time deadline. In the event the condition of the property changes for any reason, the County shall have the right to withdraw or modify this offer.

After the date of payment of the purchase price, or the date of deposit in court of funds to satisfy the award of compensation as determined through eminent domain proceedings to acquire real property, you will be reimbursed for any fair and



reasonable incidental expenses necessarily incurred in transferring title to the property for use by the Texas Department of Transportation/Hidalgo County. Expenses eligible for reimbursement may include (1) recording fees, transfer taxes and similar expenses incidental to conveying the real property to the County and (2) penalty costs for prepayment of any preexisting recorded mortgage entered into in good faith encumbering the real property. Voluntary unnecessary expenses or expenses incurred in clearing questionable title will not be eligible for reimbursement. Eligible incidental expenses will be reimbursed upon submission of a claim supported by receipted bills or other evidence of actual expenses incurred. You may file a written request for review if you believe that the Department/County failed to properly determine the eligibility for, or the amount of, incidental expenses to be reimbursed. There is no standard form on which to request a review of a claim; however, the claim must be filed with this office within six months after you are notified of the Department's/County's determination on any claim for reimbursement.

You may be entitled to additional payments and services under the State's Relocation Assistance Program. It is emphasized, however, that any benefits to which you may be entitled under this program will be handled entirely separate from and in addition to this transaction. You will receive a brochure entitled "*Relocation Assistance*" which will inform you of eligibility requirements, payments and services which are available.

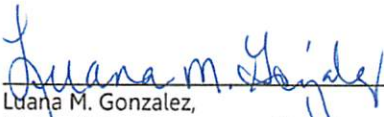
You have the right to discuss with others any offer or agreement regarding the Department's/County's acquisition of the subject property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Records Act) as it may apply.

Attached is a copy of the Texas Department of Transportation brochure entitled "*Right of Way Purchase*" which we trust will give you a better understanding of the procedures followed by the Department/County in purchasing property. We respectfully request the opportunity to meet with you or to otherwise discuss and answer any questions you may have regarding the details of the type of facility to be built, or concerning the County's offer or proposed purchase transaction. Also, please do not hesitate to contact Mr. Herrera at the telephone number provided above regarding any question you may have.

Please see the enclosed copy of the "*Texas Landowner Bill of Rights*."

Finally, we enclose copies of all appraisal reports relating to your property being acquired which were prepared in the ten (10) years preceding the date of this offer and produced or acquired by the State/County, including the appraisal on which this offer is based.

Sincerely,



Luana M. Gonzalez,
Right of Way Manager or other signatory

ENCLOSURES:
Appraisal Report(s)
Landowner Bill of Rights
Brochure ("*Right of Way Purchase*")

REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: NEC Mile 3 Road & Abram Road, Hidalgo County, Texas. District: Pharr
 Property Owner: Everman Development, LLC Parcel: 34
 Address of Property Owner: 1801 Mozelle Street Pharr, Texas 78577 ROW CSJ: 0921-02-344
 Occupant's Name: Vacant Federal Project No: N/A
 Whole: Partial: Acquisition Highway: Mile 3 Road County: Hidalgo

Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of the fee simple title to the real property to be acquired, encumbered by any easements not to be extinguished, less oil, gas and Sulphur. If this acquisition is of less than the whole property, then any special benefits and /or damages to the remainder property must be included in accordance with the laws of Texas.

Market Value

Market value is defined as follows: "Market Value is the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

Certificate of Appraiser

I hereby certify:

That it is my opinion the total compensation for the acquisition of the herein described property is \$48,926 as of May 24, 2018, based upon my independent appraisal and the exercise of my professional judgment;

That on May 20, 2018, I personally inspected in the field the property herein appraised; that I afforded Everman Development, LLC, the property owner or the representative of the property owner, the opportunity to accompany me at the time of the inspection;

That the comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on June 8, 2018 (date)(s);

That I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the Texas Department of Transportation, and/or their representatives, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified to such findings;

That my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

The appraiser has considered access damages in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB18 of the Texas 82nd Regular Legislative Session and finds as follows:

1. Is there a denial of direct access of the parcel? No (yes or no)
2. If so, is the denial of direct access material? N/A (yes, no, or not applicable)
3. The lack of any access denial or the material impairment of direct access on or off the remaining property affects the market value of the remaining property in the sum of \$ 0.00.

I certify to the best of my knowledge and belief:

That the statements of fact contained in this report are true and correct;

That the reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions;

That I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That my analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right-of-way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State, and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement for which such property is to be acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to the physical deterioration within the reasonable control of the owner, has been disregarded in estimating the compensation for the property.

Leonel Garza III
 Appraiser Signature
TX 1328375 - G
 Certification Number

August 3, 2018
 Date

To the best of my knowledge, the value does not include any items which are not compensable under State law.

Harvey L. Heerssen 11/10/2018
 Reviewing Appraiser Date



County: Hidalgo
RCSJ: 0921-02-344
CCSJ: 0921-02-321
HIGHWAY: 3 Mile Road
LIMITS: Tom Gill Road to Goodwin Road

Exhibit: A
FIELD NOTES FOR PARCEL 34

Being a 49,244 square feet or 1.1305 acre tract of land situated in Hidalgo County, Texas, and being out of the Nicholas Zamora Survey, A-76, Porcion 48, Hidalgo County, Texas, and being out of a tract of land conveyed by General Warranty Deed, dated April 13, 2017, from Everardo Villareal dba E & R Construction and Liman Ventures, Ltd., a Texas Limited Partnership, to Everman Development, LLC. (130.465 acres), as described in Document No. 2806618, of the Official Records, Hidalgo County, Texas and being a part of a tract of land conveyed by Special Warranty Deed, dated October 27, 2017, from Hidalgo County Irrigation District No. 6, a Texas Non-profit Government Entity, to Everman Development, LLC., a Texas Limited Liability Company (1.501 acres), as described in Document No. 2867445, of the Official Records, Hidalgo County, Texas, said 49,244 square feet or 1.1305 acre tract 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 on the existing Southeasterly right of way line of Abram Road (48' R.O.W.) and for the Northeast corner of Lot 32, Block 1, Texan Gardens Subdivision, as recorded on Volume 8, Page 57 and 58 of the Map Records, Hidalgo County, Texas;

Thence, with the existing Southeasterly right of way line of Abram Road, South 08°54'33" West a distance of 107.74 feet to a 5/8" iron pin (N=16,624,496.4223, E=1,019,446.0772) with plastic cap stamped "ROWSS PROP COR" set 21.94 feet Right to centerline station 65+41.78, in the proposed Southeasterly right of way line of Abram Road, for a right of way corner, the Northwest corner, and **Point of Beginning** of this herein described tract of land;

1. **Thence**, over and across said Porcion 48 with the proposed Southeasterly right of way line of Abram Road, South 81°06'27" East a distance of 12.00 feet to a 5/8" iron pin with plastic cap stamped "ROWSS PROP COR" set for a right of way corner, and the Northern most, Northeast corner of this herein described tract of land;
2. **Thence**, continuing over and across said Porcion 48, and with a proposed Southeasterly right of way line of said Abram Road, South 08°54'33" West a distance of 651.66 feet to a 5/8" iron pin with plastic cap stamped "ROWSS PROP COR" set for a proposed cutback corner, for a right of way corner, and an interior corner of this herein described tract of land;
3. **Thence**, continuing over and across said Porcion 48, and with a proposed right of way cutback line, South 36°05'57" East a distance of 70.70 feet to a 5/8" iron pin with plastic cap stamped "ROWSS PROP COR" set, for a right of way corner, and an interior corner of this herein described tract of land;
4. **Thence**, continuing over and across said Porcion 48, and with the proposed Northeasterly right of way line of North 3 Mile Road, South 81°06'27" East, at a distance of 231.97 feet pass the West line of said 1.501 acre tract of land, at a distance of 288.36 feet passing the East line of said 1.501 acre tract of land, continuing a total distance of 364.03 feet, to a 5/8" iron pin with plastic cap stamped "ROWSS PROP COR" set for a right of way corner and a exterior corner of this herein described tract of land;

5. **Thence**, continuing over and across said Porcion 48, and with the proposed Northeasterly right of way line of said North 3 Mile Road, South $74^{\circ}15'53''$ East a distance of 100.72 feet, to a $5/8''$ iron pin with plastic cap stamped "ROWSS PROP COR" set for a right of way corner, and for an interior corner of this herein described tract of land;
6. **Thence**, continuing over and across said Porcion 48, and with the proposed Northeasterly right of way line of North 3 Mile Road, South $81^{\circ}06'27''$ East a distance of 805.41 feet to a $5/8''$ iron pin with plastic cap stamped "ROWSS PROP COR" set on the East line of said 130.465 acre tract of land, also being the West line of a tract of land conveyed by a Deed, dated May 28, 1936, from Garcia Land & Live Stock Co., to Hidalgo County Water Improvement District No. 6 (H.C.W.I.D. No. 6), as described in Volume 419, Page 76, of the Deed Records, Hidalgo County, Texas, for a right of way corner, and for the Southern most Northeast corner of this herein described tract of land;
7. **Thence**, with the common line of said 130.465 acre tract of land and said H.C.W.I.D. No. 6 tract of land, South $52^{\circ}37'03''$ East a distance of 52.41 feet to the existing Northeasterly right of way line of North 3 Mile Road (60' R.O.W.), for the Southeast corner of this herein described tract of land;
8. **Thence**, with the existing Northeasterly right of way line of North 3 Mile Road, North $81^{\circ}06'27''$ West, at a distance of 1007.85 feet passing the East line of said 1.501 acre tract of land, at a distance of 1064.24 feet passing the West line of said 1.501 acre tract of land, continuing a total distance of 1377.51 feet to the Southeasterly right of way line of said Abram Road, for the Southwest corner of this herein described tract of land;
9. **Thence**, with the Southeasterly right of way line of Abram Road, North $08^{\circ}54'33''$ East a distance of 738.66 feet to the **Point of Beginning** and being a 49,244 square foot or 1.1305 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 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.

 01/31/2019

Kurt Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333



ABRAM ROAD
48' RIGHT OF WAY

PORCION 48
EVERMAN DEVELOPMENT, LLC,
(DOC# 2806618 H.C.O.R.)
APRIL 13, 2017
130.465 AC.

EVERMAN DEVELOPMENT, LLC, A
TEXAS LIMITED LIABILITY COMPANY
(DOC. # 2867145 H.C.O.R.)
OCT. 27, 2017
1.501 AC.

P.O.C. SET
PARCEL 34
S 08° 54' 33" W
107.74'
P.O.B. SET
PARCEL 34

EXISTING R.O.W.
PROPOSED R.O.W.
LATERAL 4A1

34
PROPOSED R.O.W.
49,244 SQ. FT.
EXISTING R.O.W.

NORTH 3 MILE ROAD
60' RIGHT-OF WAY

NOTES:

1. 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.
2. ● INDICATES A 5/8 INCH IRON ROD SET WITH A PLASTIC CAP STAMPED "ROWSS PROP COR"
3. ○ INDICATES A FOUND 1/2 INCH IRON PIN
4. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

PARENT TRACT INSET
PARCEL 34
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 SURVEYING.

Kurt Schumacher
01/31/2019

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

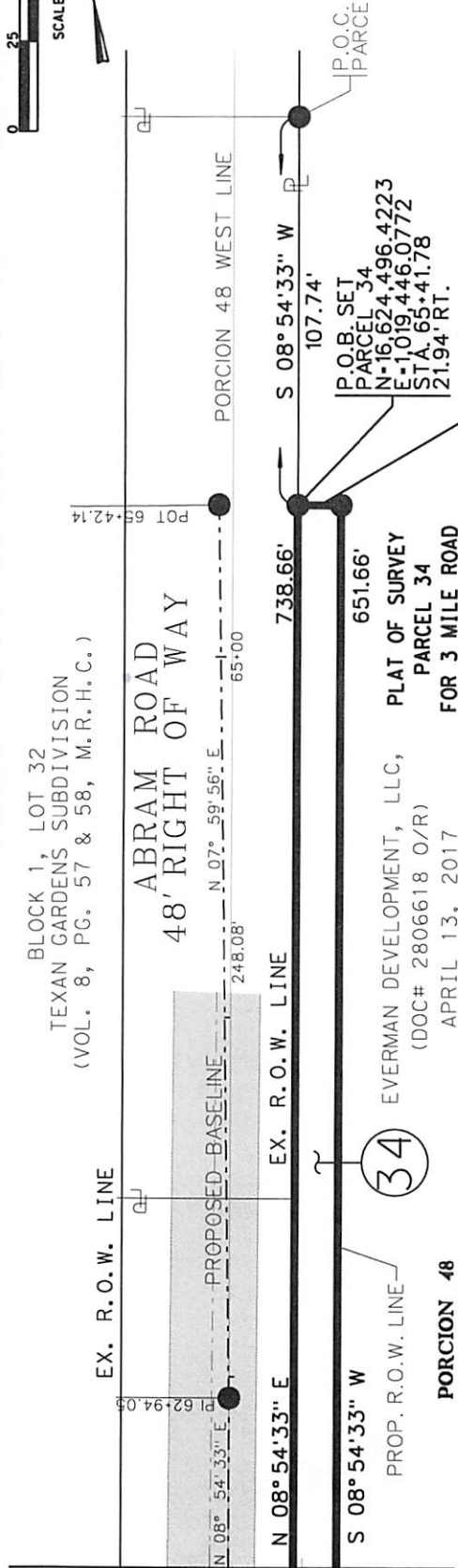
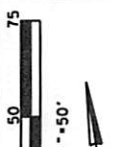
		REMAINING	
EXISTING	TAKING	LEFT	RIGHT
130.465 AC.	1.1305 AC.		129.3345 AC.
	49,244 SQ.FT.		

REVISED DATE: JANUARY 31, 2019
DATE: APRIL 20, 2018

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
PARCEL 34
3 MILE ROAD
TOM GILL RD. TO GOODWIN RD.
HIDALGO COUNTY, TEXAS

ROW SURVEYING SERVICES, LLC.
900 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572
TEL: (956) 424-3333
FAX: (956) 424-3132

TBPLS REG. FIRM# 10193886



NOTES:

- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983. (NAZ2011). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY AN ADJUSTMENT FACTOR OF 1.00004.
- A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- SURVEYED ON THE GROUND APRIL 20, 2018.
- WATER IRRIGATION DISTRICT NO. 6, BY GARCIA LAND AND LIVE STOCK, CO., DATED MAY 28, 1936, FILED FOR RECORD ON AUGUST 12, 1936, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, IN VOLUME 419, PAGE 76, DEED RECORDS HIDALGO COUNTY, TEXAS.
- CONVEYANCE OF PIPELINE EASEMENT GRANTED TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, BY JAMES J. SCHROEDER, DATED JULY 28, 1999, FILED FOR RECORD ON AUGUST 5, 1999, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, UNDER CLERK'S DOCUMENT NO. 796195; CORRECTION FILES FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ON AUGUST 18, 1999, UNDER CLERK'S FILE NO. 799882.
- ANY PORTION OF PROPERTY LYING WITHIN THE ROAD ALONG THE SOUTH SIDE OF SUBJECT PROPERTY, THE APPROXIMATE LOCATION OF WHICH IS SHOWN ON THE SURVEY.
- PIPE LATERAL 4A1, THE APPROXIMATE LOCATION OF WHICH IS SHOWN ON THE SURVEY.
- PIPE LATERAL 4B, THE APPROXIMATE LOCATION OF WHICH IS SHOWN ON THE SURVEY.
- IRRIGATION LINES ALONG THE NORTH SIDE OF SUBJECT PROPERTY, THE APPROXIMATE LOCATIONS OF WHICH ARE SHOWN ON THE SURVEY.
- WATER LINES ALONG THE SOUTH SIDE OF SUBJECT PROPERTY, THE APPROXIMATE LOCATIONS OF WHICH ARE SHOWN ON THE SURVEY.
- OVERHEAD ELECTRIC POWER LINES ALONG THE SOUTH AND WEST SIDE OF SUBJECT PROPERTY, THE APPROXIMATE LOCATIONS OF WHICH ARE SHOWN ON THE SURVEY.
- ALL FENCES, STAND PIPES, PIPELINES AND ROADS, THE APPROXIMATE LOCATIONS OF WHICH IS(ARE) SHOWN ON THE SURVEY.

EVERMAN DEVELOPMENT, LLC, PLAT OF SURVEY PARCEL 34 FOR 3 MILE ROAD APRIL 13, 2017 (DOC# 2806618 O/R)

A 99,244 SQ. FT. (1.1305 AC.) TRACT OF LAND SITUATED IN PORCION 48, OUT OF A 130.465 ACRE TRACT OF LAND AND A 1.501 ACRE TRACT OF LAND, DESCRIBED IN DOCUMENT NUMBER 2867445 AND 2806618 OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

EXHIBIT

13. EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, (AS STATUTORILY PROVIDED IN THE TEXAS WATER CODE)

14. SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCE OR GOVERNMENTAL REGULATIONS OF THE CITY WHEREIN THE SUBJECT PROPERTY LIES OR HOLDS EXTRA- TERRITORIAL JURISDICTION.

15. EASEMENT DATED FEBRUARY 11, 1931, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, VOLUME 348, PAGE 613, DEED RECORDS, HIDALGO COUNTY, TEXAS, FROM GARCIA LAND AND LIVESTOCK COMPANY, TO: CENTRAL AND LIGHT COMPANY.

16. RIGHT OF WAY EASEMENT DATED JUNE 9, 1980, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, VOLUME 1677, PAGE 576, DEED RECORDS, HIDALGO COUNTY, TEXAS, FROM PATRICIA PEARSON JOHNSON, INDIVIDUALLY AND AS INDEPENDENT EXECUTRIX OF THE ESTATE OF ALFRED P. JOHNSON, DECEASED, TO: LA JOYA WATER SUPPLY CORPORATION.

17. HIGHWAY RIGHT OF WAY EASEMENT, DATED SEPTEMBER 25, 1998, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, DOCUMENT NO. 716558, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FROM JAMES J. SCHROEDER, TO THE COUNTY OF HIDALGO.

18. CORRECTION CONVEYANCE OF PIPELINE EASEMENT, DATED AUGUST 11, 1999, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, DOCUMENT NO. 799882, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FROM JAMES J. SCHROEDER, TO: HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, A POLITICAL SUBDIVISION.

19. SUBJECT TO ANY PORTION OF THE PROPERTY DESCRIBED HEREIN WITHIN THE LIMITS OR BOUNDARIES OF ANY PUBLIC OR PRIVATE ROADWAY AND/OR HIGHWAY AND THE RIGHTS OF THE PUBLIC.

PROPERTY LINE
LOT LINE
RIGHT OF WAY
POINT OF COMMENCING
POINT OF BEGINNING
HIDALGO COUNTY
DEED RECORDS
HIDALGO COUNTY
OFFICIAL RECORDS
HIDALGO COUNTY
MAP RECORDS
SET # 5 24" IRON PIN
WITH PLASTIC CAP
STAMPED "ROWSS PROP COR"
FOUND 1/2" IRON PIN
OVERHEAD ELEC.
UNLESS OTHERWISE NOTED
—ONE—
—H—
—W—
—G—

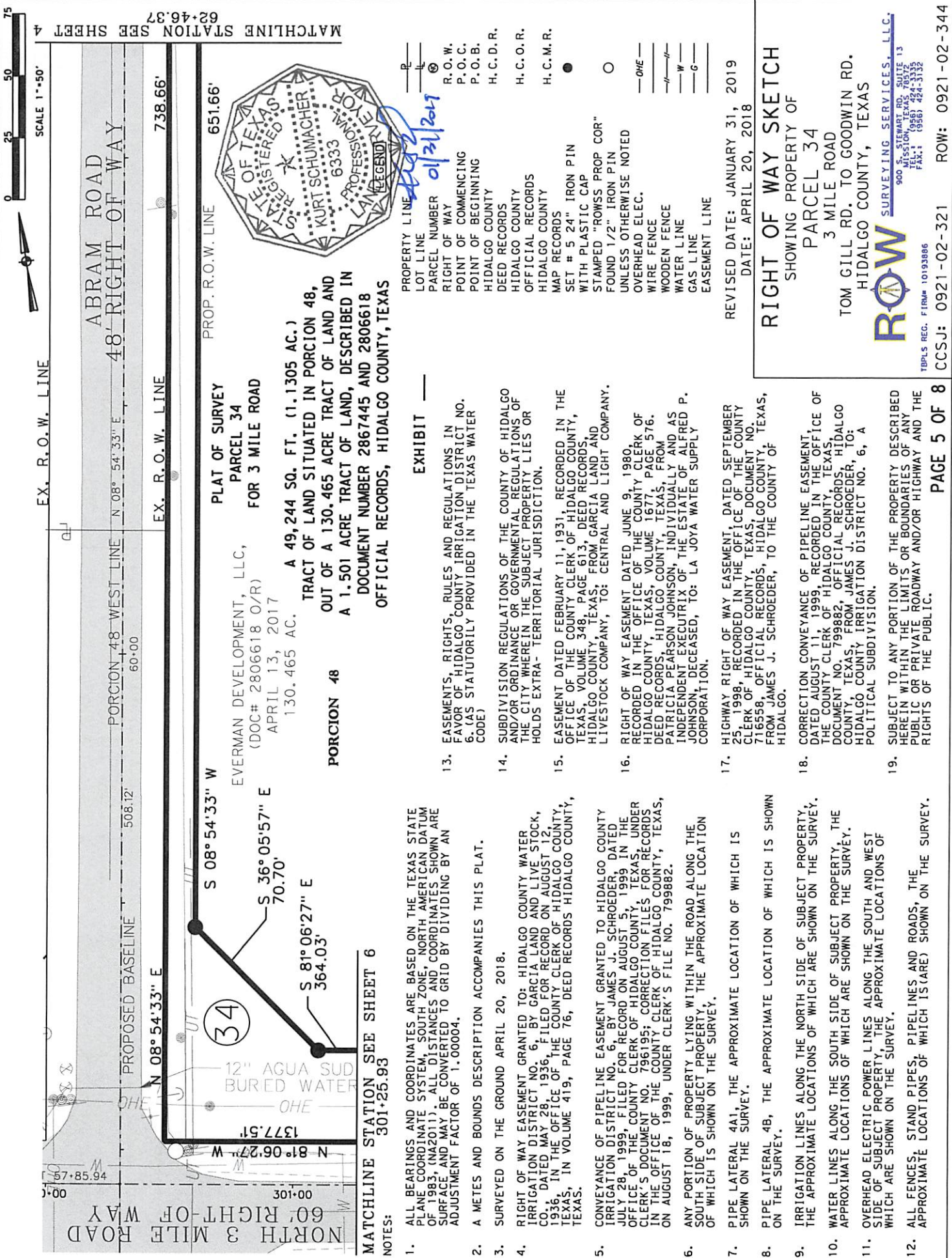
LEGEND

PROPERTY LINE
LOT LINE
RIGHT OF WAY
POINT OF COMMENCING
POINT OF BEGINNING
HIDALGO COUNTY
DEED RECORDS
HIDALGO COUNTY
OFFICIAL RECORDS
HIDALGO COUNTY
MAP RECORDS
SET # 5 24" IRON PIN
WITH PLASTIC CAP
STAMPED "ROWSS PROP COR"
FOUND 1/2" IRON PIN
OVERHEAD ELEC.
UNLESS OTHERWISE NOTED
—ONE—
—H—
—W—
—G—

DATE: JANUARY 31, 2019
PROFESSIONAL DATE: APRIL 20, 2018

LAND SURVEY OF WAY SKETCH
SHOWING PROPERTY OF
PARCEL 34
3 MILE ROAD
TOM GILL RD. TO GOODWIN RD.
HIDALGO COUNTY, TEXAS

ROW SURVEYING SERVICES, L.L.C.
900 S. STEWART RD., SUITE 113
ATLUSTON, TEXAS 75572
TEL: 1 (951) 424-3132
FAX: 1 (951) 424-3132



MATCHLINE STATION SEE SHEET 4
 62+46.37
 SCALE 1"=50'
 0 25 50 75
 EX. R.O.W. LINE
 N 08° 54' 33" E
 60'-00'
 EX. R.O.W. LINE
 738.66'
 PROP. R.O.W. LINE
 651.66'



- PROPERTY LINE
 LOT LINE
 PARCEL NUMBER
 RIGHT OF WAY
 POINT OF COMMENCING
 POINT OF BEGINNING
 HIDALGO COUNTY
 DEED RECORDS
 HIDALGO COUNTY
 OFFICIAL RECORDS
 HIDALGO COUNTY
 MAP RECORDS
 SET # 5 24" IRON PIN
 WITH PLASTIC CAP
 STAMPED "ROWSS PROP COR"
 FOUND 1/2" IRON PIN
 UNLESS OTHERWISE NOTED
 OVERHEAD ELEC.
 WIRE FENCE
 WOODEN FENCE
 WATER LINE
 GAS LINE
 EASEMENT LINE
- R.O.W.
 P.O.C.
 P.O.B.
 H.C.D.R.
 H.C.O.R.
 H.C.M.R.
 ●
 ○
 —OHE—
 —W—
 —G—

REVISED DATE: JANUARY 31, 2019
 DATE: APRIL 20, 2018
RIGHT OF WAY SKETCH
 SHOWING PROPERTY OF
 PARCEL 34
 3 MILE ROAD
 TOM GILL RD. TO GOODWIN RD.
 HIDALGO COUNTY, TEXAS
ROW SURVEYING SERVICES, L.L.C.
 900 S. STEWART RD., SUITE 113
 MISSION, TEXAS 78572
 TEL: (361) 424-3132
 FAX: (361) 424-3132
 TBP/L REG. FIRM# 10193886
 CCJSJ: 0921-02-321
 ROW: 0921-02-344

- EXHIBIT —
 13. EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, AS STATUTORILY PROVIDED IN THE TEXAS WATER CODE
 14. SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCE OR GOVERNMENTAL REGULATIONS OF THE CITY WHEREIN THE SUBJECT PROPERTY LIES OR HOLDS EXTRA- TERRITORIAL JURISDICTION.
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- NOTES:
 1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983. (NAZ011). 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 APRIL 20, 2018.
 4. RIGHT OF WAY EASEMENT GRANTED TO: HIDALGO COUNTY WATER IRRIGATION DISTRICT NO. 6, BY GARCIA LAND AND LIVE STOCK, CO., DATED MAY 28, 1936, FILED FOR RECORD ON AUGUST 12, 1936, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, IN VOLUME 419, PAGE 76, DEED RECORDS HIDALGO COUNTY, TEXAS.
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 6. ANY PORTION OF PROPERTY LYING WITHIN THE ROAD ALONG THE SOUTH SIDE OF SUBJECT PROPERTY, THE APPROXIMATE LOCATION OF WHICH IS SHOWN ON THE SURVEY.
 7. PIPE LATERAL 4A1, THE APPROXIMATE LOCATION OF WHICH IS SHOWN ON THE SURVEY.
 8. PIPE LATERAL 4B, THE APPROXIMATE LOCATION OF WHICH IS SHOWN ON THE SURVEY.
 9. IRRIGATION LINES ALONG THE NORTH SIDE OF SUBJECT PROPERTY, THE APPROXIMATE LOCATIONS OF WHICH ARE SHOWN ON THE SURVEY.
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 11. OVERHEAD ELECTRIC POWER LINES ALONG THE SOUTH AND WEST SIDE OF SUBJECT PROPERTY, THE APPROXIMATE LOCATIONS OF WHICH ARE SHOWN ON THE SURVEY.
 12. ALL FENCES, STAND PIPES, PIPELINES AND ROADS, THE APPROXIMATE LOCATIONS OF WHICH (STARE) SHOWN ON THE SURVEY.

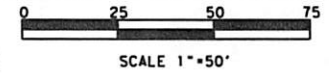
MATCHLINE STATION SEE SHEET 5
301+25.93

PORCION 48

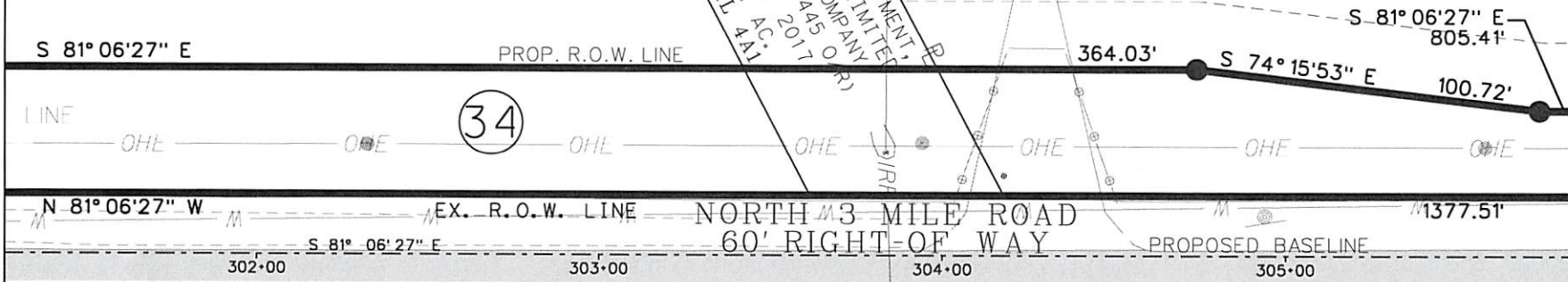
EVERMAN DEVELOPMENT, LLC,
(DOC# 2806618 O/R)
APRIL 13, 2017
130.465 AC.

EVERMAN DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY
(DOC. # 2867445 O/R)
OCT. 27, 2017
1.501 AC.

EVERMAN DEVELOPMENT, LLC,
(DOC# 2806618 O/R)
APRIL 13, 2017
130.465 AC.



MATCHLINE STATION SEE SHEET 7
305+87.65



NOTES:

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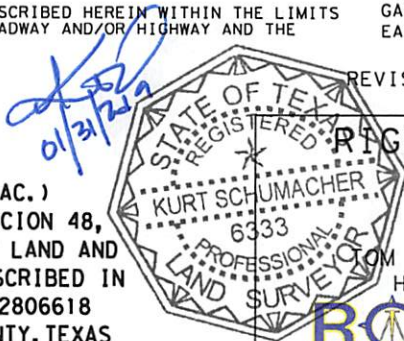
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LEGEND

PROPERTY LINE	— P —
LOT LINE	— F —
PARCEL NUMBER	⊗
RIGHT OF WAY	R.O.W.
POINT OF COMMENCING	P.O.C.
POINT OF BEGINNING	P.O.B.
HIDALGO COUNTY DEED RECORDS	H.C.D.R.
HIDALGO COUNTY OFFICIAL RECORDS	H.C.O.R.
HIDALGO COUNTY MAP RECORDS	H.C.M.R.
SET # 5 24" IRON PIN WITH PLASTIC CAP	●
STAMPED "ROWSS PROP COR" FOUND 1/2" IRON PIN	○
UNLESS OTHERWISE NOTED OVERHEAD ELEC.	— OHE —
WIRE FENCE	— W —
WOODEN FENCE	— W —
WATER LINE	— W —
GAS LINE	— G —
EASEMENT LINE	— E —

PLAT OF SURVEY
PARCEL 34
FOR 3 MILE ROAD

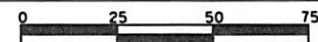
A 49,244 SQ. FT. (1.1305 AC.)
TRACT OF LAND SITUATED IN PORCION 48,
OUT OF A 130.465 ACRE TRACT OF LAND AND
A 1.501 ACRE TRACT OF LAND, DESCRIBED IN
DOCUMENT NUMBER 2867445 AND 2806618
OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS



REVISED DATE: JANUARY 31, 2019
DATE: APRIL 20, 2018

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
PARCEL 34
3 MILE ROAD
FROM GILL RD. TO GOODWIN RD.
HIDALGO COUNTY, TEXAS

ROW SURVEYING SERVICES, LLC.
900 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572
TEL: (956) 424-3335
FAX: (956) 424-3132



SCALE 1"=50'

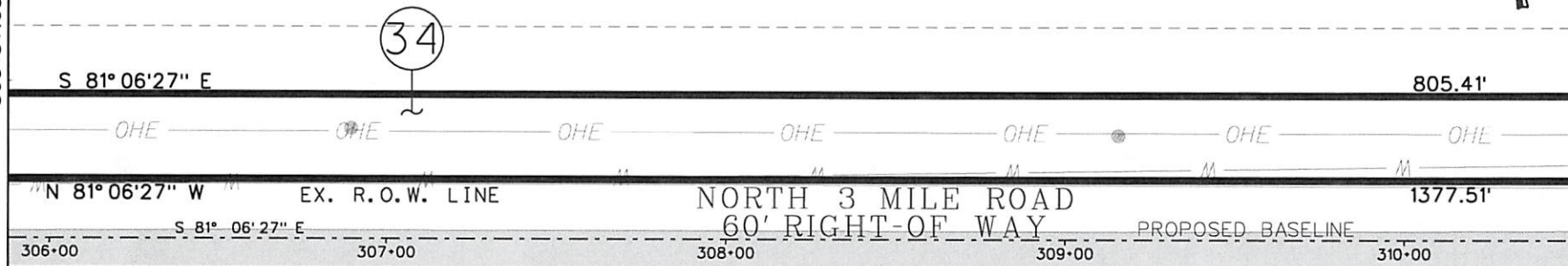


PORCION 48

EVERMAN DEVELOPMENT, LLC,
 (DOC# 2806618 O/R)
 APRIL 13, 2017
 130.465 AC.

MATCHLINE STATION SEE SHEET 6
305+87.65

MATCHLINE STATION SEE SHEET 8
310+49.36



NOTES:

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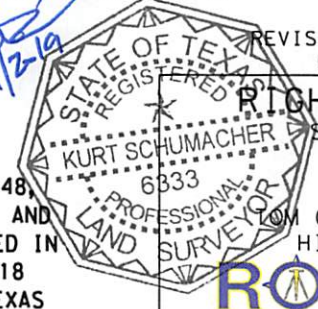
LEGEND

PROPERTY LINE	— P —
LOT LINE	— P —
PARCEL NUMBER	⊙
RIGHT OF WAY	R.O.W.
POINT OF COMMENCING	P.O.C.
POINT OF BEGINNING	P.O.B.
HIDALGO COUNTY DEED RECORDS	H.C.D.R.
HIDALGO COUNTY OFFICIAL RECORDS	H.C.O.R.
HIDALGO COUNTY MAP RECORDS	H.C.M.R.
SET # 5 24" IRON PIN WITH PLASTIC CAP	●
STAMPED "ROWSS PROP COR"	○
FOUND 1/2" IRON PIN UNLESS OTHERWISE NOTED	○
OVERHEAD ELEC.	— OHE —
WIRE FENCE	— // —
WOODEN FENCE	— // —
WATER LINE	— W —
GAS LINE	— G —
EASEMENT LINE	— — —

PLAT OF SURVEY
 PARCEL 34
 FOR 3 MILE ROAD

A 49,244 SQ. FT. (1.1305 AC.)
 TRACT OF LAND SITUATED IN PORCION 48,
 OUT OF A 130.465 ACRE TRACT OF LAND AND
 A 1.501 ACRE TRACT OF LAND, DESCRIBED IN
 DOCUMENT NUMBER 2867445 AND 2806618
 OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

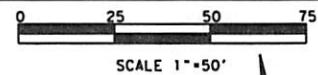
Handwritten: 01/31/2019



REVISED DATE: JANUARY 31, 2019
 DATE: APRIL 20, 2018

RIGHT OF WAY SKETCH
 SHOWING PROPERTY OF
 PARCEL 34
 3 MILE ROAD
 TOM GILL RD. TO GOODWIN RD.
 HIDALGO COUNTY, TEXAS

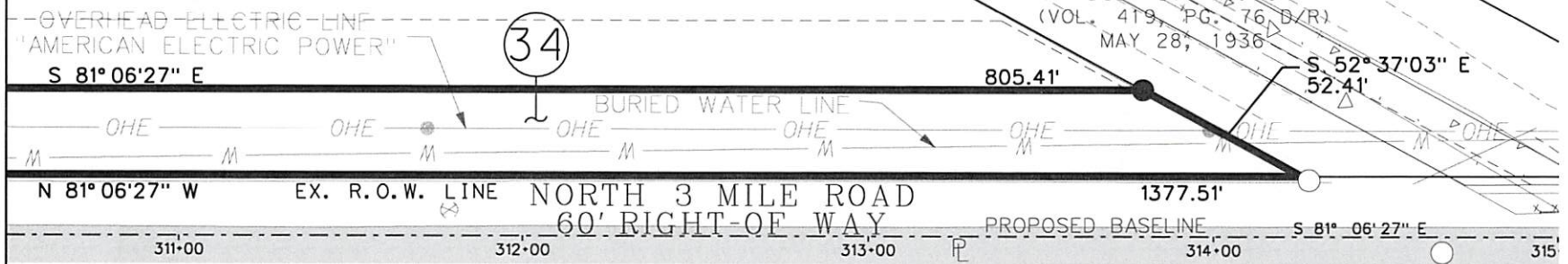
ROW SURVEYING SERVICES, LLC.
 900 S. STEWART RD., SUITE 113
 MISSION, TEXAS 78572
 TEL.: (956) 424-3335
 FAX.: (956) 424-3132



MATCHLINE STATION SEE SHEET 7
310+49.36

PORCION 48

EVERMAN DEVELOPMENT, LLC,
(DOC# 2806618 O/R)
APRIL 13, 2017
130.465 AC.



**PLAT OF SURVEY
PARCEL 34
FOR 3 MILE ROAD**

**A 49,244 SQ. FT. (1.1305 AC.)
TRACT OF LAND SITUATED IN PORCION 48,
OUT OF A 130.465 ACRE TRACT OF LAND AND
A 1.501 ACRE TRACT OF LAND, DESCRIBED IN
DOCUMENT NUMBER 2867445 AND 2806618
OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS**

EXHIBIT

LEGEND

PROPERTY LINE	
LOT LINE	
PARCEL NUMBER	
RIGHT OF WAY	
POINT OF COMMENCING	R.O.W.
POINT OF BEGINNING	P.O.C.
HIDALGO COUNTY DEED RECORDS	P.O.B.
HIDALGO COUNTY OFFICIAL RECORDS	H.C.D.R.
HIDALGO COUNTY MAP RECORDS	H.C.O.R.
SET # 5 24" IRON PIN WITH PLASTIC CAP	H.C.M.R.
STAMPED "ROWSS PROP COR"	
FOUND 1/2" IRON PIN UNLESS OTHERWISE NOTED	
OVERHEAD ELEC.	
WIRE FENCE	
WOODEN FENCE	
WATER LINE	
GAS LINE	
EASEMENT LINE	

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10. WATER LINES ALONG THE SOUTH SIDE OF SUBJECT PROPERTY, THE APPROXIMATE LOCATIONS OF WHICH ARE SHOWN ON THE SURVEY.
11. OVERHEAD ELECTRIC POWER LINES ALONG THE SOUTH AND WEST SIDE OF SUBJECT PROPERTY, THE APPROXIMATE LOCATIONS OF WHICH ARE SHOWN ON THE SURVEY.
12. ALL FENCES, STAND PIPES, PIPELINES AND ROADS, THE APPROXIMATE LOCATIONS OF WHICH IS(ARE) SHOWN ON THE SURVEY.

13. EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 6. (AS STATUTORILY PROVIDED IN THE TEXAS WATER CODE)
14. SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCE OR GOVERNMENTAL REGULATIONS OF THE CITY WHEREIN THE SUBJECT PROPERTY LIES OR HOLDS EXTRA- TERRITORIAL JURISDICTION.
15. EASEMENT DATED FEBRUARY 11, 1931, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, VOLUME 348, PAGE 613, DEED RECORDS, HIDALGO COUNTY, TEXAS, FROM GARCIA LAND AND LIVESTOCK COMPANY, TO: CENTRAL AND LIGHT COMPANY.
16. RIGHT OF WAY EASEMENT DATED JUNE 9, 1980, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, VOLUME 1677, PAGE 576. DEED RECORDS, HIDALGO COUNTY, TEXAS, FROM PATRICIA PEARSON JOHNSON, INDIVIDUALLY AND AS INDEPENDENT EXECUTRIX OF THE ESTATE OF ALFRED P. JOHNSON, DECEASED, TO: LA JOYA WATER SUPPLY CORPORATION.
17. HIGHWAY RIGHT OF WAY EASEMENT, DATED SEPTEMBER 25, 1998, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, DOCUMENT NO. 716558, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FROM JAMES J. SCHROEDER, TO THE COUNTY OF HIDALGO.
18. CORRECTION CONVEYANCE OF PIPELINE EASEMENT, DATED AUGUST 11, 1999, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, DOCUMENT NO. 799882, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FROM JAMES J. SCHROEDER, TO: HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, A POLITICAL SUBDIVISION.
19. SUBJECT TO ANY PORTION OF THE PROPERTY DESCRIBED HEREIN WITHIN THE LIMITS OR BOUNDARIES OF ANY PUBLIC OR PRIVATE ROADWAY AND/OR HIGHWAY AND THE RIGHTS OF THE PUBLIC.



REVISED DATE: JANUARY 31, 2019
DATE: APRIL 20, 2018

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
PARCEL 34
3 MILE ROAD
TOM GILL RD. TO GOODWIN RD.
HIDALGO COUNTY, TEXAS

ROW SURVEYING SERVICES, L.L.C.
900 S. STEWART RD. SUITE 113
MISSION, TEXAS 78572
TEL: (956) 424-3335
FAX: (956) 424-3132

PARCEL 34

Closure Report

Parcel 34: P141 P142 P143 P144 P145 P146 P147 P148 P149 P141

P141 to P142: S 81 deg. 06 min. 27 sec. E	Dist. 12.00	N: 16624496.4223 and E: 1019446.0772;
P142 to P143: S 08 deg. 54 min. 33 sec. W	Dist. 651.66	N: 16624494.5674 and E: 1019457.9330;
P143 to P144: S 36 deg. 05 min. 57 sec. E	Dist. 70.70	N: 16623850.7684 and E: 1019357.0120;
P144 to P145: S 81 deg. 06 min. 27 sec. E	Dist. 364.03	N: 16623793.6426 and E: 1019398.6676;
P145 to P146: S 74 deg. 15 min. 53 sec. E	Dist. 100.72	N: 16623737.3707 and E: 1019758.3225;
P146 to P147: S 81 deg. 06 min. 27 sec. E	Dist. 805.41	N: 16623710.0569 and E: 1019855.2656;
P147 to P148: S 52 deg. 37 min. 03 sec. E	Dist. 52.41	N: 16623585.5571 and E: 1020650.9913;
P148 to P149: N 81 deg. 06 min. 27 sec. W	Dist. 1377.51	N: 16623553.7371 and E: 1020692.6364;
P149 to P141: N 08 deg. 54 min. 33 sec. E	Dist. 738.66	N: 16623766.6730 and E: 1019331.6827;

Perimeter: 4173.10

Area: 49244.2 sq. ft., Acres: 1.13049

Error North: -0.00 Error East: 0.01

Error bearing: N 82 deg. 07 min. 41 sec. W Total Dist. Error: 0.01

Error of Closure: 1:672085

REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: NEC Mile 3 Road & Abram Road, Hidalgo County, Texas. District: Pharr
 Property Owner: Everman Development, LLC Parcel: 34
 Address of Property Owner: 1801 Mozelle Street Pharr, Texas 78577 ROW CSJ: 0921-02-344
 Occupant's Name: Vacant Federal Project No: N/A
 Whole: Partial: Acquisition Highway: Mile 3 Road County: Hidalgo

Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of the fee simple title to the real property to be acquired, encumbered by any easements not to be extinguished, less oil, gas and Sulphur. If this acquisition is of less than the whole property, then any special benefits and /or damages to the remainder property must be included in accordance with the laws of Texas.

Market Value

Market value is defined as follows: "Market Value is the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

Certificate of Appraiser

I hereby certify:

That it is my opinion the total compensation for the acquisition of the herein described property is \$48,926 as of May 24, 2018, based upon my independent appraisal and the exercise of my professional judgment;

That on May 20, 2018, I personally inspected in the field the property herein appraised; that I afforded Everman Development, LLC, the property owner or the representative of the property owner, the opportunity to accompany me at the time of the inspection;

That the comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on June 8, 2018 (date)(s);

That I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the Texas Department of Transportation, and/or their representatives, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified to such findings;

That my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

The appraiser has considered access damages in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB18 of the Texas 82nd Regular Legislative Session and finds as follows:

1. Is there a denial of direct access of the parcel? No (yes or no)
2. If so, is the denial of direct access material? N/A (yes, no, or not applicable)
3. The lack of any access denial or the material impairment of direct access on or off the remaining property affects the market value of the remaining property in the sum of \$ 0.00.

I certify to the best of my knowledge and belief:

That the statements of fact contained in this report are true and correct;

That the reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions;

That I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That my analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right-of-way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State, and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement for which such property is to be acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to the physical deterioration within the reasonable control of the owner, has been disregarded in estimating the compensation for the property.

Leonel Garza III
Appraiser Signature
TX 1328375 - G
Certification Number

August 3, 2018
Date

To the best of my knowledge, the value does not include any items which are not compensable under State law.

Harvey L. Heerssen 11/10/2018
Reviewing Appraiser Date

