

# Exhibit B

County: Hidalgo  
RCSJ: 0921-02-372  
CCSJ: 0921-02-194  
HIGHWAY: Liberty Rd. Section I  
Limits: U.S. 83 to Mile 3

Exhibit: A  
FIELD NOTES FOR PARCEL 8

Being a 10,694 square foot or 0.2455 of an acre tract of land situated in the Pedro Flores Survey, Abstract 577, Porcion 77, Hidalgo County, Texas, out of a 110' Hidalgo County Irrigation District (H.C.I.D.) No. 6 Main Canal Right of Way, said canal being situated within Lot 206 and Lot 215 Homeville Association Subdivision "A", as recorded in Volume 0, Page 24, Map Records, Hidalgo County, Texas, and Lot 1, Block 2, Homeville Association Subdivision "D", as recorded in Volume 6, Page 36, Map Records, Hidalgo County, Texas, said 10,694 square foot or 0.2455 of an acre tract being more particularly described by metes and bounds as follows:

**Commencing** at the South line of a dedicated public roadway (27.77 foot Right of Way), not in use, and the Northeast corner of said Lot 215, Homeville Association Subdivision "A", said remainder of Lot 215 being conveyed by a Warranty Deed, dated January 28, 2004, from D & S Bell Enterprises, LTD. to Mil Encinos Development, LTD., as described in Document Number 1295638, of the Official Records, Hidalgo County, Texas;

**Thence**, with the North line of said Lot 215, North 81°03'00" West a distance of 388.34 feet, to a 5/8" iron pin (N=16,617,274.8662, E=1,004,271.5704) with plastic cap stamped "ROWSS PROP COR" set 60.00 feet right to centerline station 40+69.85 in the proposed East Right of Way line of Liberty Road, within said H.C.I.D. No. 6 Main Canal, for a right of way corner, an exterior corner, and **Point of Beginning** of this herein described tract of land;

1. **Thence**, across and through said H.C.I.D. No. 6 Main Canal, South 08°57'00" West a distance of 6.71 feet to a 5/8" iron pin with plastic cap stamped "ROWSS PROP COR" set on the existing East Right of Way line of Liberty Road and the South line of said H.C.I.D. No. 6 Main Canal, for the Southeast corner of this herein described tract of land;
2. **Thence**, departing the existing East Right of Way line of Liberty Road, across and through Liberty Road, and with the South Right of Way line of said H.C.I.D. No. 6 Main Canal, North 84°55'58" West a distance of 20.85 feet to a 5/8" iron pin with plastic cap stamped "ROWSS PROP COR" set for an exterior corner of this herein described tract of land;

3. **Thence**, continuing with the South Right of Way line of said H.C.I.D. No. 6 Main Canal, North 84°52'27" West a distance of 99.42 feet to a 1/2" iron rod found in the existing West Right of Way line of Liberty Road, for the Northeast corner of La Joya I.S.D. Elementary School No. 17 Subdivision, as recorded in Volume 50, Page 65, of the Map Records, Hidalgo County, Texas, and for the Southwest corner of this herein described tract of land;
4. **Thence**, departing the South Right of Way line of said H.C.I.D. No. 6 Main Canal, across and through said H.C.I.D. No. 6 Main Canal, North 08°57'00" East a distance of 103.00 feet to a 5/8" iron pin with plastic cap stamped "ROWSS PROP COR" set in the existing South Right of Way line of a County Road (47.22 foot Right of Way), not open, for a right of way corner and the Southernmost Northwest corner of this herein described tract of land;
5. **Thence**, across and through said H.C.I.D. No. 6 Main Canal, with the existing South Right of Way line of said County Road, South 81°03'31" East a distance of 41.67 to the East line of Lot 6, Block 3, said Homeville Association Subdivision "D", and the West line of Lot 206, of said Homeville Association Subdivision "A", for an interior corner of this herein described tract of land;
6. **Thence**, continuing across and through said H.C.I.D. No. 6 Main Canal, with the East line of said Lot 6, Block 3 and the West line of Lot 206, North 08°57'00" East a distance of 10.03 to a 1/2" iron pin found in the North Right of Way line of said H.C.I.D. No. 6 Main canal, and for Northernmost Northwest corner of this herein described tract of land;
7. **Thence**, with the North Right of Way line of said H.C.I.D. No. 6 Main Canal, South 84°52'27" East a distance of 50.25 to for an exterior corner of this herein described tract of land;
8. **Thence**, continuing with the North Right of Way line of said H.C.I.D. No. 6 Main Canal, South 84°55'58" East a distance of 28.26 to a 5/8" iron pin with plastic cap stamped "ROWSS PROP COR" set in the proposed East Right of Way line of Liberty Road, for the Northeast corner of this herein described tract of land;
9. **Thence**, with the proposed East Right of Way line of said Liberty Road, across and through said H.C.I.D. No. 6 Main Canal, South 08°57'00" West a distance of 75.77 to a 5/8" iron pin with plastic cap stamped "ROWSS PROP COR" set in the existing North Right of Way line of a County Road (27.77 foot Right of Way), not opened, for an exterior corner of this herein described tract of land;
10. **Thence**, with the existing North Right of Way line of said County Road, across and through said H.C.I.D. No. 6 Main Canal, North 81°03'00" West a distance of 78.33 to a 5/8" iron pin with plastic cap stamped "ROWSS PROP COR" set for the Southwest corner of said Lot 206, and the East line of Lot 1, Block 2, of said Homeville Association Subdivision "D", for a right of way corner, and for an interior corner of this herein described tract of land;

11. **Thence**, with the East line of said Lot 1, Block 2, across and through said H.C.I.D. No. 6 Main Canal, South  $08^{\circ}57'00''$  West a distance of 27.78 feet to a 5/8" iron pin with plastic cap stamped "ROWSS PROP COR" set in the South Right of Way line of a County Road (27.77 foot Right of Way), not opened, for the Northwest corner of said Lot 215, and for an interior corner of this herein described tract of land;
12. **Thence**, with the North line of said Lot 215, across and through said H.C.I.D. No. 6 Main Canal, South  $81^{\circ}03'00''$  East a distance of 78.33 feet to the **Point of Beginning** and being a 10,694 square foot or 0.2455 of an 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 survey plat of even 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.

 7/19/2012

Kurt Schumacher  
Registered Professional Land Surveyor  
Texas Registration No. 6333



EXISTING R.O.W.

PROPOSED R.O.W.

EXISTING R.O.W.

LIBERTY RD

EXISTING R.O.W.

P.O.B. SET  
PARCEL 8

FROM: D+S BELL ENTERPRISES, LTD,  
TO: MIL ENCINOS DEVELOPMENT, LTD.  
(DOC. # 1295638 0/R)  
JAN 28, 2004  
4.16 AC

N 81°03'00" W  
388.34'

COUNTY ROAD (NOT OPEN)  
27.77' RIGHT-OF-WAY  
(VOL. 0, PG. 24 M.R.H.C.)

LOT 215  
HOMEVILLE ASSOC. SUBD. SECT. A  
(VOL. 0 PG. 24, M.R.H.C.)

P.O.C. |  
PARCEL 8 |

10,694 SQ. FT.

8

110' R.O.W. MAIN CANAL  
H.C.I.D. No. 6

EXISTING R.O.W.

EXISTING R.O.W.

110'



PARENT TRACT INSET  
PARCEL 8  
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*

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

EXISTING	TAKING	LEFT	RIGHT	REMAINING
UNKNOWN	0.2455 AC.	UNKNOWN	UNKNOWN	UNKNOWN
10,694 SQ. FT.				

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".
- INDICATES A FOUND 1/2 INCH IRON PIN.
- A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

REVISED DATE: JUNE 29, 2018

RIGHT OF WAY SKETCH

SHOWING PROPERTY OF  
PARCEL 8

LIBERTY RD. SECTION I US 83 TO MILE 3,  
HIDALGO COUNTY



TBPLS REG. FIRM# 10193886

EXHIBIT

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CCSJ: 0921-02-372 CCSJ: 0921-02-194

FILES

LA JOYA I.S.D. ELEMENTARY  
SCHOOL NO. 17 SUBDIVISION  
(VOL. 50 PG. 65 M.R.H.C.)  
APRIL 4, 2006  
39.985 AC.

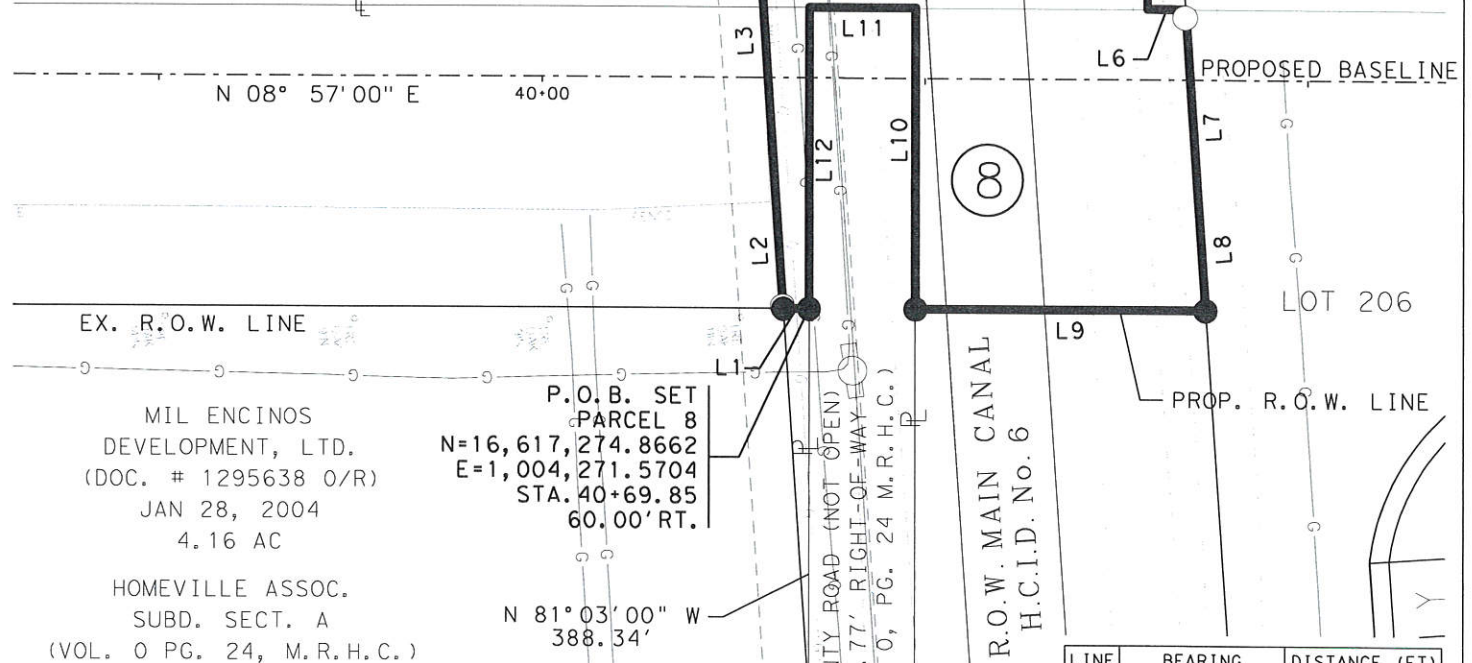
LOT 1 BLOCK 2  
HOMEVILLE ASSOCIATION  
SUBDIVISION "D"  
(VOL. 6 PG. 36 M.R.H.C.)

EX. R.O.W. LINE

**LIBERTY ROAD**  
120 RIGHT-OF-WAY

10,694 SQ. FT.

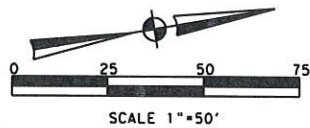
DEDICATED ROADWAY  
(NOT OPEN)  
(VOL. 6, PG. 36  
M.R.H.C.)



LINE	BEARING	DISTANCE (FT)
L1	S 08° 57' 00" W	6.71
L2	N 84° 55' 58" W	20.85
L3	N 84° 52' 27" W	99.42
L4	N 08° 57' 00" E	103.00
L5	S 81° 03' 31" E	41.67
L6	N 08° 57' 00" E	10.03
L7	S 84° 52' 27" E	50.25
L8	S 84° 55' 58" E	28.26
L9	S 08° 57' 00" W	75.77
L10	N 81° 03' 00" W	78.33
L11	S 08° 57' 00" W	27.78
L12	S 81° 03' 00" E	78.33

- LEGEND:**
- PROPERTY LINE
  - PARCEL NUMBER
  - RIGHT OF WAY
  - POINT OF COMMENCING
  - POINT OF BEGINNING
  - HIDALGO COUNTY DEED RECORDS
  - HIDALGO COUNTY MAP RECORDS
  - HIDALGO COUNTY OFFICIAL RECORDS
  - SET 5/8 INCH IRON PIN WITH PLASTIC CAP
  - STAMPED "ROWSS PROP COR"
  - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
  - WIRE FENCE
  - OVERHEAD ELEC.
  - TELEPHONE PEDESTAL
  - GAS VENTILATION
  - POWER POLE
  - IRRIGATION STAND PIPE
  - TREE
  - WATER VALVE

- R.O.W.
- P.O.C.
- P.O.B.
- H.C.D.R.
- H.C.M.R.
- H.C.O.R.



- NOTES:**
- 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.
  - A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
  - SURVEYED ON THE GROUND JUNE 2018.

PLAT OF SURVEY  
PARCEL 8  
FOR LIBERTY ROAD

A 10694 SQ. FT. (0.2455 AC.)  
TRACT OF LAND OUT OF A 110' H.C.I.D.  
NO. 6 MAIN CANAL RIGHT OF WAY.

EXHIBIT \_\_\_\_\_



REVISED DATE: JUNE 29, 2018  
**RIGHT OF WAY SKETCH**

SHOWING PROPERTY OF  
PARCEL 8  
LIBERTY RD. SECTION I US 83 TO MILE 3,  
HIDALGO COUNTY

**ROW SURVEYING SERVICES, LLC.**  
900 S. STEWART RD. SUITE 13  
MISSION, TEXAS 78571  
TEL: (956) 424-3335  
FAX: (956) 424-3132

TBPLS REG. FIRM# 10193886  
RCSJ: 0921-02-372 CCSJ: 0921-02-194

*Handwritten signature and date:* 1/19/2018  
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Parcel 8

Closure Report

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Parcel 8: P126 P17 P18 P19 P20 P21 P22 P23 P24 P25 P26 P125 P126

P126 to P17:	S 08 deg. 57 min. 00 sec. W	Dist. 6.71	N: 16617274.8662 and E: 1004271.5704;
P17 to P18:	N 84 deg. 55 min. 58 sec. W	Dist. 20.85	N: 16617268.2409 and E: 1004270.5269;
P18 to P19:	N 84 deg. 52 min. 27 sec. W	Dist. 99.42	N: 16617270.0821 and E: 1004249.7626;
P19 to P20:	N 08 deg. 57 min. 00 sec. E	Dist. 103.00	N: 16617278.9649 and E: 1004150.7368;
P20 to P21:	S 81 deg. 03 min. 31 sec. E	Dist. 41.67	N: 16617380.7094 and E: 1004166.7607;
P21 to P22:	N 08 deg. 57 min. 00 sec. E	Dist. 10.03	N: 16617374.2328 and E: 1004207.9243;
P22 to P23:	S 84 deg. 52 min. 27 sec. E	Dist. 50.25	N: 16617384.1366 and E: 1004209.4841;
P23 to P24:	S 84 deg. 55 min. 58 sec. E	Dist. 28.26	N: 16617379.6470 and E: 1004259.5343;
P24 to P25:	S 08 deg. 57 min. 00 sec. W	Dist. 75.77	N: 16617377.1513 and E: 1004287.6795;
P25 to P26:	N 81 deg. 03 min. 00 sec. W	Dist. 78.33	N: 16617302.3060 and E: 1004275.8919;
P26 to P125:	S 08 deg. 57 min. 00 sec. W	Dist. 27.78	N: 16617314.4922 and E: 1004198.5156;
P125 to P126:	S 81 deg. 03 min. 00 sec. E	Dist. 78.33	N: 16617287.0524 and E: 1004194.1941;

Perimeter: 620.40

Area: 10693.9 sq. ft., Acres: 0.24550

Error North: -0.00 Error East: 0.00

Error bearing: N 48 deg. 00 min. 56 sec. W Total Dist. Error: 0.00

Error of Closure: 1:251022