

COUNTY OF HIDALGO  
STATE OF TEXAS

6.154 ACRE TRACT  
ROW ANNEXATION

PROJ. 46341.00  
MITP Phase 2

**FIELD NOTE DESCRIPTION of a 6.154 acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being a portion of South Veterans Boulevard, also known as South "I" Road, said portion being out of Parcels 70B, 70C, and 70D, recorded in Document No. 2002-1138786, Hidalgo County Official Public Records, and also being a portion of Hi-Line Road, said portion being out of a 40-foot wide road as shown on the Re-Subdivision of Lots 1, and 5 to 32 inclusive of the San Juan Plantation Subdivision recorded in Vol. 3, Pg. 52, Hidalgo County Plat Records, Parcel 65 P-6 recorded in Document No. 2015-2660462, said Official Public Records, Parcel 65 P-9, recorded in Document No. 2015-2660460, said Official Public Records, and Tract One recorded in Document No. 2006-1688912, said Official Public Records; in all, said 6.154 acre tract being more particularly described as follows:**

**BEGINNING** at a ½" iron rod set with orange cap stamped "WESTWOOD" at the intersection of the north line of Hi-Line Road and the west line of State Highway 365, also known as San Juan Road, a variable-width right-of-way, for an angle point of said Parcel 65 P-6 and that certain Tract B – Parcel 1 conveyed unto KVS Development, LLC, recorded in Document No. 2021-3201939, said Official Public Records, for the east corner of the herein described tract of land;

**THENCE**, along the west line of said State Highway 365 right-of-way, S 08° 35' 22" W, 180.00 feet to a point at the intersection of the south right-of-way line of Hi-Line Road and the west line of said State Highway 365 for an angle point of said Parcel 65 P-9 and that certain Tract A – Parcel 3 conveyed unto KVS Development, LLC, recorded in said Document No. 2021-3201939, for the south corner of the herein described tract of land;

**THENCE**, along the south line of said Hi-Line Road and the boundary of said Parcel 65 P-9, coincident with the north line of said Tract A – Parcel 3, the following courses:

N 36° 24' 36" W, 70.71 feet,

N 81° 24' 38" W, 280.00 feet, and

N 08° 35' 22" E, 20.00 feet to the northwest corner of said Parcel 65 P-9, same being an angle point of the herein described tract of land;

**THENCE**, continuing along the south line of said Hi-Line Road and north line of said Tract A - Parcel 3, N 81° 24' 37" W, passing the westerly terminus of the 40-foot wide road shown on said Re-Subdivision of Lots 1, and 5 to 32 inclusive of the San Juan Plantation Subdivision, and continuing in all a total distance of 2348.18 feet to a point for the southwest corner of said Tract One recorded in Document No. 2006-1688912, coincident with the northwest corner of that certain Parcel 26 conveyed unto Hidalgo County Drainage District Number One, recorded in Volume 982,

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Page 205, Hidalgo County Deed Records, and the southwest corner of the herein described tract of land;

**THENCE**, across the right-of-way of said South Veterans Boulevard, along the west lines of said Tract One and said Parcels 70D, 70C, and 70B, respectively, N 08° 34' 37" E, 2640.17 feet to a point on the south right-of-way line of Anaya Road, a 40-foot-wide right-of-way, for the northwest corner of the herein described tract of land;

**THENCE**, along the south right-of-way line of said Anaya Road, S 81° 24' 37" E, 55.00 feet to a point at the intersection of the east right-of-way line of said South Veterans Boulevard and the south right-of-way line of said Anaya Road, said point also being on the east line of said Parcel 70B, for the northeast corner of the herein described tract of land;

**THENCE**, along the east right-of-way line of said South Veterans Boulevard and said Parcels 70B, 70C, and 70D, respectively, the following courses:

S 08° 34' 37" W, 2530.24 feet to a ½" iron rod set with orange cap stamped "WESTWOOD",

S 36° 27' 27" E, 70.67 feet to a ½" iron rod set with orange cap stamped "WESTWOOD",  
and

S 08° 30' 37" W, 20.00 feet to a ½" iron rod set with orange cap stamped "WESTWOOD"  
at the intersection of the east right-of-way line of said South Veterans Boulevard and north  
right-of-way line of said Hi-Line Road for a re-entrant corner of the herein described tract  
of land;

**THENCE**, along the north line of said Hi-Line Road, coincident with the south line of said Tract B – Parcel 1, S 81° 24' 37" E, passing the westerly terminus of the 40-foot wide road shown on said Re-Subdivision of Lots 1, and 5 to 32 inclusive of the San Juan Plantation Subdivision, and continuing in all a total distance of 2243.16 feet to a point for the west corner of said Parcel 65 P-6, same being an angle point of said Tract B – Parcel 1 and the herein described tract;

**THENCE**, continuing along the south line of said Hi-Line Road, coincident with the boundary of said Parcel 65 P-6 and the south line of said Tract B – Parcel 1, the following courses:

N 08° 35' 22" E, 20.00 feet,

S 81° 24' 38" E, 280.00 feet, and

N 53° 35' 22" E, 70.71 feet to the **POINT OF BEGINNING**.

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*Containing in all, 268,088 square feet of land or 6.154 acres, more or less. Bearings based on Texas State Plane Coordinate System for the South Zone, 4205 (NAD83, 2011 Adjustment). This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.*

