

County: Hidalgo
CCSJ: 0865-01-108
HIGHWAY: Veterans Boulevard
LIMITS: Abram Rd. to La Homa Rd.

Exhibit: A
FIELD NOTES FOR PARCEL 20

Being a 16,186 square foot or 0.3716 of an acre tract of land situated in Lot 1 and Lot 4, HEB Palmview No. 1 Subdivision, as recorded in Volume 33, Page 188, of the Map Records, Hidalgo County, Texas and being out of a 19.722 acre tract of land (Lot 1) and 0.819 acre tract of land (Lot 4) both conveyed by a Warranty Deed, dated June 16, 1997, from Eugene M. Goodwin, II and Floy J. Goodwin, Co-Trustees of the Gene and Floy Goodwin Living Trust to H.E. Butt Company, as described in Document No. 605407 of the Official Records, Hidalgo County, Texas, and said 16,186 square foot or 0.3716 of an 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 at the Northern most Southeast corner of said Lot 1, in the West line of a 2.52 acre tract of land conveyed by a Warranty Deed with Vendor's Lien, dated May 28, 1997, from Maria Teresa Montejano to Agraciana Alvarado, as described in Document No. 601843, of the Official Records, Hidalgo County, Texas, and for the Northeast corner of Lot 3, of said HEB Palmview No. 1 Subdivision;

Thence, with the common line of said Lot 1 and 2.52 acre tract of land, North 08°56'15" East a distance of 630.00 feet to a 5/8" iron pin (N=16,612,728.5181, E=1,020,986.0583) with plastic cap stamped "ROWSS PROP COR" set 50.00 feet right to centerline station 133+14.29 in the proposed South Right of Way line of Veterans Boulevard, for a right of way corner, for the Southeast corner, and **Point of Beginning** of this herein described tract of land;

1. **Thence**, with the proposed South right of way line of Veterans Boulevard, over and across said Lot 1 and Lot 4, North 81°03'45" West a distance of 1086.57 feet to a 5/8" iron pin with plastic cap stamped "ROWSS PROP COR" set on the on an existing right of way cutback line of F.M. 492, for a right of way corner, and for the Southwest corner of this herein described tract of land;
2. **Thence**, with the existing right of way cutback line of F.M. 492 and being a Northwesterly line of said Lot 4, North 53°56'15" East a distance of 21.21 feet to the existing South right of way line of Veterans Boulevard, for an exterior corner of this herein described tract of land;
3. **Thence**, with the existing South right of way line of Veterans Boulevard, South 81°03'45" East a distance of 1071.57 feet to the Northeast corner of said Lot 1 and the West line of said 2.52 acre tract of land, for the Northeast corner of this herein described tract of land;

4. **Thence**, departing the existing South right of way line of Veterans Boulevard, and with the common line of said Lot 1 and 2.52 acre tract of land, South $08^{\circ}56'15''$ West a distance of 15.00 feet to the **Point of Beginning** and being a 16,186 square feet or 0.3716 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 plat of even survey date herewith accompanies this description.

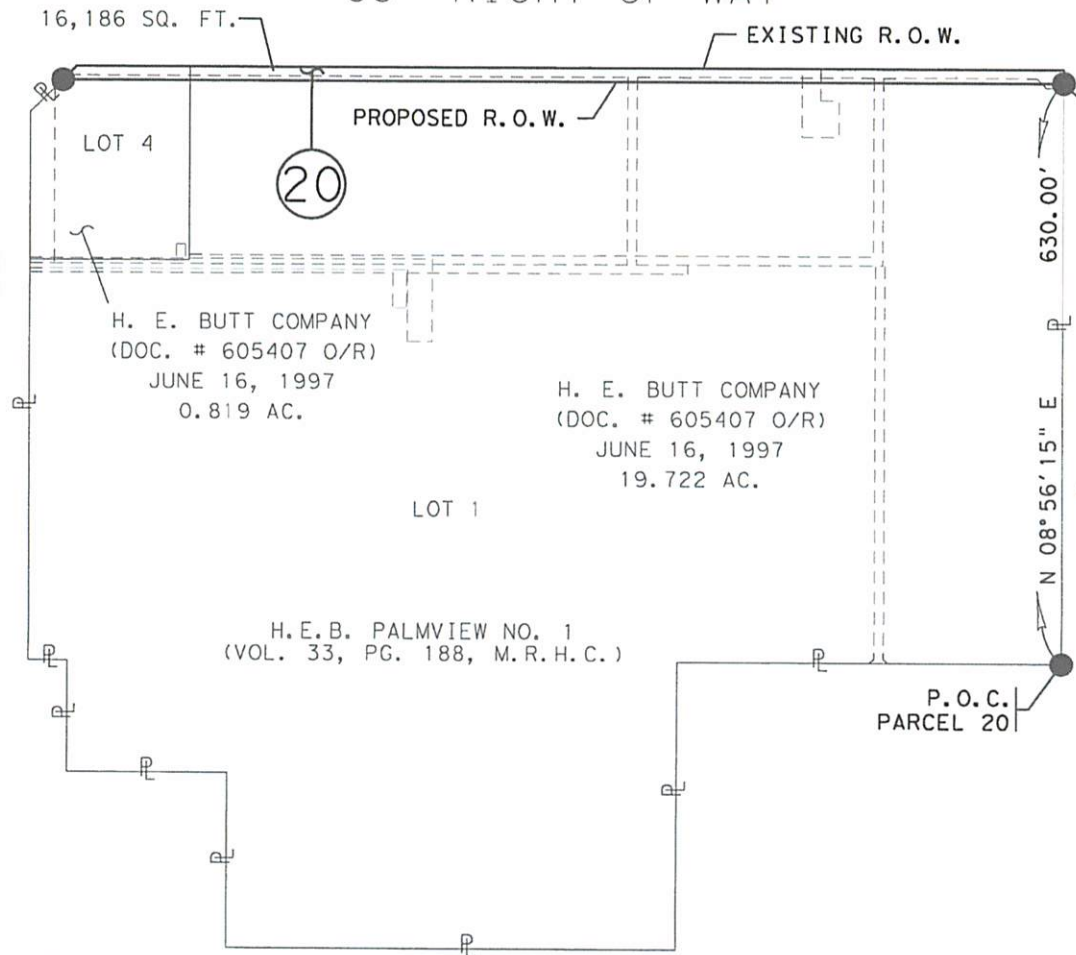
I, Kurt Schumacher, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

 5/18/2018

Kurt Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333



VETERANS BOULEVARD
85' RIGHT OF WAY



PARENT TRACT INSET
PARCEL 20
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 5/18/2018

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

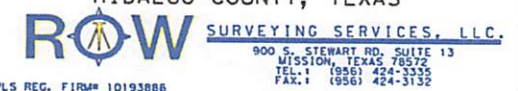
		REMAINING	
EXISTING	TAKING	LEFT	RIGHT
20.5758 AC.	0.3716 AC.		20.2042 AC.
	16,186 SQ. FT.		

NOTES:

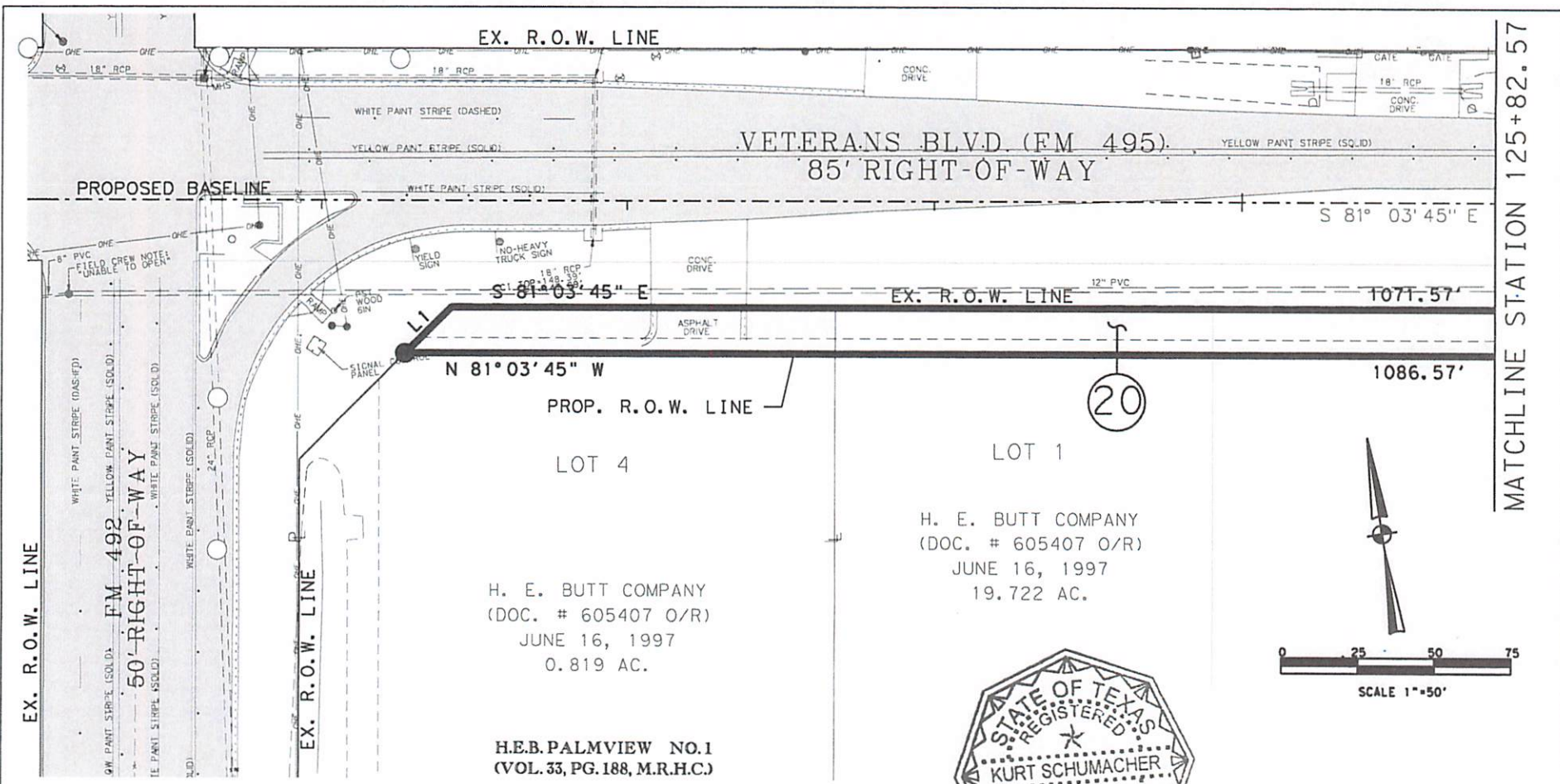
- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, (NA2011). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY AN ADJUSTMENT FACTOR OF 1.00004.
- INDICATES A 5/8 INCH IRON ROD SET WITH A PLASTIC CAP STAMPED "ROWSS PROP. COR."
- INDICATES A FOUND 1/2 INCH IRON PIN.
- A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

DATE: MAY 18, 2018

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
PARCEL 20
VETERANS BOULEVARD
ABRAM ROAD TO LA HOMA ROAD
HIDALGO COUNTY, TEXAS



MATCHLINE STATION 125+82.57



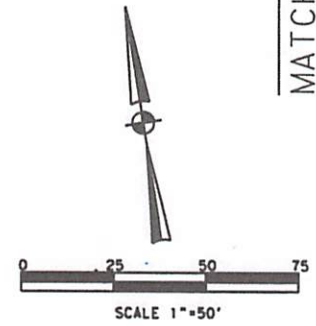
LINE	BEARING	DISTANCE (FT)
L1	N 53° 56' 15" E	21.21

LEGEND:

- LOT 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 24" IRON ROD WITH PLASTIC CAP
 - STAMPED "ROWSS PROP. COR."
 - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - WIRE FENCE
 - OVERHEAD ELEC.
- R.O.W.
 - P.O.C.
 - P.O.B.
 - H.C.D.R.
 - H.C.M.R.
 - H.C.O.R.
 - 1/2" IRON ROD
 - WIRE FENCE
 - OVERHEAD ELEC.

**PLAT OF SURVEY
PARCEL 20
FOR VETERANS BOULEVARD**

A 16,186 SQ. FT. (0.3716 AC.)
TRACT OF LAND SITUATED IN LOTS 1 AND 4,
H. E. B. PALMVIEW NO. 1 SUBDIVISION,
OUT OF A 20.541 ACRE TRACT OF LAND,
AS DESCRIBED IN DOCUMENT NO. 605407,
OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS



NOTES:
1. FOR NOTES SEE PAGE 7.
DATE: MAY 18, 2018

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
PARCEL 20
VETERANS BOULEVARD
ABRAM ROAD TO LA HOMA ROAD
HIDALGO COUNTY, TEXAS

ROW SURVEYING SERVICES, L.L.C.

900 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572
TEL: 1 (956) 424-3335
FAX: 1 (956) 424-3132

TBPLS REG. FIRM# 10193886
CCSJ: 0865-01-108

MATCHLINE STATION 125+82.57

MATCHLINE STATION 130+55.95

EX. R.O.W. LINE

VETERANS (FM. 495)
85' RIGHT OF WAY

PROPOSED BASELINE

S 81° 03' 45" E

S 81° 03' 45" E

N 81° 03' 45" W

20

PROP. R.O.W. LINE

1071.57'

1086.57'

H. E. BUTT COMPANY
(DOC. # 605407 O/R)
JUNE 16, 1997
19.722 AC.

AGUA SPECIAL
UTILITY DISTRICT
LIFT STATION
(DOC. # 2433003 O/R)
JULY 16, 2013

H.E.B. PALMVIEW NO.1
(VOL. 33, PG. 188, M.R.H.C.)

LOT 1

10' WATER EASEMENT
HEB PALMVIEW NO. 1 SUBDIVISION
(VOL. 33, PG. 188 M.R.H.C.)
NOV. 25, 1998

NOTES:

1. FOR NOTES SEE PAGE 7.

PLAT OF SURVEY
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FOR VETERANS BOULEVARD

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EXHIBIT

PAGE 5 OF 7

DATE: MAY 18, 2018

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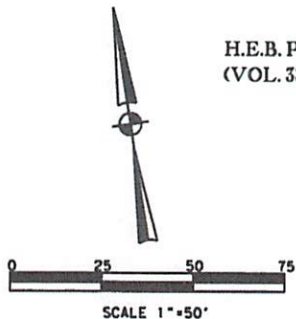
CCSJ: 0865-01-108

LOT LINE
PARCEL NUMBER
RIGHT OF WAY
POINT OF COMMENCING
POINT OF BEGINNING
HIDALGO COUNTY
DEED RECORDS
HIDALGO COUNTY
MAP RECORDS
HIDALGO COUNTY
OFFICIAL RECORDS
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UNLESS OTHERWISE NOTED
WIRE FENCE
OVERHEAD ELEC.

—●—
R. O. W.
P. O. C.
P. O. B.
H. C. D. R.
H. C. M. R.
H. C. O. R.
●
○
—X—X—
—ONE—



AS
5/18/2018



MATCHLINE STATION 130+55.95

EX. R.O.W. LINE

VETERANS (FM 495)
85' RIGHT OF WAY

PROPOSED BASELINE

EX. R.O.W. LINE

S 81° 03' 45" E

10' SANITARY EASEMENT

S 08° 56' 15" W
15.00'

N 81° 03' 45" W

PROP. R.O.W. LINE

1071.57'

1086.57'

N 08° 56' 15" E 630.00'

P.O.B. SET
PARCEL 20
N=16,612,728.5181
E=1,020,986.0583
STA. 133+14.29
50.00' RT.

AGRACIANA ALVARADO
(DOC. # 601843 O/R)
MAY 29, 1997
2.52 AC.

LOT 1

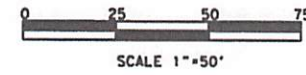
H. E. BUTT COMPANY
(DOC. # 605407 O/R)
JUNE 16, 1997
19.722 AC.

10' SANITARY SEWER EASEMENT
HEB PALMVIEW NO. 1 SUBDIVISION
(VOL. 33, PG. 188 M.R.H.C.)
NOV. 25, 1998

H.E.B. PALMVIEW NO.1
(VOL. 33, PG. 188, M.R.H.C.)



Kurt Schumacher
5/18/2018



NOTES:
1. FOR NOTES SEE PAGE 7.

DATE: MAY 18, 2018

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
PARCEL 20
VETERANS BOULEVARD
ABRAM ROAD TO LA HOMA ROAD
HIDALGO COUNTY, TEXAS

ROW SURVEYING SERVICES, LLC.
900 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572
TEL: 1 (956) 424-3355
FAX: 1 (956) 424-3132

TBPLS REG. FIRM# 10193886

CCSJ: 0865-01-108

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PARCEL 20
FOR VETERANS BOULEVARD**

A 16,186 SQ. FT. (0.3716 AC.)
TRACT OF LAND SITUATED IN LOTS 1 AND 4,
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OUT OF A 20.541 ACRE TRACT OF LAND,
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EXHIBIT —

LEGEND:

LOT LINE
PARCEL NUMBER
RIGHT OF WAY
POINT OF COMMENCING
POINT OF BEGINNING
HIDALGO COUNTY
DEED RECORDS
HIDALGO COUNTY
MAP RECORDS
HIDALGO COUNTY
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UNLESS OTHERWISE NOTED
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H.C.D.R.
H.C.M.R.
H.C.O.R.
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-X-X-
—OHE—

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. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
3. SURVEYED ON THE GROUND MAY 18, 2018.
4. EASEMENTS AND RESERVATIONS AS MAY APPEAR UPON THE RECORDED MAP OF HEB PALMVIEW NO. 1, BEING A RESUBDIVISION OF A PORTION OF LOTS 10 & 14, AND ALL OF LOTS 11, 12, AND 13, BLOCK 4, THE GOODWIN TRACT SUBDIVISION, NO. 1 AND 2, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 5, PAGE 30 MAP RECORDS, AND AMENDED MAP THEREOF RECORDED IN VOLUME 8, PAGES 2A AND 3, MAP RECORDS, HIDALGO COUNTY, TEXAS.
5. 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 THERETO.
6. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE.
7. RESTRICTIONS AND EASEMENTS RESERVED IN FAVOR OF HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6, AS RESERVED IN GENERAL WARRANTY DEED DATED DECEMBER 19, 1928, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, VOLUME 301, PAGE 33, DEED RECORDS, HIDALGO COUNTY, TEXAS. (BLANKET)
8. CONTRACT, EASEMENT, AND USE RESTRICTIONS, DATED JANUARY 11, 1999, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, DOCUMENT NO. 743688, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (PLOTTED)
9. EASEMENT AND RIGHT OF WAY DATED FEBRUARY 15, 2005, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, DOCUMENT NO. 1453442, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (PLOTTED)
10. RESTRICTIONS AND EASEMENTS RESERVED IN FAVOR OF HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6, AS RESERVED IN WARRANTY DEED DATED JANUARY 24, 1930, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, VOLUME 315, PAGE 591, DEED RECORDS, HIDALGO COUNTY, TEXAS. (BLANKET)
11. RESTRICTIONS AND EASEMENTS RESERVED IN FAVOR OF HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6, AS RESERVED IN WARRANTY DEED DATED JANUARY 24, 1930, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, VOLUME 315, PAGE 592, DEED RECORDS, HIDALGO COUNTY, TEXAS. (BLANKET)
12. SANITARY SEWER EASEMENT, DATED JANUARY 13, 1999, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, DOCUMENT NO. 742820, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (PLOTTED)
13. POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES, DATED OCTOBER 10, 2006, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, DOCUMENT NO. 1711155, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (PLOTTED-DOES NOT APPLY)
14. JUDGEMENT OF COURT IN ABSENCE OF OBJECTION, DATED JANUARY 11, 2010, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, DOCUMENT NO. 2066154, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
15. UTILITY AND ACCESS EASEMENT, DATED JULY 16, 2013, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, DOCUMENT NO. 2433003, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (PLOTTED)
16. RESTRICTIONS AND EASEMENTS RESERVED IN FAVOR OF HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6, AS RESERVED IN WARRANTY DEED DATED APRIL 4, 1930, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, VOLUME 318, PAGE 616, DEED RECORDS, HIDALGO COUNTY, TEXAS. (BLANKET)
17. VISIBLE AND APPARENT EASEMENTS ACROSS SAID PROPERTY.



5/18/2018

DATE: MAY 18, 2018

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