

County: Hidalgo  
ROW CSJ:  
CONSTRUCTION CSJ: 0921-02-322  
HIGHWAY: Liberty Road

Exhibit: A  
FIELD NOTES FOR PARCEL 39

Being a 222,066 square foot or 5.0979 of an acre tract of land situated in the Lazero Flores Survey, Abstract 576, Porcion 76, and the Pedro Flores Survey, Abstract 577, Porcion 77, Hidalgo County, Texas, out of Lot 1 and Lot 6, Block 20, and Lot 6, Block 21, Homeville Association Subdivision "D", as recorded in Volume 6, Page 36, of the Map Records, Hidalgo County, Texas, and being out of Lot 101 and Lot 103, Homeville Association Subdivision "B", as recorded in Volume 0, Page 23, of the Map Records, Hidalgo County, Texas, conveyed to EIA Properties, LTD., as described in Document 1355500, dated June 1, 2004, of the Official Records, Hidalgo County, Texas, and being a part of closed dedicated public roadway by Resolution and Order of Closing County Road, as described in Volume 1919, Page 389, of the Deed Records, Hidalgo County, Texas, and by Correction Resolution and Order Closing County Road, as described in Volume 3178, Page 890, of the Deed Records, Hidalgo County, Texas, said 222,066 square foot or 5.0979 of an acre tract being more particularly described by metes and bounds as follows;

**Commencing** at the existing 47.22 foot North Right of Way line of a dedicated public roadway, as shown by plat of said Homeville Association Subdivision "D", for the Southeast corner of Lot 5, Block 20, of said Homeville Association Subdivision "D", for the Southwest corner of said Lot 6, Block 20;

**Thence** with the South line of said Lot 6, Block 20, South 81°03'00" East a distance of 470.57 feet to a 5/8" iron pin (N= 16,643,973.0500, E= 1,008,245.1880 with plastic cap stamped "ROWSS PROP. COR." set for the beginning of a proposed cutback line, 90.00 feet left to centerline station 310+65.91 for the Southwest corner and **Point of Beginning** of this herein described tract of land;

1. **Thence** departing the existing 47.22 foot North Right of Way line of said dedicated public roadway, with said proposed cutback line, across and through said Lot 6, Block 20, North 53°57'00" East a distance of 42.43 feet to a 5/8" iron pin with plastic cap stamped "ROWSS PROP. COR." set for an interior corner of this herein described tract of land;
2. **Thence** continuing across and through said Lot 1 and Lot 6, Block 20, Lot 6, Block 21, with the proposed 120.00 foot West Right of Way line of Liberty Road, North 08°57'00" East a distance of 2,308.89 feet to a 5/8" iron pin with plastic cap stamped "ROWSS PROP. COR." set in the South line of Lot 1, Block 21, of said Homeville Association Subdivision "D", for the North line of said Lot 6, Block 21, for an exterior corner of this herein described tract of land;

3. **Thence** departing the proposed 120.00 foot West Right of Way line of Liberty Road, with and along the South line of said Lot 1, Block 21, South 81°03'00" East a distance of 95.00 feet to a 5/8" iron pin with plastic cap stamped "ROWSS PROP. COR." set in the East line of said Lot 1, Block 21, for an interior corner of this herein described tract of land;
4. **Thence** departing the East line of said Lot 1, Block 21, North 08°57'00" East a distance of 446.29 feet to a 5/8" iron pin with plastic cap stamped "ROWSS PROP. COR." set in the existing 120.00 foot South Right of Way line of Mile 7 Road (FM 2221), for an exterior corner of this herein described tract of land;
5. **Thence** with the South existing 120.00 foot Right of Way line of Mile 7 Road (FM 2221), South 81°03'00" East a distance of 55.00 feet to a 5/8" iron pin with the plastic stamped "ROWSS PROP. COR." set for the beginning of a proposed cutback line, and for an exterior corner of this herein described tract of land;
6. **Thence** continuing across and through said Lot 101 and with said proposed cutback line, South 53°57'00" West a distance of 42.43 feet to a 5/8" iron pin with the plastic stamped "ROWSS PROP. COR." set for corner;
7. **Thence** with and along the West line of said Lot 101 and 103 South 08°57'00" West a distance of 1,342.01 feet to a 5/8" iron pin with the plastic stamped "ROWSS PROP. COR." set in the existing 50.00 foot East Right of Way line of Liberty Road, for an exterior corner of this herein described tract of land;
8. **Thence** departing the Southwest corner of said Lot 103 and the existing 50.00 foot East Right of Way line of Liberty Road, with the South line of a closed portion of Liberty Road, North 81°03'00" East a distance of 50.00 feet to the existing West Right of Way line of Liberty Road, 50.00 foot Right of Way, for a corner;
9. **Thence** with and along the existing 50.00 foot West Right of Way line of Liberty Road, South 08°57'00" West a distance of 1,413.17 feet to a 5/8" iron pin with plastic cap stamped "ROWSS PROP. COR." set in the existing 47.22 foot North Right of Way line of a dedicated public roadway, for an exterior corner of this herein described tract of land;
10. **Thence** departing the existing 50.00 foot West Right of Way line of Liberty Road, with the existing 47.22 foot North Right of Way line of said dedicated public roadway, North 81°03'00" West a distance of 100.00 feet to the **Point of Beginning** and being a 222,066 square foot or 5.0979 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.

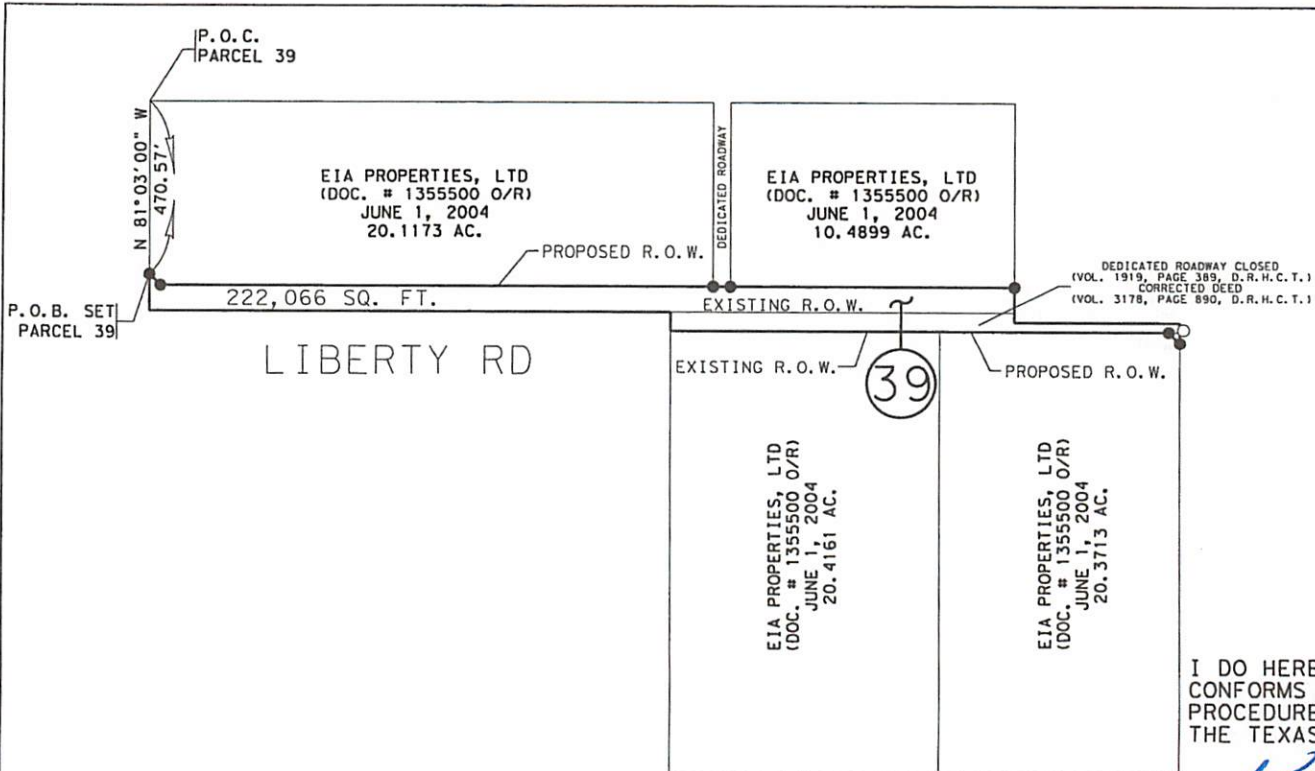
A plat survey of even survey date herewith accompanies this description.

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.

  
\_\_\_\_\_ 10/6/2015

Kurt Schumacher  
Registered Professional Land Surveyor  
Texas Registration No. 6333





PARENT TRACT INSET  
PARCEL 39  
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.

*Kurt Schumacher* 10/6/2015  
 KURT SCHUMACHER, R.P.L.S. #6333

EXISTING	TAKING	REMAINING
71.3946 AC.	5.0979 AC.	66.2967 AC.
	222,066 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 1/2 INCH IRON ROD FOUND UNLESS OTHERWISE NOTED.
- A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 4" GAS PIPELINE ENTERS AT STATION 310+65.91 O/S 16.86' AND EXITS STATION 310+65.91 O/S 40.61'.

REVISED DATE: OCTOBER 6, 2015

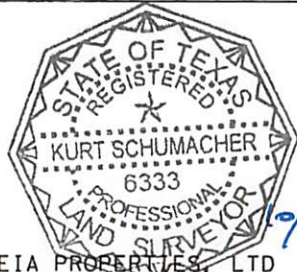
**RIGHT OF WAY SKETCH**  
 SHOWING PROPERTY OF  
**PARCEL 39**  
 LIBERTY ROAD, HIDALGO COUNTY  
**ROW SURVEYING SERVICES, LLC.**  
900 S. STEWART RD. SUITE 13  
 MISSION, TEXAS 78572  
 TEL: (956) 424-3335  
 FAX: (956) 583-7118  
TBPLS REG. FIRM# 10193886  
 CCSJ: 0921-02-322



METES & BOUNDS DESCRIPTION  
ACCOMPANIES THIS HEREIN  
SURVEY EXHIBIT

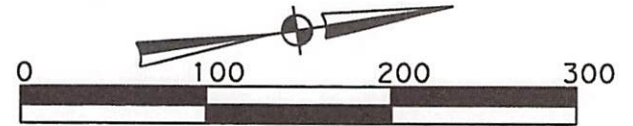
*Kurt Schumacher*

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



EIA PROPERTIES, LTD  
(DOC. # 1355500 O/R)  
JUNE 1, 2004  
10.1173 AC.

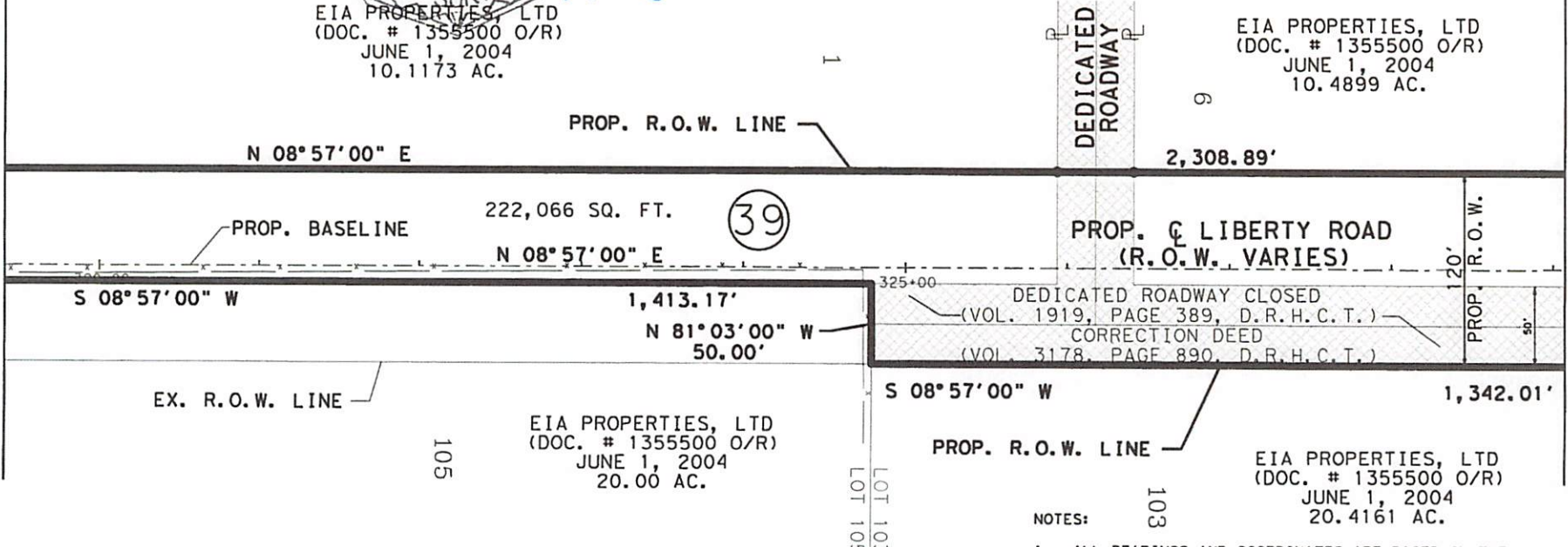
LOT 1, BLOCK 20 AND LOT 6, BLOCK 21,  
HOMEVILLE ASSOCIATION SUBDIVISION "D"  
(VOL. 6, PG. 36, M.R.H.C.)



SCALE 1" = 100'

MATCHLINE STATION 319+40.58

MATCHLINE STATION 329+07.28



LOTS 103 AND 105,  
HOMEVILLE ASSOCIATION SUBDIVISION "B"  
(VOL. 0, PG. 23, M.R.H.C.)

**PLAT OF SURVEY  
PARCEL 39  
FOR LIBERTY ROAD**

A 222,066 SQ. FT. (5.0979 AC.)  
TRACT OF LAND SITUATED IN  
HOMEVILLE ASSOCIATION SUBDIVISION "B" AND "D",  
OUT OF A 71.3946 ACRE TRACT OF LAND,  
AS DESCRIBED IN DOCUMENT NO. 1355500,  
OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

EXHIBIT A

PAGE 6 OF 7

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 1.000004.
2. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
3. 4" GAS LINE ENTERS AT STATION 310+65.91 O/S 16.86' AND EXITS STATION 310+65.91 O/S 40.61'.

REVISED DATE: OCTOBER 6, 2015

**RIGHT OF WAY SKETCH**

SHOWING PROPERTY OF

PARCEL 39

LIBERTY ROAD, HIDALGO COUNTY

**ROW** SURVEYING SERVICES, LLC.  
900 S. STERBART RD., SUITE 13  
MISSION, TEXAS 78572  
TEL.: (361) 424-7372  
FAX: (361) 483-7378

TBPLS REG. FIRM# 10193886

CCSJ: 0921-02-322

**LEGEND:**

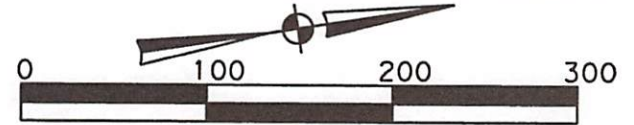
- |  |          |
|--|----------|
| LOT LINE                                   | —+—      |
| PARCEL NUMBER                              | ⊙        |
| RIGHT OF WAY                               | R.O.W.   |
| POINT OF COMMENCING                        | P.O.C.   |
| POINT OF BEGINNING                         | P.O.B.   |
| HIDALGO COUNTY DEED RECORDS                | H.C.D.R. |
| HIDALGO COUNTY 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-    |

METES & BOUNDS DESCRIPTION  
ACCOMPANIES THIS HEREIN  
SURVEY EXHIBIT

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



LOT 1 AND LOT 6, BLOCK 21,  
HOMEVILLE ASSOCIATION SUBDIVISION "D"  
(VOL. 6, PG. 36, M.R.H.C.)



SCALE 1"=100'

MATCHLINE STATION 329+07.28

EIA PROPERTIES, LTD  
(DOC. # 1355500 O/R)  
JUNE 1, 2004  
10.4899 AC.

10/6/2015

JAMES R. DOUGHERTY  
(VOL. 506, PG. 82, D.R.)  
MAR 16, 1943

PROP. R.O.W. LINE  
N 08°57'00" E 2,308.89'

PROP. BASELINE  
N 08°57'00" E 222,066 SQ. FT.

DEDICATED ROADWAY CLOSED  
(VOL. 1919, PAGE 389, D.R.H.C.T.)  
CORRECTION DEED  
(VOL. 3178, PAGE 890, D.R.H.C.T.)

PROP. OF LIBERTY ROAD  
(R.O.W. VARIES)

S 81°03'00" E 95.00'  
N 08°57'00" E 446.29'  
S 81°03'00" E 55.00'

FM 2221  
(MILE 7 (ROAD))  
120' RIGHT-OF-WAY

S 08°57'00" W 101 PROP. R.O.W. LINE 1,342.01'

S 53°57'00" W 42.43'

LOTS 101 AND 103,  
HOMEVILLE ASSOCIATION SUBDIVISION "B"  
(VOL. 0, PG. 23, M.R.H.C.)

EIA PROPERTIES, LTD  
(DOC. # 1355500 O/R)  
JUNE 1, 2004  
20.3713 AC.

EIA PROPERTIES, LTD  
(DOC. # 1355500 O/R)  
JUNE 1, 2004  
20.4161 AC.

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PARCEL 39  
FOR LIBERTY ROAD

A 222,066 SQ. FT. (5.0979 AC.)

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REVISED DATE: OCTOBER 6, 2015

RIGHT OF WAY SKETCH

SHOWING PROPERTY OF

PARCEL 39

LIBERTY ROAD, HIDALGO COUNTY

**ROW** SURVEYING SERVICES, L.L.C.

TBPLS REG. FIRM# 10193886

900 S. STEWART RD., SUITE 13  
MISSION, TEXAS 78572  
TEL: 1 (956) 424-3335  
FAX: 1 (956) 583-7118

CCSJ: 0921-02-322

- 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."
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  - UNLESS OTHERWISE NOTED
  - WIRE FENCE
- R.O.W.
  - P.O.C.
  - P.O.B.
  - H.C.D.R.
  - H.C.M.R.
  - H.C.O.R.

## Closure Report

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Parcel 39: P6 P7 P8 P9 P10 P11 P12 P13 P14 P15 P6

P6 to P7: N 53 deg. 57 min. 00 sec. E Dist. 42.43  
P7 to P8: N 08 deg. 57 min. 00 sec. E Dist. 2308.89  
P8 to P9: S 81 deg. 03 min. 00 sec. E Dist. 95.00  
P9 to P10: N 08 deg. 57 min. 00 sec. E Dist. 446.29  
P10 to P11: S 81 deg. 03 min. 00 sec. E Dist. 55.00  
P11 to P12: S 53 deg. 57 min. 00 sec. W Dist. 42.43  
P12 to P13: S 08 deg. 57 min. 00 sec. W Dist. 1342.01  
P13 to P14: N 81 deg. 03 min. 00 sec. W Dist. 50.00  
P14 to P15: S 08 deg. 57 min. 00 sec. W Dist. 1413.17  
P15 to P6: N 81 deg. 03 min. 00 sec. W Dist. 100.00

Perimeter: 5895.22

Area: 222066.0 sq. ft., Acres: 5.09793

Error North: -0.00 Error East: -0.00

Error bearing: N 08 deg. 57 min. 00 sec. E Total Dist. Error: 0.00

Error of Closure: Greater than 1:10,000,000

