

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

Exhibit: A
FIELD NOTES FOR PARCEL 40

Being a 42,848 square foot or 0.9837 of an acre tract of land situated in the Lazero Flores Survey, Abstract 577, Porcion 76, out of Lot 1, Block 21, Homeville Association Subdivision "D", as recorded in Volume 6, Page 36, of the Map Records, Hidalgo County, Texas, out of a 6.1019 acre tract of land, conveyed by Special Warranty Deed, dated March 16, 1943, to James R. Dougherty, as described in Volume 506, Page 82, of the Deed 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 42,848 square foot or 0.9837 of an acre tract being more particularly described by metes and bounds as follows;

Commencing at the Northwest corner of Lot 6, Block 21, of said Homeville Association Subdivision "D", for the Southwest corner of said Lot 1, Block 21;

Thence with the North line of said Lot 6, the South line of said Lot 1, South 81°03'00" East a distance of 500.57 feet to a 5/8" iron pin (N= 16,646,278.7982, E= 1,008,638.6956) with plastic cap stamped "ROWSS PROP. COR." set 60.00 feet left to centerline station 334+04.80 in the proposed 120.00 foot West Right of Way line of Liberty Road, for the Southwest corner and **Point of Beginning** of this herein described tract of land;

1. **Thence** departing the North line of said Lot 6, across and through said Lot 1, with the proposed 120.00 foot West Right of Way line of Liberty Road, North 08°57'00" East a distance of 416.29 feet to a 5/8" iron pin with plastic cap stamped "ROWSS PROP. COR." set for a proposed cutback corner, and for an interior corner of this herein described tract of land;
2. **Thence** continuing across and through said Lot 1, and with said proposed cutback line, North 36°03'00" West a distance of 42.43 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 the Northwest corner of this herein described tract of land;

3. **Thence** with the existing 120.00 foot South Right of Way line of Mile 7 Road (FM 2221), South $81^{\circ}03'00''$ East, at a distance of 100.00 feet passing the West line of a closed portion of Liberty Road, a total distance of 125.00 feet to the centerline of a closed portion of Liberty Road, for the Northeast corner of this herein described tract of land;
4. **Thence** departing the existing 120.00 foot South Right of Way line of Mile 7 Road (FM 2221), across and through said closed portion of Liberty Road, South $08^{\circ}57'00''$ West a distance of 446.29 feet for the Southeast corner of this herein described tract of land;
5. **Thence** continuing across and through said closed portion of Liberty Road, North $81^{\circ}03'00''$ West, at a distance of 25.00 feet passing the East line of said Lot 1, Block 21, continuing a total distance of 95.00 feet to the **Point of Beginning** and being a 42,848 square foot or 0.9837 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 40
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
6.1019 AC.	0.9837 AC.	5.1182 AC.
	42,848 SQ. FT.	

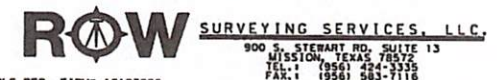
REVISED DATE: OCTOBER 6, 2015

RIGHT OF WAY SKETCH

SHOWING PROPERTY OF

PARCEL 40

LIBERTY ROAD, HIDALGO COUNTY

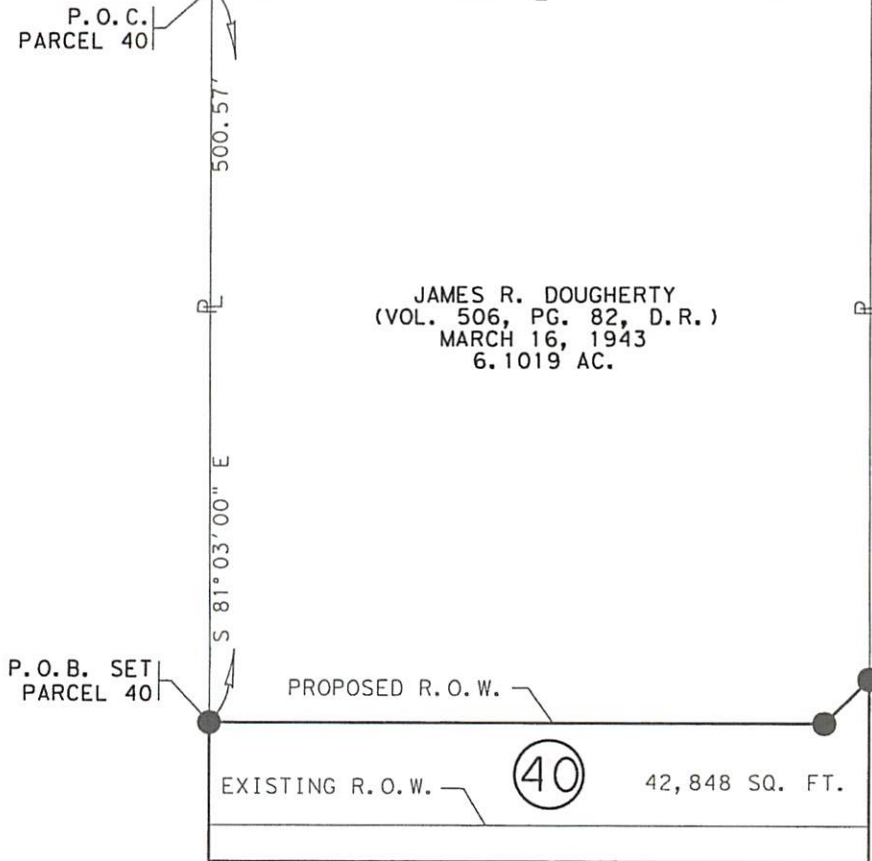


TBPLS REG. FIRM# 10193886

CCSJ: 0921-02-322

EXHIBIT A

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JAMES R. DOUGHERTY
(VOL. 506, PG. 82, D.R.)
MARCH 16, 1943
6.1019 AC.

PROPOSED R.O.W.

EXISTING R.O.W.

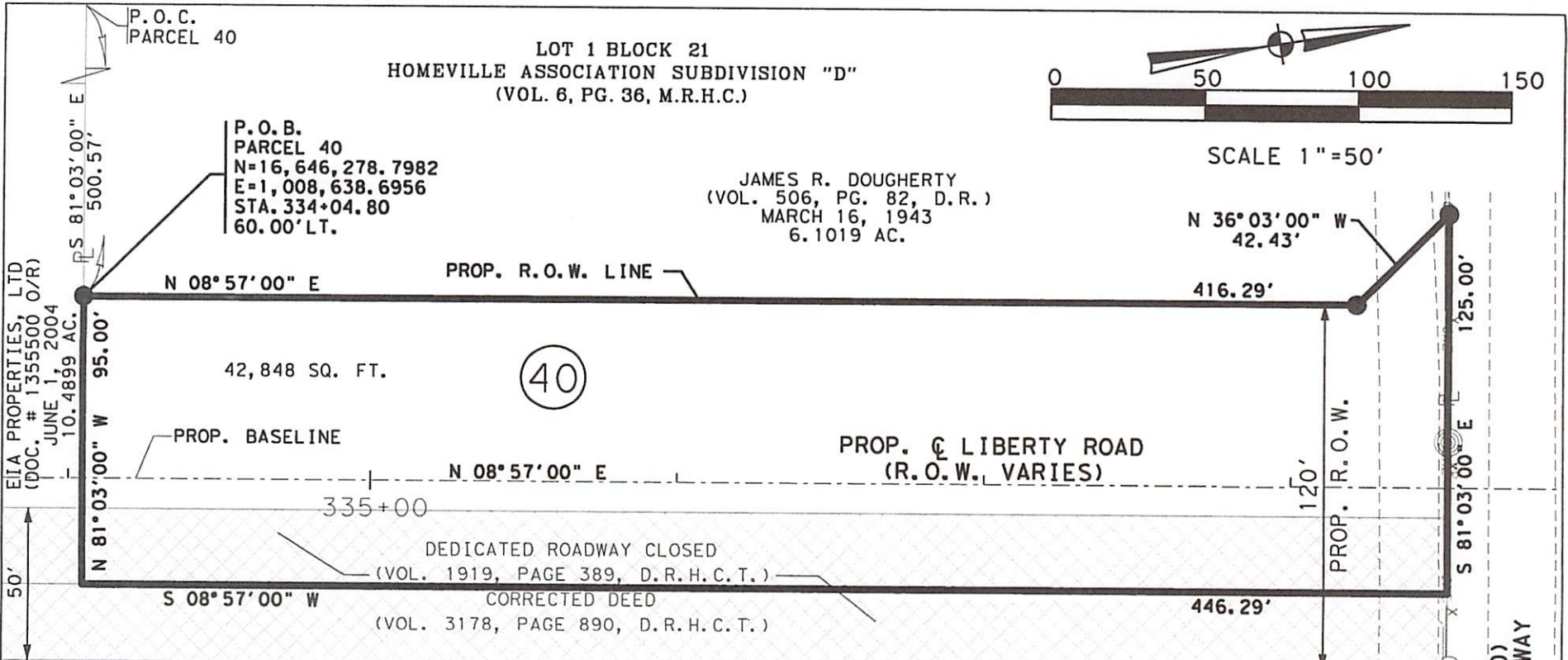
40

42,848 SQ. FT.

LIBERTY RD

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. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.



- 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.

**PLAT OF SURVEY
PARCEL 40
FOR LIBERTY ROAD**



**METES & BOUNDS DESCRIPTION
ACCOMPANIES THIS HEREIN
SURVEY EXHIBIT**

Kurt Schumacher

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

LEGEND:

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

**A 42,848 SQ. FT. (0.9837 AC.)
TRACT OF LAND SITUATED IN LOT 1 BLOCK 21,
HOMEVILLE ASSOCIATION SUBDIVISION "D",
OUT OF A 6.1019 ACRE TRACT OF LAND,
AS RECORDED IN VOLUME 506, PAGE 82,
DEED RECORDS, HIDALGO COUNTY, TEXAS**

EXHIBIT A

PAGE 4 OF 4

REVISED DATE: OCTOBER 6, 2015

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
PARCEL 40
LIBERTY ROAD, HIDALGO COUNTY

ROW SURVEYING SERVICES, L.L.C.

900 S. STEWART RD, SUITE 13
MISSION, TEXAS 78572
TEL: 1 (956) 424-3335
FAX: 1 (956) 583-7116

TPPLS REG. FIRM# 10193886

CCSJ: 0921-02-322

Closure Report

Parcel 40: P1 P2 P3 P4 P5 P1

P1 to P2: N 08 deg. 57 min. 00 sec. E Dist. 416.29

P2 to P3: N 36 deg. 03 min. 00 sec. W Dist. 42.43

P3 to P4: S 81 deg. 03 min. 00 sec. E Dist. 125.00

P4 to P5: S 08 deg. 57 min. 00 sec. W Dist. 446.29

P5 to P1: N 81 deg. 02 min. 59 sec. W Dist. 95.00

Perimeter: 1125.01

Area: 42847.6 sq. ft., Acres: 0.98365

Error North: 0.00 Error East: -0.00

Error bearing: S 31 deg. 17 min. 58 sec. E Total Dist. Error: 0.00

Error of Closure: 1:286094

