

EXHIBIT "A"

County: Webb  
Highway: SH 84  
Limits: From .1 Mile E of Beltway Parkway to IH 35 West Frontage Road  
RCSJ: 0922-33-219  
Project No.: R00011099

**Property Description for Parcel P00076869.001 and P00076869.002 and P00076869.003**

Being a 0.6096 ac. (26,552 square feet) parcel of land, comprised of three parts, all located in the Santiago Sanchez Porcion Number 12, Abstract 278, Webb County, Texas, being part of a called 101.23-acre tract, conveyed from Itara, Inc. to Indra, Inc., described in a Special Warranty Deed, executed January 6, 2022, recorded in Document Number 1456773, Volume 5204, Page 509 of the Official Public Records of Webb County, Texas (O.P.R.W.C.T.), said 0.6096 ac. (26,552 square feet) parcel of land being more particularly described in three parts by metes and bounds as follows:

**Part 1 (0.2120 of one-acre) P00076869.001**

**COMMENCING** at a 5/8-inch iron rod with plastic cap stamped "RODS Surveying, Inc." set for a southwest corner of said called 101.23-acre tract, same being a northeast line of the residue of a called 6,132.06-acre tract, conveyed to Louis P. Lavaude, Yvonne Lavaude, David A. Hachar, Lilia Ethel Hachar, Lilia Jeanenette Hachar, Falcon International Bank, as Trustee of all the trusts created under the Last Will and Testament of Nicholas D. Hachar Estate Trust, also known as N.D. Hachar Estate Trust, as described in deeds recorded in Volume 166, Page 594 (executed March 13, 1941), Volume 303, Page 164 (executed January 12, 1963), all of the Deed Records of Webb County, Texas (D.R.W.C.T.), and Volume 2081, Page 198 (executed November 2, 2005), Volume 2634, Page 364 (executed August 5, 2008), Volume 2640, Page 543 (executed August 29, 2008), Volume 2787, Page 39 (executed July 15, 2009), Volume 2955, Page 84 (executed July 7, 2010), Volume 3135, Page 333 (January 29, 2007), Volume 3135, Page 338 (August 19, 2011), Volume 3360, Page 205 (executed February 21, 2012), Volume 3655, Page 838 (executed July 29, 2014) and Volume 4724, Page 350 (executed January 12, 1963), O.P.R.W.C.T., thence as follows:

North 51° 45' 12" West, along the common southwest line of, said called 101.23-acre tract with a northeast line of the residue of said called 6,132.06-acre tract, a distance of 1,369.25 feet to a 5/8-inch iron rod with TxDOT aluminum disk set for the **POINT OF BEGINNING** of the herein described parcel, having surface coordinate values of N= 17,137,874.71 and E= 662,448.92, located 260.00 feet right of Proposed Baseline Station 250+57.15;

EXHIBIT "A"

1. **THENCE, North 51° 45' 12" West**, continuing along the common southwest line of said called 101.23-acre tract with a northeast line of the residue of said called 6,132.06-acre tract, a distance of **9.87 feet** to a calculated point for the most westerly corner of said called 101.23-acre tract, being an interior "ell" corner of of the residue of said called 6,132.06-acre tract, same being the beginning of a non-tangent curve to the left;
2. **THENCE**, along the common northwest line of said called 101.23-acre tract with a southeast line of the residue of said called 6,132.06-acre tract, along said curve to the left, having a **central angle of 02° 08' 22"**, a **radius of 495.44 feet**, an **arc length of 18.50 feet**, a **chord bearing of North 38° 28' 51" East**, a **chord distance of 18.50 feet** to a calculated point for the beginning of a non-tangent curve to the left;
3. **THENCE**, continuing along the common northwest line of said called 101.23-acre tract with a southeast line of the residue of said called 6,132.06-acre tract, along said curve to the left, having a **central angle of 07° 09' 42"**, a **radius of 7,300.00 feet**, a **chord bearing of North 34° 30' 41" East**, a **chord distance of 911.87 feet**, passing at an arc length of 792.35 feet a calculated point for the south corner of the residue of a called 185.43-acre tract, also known as Tract 1, conveyed from Webb Commercial Development, Inc. to Itara, Inc., described in Special Warranty Deed executed November 21, 2019, recorded in Document Number 1378083, Volume 4700, Page 541, O.P.R.W.C.T., continuing for a total arc length of **912.46 feet** to a calculated point for corner;
4. **THENCE, North 73° 32' 41" East**, along the south line of the residue of said called 185.43-acre tract with the northwest line of said called 101.23-acre tract, a distance of **14.68 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set on the proposed southeast right-of-way and Access Denial Line of said SH 84, being the beginning of a non-tangent curve to the right, located 260.00 feet right of Proposed Baseline Station 259+66.62;\*\*
5. **THENCE**, across said called 101.23-acre tract, along the proposed southeast right-of-way and Access Denial Line of said SH 84 and along said curve to the right, having a **central angle of 07° 23' 29"**, a **radius of 7,310.00 feet**, a **chord bearing of South 34° 33' 09" West**, a **chord distance of 942.36 feet**, passing at an arc length of 332.18 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the end of said Access Denial Line, located 260.00 feet right of Proposed Baseline Station 256+46.26, continuing for a total arc length of 943.02 feet to the **POINT OF BEGINNING** and containing 0.2120-acre (9,234 square feet) parcel of land in Part 1.

EXHIBIT "A"

**Part 2 (0.3257 of one-acre) P00076869.002**

**BEGINNING** at a 5/8-inch iron rod with TxDOT aluminum disk set on the common northwest line of said called 101.23-acre tract with the southeast line of the residue said called 185.43-acre tract, being on the proposed southeast right-of-way and Access Denial Line of said SH 84 for the south corner of the herein described parcel, having surface coordinate values of N= 17,138,882.83 and E= 663,134.51, located 275.00 feet right of Proposed Baseline Station 262+37.41;\*\*

1. **THENCE, North 16° 57' 10" West**, continuing along the common northwest line of said called 101.23-acre tract with the southeast line of the residue of said called 185.43-acre tract, a distance of **34.41 feet** to a calculated point for angle;
2. **THENCE, North 29° 37' 13" East**, continuing along the common northwest line of said called 101.23-acre tract with the southeast line of the residue of said called 185.43-acre tract, a distance of **427.95 feet** to a calculated point for the beginning of a tangent curve to the left;
3. **THENCE**, continuing along the common northwest line of said called 101.23-acre tract with the southeast line of the residue of said called 185.43-acre tract and along said curve to the left, having a **central angle of 02° 06' 14"**, a **radius of 9,592.00 feet**, an **arc length of 352.20 feet**, a **chord bearing of North 28° 34' 06" East**, a **chord distance of 352.18 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set on the proposed southeast right-of-way and Access Denial Line of said SH 84, located 243.47 feet right of Proposed Baseline Station 270+41.13;\*\*
4. **THENCE, South 25° 10' 42" West**, across said called 101.23-acre tract and along the proposed southeast right-of-way and Access Denial Line of said SH 84, passing at a distance of 58.56 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "ADL" set, marking the end of said Access Denial Line, located 248.01 feet right of Proposed Baseline Station 269+82.74, continuing for a total distance of **406.64 feet** to a 5/8-inch iron rod with TxDOT aluminum disk stamped "ADL" set, marking the beginning of Access Denial Line, located 275.00 feet right of Proposed Baseline Station 266+35.71;\*\*
5. **THENCE, South 29° 37' 33" West**, continuing across said called 101.23-acre tract and along the proposed southeast right-of-way and Access Denial Line of said SH 84, a **distance of 398.31 feet** to the **POINT OF BEGINNING** and containing 0.3257 of one-acre (14,187 square feet) parcel of land in Part 2.

EXHIBIT "A"

**Part 3 (0.0719 of one-acre) P00076869.003**

**COMMENCING** at a 1/2-inch iron rod found on the common northeast line of said called 101.23-acre tract with a west line of the residue of said called 6,132.06-acre tract, thence as follows:

North 65° 52' 11" West, along the common northeast line of, said called 101.23-acre tract with a west line of the residue of said called 6,132.06-acre tract, a distance of **22.65 feet** to a calculated point for the north corner of said called 101.23-acre tract, same being the southeast line of the residue of all of Porcion 11, a called 5,313.60-acre tract, also known as Tract Three, conveyed to the Reuthinger Living Trust and the Reuthinger Residue Trust, as described in Warranty Deed executed July 23, 1957, recorded in Volume 256, Page 89, D.R.W.C.T., further described in deed executed May 25, 1966, recorded in Volume 335, Page 593, D.R.W.C.T., further described in deed executed May 25, 1966, recorded in Volume 336, Page 1, D.R.W.C.T., further described in a deed executed October 2, 1975, recorded in Volume 498, Page 79, D.R.W.C.T.;

South 67° 38' 25" West, along the common north line of, said called 101.23-acre tract with the southeast line of the residue of said called Tract Three, a distance of **871.18 feet** to a barbwire fence post found for angle;

South 67° 46' 29" West, continuing along the common north line of said called 101.23-acre tract with the southeast line of the residue of said called Tract Three, a distance of **125.82 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set on the northwest corner of said called 101.23-acre tract, same being a northeast corner of the residue of said called 6,132.06-acre tract, same being on the proposed southeast right-of-way and Access Denial Line of said SH 84, located 205.56 feet right of Proposed Baseline Station 277+03.61;\*\*

South 28° 32' 38" West, along the common northwest line of, said called 101.23-acre tract with an east line of the residue of said called 6,132.06-acre tract and along the proposed southeast right-of-way and Access Denial Line of said SH 84, a distance of **16.10 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set for the **POINT OF BEGINNING** of the herein described parcel, having surface coordinate values of N= 17,140,177.54 and E= 663,791.25, being on the proposed southeast right-of-way and Access Denial Line of said SH 84, located 205.86 feet right of Proposed Baseline Station 276+87.51;\*\*

1. **THENCE, North 67° 42' 28" East**, across said called 101.23-acre tract and along the proposed southeast right-of-way and Access Denial Line of said SH 84, a distance of **31.03 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 225.00 feet right of Proposed Baseline Station 277+11.94;\*\*

EXHIBIT "A"

2. **THENCE, South 29° 37' 33" West**, continuing across said called 101.23-acre tract and along the proposed southeast right-of-way and Access Denial Line of said SH 84, a distance of **332.22 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set on the common southeast line of the residue of said called 185.43-acre tract with the northwest line of said called 101.23-acre tract, marking the beginning of a non-tangent curve to the left, located 225.00 feet right of Proposed Baseline Station 273+79.71;\*\*
3. **THENCE**, along the common southeast line of the residue of said called 185.43-acre tract with the northwest line of said called 101.23-acre tract and along said curve to the left, having a **central angle of 00° 19' 56"**, a **radius of 9,592.00 feet**, an **arc length of 55.63 feet**, a **chord bearing of North 25° 19' 29" East**, a **chord distance of 55.63 feet** to a calculated point for the beginning of a non-tangent curve to the left;
4. **THENCE**, continuing along the common southeast line of the residue of said called 185.43-acre tract with the northwest line of said called 101.23-acre tract and along said curve to the left, having a **central angle of 02° 03' 27"**, a **radius of 6,908.00 feet**, an **arc length of 248.08 feet**, a **chord bearing of North 26° 11' 15" East**, a **chord distance of 248.07 feet** to a calculated point for the northeast corner of the residue of said called 185.43-acre tract, same being on a southeast corner of the residue of said called 6,132.06-acre tract;
5. **THENCE, North 28° 32' 38" East**, along the common northwest line of said called 101.23-acre tract with an east line of the residue of said called 6,132.06-acre tract, a distance of **4.71 feet** to the **POINT OF BEGINNING** and containing 0.0719 of one-acre (3,131 square feet) parcel of land in Part 2 and a total of 0.6096 of one-acre (26,552 square feet) parcel of land.

**Area Summary**

P00076869.001= 0.2120 ac. (9,234 square feet)  
P00076869.002= 0.3257 ac. (14,187 square feet)  
P00076869.003= 0.0719 ac. (3,131 square feet)

**Total** = 0.6096 ac. (26,552 square feet)

Notes:

All bearings and coordinates shown hereon are based on the Texas Coordinate System, South Zone (4205), North American Datum of 1983 (2011 Adj.).

EXHIBIT "A"

Coordinates and distances are U.S. Survey Feet, displayed in surface values, and may be converted to NAD83 (Grid) values by applying the Surface Adjustment Factor (SAF) for Webb County, SAF = 1.00003, using the formula: Surface / SAF = Grid.

Horizontal coordinates are based on redundant GPS RTN Observations measured from TXDOT CORS TXLR, TXL2, and TXTR during February and May 2022.


Access is prohibited across the Access Denial Line to the highway facility from the abutting remainder property.

\*\* The monument described and set in this call may be replaced with a Texas Department of Transportation Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by the Texas Department of Transportation.

Revised July 14, 2023, by RODS Surveying, Inc. to update Highway Name, Limits, Project CSJ, ROW CSJ, and Parcel ID No.

This description was prepared in conjunction with and accompanied by a plat of even date herewith.

I do hereby certify that this property description and accompanying parcel plat conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Engineers and Land Surveyors.

  
Roberto Obregon, RPLS #2098  
RODS Surveying, Inc.  
6810 Lee Road  
Spring, Texas 77379  
Phone (281)-257-4020  
TBPELS Surveying Firm # 10030700  
RODS Reference No. 278-21948-002



07-14-2023  
Date



LEGEND

- FOUND 1 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 5/8" IRON ROD WITH CAP "RODS SURVEYING, INC."
- (UNLESS OTHERWISE NOTED)
- SET 5/8" IR W/TXDOT ALUM DISK (UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD W/TXDOT ALUM DISK FOUND (UNLESS NOTED)
- IRON ROD
- IRON PIPE
- IRON ROD WITH CAP "STAMPED"
- IRON PIPE
- CALCULATED POINT
- RECORD INFORMATION
- POINT OF BEGINNING
- P.O.B.
- P.O.C.
- P.O.C.
- P.R.C.
- N.T.S.
- R.O.W.

D.R.W.C.T. DEED RECORDS OF WEBB COUNTY, TEXAS  
M.R.W.C.T. MAP RECORDS OF WEBB COUNTY, TEXAS  
P.R.W.C.T. PLAT RECORDS OF WEBB COUNTY, TEXAS  
O.R.W.C.T. OFFICIAL RECORDS OF WEBB COUNTY, TEXAS  
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS

DOC. NO. DOCUMENT NUMBER  
---||--- EXISTING ACCESS DENIAL LINE (A.D.L.)  
---||--- PROPOSED ACCESS DENIAL LINE (A.D.L.)  
---||--- EXISTING R.O.W. LINE  
---||--- PROPOSED R.O.W. LINE  
---||--- DISTANCE NOT TO SCALE

---||--- DEED LINE (COMMON OWNERSHIP)  
---||--- EXISTING EASEMENT LINE  
---||--- SURVEY LINE

---||--- PROPERTY LINE  
---||--- BASELINE OFFSET  
---||--- BASELINE STATION  
---||--- POINT OF CURVATURE  
---||--- BASELINE STATION  
250'-00"

⊙ PARCEL NUMBER  
B.L. BUILDING LINE (SETBACK LINE)  
D.E. DRAINAGE EASEMENT  
ELEC. ESMT. ELECTRIC EASEMENT  
S.S. SANITARY SEWER EASEMENT  
U.E. UTILITY EASEMENT

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 (2011 ADJ.).
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B).
- COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO NAD83 (GRID) VALUES BY APPLYING THE SURFACE ADJUSTMENT FACTOR (CAF) FOR WEBB COUNTY, SAF = 1.00003, USING THE FORMULA: SURFACE / SAF = GRID
- HORIZONTAL COORDINATES ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS MEASURED FROM TXDOT CORRS TXLR, TXL2 AND TXTR DURING FEBRUARY AND MAY 2022.
- ELEVATIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS, ADJUSTED WITH DIGITAL LEVELING, CONSTRAINED TO THE PROVIDED ELEVATION FOR AERIAL TARGET T-3 (535.69') AND THE PUBLISHED ELEVATION FOR BM-291 (663.08').
- ABSTRACTING PERFORMED BY COURTHOUSE DIRECT.COM (COURTHOUSE SPECIALIST) DURING APRIL, 2022.
- FIELD SURVEYS PERFORMED DURING THE MONTHS OF MAY, 2022 THROUGH DECEMBER, 2022.
- LOCATION OF SURVEY LINES AND PORCION LINES ARE APPROXIMATE.
- PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.



I, ROBERTO OBREGON, HEREBY CERTIFY THAT THE HEREON MAP OR PLAT IS TRUE AND CORRECT AND DEPICTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTHS OF MAY, 2022 THROUGH FEBRUARY 2023

*[Signature]*

ROBERTO OBREGON, RPLS NO. 2098  
RELEASE DATE JULY 2023

07/14/2023

DATE

REVISED JULY 14, 2023, BY RODS SURVEYING, INC. TO UPDATE HIGHWAY NAME, LIMITS, PROJECT CSJ, ROW CSJ, AND PARCEL ID NO.

EXISTING	TAKING	REMAINING
CALLED 101.23 AC.	PART 1 0.2120 AC 9,234 SF	101.02 AC RT
	PART 2 0.3257 AC 14,187 SF	100.90 AC RT
PART 3 0.0719 AC 3,131 SF		101.15 AC RT

RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPLS FIRM REGISTRATION # 10030700

PARCEL PLAT

PARCEL P00076869.001 -.003

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
FEBRUARY 2023

SCALE: 1" = 50'

CONTINUING NOTES:

10.\*\*= THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

11. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH A LIMITED TITLE CERTIFICATED PROVIDED BY COURTHOUSE DIRECT.COM(COURTHOUSE SPECIALISTS) GF# 2238797A-1 NOVEMBER 29, 2022 EFFECTIVE DATE MARCH 24, 2022

12. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE ABUTTING REMAINDER PROPERTY.

SUBJECT TO FOLLOWING EASEMENTS:

-EASEMENT DATED JANUARY 31, BY AND BETWEEN DAVID A. HACHAR, LILLIA JEANETTE HACHAR, LILLIA ETHEL HACHAR, LOUIS P. LAVAUDE, YVONNE LAVAUDE. AND RECORDED IN VOLUME 4967, PAGE 715 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.  
(SUBJECT TO BUT NOT APPLICABLE)

-PARTIAL DELINEATION OF EASEMENT AND RESTRICTIVE COVENANT DATED DECEMBER 16, 1994, FROM CENTRAL POWER AND LIGHT COMPANY DATED DECEMBER 16, 1994, AND RECORDED IN VOLUME 281, PAGE 603 OF THE DEED RECORDS OF WEBB COUNTY, TEXAS.  
(SHOW HEREON).

-RIGHT OF WAY AGREEMENT DATED AUGUST 28, 1968 TO DEHLI GAS PIPELINE CORPORATION AND RECORDED IN VOLUME 371, PAGE 472 OF DEED RECORDS OF WEBB COUNTY, TEXAS.

*RODS SURVEYING, INC.*

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPLS FIRM REGISTRATION # 10030700

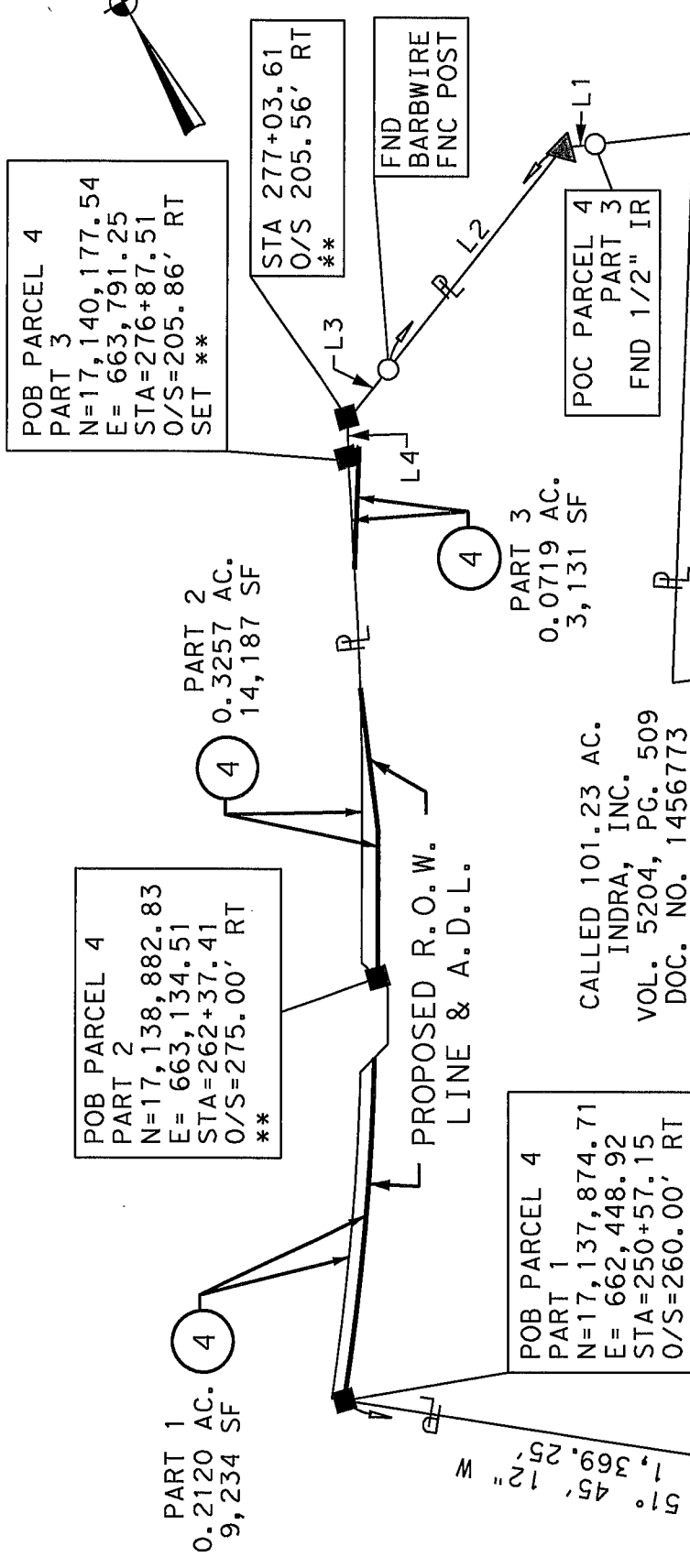
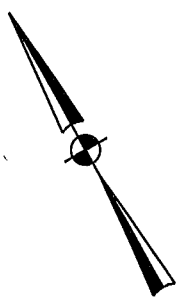
PARCEL PLAT

PARCEL P00076869.001 -.003

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
FEBRUARY 2023

SCALE: 1" = 50'





**SANTIAGO SANCHEZ  
PORCION NO. 12,  
ABSTRACT NO. 278**

**RODS SURVEYING, INC.**

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPCLS SURVEYING FIRM 10030700

**PARCEL PLAT**

**PARCEL P00076869.001-.003**

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
FEBRUARY 2023

SCALE: 1" = 50'

PAGE 9 OF 17

PARENT TRACT INSET  
PARCEL 4 PARTS 1, 2 & 3  
(N.T.S.)

SEE PAGE 16 AND 17 FOR LINE TABLES,  
OWNER INFORMATION AND DETAIL.

POB PARCEL 4  
PART 1  
FND 5/8" IR  
"STAMPED RODS  
SURVEYING INC"

POB PARCEL 4  
PART 1  
N=17,137,874.71  
E=662,448.92  
STA=250+57.15  
O/S=260.00' RT  
SET

CALLLED 101.23 AC.  
INDRA, INC.  
VOL. 5204, PG. 509  
DOC. NO. 1456773  
JANUARY 6, 2022  
O.P.R.W.C.T.

POB PARCEL 4  
PART 2  
N=17,138,882.83  
E=663,134.51  
STA=262+37.41  
O/S=275.00' RT  
\*\*

PART 2  
0.3257 AC.  
14,187 SF

PART 3  
0.0719 AC.  
3,131 SF

POC PARCEL 4  
PART 3  
FND 1/2" IR

STA 277+03.61  
O/S 205.56' RT  
\*\*

POB PARCEL 4  
PART 3  
N=17,140,177.54  
E=663,791.25  
STA=276+87.51  
O/S=205.86' RT  
SET \*\*

PROPOSED BASELINE

251+00

0' 50' 100' 150'

SCALE 1" = 50'

# PROPOSED STATE HIGHWAY 84 VARIABLE WIDTH R.O.W.

D = 02° 08' 22" LT  
R = 495.44'  
L = 18.50'  
CHB = N 38° 28' 51" E  
CHD = 18.50'

D = 07° 09' 42" LT  
R = 7,300.00'  
L = 912.46'  
CHB = N 34° 30' 41" E  
CHD = 911.87'

L1  
NO SIDE

PROPOSED R.O.W. LINE

POB PARCEL 4  
PART 1  
N=17,137,874.71  
E= 662,448.92  
STA=250+57.15  
O/S=260.00' RT  
SET

4

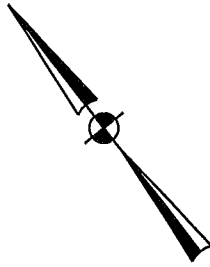
D = 07° 23' 29" RT  
R = 7,310.00'  
L = 943.02'  
CHB = S 34° 33' 09" W  
CHD = 942.36'

CALLED 101.23 AC.  
INDRA, INC.  
VOL. 5204, PG. 509  
DOC. NO. 1456773  
JANUARY 6, 2022  
O.P.R.W.C.T.

POC PARCEL 4  
PART 1  
FND 5/8" IR  
"STAMPED RODS  
SURVEYING INC"

PI STATION = 238+76.30  
DELTA = 37° 52' 53" (LT)  
DEGREE OF CURVE = 00° 48' 46"  
TANGENT = 2,419.36  
LENGTH = 4,661.15  
RADIUS = 7,050.00  
PC STATION = 214+56.94  
PT STATION = 261+18.10  
CHB = N 48° 34' 00" E  
CHD = 4,576.72'

MATCHLINE 11 PAGE 16



RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT

PARCEL P00076869.001-.003

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
FEBRUARY 2023

SCALE: 1" = 50'

SEE PAGE 16 AND 17 FOR LINE TABLES,  
OWNER INFORMATION AND DETAIL.

PAGE 10 OF 17

PROPOSED BASELINE

255+00

0' 50' 100' 150'

SCALE 1" = 50'

# PROPOSED STATE HIGHWAY 84 VARIABLE WIDTH R.O.W.

D = 07° 09' 42" LT  
R = 7,300.00'  
L = 912.46'  
CHB = N 34° 30' 41" E  
CHD = 911.87'

O-1

MATCHLINE 10 PAGE 16

332.18'

PROPOSED R.O.W. LINE

STA 256+46.26  
O/S 260.00' RT  
END "A.D.L."

D = 07° 23' 29" RT  
R = 7,310.00'  
L = 943.02'  
CHB = S 34° 33' 09" W  
CHD = 942.36'

4

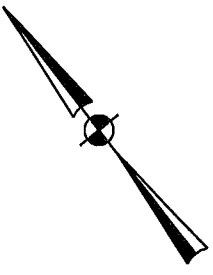
PART 1  
0.2120 AC.  
9,234 SF

CALLED 101.23 AC.  
INDRA, INC.

VOL. 5204, PG. 509  
DOC. NO. 1456773  
JANUARY 6, 2022  
O.P.R.W.C.T.

PI STATION = 238+76.30  
DELTA = 37° 52' 53" (LT)  
DEGREE OF CURVE = 00° 48' 46"  
TANGENT = 2,419.36  
LENGTH = 4,661.15  
RADIUS = 7,050.00  
PC STATION = 214+56.94  
PT STATION = 261+18.10  
CHB = N 48° 34' 00" E  
CHD = 4,576.72'

MATCHLINE 12 PAGE 16



RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPCLS SURVEYING FIRM 10030700

PARCEL PLAT

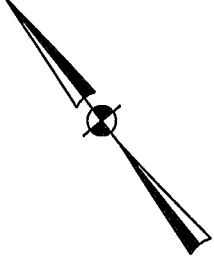
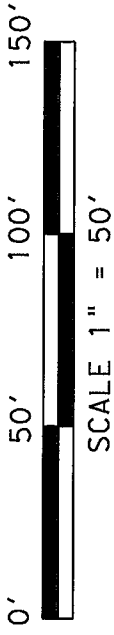
PARCEL P00076869.001 -.003

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
FEBRUARY 2023

SCALE: 1" = 50'

PAGE 11 OF 17

SEE PAGE 16 AND 17 FOR LINE TABLES,  
OWNER INFORMATION AND DETAIL.



PROPOSED BASELINE

259+00

# PROPOSED STATE HIGHWAY 84 VARIABLE WIDTH R.O.W.

O-1

D = 07° 09' 42" LT  
R = 7,300.00'  
L = 912.46'  
CHB = N 34° 30' 41" E  
CHD = 911.87'

792.35'

332.18'

ACCESS  
DENIAL LINE

D = 07° 23' 29" RT  
R = 7,310.00'  
L = 943.02'  
CHB = S 34° 33' 09" W  
CHD = 942.36'

PI STATION = 238+76.30  
DELTA = 37° 52' 53" (LT)  
DEGREE OF CURVE = 00° 48' 46"  
TANGENT = 2,419.36  
LENGTH = 4,661.15  
RADIUS = 7,050.00  
PC STATION = 214+56.94  
PT STATION = 261+18.10  
CHB = N 48° 34' 00" E  
CHD = 4,576.72'

MATCHLINE 11 PAGE 16

O-2

L2

STA 259+66.62  
O/S 260.00' RT  
BEGIN "A.D.L."

RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBP&S SURVEYING FIRM 10030700

PARCEL PLAT

PARCEL P00076869.001 -.003

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
FEBRUARY 2023

SCALE: 1" = 50'

PAGE 12 OF 17

SEE PAGE 16 AND 17 FOR LINE TABLES,  
OWNER INFORMATION AND DETAIL.

PROPOSED BASELINE N 29° 37' 33.03" E

8,946.88'

265+00

PROPOSED STATE HIGHWAY 84  
VARIABLE WIDTH R.O.W.

0-2

PART 2  
0.3257 AC.  
14,187 SF

4

N 29° 37' 13" E 427.95'

ACCESS DENIAL LINE

S 29° 37' 33" W 398.31'

PROPOSED R.O.W. LINE

POB PARCEL 4

PART 2

N=17,138.882.83

E= 663,134.51

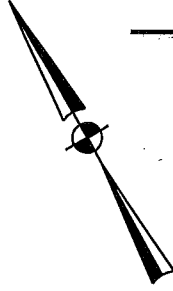
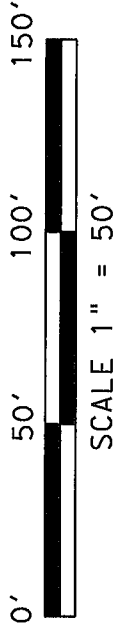
STA=262+37.41

O/S=275.00' RT

\*\*

CALLED 101.23 AC.  
INDRA, INC.  
VOL. 5204, PG. 509  
DOC. NO. 1456773  
JANUARY 6, 2022  
O.P.R.W.C.T.

MATCHLINE 14 PAGE 16



**RODS SURVEYING, INC.**

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT

**PARCEL P00076869.001 -.003**

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
FEBRUARY 2023

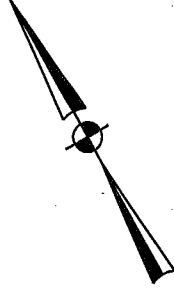
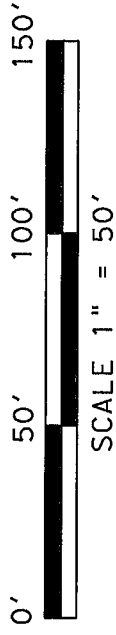
SCALE: 1" = 50'

SEE PAGE 16 AND 17 FOR LINE TABLES,  
OWNER INFORMATION AND DETAIL.

PAGE 13 OF 17

# PROPOSED STATE HIGHWAY 84 VARIABLE WIDTH R.O.W.

0-2



MATCHLINE 13 PAGE 16

$D = 02^{\circ} 06' 14''$  LT  
 $R = 9,592.00'$   
 $L = 352.20'$   
 $CHB = N 28^{\circ} 34' 06'' E$   
 $CHD = 352.18'$

N  $29^{\circ} 37' 13'' E$   
 $427.95'$

348.08'

PROPOSED  
R.O.W. LINE

STA 266+35.71  
O/S 275.00' RT  
BEGIN "A.D.L."

4

PART 2  
0.3257 AC.  
14,187 SF

406.64'

STA 269+82.74  
O/S 248.01' RT  
"A.D.L."

58.56'  
ACCESS  
DENIAL  
LINE

STA 270+41.13  
O/S 243.47' RT  
\*\* "A.D.L."

CALLED 101.23 AC.  
INDRA, INC.  
VOL. 5204, PG. 509  
DOC. NO. 1456773  
JANUARY 6, 2022  
O.P.R.W.C.T.

**RODS SURVEYING, INC.**

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT

**PARCEL P00076869.001-.003**

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
FEBRUARY 2023

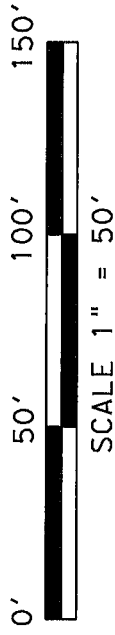
SCALE: 1" = 50'

PAGE 14 OF 17

SEE PAGE 16 AND 17 FOR LINE TABLES,  
OWNER INFORMATION AND DETAIL.

#FILE

PROPOSED BASELINE



PROPOSED STATE HIGHWAY 84  
VARIABLE WIDTH R.O.W.

$D = 00^\circ 19' 56''$  LT  
 $R = 9,592.00'$   
 $L = 55.63'$   
 $CHB = N 25^\circ 19' 29''$  E  
 $CHD = 55.63'$

$D = 02^\circ 03' 27''$  LT  
 $R = 6,908.00'$   
 $L = 248.08'$   
 $CHB = N 26^\circ 11' 15''$  E  
 $CHD = 248.07'$

POB PARCEL 4  
PART 3  
 $N = 17,140,177.54$   
 $E = 663,791.25$   
 $STA = 276+87.51$   
 $O/S = 205.86'$  RT  
SET "A.D.L."

STA 277+03.61  
O/S 205.56' RT  
\*\*

STA 277+11.94  
O/S 225.00' RT  
\*\*

STA 273+79.71  
O/S 225.00' RT  
\*\*

CALLLED 101.23 AC.  
INDRA, INC.  
VOL. 5204, PG. 509  
DOC. NO. 1456773  
JANUARY 6, 2022  
O.P.R.W.C.T.

PART 3  
0.0719 AC.  
3,131 SF

FND.  
B/W FENCE POST

POC PARCEL 4  
PART 3  
FND 1/2" IR

O-2

S 29° 37' 33" W 332.22'  
PROPOSED  
R.O.W. LINE

ACCESS  
DENIAL  
LINE

4

SEE DETAIL  
"A"

L8

L9

L7

L6

L5

O-1

O-3

RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBP&S SURVEYING FIRM 10030700

PARCEL PLAT

PARCEL P00076869.001-.003

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
FEBRUARY 2023  
SCALE: 1" = 50'

SANTIAGO SANCHEZ  
PORCION NO. 12,  
ABSTRACT NO. 278

SEE PAGE 16 AND 17 FOR LINE TABLES,  
OWNER INFORMATION AND DETAIL.



O-1

RESIDUE OF CALLED  
6,132.06 AC.  
LOUIS P. LAVAUDE  
YVONNE LAVAUDE  
DAVID A. HACHAR  
LILIA ETHEL HACHAR  
LILIA JEANETTE HACHAR  
FALCON INTERNATIONAL BANK,  
AS TRUSTEE OF ALL THE  
TRUSTS  
CREATED UNDER THE LAST  
WILL AND TESTAMENT OF  
NICHOLAS D.  
HACHAR ESTATE TRUST A.K.A.  
N.D. HACHAR ESTATE TRUST  
VOL. 166, PG. 594  
MARCH 13, 1941  
VOL. 303, PG. 164  
JANUARY 12, 1963  
D.R.W.C.T.  
VOL. 2081, PG. 198  
NOVEMBER 22, 2005  
VOL. 2634, PG. 364  
AUGUST 5, 2008  
VOL. 2640, PG. 543  
AUGUST 29, 2008  
VOL. 2787, PG. 39  
JULY 15, 2009  
VOL. 2955, PG. 84  
JULY 7, 2010  
VOL. 3135, PG. 333  
JANUARY 29, 2007  
VOL. 3135, PG. 338  
AUGUST 19, 2011  
VOL. 3360, PG. 205  
FEBRUARY 21, 2012  
VOL. 3655, PG. 838  
JULY 29, 2014  
VOL. 4724, PG. 350  
JANUARY 14, 2020  
O.P.R.W.C.T.

O-3

TRACT THREE  
RESIDUE OF ALL OF PORCION 11  
(CALLED 5,313.60 AC.)  
THE REUTHINGER LIVING TRUST  
& THE REUTHINGER RESIDUE TRUST  
VOL. 256, PG. 89  
JULY 23, 1957  
VOL. 335, PG. 593  
MAY 25, 1966  
VOL. 336, PG. 1  
MAY 25, 1966  
VOL. 498, PG. 79  
OCTOBER 2, 1975  
D.R.W.C.T.

O-2

TRACT A  
CALLED 31.16 AC.  
DAVID A. HACHAR, LILIA JEANETTE  
HACHAR, LILIA ETHEL HACHAR, LOUIS P.  
LAVAUDE, YVONNE LAVAUDE, FALCON  
INTERNATIONAL BANK, AS TRUSTEE OF ALL  
THE TRUSTS CREATED UNDER THE LAST  
WILL AND TESTAMENT OF NICOLAS D.  
HACHAR, AND THE NICOLAS DAVID HACHAR  
ESTATE TRUST (ALSO KNOWN AS N.D.  
HACHAR ESTATE TRUST)  
VOL. 4967, PG. 627  
DOC. NO. 1420238  
JANUARY 26, 2021  
O.P.R.W.C.T.

LINE TABLE		
L1	N 51° 45' 12" W	9.87'
L2	N 73° 32' 41" E	14.68'
L3	N 16° 57' 10" W	34.41'
L4	S 29° 37' 33" W	398.31'
L5	N 65° 52' 11" W	22.65'
L6	S 67° 38' 25" W	871.18'
L7	S 67° 46' 29" W	125.82'
L8	S 28° 32' 38" W	16.10'
L9	N 67° 42' 28" E	31.03'

**RODS SURVEYING, INC.**

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPELS SURVEYING FIRM 10030700

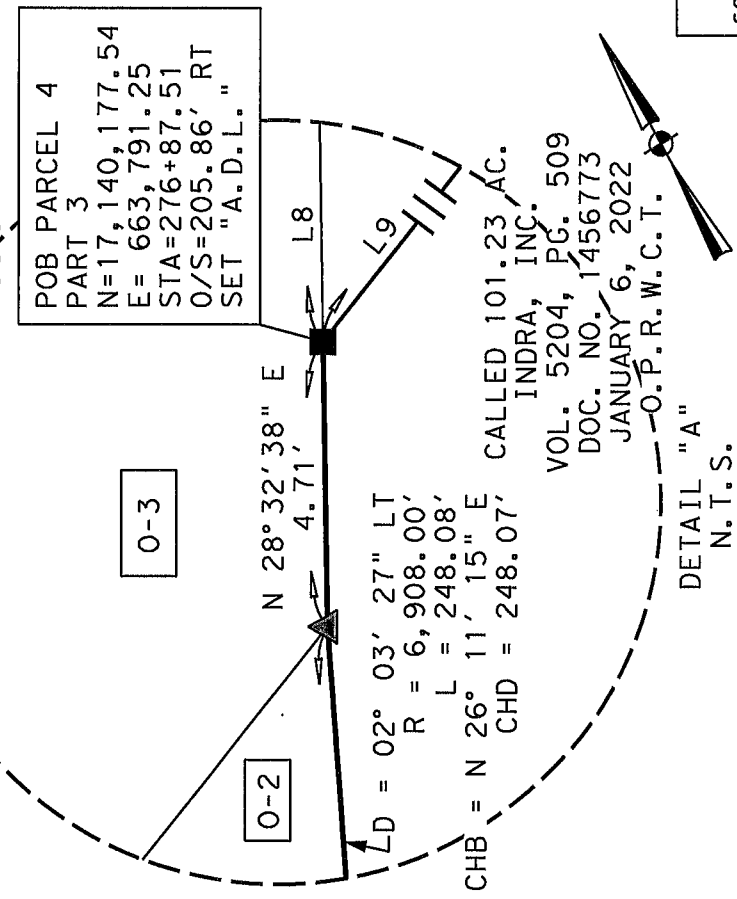
PARCEL PLAT

**PARCEL P00076869.001-.003**

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
FEBRUARY 2023

SCALE: 1" = 50'

# TOMAS SANCHEZ PORTION NO. 11, ABSTRACT NO. 279



**RODS SURVEYING, INC.**  
 6810 LEE ROAD SPRING, TEXAS 77379  
 TEL (281) 257-4020 FAX (281) 257-4021  
 TBPELS SURVEYING FIRM 10030700

**PARCEL PLAT**

**PARCEL P00076869.001-.003**

SH 84  
 RCSJ 3483-02-003  
 PROJECT NO. R00013938  
 FEBRUARY 2023

SCALE: 1" = 50'

File: N:\Entech 278\21948002\CAD\Microstation Closure Reports\PARCEL 4 PART 1.T  
T 7/11/2023, 1:21:40 PM

---

July 10, 2023

County: Webb  
Highway: State Highway 84  
Limits: From FM 1472 to IH 35 West Frontage Rd  
RCSJ Number: 3483-02-003

PARCEL 4 PART 1

POC TO POB  
<\* 132 Inverse P5197 P5164

Inverse P5197 to P5164 N 51° 45' 12" W Distance 1,369.25

<\* 133 DESCRIBE PARCEL 4\_1

Parcel 4\_1 : P5164 CUR PC36 CUR PC37 CUR PC35  
Description: INDRA INC

Total parcel taking area = 9,234 ft² = 0.2120 ac.

Description of parcel: 4\_1

Beginning parcel description

=====

Point P5164	N	17,137,874.71 E	662,448.92 Sta	0+00.00
-------------	---	-----------------	----------------	---------

Course from P5164 to PC PC36 N 51° 45' 12" W Dist 9.87

Curve Data  
\*-----\*

Curve PC36				
P.I. Station	0+19.12	N	17,137,887.95 E	662,447.06
Delta =	2° 08' 22"	(LT)		
Degree =	11° 33' 53"			
Tangent =	9.25			
Length =	18.50			
Radius =	495.44			
External =	0.09			
Long Chord =	18.50			
Mid. Ord. =	0.09			
P.C. Station	0+09.87	N	17,137,880.81 E	662,441.17
P.T. Station	0+28.37	N	17,137,895.30 E	662,452.68
C.C.		N	17,138,196.29 E	662,059.16
Back = N	39° 33' 03" E			
Ahead = N	37° 24' 40" E			
Chord Bear = N	38° 28' 51" E			

Curve Data  
\*-----\*

Curve PC37				
P.I. Station	4+85.19	N	17,138,254.83 E	662,734.51
Delta =	7° 09' 42"	(LT)		
Degree =	0° 47' 06"			
Tangent =	456.83			

File: N:\Entech 278\21948002\CAD\Microstation Closure Reports\PARCEL 4 PART 1.TXT  
T 7/11/2023, 1:21:40 PM

Length	=	912.46			
Radius	=	7,300.00			
External	=	14.28			
Long Chord	=	911.87			
Mid. Ord.	=	14.25			
P.C. Station		0+28.37	N	17,137,895.30	E 662,452.68
P.T. Station		9+40.83	N	17,138,646.69	E 662,969.32
C.C.			N	17,142,398.89	E 656,707.45
Back	= N	38° 05' 32"	E		
Ahead	= N	30° 55' 50"	E		
Chord Bear	= N	34° 30' 41"	E		

Course from PT PC37 to PC PC35 N 73° 32' 41" E Dist 14.68

Curve Data  
\*-----\*

Curve PC35					
P.I. Station	14+27.67	N	17,138,245.51	E	662,741.22
Delta	=	7° 23' 29"	(RT)		
Degree	=	0° 47' 02"			
Tangent	=	472.16			
Length	=	943.02			
Radius	=	7,310.00			
External	=	15.23			
Long Chord	=	942.36			
Mid. Ord.	=	15.20			
P.C. Station	9+55.51	N	17,138,650.84	E	662,983.39
P.T. Station	18+98.52	N	17,137,874.71	E	662,448.92
C.C.		N	17,142,400.11	E	656,708.11
Back	= S	30° 51' 25"	W		
Ahead	= S	38° 14' 54"	W		
Chord Bear	= S	34° 33' 09"	W		

=====  
Ending parcel description  
=====

End of parcel 4\_1 description

July 10, 2023

County: Webb  
Highway: State Highway 84  
Limits: From FM 1472 to IH 35 West Frontage Rd  
RCSJ Number: 3483-02-003

PARCEL 4 PART 2

POB

<\* 134 DESCRIBE PARCEL 4\_2

Parcel 4 2 : P5171 P5170 CUR PC38 P5076 P5171  
Description: INDRA INC

Total parcel taking area = 14,187 ft<sup>2</sup> = 0.3257 ac.

Description of parcel: 4\_2

Beginning parcel description

=====

Point P5171	N	17,138,882.83 E	663,134.51 Sta	0+00.00
-------------	---	-----------------	----------------	---------

Course from P5171 to P5170 N 16° 57' 10" W Dist 34.41

Point P5170	N	17,138,915.74 E	663,124.48 Sta	0+34.41
-------------	---	-----------------	----------------	---------

Course from P5170 to PC PC38 N 29° 37' 13" E Dist 427.95

Curve Data  
\*-----\*

Curve PC38				
P.I. Station	6+38.48	N	17,139,440.87 E	663,423.04
Delta =	2° 06' 14"	(LT)		
Degree =	0° 35' 50"			
Tangent =	176.12			
Length =	352.20			
Radius =	9,592.00			
External =	1.62			
Long Chord =	352.18			
Mid. Ord. =	1.62			
P.C. Station	4+62.36	N	17,139,287.76 E	663,335.99
P.T. Station	8+14.56	N	17,139,597.06 E	663,504.41
C.C.		N	17,144,028.62 E	654,997.48
Back =	N 29° 37' 13" E			
Ahead =	N 27° 31' 00" E			
Chord Bear =	N 28° 34' 06" E			

Course from PT PC38 to P5076 S 25° 10' 42" W Dist 406.64

Point P5076	N	17,139,229.06 E	663,331.41 Sta	12+21.19
-------------	---	-----------------	----------------	----------

Course from P5076 to P5171 S 29° 37' 33" W Dist 398.31

Point P5171	N	17,138,882.83 E	663,134.51 Sta	16+19.50
-------------	---	-----------------	----------------	----------

File: N:\Entech 278\21948002\CAD\Microstation Closure Reports\PARCEL 4 PART 2.TXT  
T 7/11/2023, 1:21:48 PM

---

=====  
Ending parcel description  
=====

End of parcel 4\_2 description

File: N:\Entech 278\21948002\CAD\Microstation Closure Reports\PARCEL 4 PART 3.TXT  
T 7/11/2023, 1:22:07 PM

---

July 10, 2023

County: Webb  
Highway: State Highway 84  
Limits: From FM 1472 to IH 35 West Frontage Rd  
RCSJ Number: 3483-02-003

PARCEL 4 PART 3

POC TO POB

<\* 136 Inverse 5105 P5198

Inverse 5105 to P5198 N 65° 52' 11" W Distance 22.65

<\* 137 Inverse P5198 P5143

Inverse P5198 to P5143 S 67° 38' 25" W Distance 871.18

<\* 138 Inverse P5143 P5072

Inverse P5143 to P5072 S 67° 46' 29" W Distance 125.82

<\* 139 Inverse P5072 P5175

Inverse P5072 to P5175 S 28° 32' 38" W Distance 16.10

<\* 140 DESCRIBE PARCEL 4\_3

Parcel 4\_3 : P5175 P5073 CUR PC39 CUR PC40 P5175  
Description: INDRA INC

Total parcel taking area = 3,131 ft² = 0.0719 ac.

Description of parcel: 4\_3

Beginning parcel description

Point P5175 N 17,140,177.54 E 663,791.25 Sta 0+00.00

Course from P5175 to P5073 N 67° 42' 28" E Dist 31.03

Point P5073 N 17,140,189.31 E 663,819.96 Sta 0+31.03

Course from P5073 to PC PC39 S 29° 37' 33" W Dist 332.22

Curve Data

\*-----\*

Curve PC39

P.I. Station 3+91.07 N 17,139,925.62 E 663,667.70

Delta = 0° 19' 56" (LT)

Degree = 0° 35' 50"

Tangent = 27.81

Length = 55.63

Radius = 9,592.00

External = 0.04



File: N:\Entech 278\21948002\CAD\Microstation Closure Reports\PARCEL 4 PART 3.TXT  
T 7/11/2023, 1:22:07 PM

Long Chord	=		55.63			
Mid. Ord.	=		0.04			
P.C. Station		3+63.25	N	17,139,900.52	E	663,655.73
P.T. Station		4+18.88	N	17,139,950.80	E	663,679.52
C.C.			N	17,144,028.62	E	654,997.48
Back	= N	25° 29' 28"	E			
Ahead	= N	25° 09' 31"	E			
Chord Bear	= N	25° 19' 29"	E			

Curve Data  
\*-----\*

Curve PC40						
P.I. Station		5+42.93	N	17,140,061.12	E	663,736.26
Delta	=	2° 03' 27"	(LT)			
Degree	=	0° 49' 46"				
Tangent	=	124.05				
Length	=	248.08				
Radius	=	6,908.00				
External	=	1.11				
Long Chord	=	248.07				
Mid. Ord.	=	1.11				
P.C. Station		4+18.88	N	17,139,950.80	E	663,679.52
P.T. Station		6+66.96	N	17,140,173.40	E	663,789.00
C.C.			N	17,143,110.19	E	657,536.34
Back	= N	27° 12' 59"	E			
Ahead	= N	25° 09' 32"	E			
Chord Bear	= N	26° 11' 15"	E			

Course from PT PC40 to P5175 N 28° 32' 38" E Dist 4.71

Point P5175	N	17,140,177.54	E	663,791.25	Sta	6+71.67
-------------	---	---------------	---	------------	-----	---------

=====  
Ending parcel description  
=====

End of parcel 4\_3 description