

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

NOTICE OF AND AGENDA FOR A SPECIAL MEETING

TO BE HELD BY THE BOARD OF DIRECTORS

DATE: TUESDAY, AUGUST 1, 2023
TIME: 10:00 AM
PLACE: HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY
TELECONFERENCE MEETING – 203 W NEWCOMBE
AVENUE, PHARR, TEXAS 78577

PRESIDING: S. DAVID DEANDA, JR, CHAIRMAN

MEMBERS OF THE PUBLIC ARE WELCOMED TO PARTICIPATE REMOTELY BY TELEPHONE

DIAL-IN NUMBER: +1 956-413-7950
CONFERENCE ID: 914 917 276#
WEB LINK: [Click here to join the meeting](#)

An electronic copy of the agenda packet can be obtained at www.hcrma.net

PLEDGE OF ALLEGIANCE

INVOCATION

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM FOR SPECIAL MEETING

PUBLIC COMMENT

1. REGULAR AGENDA

- A. Resolution 2023-33 - Consideration of invitation to purchase (i) state-owned property (+/- 2.1221 acres; D21-109-144, Old Area Office Tract 1 US/Cage Blvd, Pharr, Hidalgo County, TX 78577) for \$195,000.00, and (ii) state-owned property (+/- 3.9945 acres; D21-109-144; Old Area Office Tract 2, US 281/Cage Blvd, Pharr, Hidalgo County, TX 78577) for \$870,000.00.

2. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY) AND SECTION 551.072 (DELIBERATION OF REAL PROPERTY)

- A. Consultation with Attorney on legal issues pertaining to the purchase (i) state-owned property (+/- 2.1221 acres; D21-109-144, Old Area Office Tract 1 US/Cage Blvd, Pharr, Hidalgo County, TX 78577) for \$195,000.00, and (ii) state-owned property (+/- 3.9945 acres; D21-109-144; Old Area Office Tract 2, US 281/Cage Blvd, Pharr, Hidalgo County, TX 78577) for \$870,000.00)

ADJOURNMENT OF REGULAR MEETING

CERTIFICATION

I, the Undersigned Authority, do hereby certify that the attached agenda of the Hidalgo County Regional Mobility Authority Board of Directors is a true and correct copy and that I posted a true and correct copy of said notice on the Hidalgo County Regional Mobility Authority Web Page (www.hcrma.net) and the bulletin board in the Hidalgo County Regional Mobility Authority office (203 W. Newcombe Ave, Pharr, Texas 78577), a place convenient and readily accessible to the general public at all times, and said Notice was posted on the 28th day of July 2023 at 12:00 pm and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

Maria E. Alaniz
Administrative Assistant

Note: If you require special accommodations under the Americans with Disabilities Act, please contact Maria E. Alaniz at 956-402-4762 at least 96 hours before the meeting.

PUBLIC COMMENT POLICY

Public Comment Policy: "At the beginning of each HCRMA meeting, the HCRMA will allow for an open public forum/comment period. This comment period shall not exceed one-half (1/2) hour in length and each speaker will be allowed a maximum of three (3) minutes to speak. Speakers addressing the Board through a translator will be allowed a maximum of six (6) minutes.

All individuals desiring to address the HCRMA must be signed up to do so, prior to the open comment period. For meetings being held by telephonic or videoconference, individuals may contact Maria. E. Alaniz at (956) 402-4762 before 5:00 pm day of the meeting.

The purpose of this comment period is to provide the public an opportunity to address issues or topics that are under the jurisdiction of the HCRMA. For issues or topics which are not otherwise part of the posted agenda for the meeting, HCRMA members may direct staff to investigate the issue or topic further. No action or discussion shall be taken on issues or topics which are not part of the posted agenda for the meeting. Members of the public may be recognized on posted agenda items deemed appropriate by the Chairman as these items are considered, and the same time limitations applies."

Note: Participation by Telephone/Video Conference Call – One or more member of the HCRMA Board of Directors may participate in this meeting through a telephone/video conference call, as authorized by Sec. 370.262, Texas Transportation Code.

Item 1A

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

AGENDA RECOMMENDATION FORM

| | | | |
|---------------------|-------------------|----------------|-----------------------|
| BOARD OF DIRECTORS | <u> X </u> | WORKSHOP ITEM | <u> 1A </u> |
| PLANNING COMMITTEE | <u> </u> | DATE SUBMITTED | <u> 07/28/2023 </u> |
| FINANCE COMMITTEE | <u> </u> | MEETING DATE | <u> 08/01/2023 </u> |
| TECHNICAL COMMITTEE | <u> </u> | | |

1. Agenda Item: **RESOLUTION 2023-33 CONSIDERATION OF INVITATION TO PURCHASE (i) STATE-OWNED PROPERTY (+/- 2.1221 ACRES; D21-109-144, OLD AREA OFFICE TRACT 1 US/CAGE BLVD, PHARR, HIDALGO COUNTY, TX 78577) FOR \$195,000.00, AND (ii) STATE-OWNED PROPERTY (+/- 3.9945 ACRES; D21-109-144; OLD AREA OFFICE TRACT 2, US 281/CAGE BLVD, PHARR, HIDALGO COUNTY, TX 78577) FOR \$870,000.00.**

2. Nature of Request: (Brief Overview) Attachments: X Yes No

Resolution 2023-33 Consideration of invitation to purchase state – owned property.

3. Policy Implication: Board Policy, Local Government Code, Texas Government Code, Texas Transportation Code, TxDOT Policy

4. Budgeted: Yes No X N/A

5. Staff Recommendation: **Resolution 2023-33 Consideration of invitation to purchase (i) state owned property (+/- 2.1221 acres; D21-109-144, Old Area Office Tract 1 US/Cage Blvd, Pharr, Hidalgo County, TX 78577) for \$195,000.00, and (ii) state-owned property (+/- 3.9945 acres; D21-109-144; Old Area Office Tract 2, US 281/Cage Blvd, Pharr, Hidalgo County, TX 78577) for \$870,000.00, as presented.**

6. Program Manager’s Recommendation: Approved Disapproved X None

7. Planning Committee’s Recommendation: Approved Disapproved X None

8. Board Attorney’s Recommendation: Approved Disapproved X None

9. Chief Auditor’s Recommendation: Approved Disapproved X None

10. Chief Financial Officer’s Recommendation: Approved Disapproved X None

11. Chief Development Engineer’s Recommendation: Approved Disapproved X None

12. Chief Construction Engineer’s Recommendation: Approved Disapproved X None

13. Executive Director’s Recommendation: X Approved Disapproved None



Memorandum

To: S. David Deanda, Jr., Chairman

From: Pilar Rodriguez, PE, Executive Director

Date: July 28, 2023

Re: **Consideration and Approval of the Purchase of Two Tracts of State Owned Property (Old Area Office Tract 1 and Tract 2, US 281/Cage Boulevard in Pharr, Texas) from the Texas Department of Transportation**

GOAL

Approval and authorization to purchase surplus property from the Texas Department of Transportation (TxDOT) for an Authority administration, operation and maintenance facility.

HISTORY

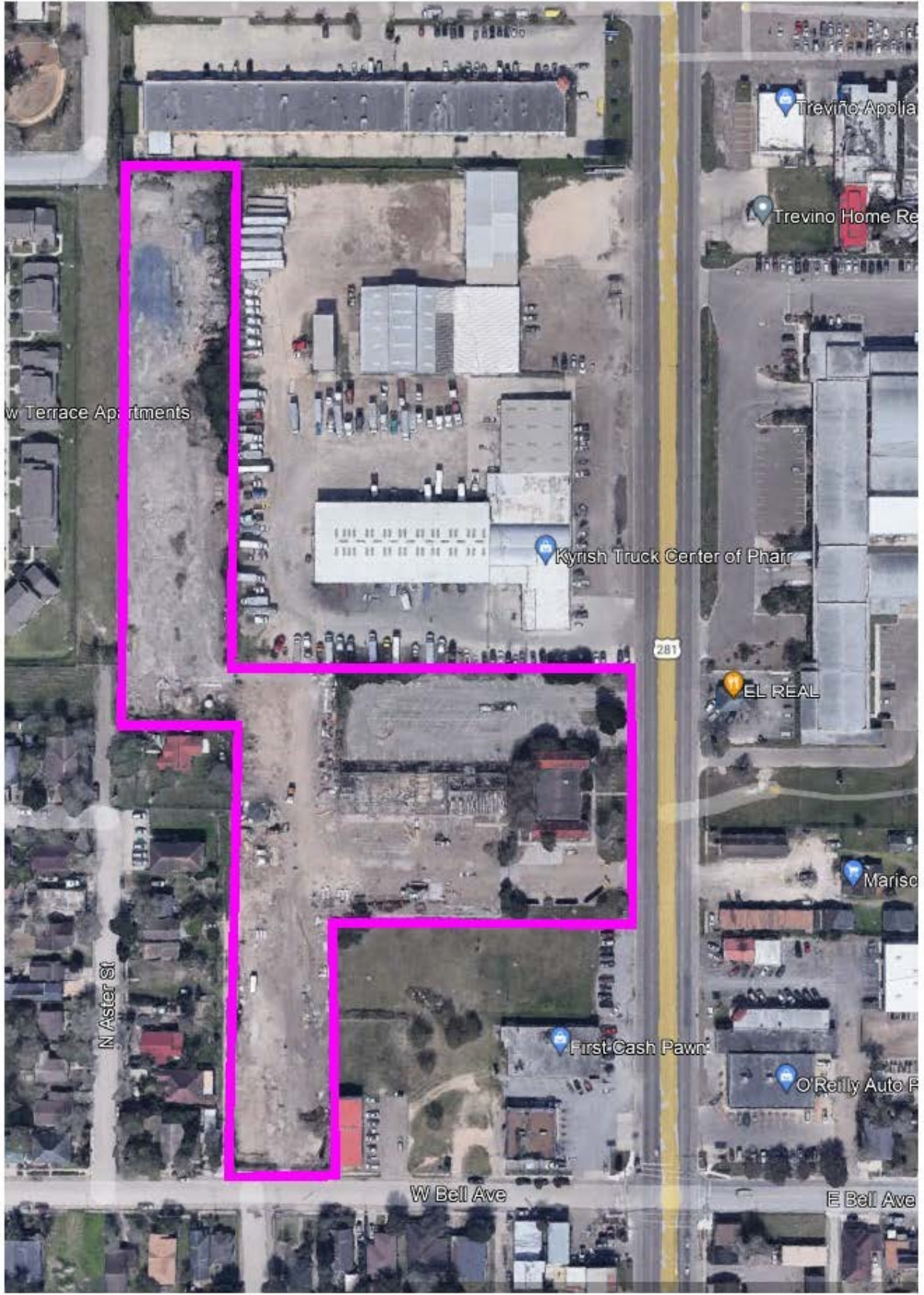
The TxDOT has declared two (2) tract of State owned property in downtown Pharr as surplus. The two tracts encompass approximately 6.1166 acres of land and was formerly the Area Office for the agency. TxDOT is offering the Authority first right of refusal to purchase the tracts at a cost of \$1,065,000.00.

Staff is proposing to purchase this land for a future administrative office, as well as, an operations and maintenance facility.

RECOMMENDATION

Staff recommends approval of the purchase of the two tract from TxDOT in the amount of \$1,065,000.00.

If you should have questions or require additional information, please feel free to contact me.



w Terrace Apartments

N Aster St

W Bell Ave

E Bell Ave

281

Trevino Apolia

Trevino Home Re

Kyrish Truck Center of Pharr

EL REAL

Marisc

First Cash Pawn

O'Reilly Auto P

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY
BOARD RESOLUTION No. 2023-33

CONSIDERATION AND APPROVAL OF THE PURCHASE OF TWO TRACTS OF STATE-OWNED PROPERTY (OLD AREA OFFICE TRACT 1 AND TRACT 2, US 281/CAGE BOULEVARD IN PHARR, TEXAS) FROM THE TEXAS DEPARTMENT OF TRANSPORTATION

THIS RESOLUTION is adopted this 1st day of August, 2023, by the Board of Directors of the Hidalgo County Regional Mobility Authority.

WHEREAS, the Hidalgo County Regional Mobility Authority (the “Authority”), acting through its Board of Directors (the “Board”), is a regional mobility authority created pursuant to Chapter 370, Texas Transportation Code, as amended (the “Act”); and

WHEREAS, on November 17, 2005, the Texas Transportation Commission (the “Commission”) created the Authority pursuant to (i) the Act; (ii) Title 43, Texas Administrative Code; (iii) a petition of the Hidalgo County Commissioners Court (the “County”); and (iv) findings by the Commission that the creation of the Authority would result in certain direct benefits to the State of Texas (the “State”), local governments, and the traveling public and would improve the State’s transportation system; and

WHEREAS, the Authority is a political subdivision with the power of condemnation and the right to purchase surplus real property from the Texas Department of Transportation under Texas Transportation Code, Section 202.021; and

WHEREAS, on July 26, 2023, the Authority received notice letters from the Texas Department of Transportation for two state-owned properties deemed surplus and for sale (“Notice Letters” attached hereto as Exhibit A), to wit: (i) Old Area Office Tract 1, US 281/Cage Blvd., Pharr, Texas 78577 (+/- 2.1221 acres) valued at \$195,000.00, and (ii) Old Area Office Tract 2, US 281/Cage Blvd., Pharr, Texas 78577 (+/- 3.9945 acres) valued at \$870,000.00 (collectively, the “Property”);

WHEREAS, the Board finds that the Property would be beneficial to the Authority;

NOW THEREFORE BE IT RESOLVED by the Board of Directors of the Hidalgo County Regional Mobility Authority that:

Section 1. The recital clauses are incorporated in the text of this Resolution as if fully restated.

Section 2. The Executive Director is authorized to purchase the Properties on behalf of the Authority for \$1,065,000.00, plus survey costs, appraisal costs, and any additional incurred closing costs, including the cost of any owner’s title insurance policy

required, provided the purchase price is determined to be fair market value.

Section 3. This resolution shall serve as a written election statement of the Authority's intent to purchase the Properties.

PASSED AND APPROVED AS TO BE EFFECTIVE IMMEDIATELY BY THE BOARD OF DIRECTORS OF THE HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY AT A SPECIAL MEETING on the 1st day of August, 2023, at which meeting a quorum was present.

S. David Deanda, Jr., Chairman

Attest:

Ezequiel Reyna, Jr., Secretary/Treasurer

EXHIBIT A

DocuSign Envelope ID: 52B50F70-434D-425C-88D3-E26A907A8887



6230 EAST STASSNEY LANE, ROW-RES, AUSTIN, TEXAS 78744 | 512.416.2485 | WWW.TXDOT.GOV

July 17, 2023

RE: Potential Sale of State-Owned Property
+/- 3.9945 acres; D21-109-144
Old Area Office Tract 2, US 281/Cage Blvd.
Pharr, Hidalgo County, TX 78577

VIA FEDERAL EXPRESS

S. David Deanda Jr.
Chair
Hidalgo County RMA
118 S. Cage Blvd., 4th Floor
Pharr, TX 78577
956-402-4762

Dear Priority Holder,

The Pharr District of the Texas Department of Transportation ("TxDOT") has determined that the above-described property is no longer needed for state highway purposes. A copy of the survey of the property is enclosed. In accordance with Texas Transportation Code § 202.021, governmental entities with the authority to condemn the real property have a priority right to purchase TxDOT real property that is sold, and this letter is a notice of your right to purchase this property.

The purchase price for this property is EIGHT HUNDRED SEVENTY THOUSAND and No/100 DOLLARS (\$870,000.00), plus survey costs, appraisal costs, and any additional incurred closing costs, including the cost of any owner's title insurance policy you may require. This transaction is subject to change or cancellation by TxDOT. Furthermore, the conveyance will be made subject to any easements for access to a right of way, implied or otherwise, appurtenant to any and all properties abutting the property being sold.

To exercise your priority, you must provide TxDOT with a written election statement of your entity's intent to purchase the property on these terms, within **thirty (30) days** of the receipt of this letter. Please email this to: Stephen.Dodge@txdot.gov.

If TxDOT does not receive a written election statement, TxDOT will consider your right to purchase the property waived. If the priority holder is not interested in purchasing the property, please return the enclosed Waiver prior to the automatic 30-day waiver.

If you have any questions concerning this matter, email or call me at: (512) 416-2875.

Sincerely,

Stephen Dodge
Director, Real Estate Services Section, Right of Way Division

DocuSigned by:
Stephen Dodge
0190390BA1EF44A...

cc: Pedro R Alvarez, P.E., District Engineer, Pharr District
Ramon Jimenez, ROW Project Delivery Manager, Pharr District

OUR VALUES: People • Accountability • Trust • Honesty
OUR MISSION: Connecting You With Texas
An Equal Opportunity Employer

**Waiver of Priority Purchase Right
by Governmental Entity**

RE: Potential Sale of State-Owned Property
Texas Department of Transportation
-/- 3.9945 acres; D21-109-144
Old Area Office Tract 2, US 281/Cage Blvd.
Pharr, Hidalgo County, TX 78577

Stephen Dodge, Director
Real Estate Services Section
Right of Way Division
Texas Department of Transportation
6230 E. Stassney Lane
Austin, Texas 78744

Dear Mr. Dodge:

We have reviewed TxDOT's letter dated July 17, 2023 regarding the proposed sale of the above-referenced property.

The Priority Holder IS NOT interested in purchasing this property.

The Priority Holder WAIVES the priority right to purchase this property.

Sincerely,

_____ [Signature]

_____ [Name]

_____ [Title]

_____ [Entity Name]

Date: _____, 20__

S. David Deanda Jr.
Chair
Hidalgo County RMA
118 S. Cage Blvd., 4th Floor
Pharr, TX 78577

EXHIBIT "A"

County: Hidalgo
Intersection: Cage Blvd. & Bell St.
CSJ: 00039-17-183

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6/14/2016

TRACT 02

BEING A 3.9945 ACRE (174,000 SQUARE FEET) TRACT SITUATED IN THE J. HINOJOSA SURVEY, ABSTRACT NUMBER 40, HIDALGO COUNTY, TEXAS, AND BEING ALL OF THE FOLLOWING TRACTS: A CALLED 0.48 ACRE TRACT DESCRIBED IN DEED TO THE TEXAS HIGHWAY DEPARTMENT RECORDED IN VOLUME 653, PAGE 532 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS (D.R.H.C.T.), A CALLED 1.07 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 370, PAGE 464 OF THE D.R.H.C.T., A CALLED 1.17 ACRE TRACT DESCRIBED IN WARRANTY DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 370, PAGE 466 OF THE D.R.H.C.T. AND A CALLED 1.45 ACRE TRACT DESCRIBED IN WARRANTY DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 409, PAGE 154 OF THE D.R.H.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found for the southeast corner of a called 4.18 acre tract described in deed to Kyrish Real Estate LP recorded in Document Number 2250629 of the D.R.H.C.T. and the existing west right-of-way line of Cage Blvd.;

THENCE North 81°34'06" West 10.12 feet with the south line of said 4.18 acre tract and the existing west right-of-way line of Cage Blvd. to a set 1/2-inch iron rod with plastic cap stamped "HALFF" for the northeast corner of said 1.07 acre tract and the **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE South 08°21'12" West 300.50 feet** with the east line of said 1.07 acre tract, the east line of said 1.17 acre tract and the existing west right-of-way line of Cage Blvd. to a 1/2-inch iron rod found for the southeast corner of said 1.17 acre tract and the northeast corner of Lot 1 of the Burton Subdivision, a subdivision of record recorded in Volume 38, Page 49B of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), from which a Texas Department of Transportation (TxDOT) concrete monument found bears North 57°03'53" West 0.84 feet;
- 2) **THENCE North 81°35'27" West 339.90 feet** with the south line of said 1.17 acre tract and the north line of Lot 1 and the east line of said 1.45 acre tract to a Texas Department of Transportation (TxDOT) concrete monument found for the northwest corner of Lot 1 and an angle point in the east line of said 1.45 acre tract, from which a iron rod found with plastic cap stamped "RPLS 4304" bears 0.42 feet;
- 3) **THENCE South 08°29'13" West 298.46 feet** with the east line of said 1.45 acre tract and the west line of Lot 1 and Lot 2 of said Burton Subdivision to a Texas Department of Transportation (TxDOT) concrete monument found for the southeast corner of said 1.45 acre tract, the southwest corner of Lot 2 and on the existing right-of-way line of Bell Street;

EXHIBIT "A"

County: Hidalgo
Intersection: Cage Blvd. & Bell St.
CSJ: 00039-7-183

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6/14/2016

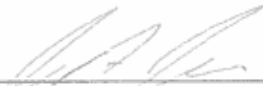
TRACT 02

- 4) **THENCE North 81°34'06" West 120.00 feet** with the south line of said 1.45 acre tract and the existing north right-of-way line of Bell Street to a Texas Department of Transportation (TxDOT) concrete monument found for the southwest corner of said 1.45 acre tract and the southeast corner of a 20 foot Alley as shown in Huisache Subdivision recorded in Volume 7, Page 57 of the M.R.H.C.T.;
- 5) **THENCE North 08°28'14" East 599.09 feet** with the west line of said 1.45 acre tract, the west line of said 0.48 acre tract, the east line of said Alley, the east line of a tract of land described in deed to Carolina Cano and Husband Juan Luis Ramirez and the east line of the remainder of Lateral "F" (no deed found) to a set 1/2-inch iron rod with plastic cap stamped "HALFF" for the northwest corner of said 0.48 acre tract, the northeast corner of the remainder of said Lateral "F", the southeast corner of a called 2.12 acre tract described in deed to the State of Texas recorded in Volume 866, Page 275 of the D.R.H.C.T. and the southwest corner of said 4.18 acre tract
- 6) **THENCE South 81°34'06" East 459.37 feet** with the north line of said 0.48 acre tract, the north line of said 1.07 acre tract and the south line of said 4.18 acre tract to the **POINT OF BEGINNING** and containing 3.9945 acre (174,000 square feet).

Basis of bearings is the Texas Coordinate System of 1983, South Zone 4205 (NAD83/2011). All distances shown hereon are grid: U.S. Survey Feet.

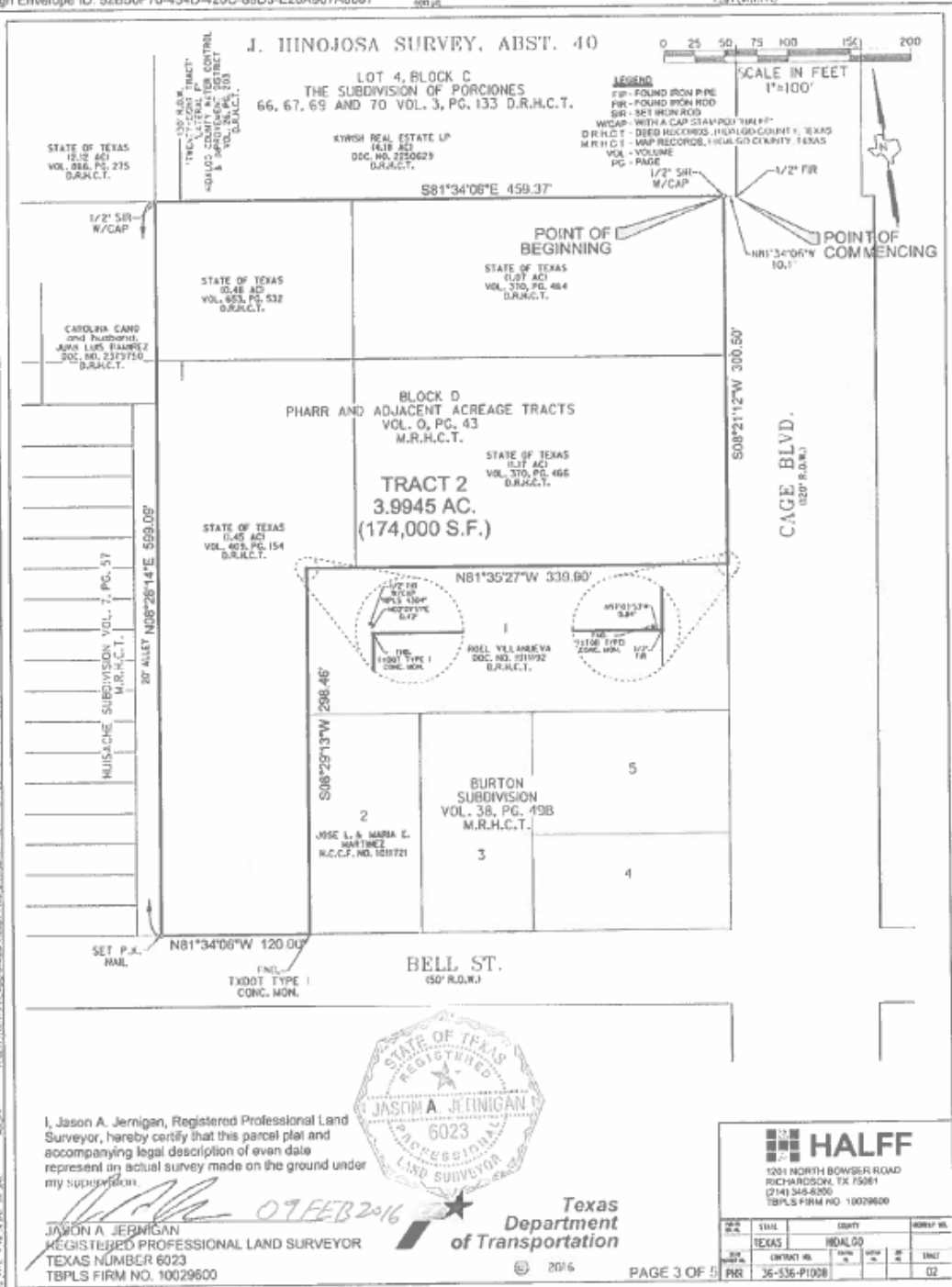
These property descriptions are accompanied by a parcel plat of even date.

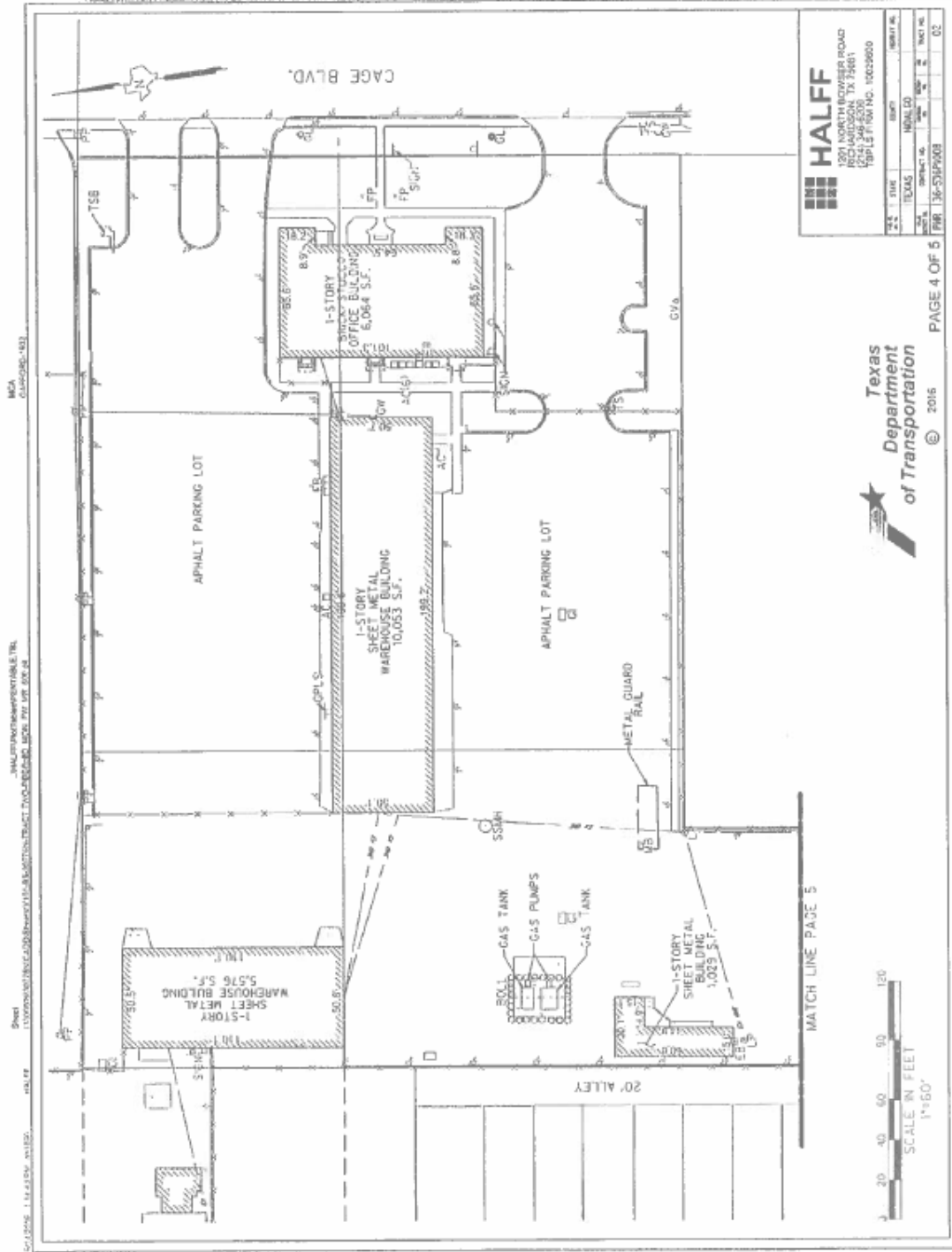
I, Jason A. Jernigan, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.



Jason A. Jernigan, R.P.L.S. Date
Texas Registered Professional Land Surveyor No. 6023
Halff Associates, Inc.,
TBPLS Firm No. 10029600
1201 North Bowser Road, Richardson, TX, 75081







MSD 04/10/2016 10:02

1-5 STORY SHEET METAL WAREHOUSE BUILDING 5,576 S.F.

1-5 STORY SHEET METAL WAREHOUSE BUILDING 10,053 S.F.

HALFF
 1201 NORTH BOWSER ROAD
 IRVING, TEXAS 75061
 TEL: 972.261.5600
 FAX: 972.261.5601

| | | | |
|------------|-------------------|----|---------|
| DATE | DESCRIPTION | BY | CHKD BY |
| 04/10/2016 | ISSUED FOR PERMIT | JL | MSD |



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6230 EAST STASSNEY LANE, ROW-RES, AUSTIN, TEXAS 78744 | 512.416.2485 | WWW.TXDOT.GOV

July 17, 2023

RE: Potential Sale of State-Owned Property
+/- 2.1221 acres; D21-109-144
Old Area Office Tract 1, US 281/Cage Blvd.
Pharr, Hidalgo County, TX 78577

VIA FEDERAL EXPRESS

S. David Deanda Jr.
Chair
Hidalgo County RMA
118 S. Cage Blvd., 4th Floor
Pharr, TX 78577
956-402-4762

Dear Priority Holder,

The Pharr District of the Texas Department of Transportation ("TxDOT") has determined that the above-described property is no longer needed for state highway purposes. A copy of the survey of the property is enclosed. In accordance with Texas Transportation Code § 202.021, governmental entities with the authority to condemn the real property have a priority right to purchase TxDOT real property that is sold, and this letter is a notice of your right to purchase this property.

The purchase price for this property is ONE HUNDRED NINETY-FIVE THOUSAND and No/100 DOLLARS (\$195,000.00), plus survey costs, appraisal costs, and any additional incurred closing costs, including the cost of any owner's title insurance policy you may require. This transaction is subject to change or cancellation by TxDOT. Furthermore, the conveyance will be made subject to any easements for access to a right of way, implied or otherwise, appurtenant to any and all properties abutting the property being sold.

To exercise your priority, you must provide TxDOT with a written election statement of your entity's intent to purchase the property on these terms, within **thirty (30) days** of the receipt of this letter. Please email this to: Stephen.Dodge@txdot.gov.

If TxDOT does not receive a written election statement, TxDOT will consider your right to purchase the property waived. If the priority holder is not interested in purchasing the property, please return the enclosed Waiver prior to the automatic 30-day waiver.

If you have any questions concerning this matter, email or call me at: (512) 416-2875.

Sincerely,

Stephen Dodge
Director, Real Estate Services Section, Right of Way Division

DocuSigned by:
Stephen Dodge
01903908A1EF44A

cc: Pedro R Alvarez, P.E., District Engineer, Pharr District
Ramon Jimenez, ROW Project Delivery Manager, Pharr District

**Waiver of Priority Purchase Right
by Governmental Entity**

RE: Potential Sale of State-Owned Property
Texas Department of Transportation
+/- 2.1221 acres; D21-109-144
Old Area Office Tract 1, US 281/Cage Blvd.
Pharr, Hidalgo County, TX 78577

Stephen Dodge, Director
Real Estate Services Section
Right of Way Division
Texas Department of Transportation
6230 E. Stassney Lane
Austin, Texas 78744

Dear Mr. Dodge:

We have reviewed TxDOT's letter dated July 17, 2023 regarding the proposed sale of the above-referenced property.

The Priority Holder IS NOT interested in purchasing this property.

The Priority Holder WAIVES the priority right to purchase this property.

Sincerely,

_____ [Signature]

_____ [Name]

_____ [Title]

_____ [Entity Name]

Date: _____, 20__

S. David Deanda Jr.
Chair
Hidalgo County RMA
118 S. Cage Blvd., 4th Floor
Pharr, TX 78577

EXHIBIT "A"

County: Hidalgo
Intersection: Cage Blvd. & Bell St.
CSJ: 00039-17-183

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6/14/2016

TRACT 01

BEING A 2.1221 ACRE (92,438 SQUARE FEET) TRACT SITUATED IN THE J. HINOJOSA SURVEY, ABSTRACT NUMBER 40, HIDALGO COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.12 ACRE TRACT DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 866, PAGE 275 OF THE DEED RECORDS OD HIDALGO COUNTY, TEXAS (D.R.H.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2-inch iron rod with plastic cap stamped "RGEC" for the northeast corner of Lot 1 of the Parkview Terrace subdivision, a subdivision of record recorded in Document Number 2239170 of the Map Records of Hidalgo County, Texas (M.R.H.C.T.) and the remainder of a called 8.6 acre tract described in deed to Pharr Housing Authority recorded in Volume 1117, Page 401 of the D.R.H.C.T. and the existing south right-of-way of Audrey Street;

THENCE South 81°33'23" East 49.82 feet with the north line of the remainder of said 8.6 acre tract and the existing south right-of-way line of Audrey Street to a found Type I Texas Department of Transportation concrete monument for the northeast corner of the remainder of said 8.6 acre tract, the intersection of the existing south right of way line of Audrey Street with the existing east right-of-way line of Aster Street and the west line of said 2.12 acre tract for the **POINT OF BEGINNING** of the herein described Tract;

- 1) **THENCE North 08°25'54" East 25.24 feet** with the west line of said 2.12 ac and the existing east right-of-way line of Aster Street to a 1/2-inch iron rod with plastic cap stamped "HALFF" for the northeast corner of said 2.12 acre tract and the southwest corner of Lot 2B of the Aguilera Medical Plaza No. 3, a subdivision of record recorded in Volume 37, Page 30A of the (M.R.H.C.T.);
- 2) **THENCE South 81°27'48" East 140.00 feet** with the north line of said 2.12 acre tract and the south line of Lot 2B to a 1/2-inch iron rod with plastic cap stamped "HALFF" for the northeast corner of said 2.12 acre tract and the northwest corner of a called 2.925 acre tract described in deed to 4300 Highway 90 East LP, recorded in Document Number 2243510 of the D.R.H.C.T. from which a iron rod found with plastic cap stamped "M&H" bears north 81°27'48" East 0.65 feet;

EXHIBIT "A"

County: Hidalgo
Intersection: Cage Blvd. & Bell St.
CSJ: 00039-17-183

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6/14/2016


TRACT 01

- 3) **THENCE South 08°25'54" West** with the east line of said 2.12 acre tract, the west line of said 2.925 acre tract and the west line of a called 4.18 acre tract described in deed to Kyish Real Estate LP, recorded in Document Number 2250629 of the D.R.H.C.T., passing at a distance of 594.95 feet the northwest corner of a called 0.48 acre tract described in deed to the State of Texas recorded in Volume 653, Page 532 of the D.R.H.C.T., continuing for a total distance of **659.95 feet** to a set 1/2-inch iron rod with plastic cap stamped "HALFF" for the southeast corner of said 2.12 acre tract, the northeast corner of Lot 2, Block 133, same being the northeast corner of a tract of land described as the east 142 feet of Lot 2, Block 133 in deed to Carolina Cano and husband, Juan Luis Ramirez recorded in Document Number 2379750 of the D.R.H.C.T.;
- 4) **THENCE North 81°43'38" West 140.00 feet** with the south line of said 2.12 acre tract and the north line of Lot 2, Block 133 to a 1/2-inch iron pipe found for the southwest corner of said 2.12 acre tract and the remainder of Lateral "F" (no deed found);
- 5) **THENCE North 08°25'54" East** with the west line of said 2.12 acre tract and the east line of the remainder of said Lateral "F", passing at a distance of 65.00 feet the northeast corner of said Lateral "F" and the southeast corner of the remainder of said 8.600 acre tract, continuing with the west line of said 2.12 acre tract and the east line of the remainder of said 8.600 acre tract a distance of **660.60 feet** to the **POINT OF BEGINNING** and containing 2.1221 acre (92,438 square feet).

Basis of bearings is the Texas Coordinate System of 1983, South Zone 4205 (NAD83/2011). All distances shown hereon are grid: U.S. Survey Feet.

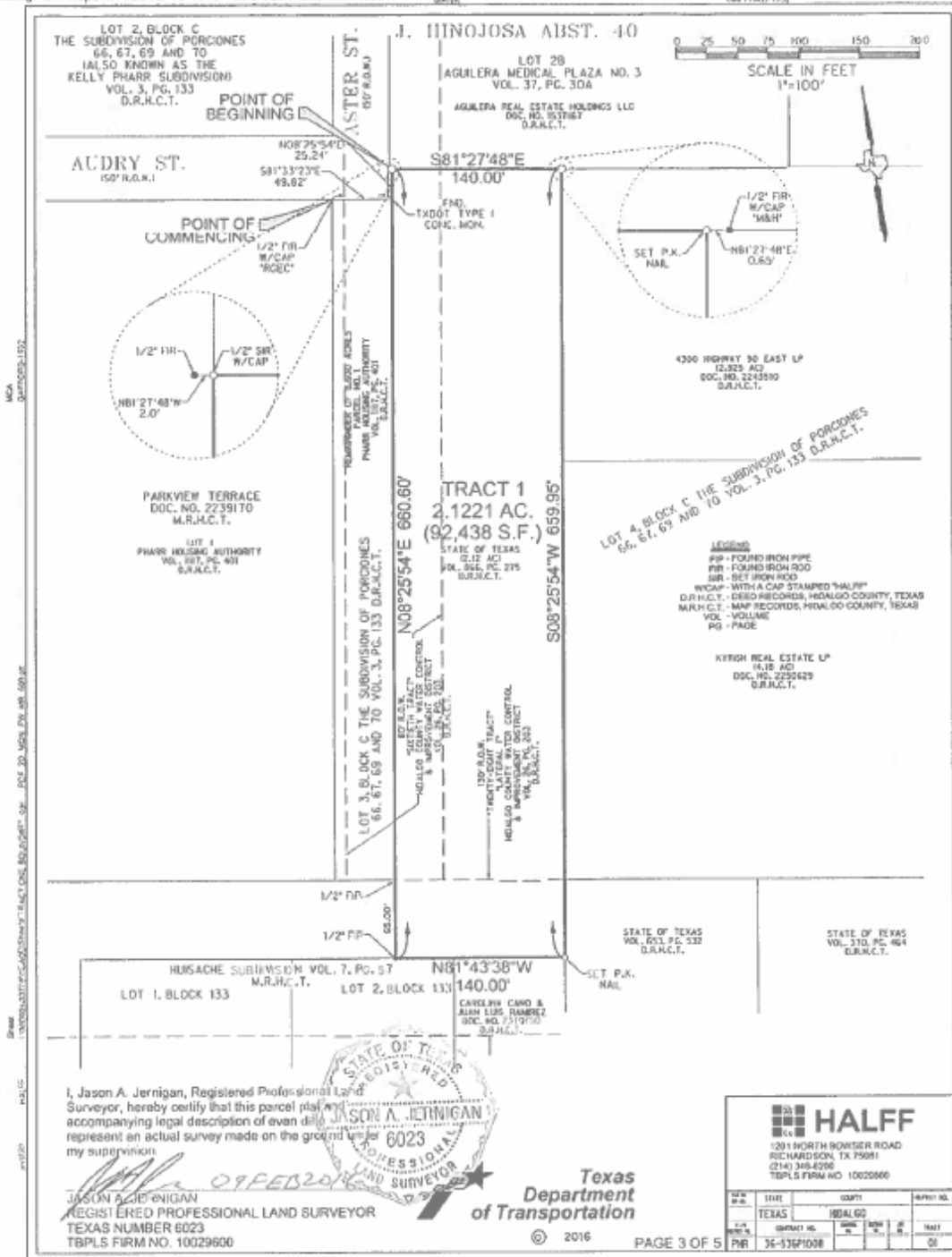
These property descriptions are accompanied by a parcel plat of even date.

I, Jason A. Jernigan, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.



Jason A. Jernigan, R.P.L.S. Date
Texas Registered Professional Land Surveyor No. 6023
Hull Associates, Inc.,
TBPLS Firm No. 10029600
1201 North Bowser Road, Richardson, TX, 75081





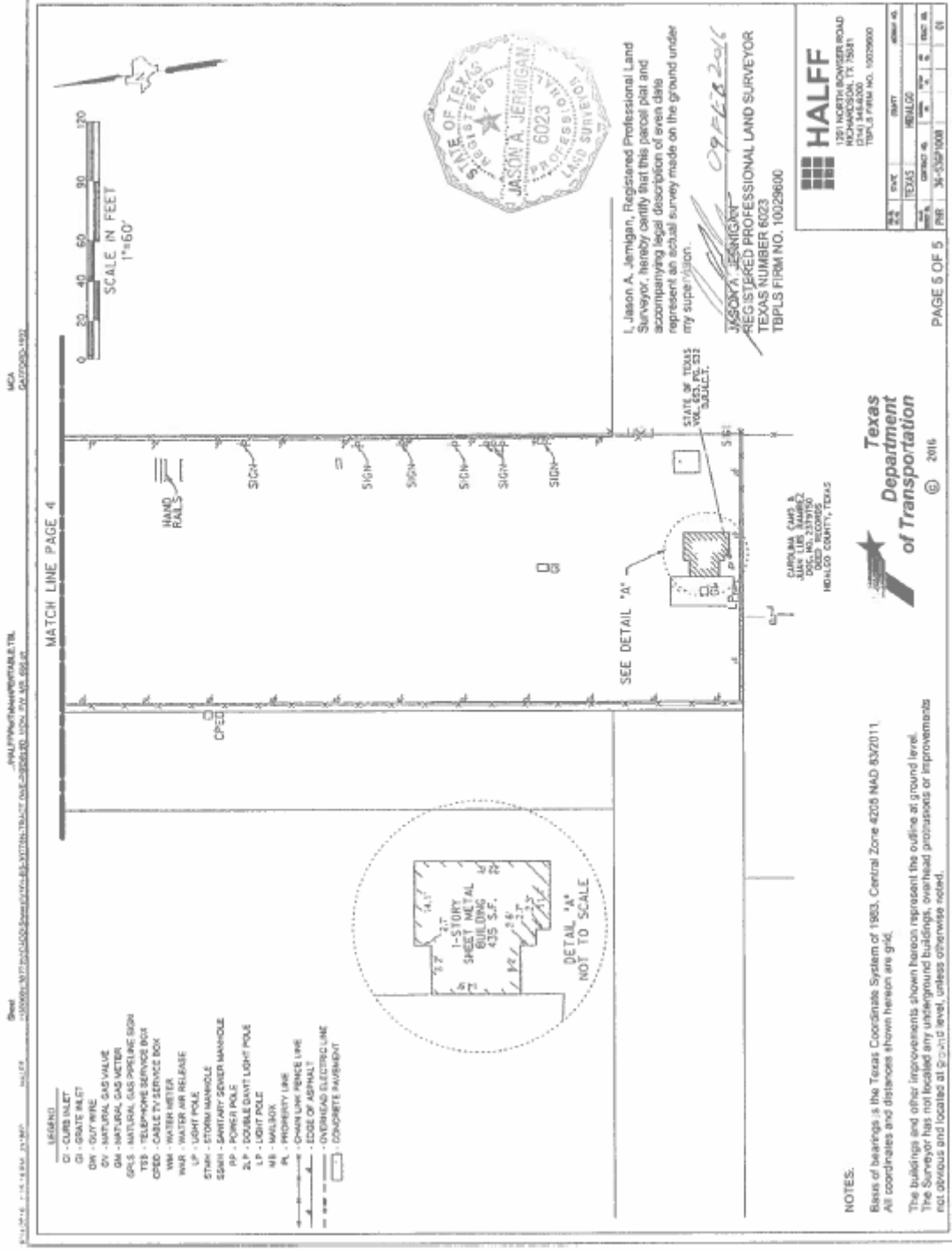


I, Jason A. Jerrigan, Registered Professional Land Surveyor, hereby certify that this parcel plat and accompanying legal description of even data represent an actual survey made on the ground under my supervision.

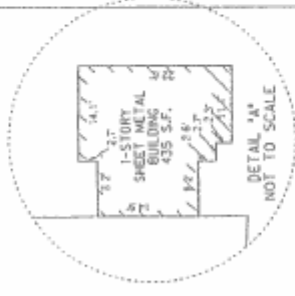
JASON A. JERRIGAN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NUMBER 6023
 TIPLS FIRM NO. 10020600



| | |
|-------------|-------------|
| DATE | 09 FEB 2016 |
| BY | JAJ |
| CHECKED BY | |
| DATE | |
| PROJECT NO. | 10020600 |
| DATE | |
| BY | |
| CHECKED BY | |
| DATE | |



Legend:
 CI - CURB INLET
 GI - GRADE INLET
 DW - DUTY WIRE
 DV - NATURAL GAS VALVE
 DM - NATURAL GAS METER
 GVS - NATIONAL GAS VENDOR SIGN
 GVS - NATIONAL GAS VENDOR SIGN
 CSD - CABLE TELEPHONE BOX
 WM - WATER METER
 WWR - WATER AIR RELEASE
 LP - LIGHT POLE
 STAK - STORM MANHOLE
 SSAN - SANITARY SINKER MANHOLE
 PP - POWER POLE
 ZLP - DOUBLE DANT LIGHT POLE
 LP - LIGHT POLE
 ME - MESSINK
 AL - CHAR LINK PRINCE LINE
 - - - - - EDGE OF ASPHALT
 - - - - - OVERHEAD ELECTRIC LINE
 - - - - - CONCRETE PAVEMENT



NOTES:
 Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4208 NAD 83/2011.
 All coordinates and distances shown herein are gfd.
 The buildings and other improvements shown herein represent the outline at ground level.
 The Surveyor has not located any underground buildings, overhead promotions or improvements not obvious and located at ground level, unless otherwise noted.



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MCA
 04/27/2016-197

EXHIBIT B

