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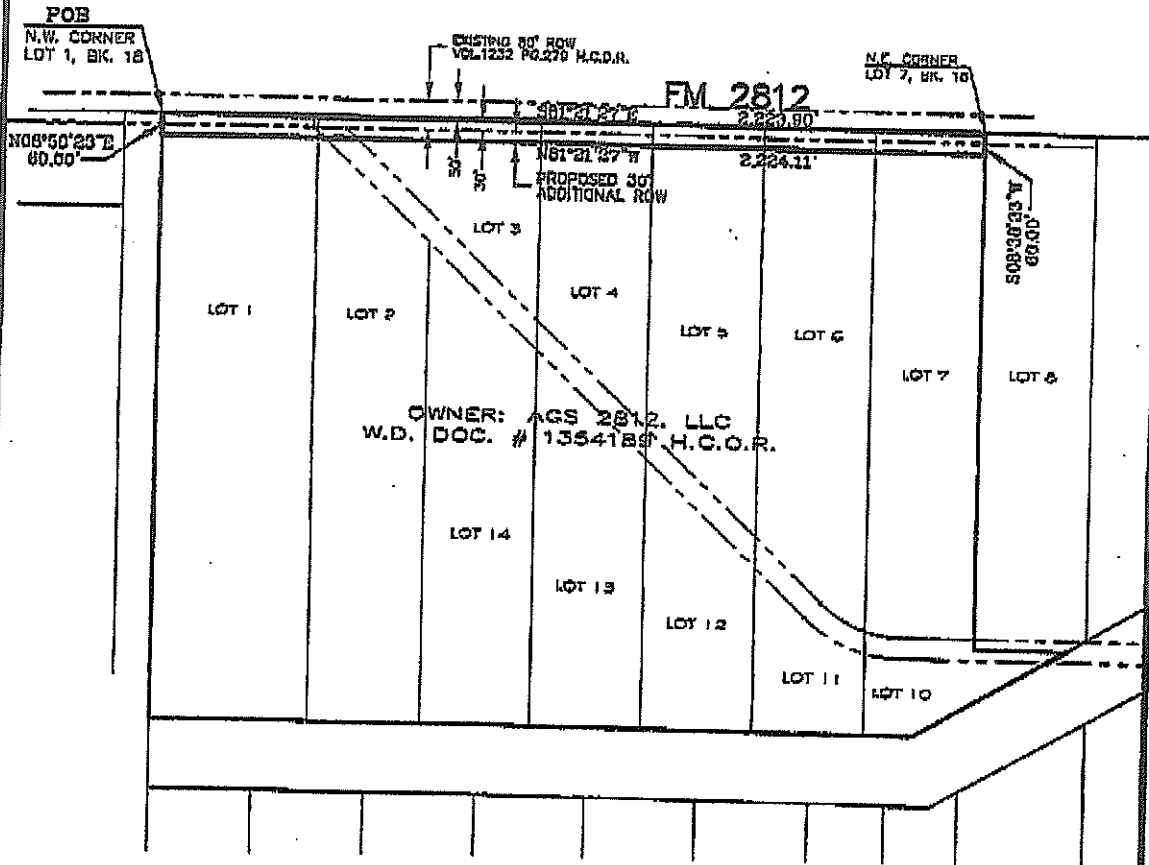
Ricardo A. Ramos
Lucy Ramos- Office Manager

Yolanda Flores - Real Estate Legal Assistant
Soraia Rodriguez- Legal Assistant
Edna Gonzalez- Secretary/Receptionist

FACSIMILE TRANSMISSION COVER SHEET

DATE: October 18, 2007	TIME: 5:00 p.m.
TO: Jose N. Peña	COMPANY/FIRM: Hidalgo County Right of Way Department
FAX NO.: 283-8402	TOTAL NUMBER OF PAGES, INCLUDING COVER SHEET: 3
FROM: Ricardo A. Ramos	COMPANY/FIRM: Law Office of Ricardo A. Ramos
RE: JL. Gonzalez / Road Abandonment	
File No.: 07-2865	
TYPE OF DOCUMENT: Metes and Bounds	
<p>CONFIDENTIALITY NOTICE: This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged and confidential, or which constitutes work product and is exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original message to us at the above address via the U.S. Postal service</p>	
<p>If you do not receive all pages or if they are illegible, please call our office at (956) 618-2214. Ask for Sori.</p>	
<p>Mr. Peña:</p> <p>Please find attached copies of the metes and bounds for the North 60 feet of the Property that is to be exchanged for the abandonment of the diagonal road in reference to the above mentioned file.</p> <p>Please do not hesitate in contacting our office if you should have any questions and/or comments.</p> <p>Thank you.</p> <p style="text-align: right;">Very truly yours, Ricardo Ramos</p>	

THANK YOU!



PLAT SHOWING
 3.0633 AC.(133,440.2 S.F.)
 BEING A PROPOSED ROAD ROW
 OUT OF BLOCK 18
 SANTA CRUZ GARDENS UNIT No. 2
 VOLUME 8, PAGE 28 H.C.M.R.
 HIDALGO COUNTY, TEXAS

N
M
 BEARING BASIS AS PER
 GPS MAG 83 TEXAS SOUTH 1200
 SCALE 1"=400'

PREPARED BY:



MELDEN & HUNT INC
 CONSULTANTS • ENGINEERS • SURVEYORS

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DATE: OCTOBER 17, 2007
 JOB No. 07010.29
 REF. JOB No. 07002.27
 REF. JOB No. 04004.55
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 DRAWN BY: M.T.C.

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October 17, 2007

**METES AND BOUNDS DESCRIPTION
3.0633 ACRES OUT OF BLOCK 18
SANTA CRUZ GARDENS UNIT No. 2
HIDALGO COUNTY, TEXAS**

F. M. ROAD 2812 RIGHT-OF-WAY

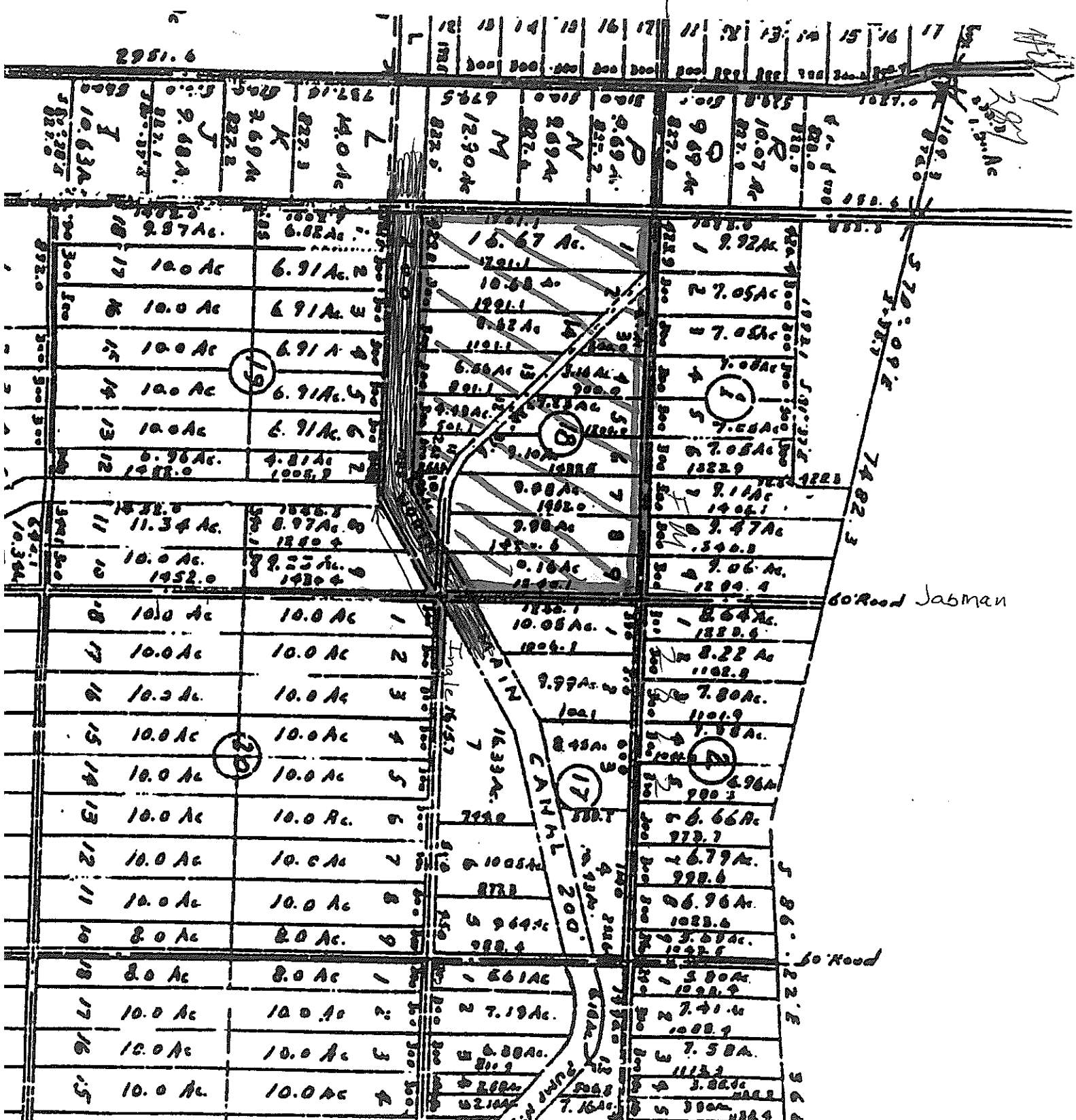
A tract of land containing 3.0633 acres (133,440.2 square feet) situated in the County of Hidalgo, Texas, being the North 60.00 feet of a tract of land out of BLOCK 18, SANTA CRUZ GARDENS UNIT NO. 2 SUBDIVISION, according to the plat thereof recorded in Volume 8, Page 28, Hidalgo County Map Records, which said tract of land was conveyed to AGS 2812, LLC, by virtue of a Warranty Deed dated May 20, 2004, recorded under Document # 1354189, Hidalgo County Official Records, said 3.0633 acres (133,440.2 square feet) also being more particularly described as follows:

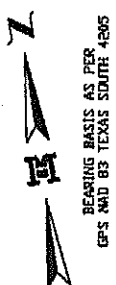
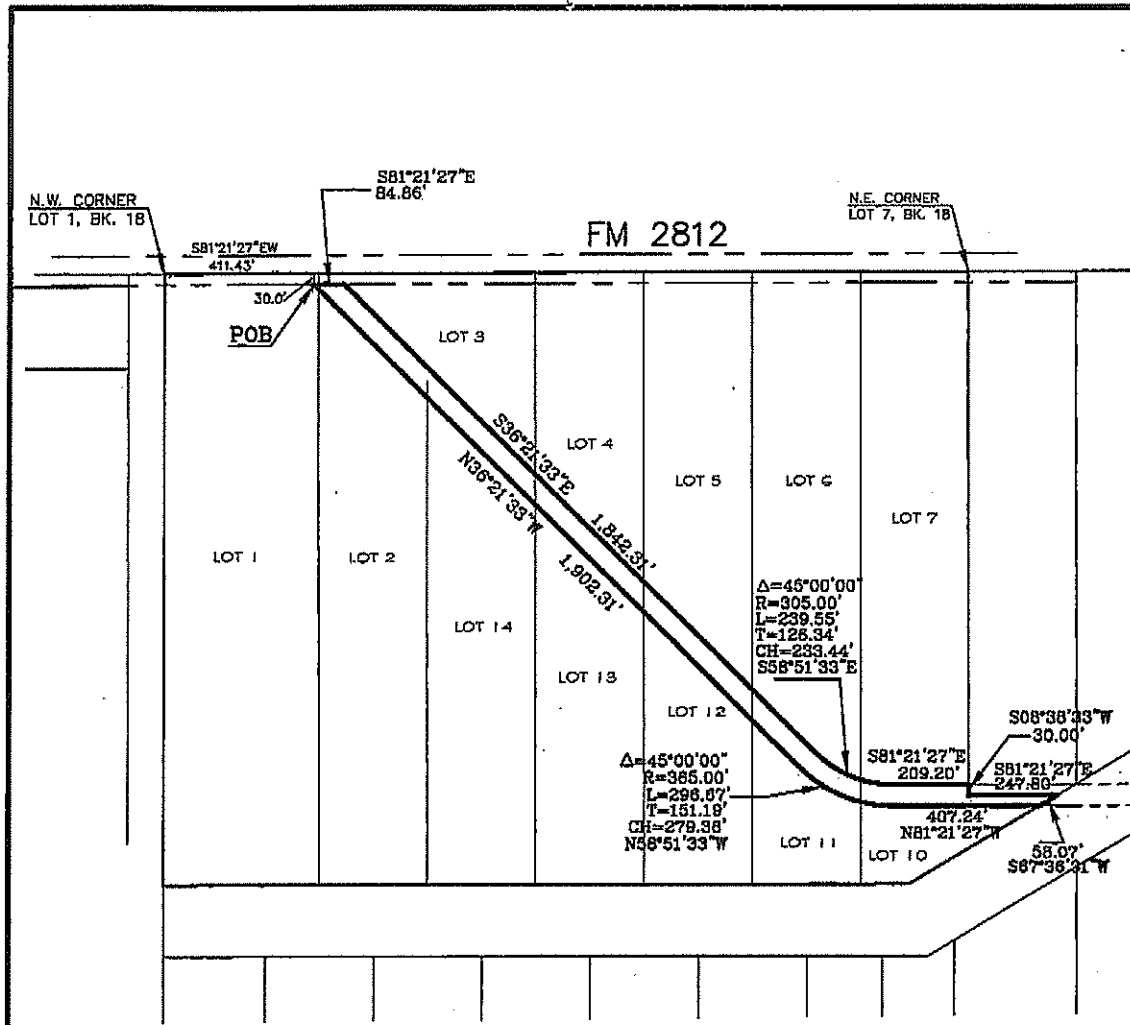
BEGINNING at the Northwest corner of Lot 1, Block 18, Santa Cruz Gardens Unit No. 2 for the Northwest corner of this tract;

1. **THENCE**, S 81° 21' 27" E along the North line of Block 18 and within the right-of-way of FM Road 2812, a distance of 2,223.90 feet to the Northeast corner of Lot 7, Block 18, for the Northeast corner of this tract;
2. **THENCE**, S 08° 38' 33" W along the East line of Lot 7, Block 18, at a distance of 30.00 feet pass the existing South right-of-way line of F.M. Road 2812, continuing a total distance of 60.00 feet to the Southeast corner of this tract;
3. **THENCE**, N 81° 21' 27" W along the hereby proposed South right-of-way line of FM Road 2812, a distance of 2,224.11 feet to the Southwest corner of this tract;
4. **THENCE**, N 08° 50' 23" E along the West line of Lot 1, Block 18, at a distance of 30.00 feet pass the existing South right-of-way line of F.M. Road 2812, continuing a total distance of 60.00 feet to the POINT OF BEGINNING, and containing 3.0633 acres (133,440.2 square feet), of which 1.5297 acres (66,636.7 square feet) lie within the existing right-of-way of F.M. Road 2812, leaving the hereby proposed additional 1.5336 acres (66,804.5 square feet) of land, more or less.

Prepared by:
MELDEN & HUNT, INC.
Consultants, Engineers, Surveyors
115 West McIntyre
Edinburg, Texas 78541
(956) 381-0881

From 2812





SCALE 1"=400'

PLAT SHOWING
3.3826 AC.(147,345 S.F.)
BEING A 60-FOOT ROAD ROW (NOT OPEN)
ACROSS BLOCK 18
SANTA CRUZ GARDENS UNIT No. 2
VOLUME 8, PAGE 28 H.C.M.R.
HIDALGO COUNTY, TEXAS

PREPARED BY:

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DATE: FEBRUARY 16, 2007 JOB No. 07002.27 REF. JOB No. 04004.55 T:\O\SURVEY\2007\07002.27\OWG DRAWN BY: M.T.C.	115 W. McINTYRE EDINBURG, TX 78541 PH: (956) 381-0981 FAX: (956) 381-1839 www.meldenandhunt.com

February 16, 2007

**METES AND BOUNDS DESCRIPTION
3.3826 ACRES OUT OF BLOCK 18
SANTA CRUZ GARDENS UNIT No. 2
HIDALGO COUNTY, TEXAS**

A tract of land containing 3.3826 acres (147,345 square feet) situated in the County of Hidalgo, Texas, being all that portion of a dedicated 60-foot County Road right-of-way (not open), located within a certain 87.20-acre tract out of Lots 1 thru 7 and 10 thru 13, Block 18, Santa Cruz Gardens Unit No. 2 Subdivision, according to the plat thereof recorded in Volume 8, Page 28, Hidalgo County Map Records, said 3.3826 acres (147,345 square feet) also being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 1, Block 18, Santa Cruz Gardens Unit No. 2;

THENCE, S 81° 21' 27" E along the North line of Block 18 and within the right-of-way of FM Road 2812, a distance of 411.43 feet;

THENCE, S 08° 38' 33" W a distance of 30.00 feet to a point on the South right-of-way line of FM Road 2812, for the POINT OF BEGINNING of this herein described tract;

1. THENCE, S 81° 21' 27" E along the South right-of-way line of FM Road 2812, a distance of 84.86 feet;
2. THENCE, S 36° 21' 33" E a distance of 1,842.31 feet to the point of curvature for a curve to left;
3. THENCE, along said curve to the left with a central angle of 45° 00' 00", a radius of 305.00 feet, an arc length of 239.55 feet, a tangent of 126.34 feet, and a chord that bears S 58° 51' 33" E a distance of 233.44 feet to the point of tangency;
4. THENCE, S 81° 21' 27" E a distance of 209.20 feet;
5. THENCE, S 08° 38' 33" W along the East line of Lot 7, Block 18, a distance of 30.00 feet;
6. THENCE, S 81° 21' 27" E a distance of 247.80 feet;
7. THENCE, S 67° 36' 31" W a distance of 58.07 feet;
8. THENCE, N 81° 21' 27" W a distance of 407.24 feet to the point of curvature for a curve to right;
9. THENCE, along said curve to the right with a central angle of 45° 00' 00", a radius of 385.00 feet, an arc length of 296.67 feet, a tangent of 151.19 feet, and a chord that bears N 58° 51' 33" W a distance of 279.36 feet to the point of tangency;
10. THENCE, N 36° 21' 33" W a distance of 1,902.31 feet to the POINT OF BEGINNING, and containing 3.3826 acres (147,345 square feet) of land, more or less.

Prepared by:
MELDEN & HUNT, INC.
Consultants, Engineers, Surveyors
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