

STATE OF TEXAS

COUNTY OF HIDALGO

**ORDER CLOSING, ABANDONING AND VACATING 3.0633 ACRES OF
ROADWAY BEING AN UNOPENED COUNTY ROAD OUT OF SANTA CRUZ
GARDENS UNIT NO. 2, HIDALGO COUNTY, TEXAS**

WHEREAS, the Commissioners Court of Hidalgo County, on the 13th day of November 2007, at a duly called and noticed meeting of the Hidalgo County Commissioners Court at which a quorum was present came to be heard facts and information concerning abandoning, closing and vacating an unopened county road being a 3.0633 acre tract of land (the "Road") more particularly described by meets and bounds as attached hereto as Exhibit "A" and made a part hereof.


WHEREAS, the Commissioners Court has determined it has no purpose or use for the Road; that such Road is unopened and is not currently in use; that there is no foreseeable need or use in the future for the Road;

WHEREAS, The Commissioners Court has examined factual evidence and is not opposed to Hidalgo County abandoning, closing and vacating the Road;

NOW THEREFORE, BE IT ORDERED, ADJUDGED AND DECREED that the Commissioners Court of Hidalgo County based on the facts presented, does hereby unanimously agree to abandon, close and vacate the Road as described in Exhibit "A".

BE IT FURTHER ORDERED that, in accordance with Texas Transportation Code Section 251.058 (b), title to the portion of the public road that is closed, abandoned, and vacated to the center line of the road vests on the date this Order is signed by the County Judge in the owners of the property that abut the portion of the road being closed, abandoned and vacated. A copy of this Order shall be filed in the deed records of Hidalgo County and serves as the official instrument of conveyance from Hidalgo County to the owner of the abutting property.

WHEREUPON, Commissioner Palacios moved for the adoption of said Order, said Motion being seconded by Commissioner Flores and duly adopted by all members of the Court present voting "aye".



Juan D. Salinas, III, County Judge

ATTEST:



Arturo Guajardo, Jr., County Clerk

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

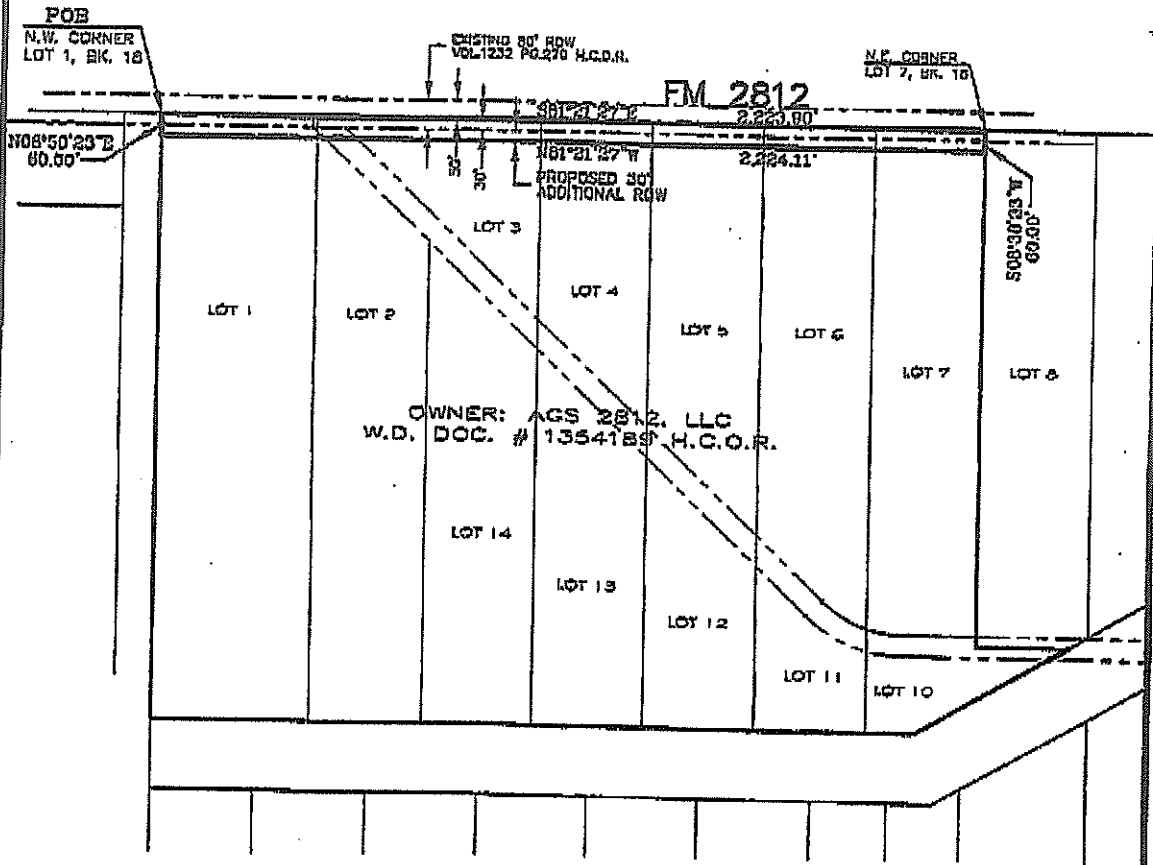
A tract of land containing 3.0633 acres (133,440.2 square feet) situated in the County of Hidalgo, Texas, being the North 60.00 feet of a tract of land out of BLOCK 18, SANTA CRUZ GARDENS UNIT NO. 2 SUBDIVISION, according to the plat thereof recorded in Volume 8, Page 28, Hidalgo County Map Records, 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 (66,035.7 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:
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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

PREPARED BY:

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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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