



# HIDALGO COUNTY RIGHT OF WAY DEPARTMENT

JOSE N. PEÑA  
Director

## PAY-MEMO

To: Commissioner Sylvia Handy, Pct. # 1  $8-1315-126-20-000-011-0-000 = 4,928.55$   
 Attn: Noe Montez  $8-1315-126-30-000-006-0-000 = 221.45$   
 $\underline{\underline{5,150.00}}$

From: Bobby Villarreal, ROW Agent  
 Hidalgo County Right of Way Department

Date: August 19, 2008  $5,150.00 \times 95.7\% = 4,928.55$   
 $5,150.00 \times 4.3\% = 221.45$   
 $\underline{\underline{5,150.00}}$

Re: FM 907 Road Project  
 Parcels # 3

RECEIVED BY  
NOE MONTEZ  
8/19/08

INV # FM 907 P#3  
close. 0.020 acre tract Lt 12 Alamo Land & Sugar Co Subd.  
 Commissioner Handy,

Attached please find a copy of the unrecorded deed with signed and sealed survey metes & bounds, appraisal, tabulation of value, a 1099S form signed by Roberto & Susan Garza, and Aurora G. Rios and the settlement statement on the above-mentioned parcel. We are requesting a check in the amount of \$5,150.00 paid to Roberto & Susan Garza, and Aurora G. Rios for the portion of right of way being acquired. A second check in the amount of \$744.13 to Sierra Title of Hidalgo County, Inc. for Closing cost and Title Policy. Please use account 8-1315-126-20-000-011-0-000. The Original deed will be held by the title company and recorded as soon as payment to the Title Company is processed.

**PLEASE HOLD CHECKS SO THAT WE MAY PICK THEM UP.**

**Commissioners Court approved this project for acquisition through an interlocal agreement on October 30, 2007.**

Should you have any questions, please call me @ (956) 283-8134.

Thanks,

Bobby Villarreal

INVOICE RECEIVED BY  
 Noe Montez on 8/19/08  
 GOODS/SERVICES RECEIVED BY:  
 Noe Montez on 8/19/08

Approved: *Sylvia A. Handy*  
 Sylvia Handy, Commissioner Pct. 1

*Jose N. Pena*  
 Jose N. Pena, HCROW Director

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.



Form ROW-N-14  
Rev. 8/2003  
Replaces Forms D-15-11, D-15-14, D-15-141, D-15-142,  
ROW-N-12PT, ROW-N-14, ROW-N-141, and ROW-N-142  
GSD-EPC  
Page 1 of 3

I hereby certify that this is  
a true and correct copy of the  
original instrument.

DEED

Hidalgo County, Inc.

RECORDED  
COUNTY CLERK  
HIDALGO COUNTY TEXAS

THE STATE OF TEXAS

§  
§  
§

COUNTY OF HIDALGO

WHEREAS, the Texas Transportation Commission has been authorized under the Texas Transportation Code Chapters 203, 224, and 361 to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary and convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any other purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project, and including the acquisition of such other property rights deemed necessary for the purposes of operating a designated state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled access facilities, as well as facilitating the construction, maintenance and operation of designated controlled access highways and turnpike projects;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **ROBERTO GARZA** and wife, **SUSAN GARZA** and **AURORA G. RIOS**, a widow, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of (\$5,150.00) to Grantors in hand paid by the State of Texas, acting by and through the Texas Transportation Commission, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto the State of Texas all that certain tract or parcel of land lying and being situated in the County of Hidalgo, State of Texas, more particularly described in Exhibit "A," which is attached hereto and incorporated herein for any and all purposes.

Being 800 square feet (0.02 acre) of land more or less, situated in Hidalgo County, Texas and also being a part or portion of a tract of land out of Lot Twelve (12), Block Thirty Two (32), **ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION**, as recorded in Volume 1, Pages 24-26, Hidalgo County Map Records and conveyed to Roberto and spouse Susan Garza in a document recorded in Document No.961390, Dated April 16, 2001 of the Hidalgo County Official Records, and said 800 square feet (0.02 acre also being more particularly described by metes and bounds as follows;

SEE EXHIBIT "A" ATTACHED HERETO:

SAVE and EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the property described as follows.

Grantors covenant and agree to remove the above-described improvements from said land by the N/A day of N/A, N/A, subject, however, to such extensions of time as may be granted by Grantee, its successor and assigns, in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the Grantee, its successors and assigns, forever.


Grantors reserve all of the oil, gas and sulphur in and under the land herein conveyed but waive all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

Grantors hereby acknowledge that their use of and access to the state highway facilities and/or turnpike project (hereafter called highway facility) to be constructed in conjunction with the highway facility of which the land hereby conveyed shall become a part, shall be and forever remain subject to the same regulation by legally constituted authority as applies to the public's use thereof; and Grantors further acknowledge that the design and operation of such highway facility requires that rights of ingress and egress and the right of direct access to and from Grantors' remaining property (if any) to said Highway facility, shall hereafter be governed by the provisions set out in said Exhibit "A", **SAVE AND EXCEPT** in the event access, or access points may be specifically allowed or permitted in said Exhibit "A", such access shall be subject to such regulation as is determined by the Texas Department of Transportation and/or the Texas Turnpike Authority Division to be necessary in the interest of public safety and in compliance with approved engineering principles and practices and subject to compliance with any applicable local municipal or county zoning, platting and/or permit requirements.

**TO HAVE AND TO HOLD** the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto the State of Texas and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to **Warrant and Forever Defend** all and singular the said premises herein conveyed unto the State of Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

**IN WITNESS WHEREOF**, this instrument is executed on this the 23rd day of June, 2008.

  
\_\_\_\_\_  
ROBERTO GARZA

  
\_\_\_\_\_  
SUSAN GARZA

  
\_\_\_\_\_  
AURORA G. RIOS

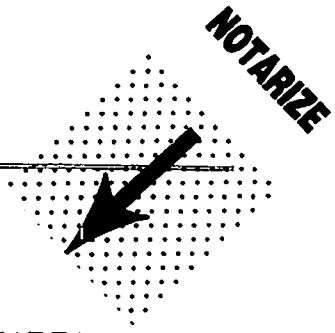
**Acknowledgement**

State of Texas  
County of Hidalgo

This instrument was acknowledged before me 6 day of <sup>August</sup> ~~June~~, 2008, by **ROBERTO GARZA**.



  
\_\_\_\_\_  
Notary Public's Signature




**NOTARIZE**

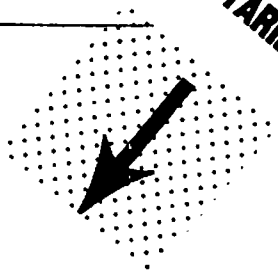
**Acknowledgement**

State of Texas  
County of Hidalgo

This instrument was acknowledged before me 6 day of <sup>August</sup> ~~June~~, 2008, by **SUSAN GARZA**.



  
\_\_\_\_\_  
Notary Public's Signature



**NOTARIZE**

**Acknowledgement**

State of Texas  
County of Hidalgo

This instrument was acknowledged before me 6 day of <sup>August</sup> ~~June~~, 2008, by **AURORA G. RIOS**.



  
\_\_\_\_\_  
Notary Public's Signature

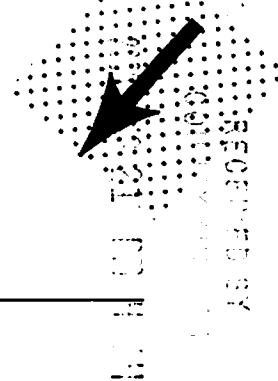


Exhibit "A"

County: HIDALGO  
Highway: FM 907 (Alamo Road)  
ROW CSJ: 1586-01-051  
CCSJ: 1586-01-045

RECEIVED BY  
COUNTY CLERK  
2006 APR 21 10:11 AM

Parcel 3  
Property Description

Being 800 square feet (0.02 acre) of land more or less, situated in Hidalgo County, Texas and also being a part, or portion of a tract of land out of Lot Twelve (12), Block Thirty Two (32), Alamo Land and Sugar Company's Subdivision as recorded in Volume 1, Pages 24-26, Hidalgo County Map Records and conveyed to **ROBERTO AND SPOUSE SUSAN GARZA** in a document recorded in Document No.961390, Dated April 16, 2001 of the Hidalgo County Official Records, and said 800 square feet (0.02 acre) also being more particularly described by metes and bounds as follows;

**COMMENCING** on an iron rod set on the southeast corner of said Roberto Garza, a 1.0 acre tract, **THENCE** as follows:

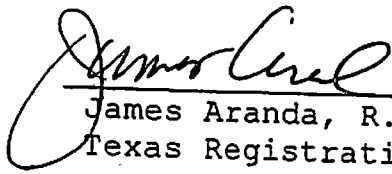
N 08° 34' 21" E along the West line of said Roberto and Spouse Susan Garza Tract, a distance of 156.00 feet to the South right of way Line of Ridge Road. Thence, continuing along the South right of way line of Ridge Road, N 81° 25' 39" W, a distance of 157.50 feet to a ½" iron rod set for the northeast corner of this tract and the **POINT OF BEGINNING**;

- (1) Thence, S 53°34'21" W, to the East right of way line of FM 907(Alamo Road), a distance of 56.57' feet to a ½" iron rod set with an aluminum cap, for the southwest corner of this tract;
- (2) Thence, N 08°34'21" E, in a northerly direction along the East right-of-way line of FM 907 (Alamo Road), a distance of 40.00 feet to a ½" rod set with an aluminum cap, for the northwest corner of this tract;

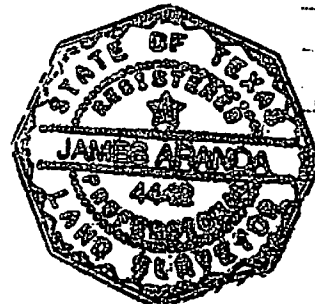
- (3) Thence, S 81°25'39" E, a distance of 40.00' feet to the **POINT OF BEGINNING** and containing 800 square feet (0.02 acre) of land, more or less.

Note: The Point of Beginning of this description has coordinates of X = 1107323.9779 and Y = 16588748.9293; All bearings are based Texas State Plane Coordinate System, NAD 83 (1993 Adj.), South Zone 4205. All coordinates shown are surface and maybe converted to grid by dividing by TxDOT conversion factor of 1.0000400;

I, James Aranda, a Registered Professional Land surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

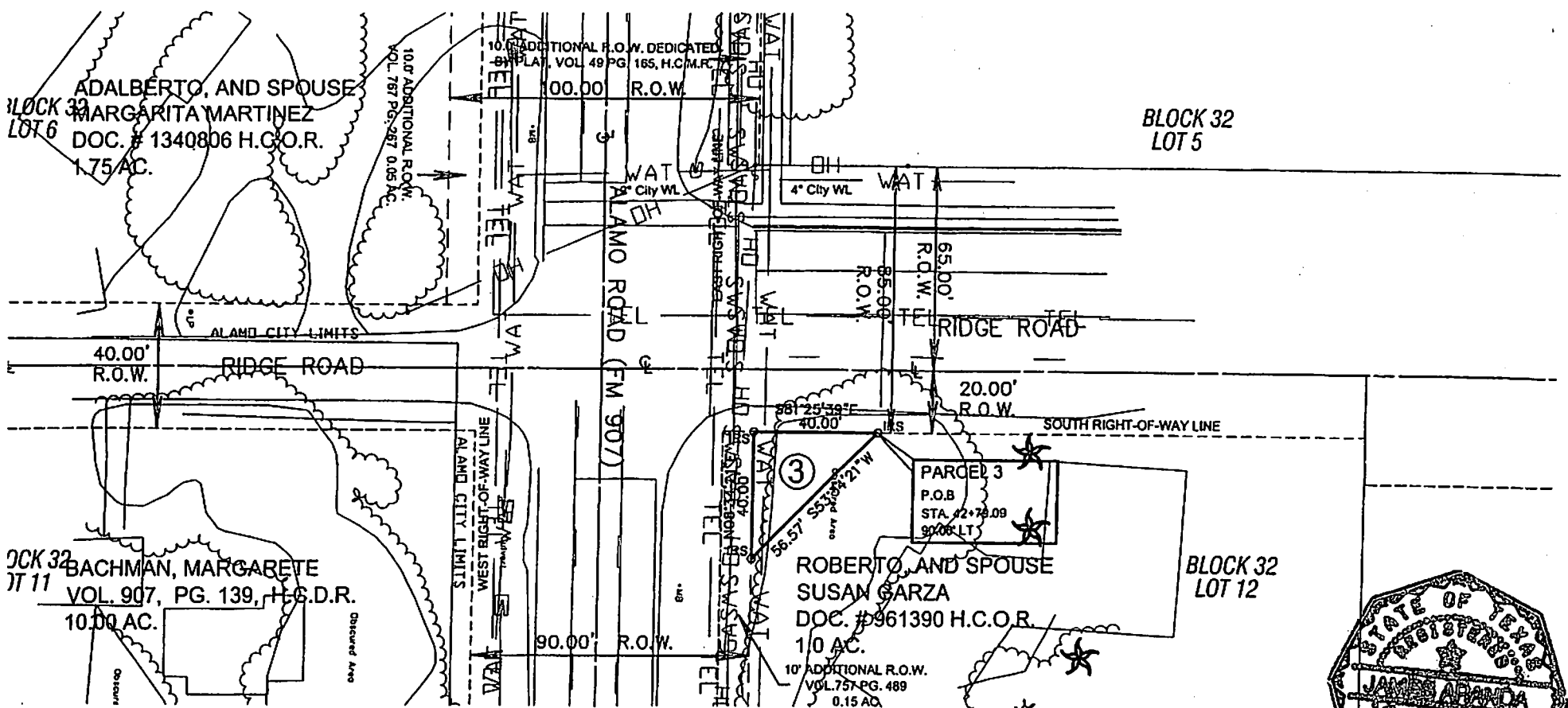
 9/19/06  
James Aranda, R.P.L.S. Date  
Texas Registration No. 4442

R.P.L.S. SEAL



2007 SEP 21 07 14 AM

RECEIVED BY  
COUNTY CLERK



BLOCK 32 LOT 11  
 BACHMAN, MARGARETE  
 VOL. 907, PG. 139, H.C.D.R.  
 10.00 AC.

BLOCK 32 LOT 5

BLOCK 32 LOT 12

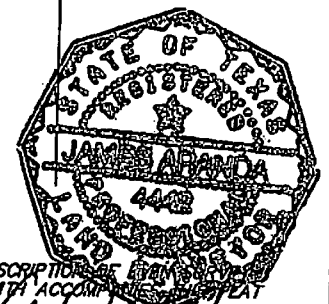
**LEGEND:**

- EXIST. ROW LINE
- PROPERTY LINE
- LOT LINE
- FENCE LINE
- COMMON OWNERSHIP LINE
- EASEMENT LINE
- PARCEL NUMBER
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- CENTERLINE
- COTTON PICKER SPINDLE SET OPS

- RIGHT OF WAY
- POINT OF BEGINNING
- BEGINNING OF PROJECT
- END OF PROJECT
- 5" P REBAR SET
- 5" P ALUMINUM DISK
- IRON PIPE FOUND
- IRON ROD FOUND
- CUT ON CONCRETE

**NOTE:**

- ALL BEARING, DISTANCES AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, (1993 adjustment), TEXAS SOUTH ZONE 4205. COORDINATES AND DISTANCES ARE US SURVEY FEET. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99998000160.
- ALL BEARINGS AND DISTANCES IN BRACKETS [ ] ARE RECORDED.



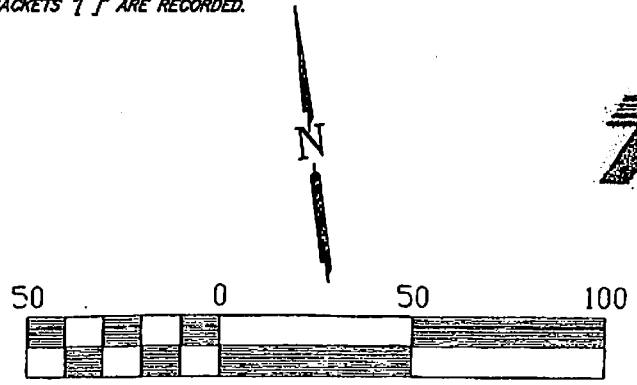
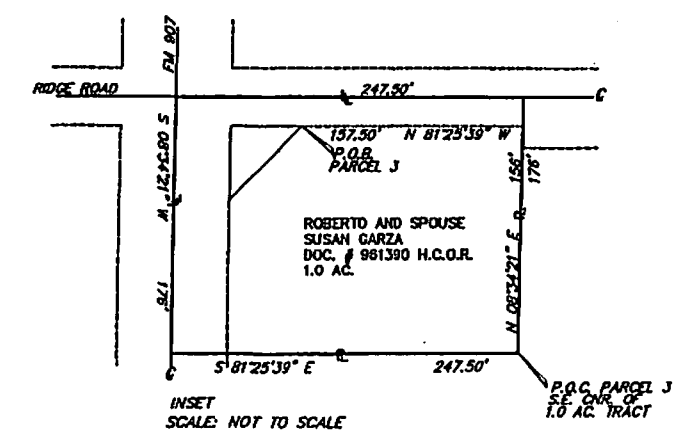
A LEGAL DESCRIPTION OF LAND IS SET  
 DATE HEREWITH ACCOMPANIES THIS PLAT  
 9/19/06  
 JAMES ARANDA, R.P.L.S. DATE:

**ARANDA AND ASSOCIATES, INC.**  
 LAND SURVEYING AND AERIAL MAPPING COMPANY  
 1150 DOME AVENUE, TERRY, P.O. BOX 3002, TERRY, ARKANSAS, 72574  
 PH: 501-621-0211/FAX: 501-621-0212/E-MAIL: [aranda@aranda.com](mailto:aranda@aranda.com)



**Texas Department of Transportation**

| DISTRICT            | PLAT OF SURVEY      | COUNTY         |
|---------------------|---------------------|----------------|
| PHARR               | PARCEL 3            | HIDALGO        |
| R.O.W. CSJ          | PROJECT NAME        | DATE OF SURVEY |
| 1586-01-051         | FM 907 (Alamo Road) | 04/06-05/06    |
|                     |                     | REVISION DATE  |
| R.O.W. ACQUISITION  | SHEET NO.           |                |
| 800 Sq. Ft./0.02 ac | Page 3 of 3 Pages   |                |



Scale 1" = 50'