



PLANNING DEPARTMENT
County Of Hidalgo

Raul E. Sasin, P.E., CFM
PLANNING ADMINISTRATOR

MEMORANDUM

To: Hidalgo County Commissioner's Court

From: Raul E. Sasin, P.E., C.F.M., Planning Administrator

Date: October 8, 2008

Re: Cancellation of Valley Star Acres Subdivision

Xc: T.J. Arredondo, Planning Supervisor

As per Texas Local Government Code 232.008, we are requesting approval from the Court to cancel the above mentioned subdivision including all dedicated streets, easements, and lots. The tract shall revert to its original metes and bounds description minus the dedicated right-of way along Owassa Road and the H.C.W.C. I.D. No.2 drain ditch easement(see exhibit "A").

Our department is recommending approval of the cancellation due to the fact that at no time was this subdivision developed. Also, the owner's do not wish to ever develop the property as such and have petitioned to have the property revert to a raw tract of land as described above.

You may contact me at (956) 318-2840 if you have any questions regarding this correspondence.

Thank You.

*** * * END OF MEMORANDUM * * ***

456-789-0100 cell
956-778-4510 cell

TO
THE COMMISSIONER'S COURT
COUNTY OF HIDALGO
STATE OF TEXAS

THE UNDERSIGNED HEREBY REQUEST THAT THE TRACT OF LAND KNOWN AS VALLEY STAR ACRES SUBDIVISION, AS RECORDED IN VOL.22, PG. 8 OF THE HIDALGO COUNTY RECORDS, BE CANCELLED AS A SUBDIVISION WITH ALL DESIGNATED ROADS & UTILITY EASEMENTS RETURNING TO THE PROPERTY OWNERS AS A NON-SUBDIVIDED ACREAGE TRACT. THE TWO OWNERS WILL THEN UNDERTAKE A SURVEY TO DIVIDE THE TRACT EQUALLY AMONGST THEMSELVES FOLLOWING ANY APPLICABLE GUIDELINES.

ALL OWNERS OF RECORD ARE SIGNED BELOW. THE UNDERSIGNED REPRESENT THAT THERE ARE NO KNOWN LIENS OR ENCUMBRANCES AS OF THE DATE OF THIS REQUEST.

NAME

Ruth E. Hill Family Trust
by Bob Hill

DATE 8-22-08

ADDRESS

2200 N W 24th
Fort Worth, TX

NAME

Robert A. Huch

DATE 8-16-08

ADDRESS

814 North Border Rd
Alamo Texas 78516

LEGAL/BIDS

As per Texas Local Government Code 232.008 Cancellation of Subdivision, the County of Hidalgo is considering a request for the cancellation of Valley Star Acres Subdivision, as recorded in Vol. 22, Pg. 8 Hidalgo County Map records. This proposal would cancel the dedicated road right-of-way (Clark Street), easements, and the 23 lots recorded with said subdivision plat and revert to an original tract as described by metes and bounds and available as an exhibit upon request. Anyone interested in protesting this proposal may do so by voicing their concern at a hearing of the regular Commissioner's Court Meeting on **Tuesday, October 21, 2008, 9:30 a.m.** at 100 E. Cano, Edinburg, Tx., 78539. You may contact Raul E. Sesin, Planning Administrator at (956) 318-2840 with any questions/comments or to request above mentioned metes and bounds exhibit.

Exhibit "A"

METES AND BOUNDS DESCRIPTION

**A 4.53 acre tract of land out of Lot 14, Block 51,
Alamo Land and Sugar Subdivision,
Hidalgo County, Texas
Volume 1, Page 24 Map Records
Also Being all of Lot 1 through Lot 23 and Clark Street right-of-way
Valley Acres Subdivision,
Hidalgo County, Texas
Volume 22, Page 8 Map Records**

A 4.53 acre tract of land out of Lot 14, Block 51, Alamo Land and Sugar Subdivision, Hidalgo County, Texas as per map recorded in Volume 1, Page 24 Map Records and being all of Lot 1 through Lot 23 and Clark Street right-of-way out of Valley Acres Subdivision, Hidalgo County, Texas as per map recorded in Volume 22, Page 8 Map Records; Said 4.53 acre tract of land being more particularly described by metes and bounds as follows:

Commencing at a Southeast corner of Lot 14, Block 51, Alamo Land and Sugar Subdivision, **THENCE**; North 81 Degrees 35 Minutes West with the South line of said Lot 14, Block 51 and centerline of Owassa Road, a distance of 705.80 feet to a point for the Southeast corner of said Valley Acres Subdivision and this tract of land and the **POINT OF BEGINNING**;

THENCE; North 81 Degrees 35 Minutes 00 Seconds West with the South line of said Lot 14, Block 51 and Valley Acres Subdivision and centerline of Owassa Road, a distance of 246.37 feet to a point for the Southwest corner of said Valley Acres Subdivision and this tract of land;

THENCE; North 08 Degrees 25 Minutes 00 Seconds East at a distance of 30 feet pass a point on the North right-of-way line of Owassa Road, continuing with the West line of Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 Valley Acres Subdivision at a total distance of 959.80 feet to a point for the Northwest corner of Lot 12, Valley Acres Subdivision and the Northwest corner of this tract of land;

THENCE; South 48 Degrees 25 Minutes 09 Seconds East with the North line of Lot 12 and the North line of Lot 13 Valley Acres Subdivision, a distance of 294.31 feet to a point for the Northeast corner of said Lot 13 Valley Acres Subdivision and the Northeast corner of this tract of land;

THENCE; South 08 Degrees 25 Minutes 00 Seconds West with the East line of Lot 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 23 Valley Acres Subdivision, a distance of 768.80 feet pass a point on the North right-of-way line of Owassa Road continuing at a total distance of 798.80 feet to the **POINT OF BEGINNING**; Said tract of land containing 4.53 acres of land more or less.