



**Hidalgo County
Planning
Department**

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MEMORANDUM

To: Hidalgo County Commissioners' Court
From: Raul E. Sesin, P.E., C.F.M., Planning Administrator
Date: ^{for} April 16, 2012
Via: Commissioners' Court Agenda
Re: Cancellation of a portion of La Blanca Townsite

As per Texas Local Government Code 232.008, we are requesting approval from the Court to cancel a portion of the above mentioned subdivision including all dedicated streets, easements, and lots. The tract shall revert to its original metes and bounds description which is attached as exhibit "C".

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 in exhibit "C".

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

Thank You.

*** END OF MEMORANDUM ***

COMMISSIONERS' COURT
COUNTY OF HIDALGO
STATE OF TEXAS

APPLICATION FOR CANCELLATION
OF PORTION OF SUBDIVISION

TO THE HONORABLE COMMISSIONERS OF HIDALGO COUNTY, TEXAS:

The undersigned applies for cancellation of part of a subdivision, including any and all dedicated easements and roadways within, to reestablish the property as a non-subdivided acreage tract pursuant to Section 232.008 of the Texas Local Government code. In support, applicant represents and states as follows:

1. Applicant: El Paso Remediation Company is the owner of record of the property under application, comprising greater than 75% of the subdivision.

2. Name of Subdivision: La Blanca Townsite, being a subdivision of Blocks 203, 204 and N½ 198 (except north 80 feet) La Blanca Tract, from the Llano Grande and La Blanca Grants, as recorded in Volume 4, Page 31 of the Plat Records of Hidalgo County, Texas.

3. Legal Description of Property Under Application: As described on Exhibit A , attached hereto.

4. Cancellation of part of the subdivision does not interfere with the established rights of any purchaser who owns any part of the subdivision. To wit: the roadways platted within Applicant's property are not existing public streets; nor are there common amenities or easements within Applicant's property that are shared with remaining lots in the subdivision. See Exhibit B, attached hereto.

Dated: 2/28/ _____, 2012

El Paso Remediation Company

By:

George W. Garcia

Title:

Consultant

1001 Louisiana
Houston Texas 77002

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

All of Lots 1 - 30, Block 1; Lots 1 - 30, Block 2; Lots 1 - 30, Block 3; Lots 3 - 14 and 17 - 28, Block 14; Lots 1 - 28, Block 15; and Lots 1 - 28, Block 16 La Blanca Townsite, Hidalgo County, Texas according to the map recorded in Volume 4, Page 31, Plat Records of Hidalgo County, Texas, reference to which is here made for all purposes.

EXHIBIT B

Aerial photo showing the boundaries-a good representation that (a) there are not shared public amenities and (b) platted roads were never developed into public roadways.

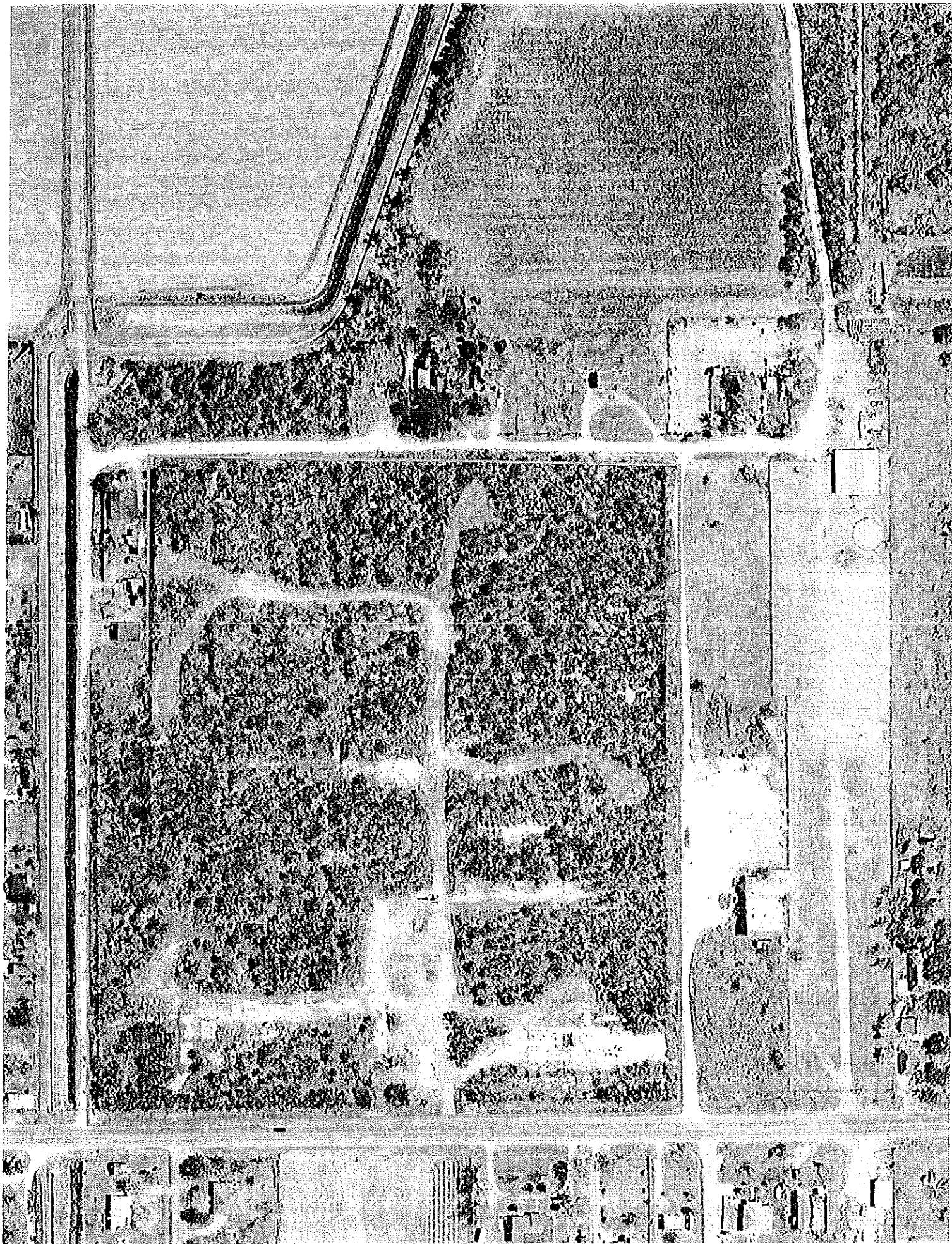


EXHIBIT C

Field Notes Description:

Fieldnotes for a 23.815 Acre tract of land being portions of West Street, Main Street and La Blanca Avenue and Blocks 1, 2, 3, Lots 3-14 and 17-28, Block 14, Lots 1-28, Block 15, and Block 16, and those alleys located in said Blocks, La Blanca Townsite, a map of which is recorded in Volume 4, Page 31, Map Records of Hidalgo County, Texas; said 23.815 acre tract being more fully described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with red plastic cap stamped "Urban Engr. C.C. TX" set at the intersection of the east boundary of Donna Boulevard (Farm to Market Road 493), an 80.00 foot wide public roadway, with the south boundary of County Road, an 80.00 foot wide public roadway, for the northwest corner of Lot 1, said Block 16 and of this tract;

Thence, North 90°00'00" East, along the south boundary of said County Road, same being the north boundary of this tract, a distance of 780.00 feet to a 5/8 inch iron rod with red plastic cap stamped "Urban Engr. C.C. TX" set on the east boundary of said Main Street, for the northeast corner of Lot 1, said Block 14 and for the northeast corner of this tract;

Thence, South 00°00'00" East, along the east boundary of said Main Street, same being the west boundary of Lots 1 and 2, said Block 14, a distance of 70.00 feet to a 5/8 inch iron rod with red plastic cap stamped "Urban Engr. C.C. TX" set for the southwest corner of Lot 2, said Block 14 and for the northwest corner of Lot 3, said Block 14, and for an interior corner of this tract;

Thence, North 90°00'00" East, along the common boundary of Lots 2, 3, 16 and 17, said Block 14, continuing along the north boundary of this tract, a distance of 300.00 feet to a 5/8 inch iron rod with red plastic cap stamped "Urban Engr. C.C. TX" set on the west boundary of Center Street, an 80.00 foot wide public roadway, for the southeast corner of Lot 16, said Block 14, and for the northeast corner of Lot 17, said Block 14 and of this tract;

Thence, South 00°00'00" East, along the west boundary of said Center Street, same being the east boundary of said Block 3 and 14, and of this tract, a distance of 910.00 feet to a 5/8 inch iron rod with red plastic cap stamped "Urban Engr. C.C. TX" set on the north boundary of Commercial Avenue, an 80.00 foot wide public roadway, for the southeast corner of Lot 10, said Block 3 and of this tract;

Thence, South 90°00'00" West, along the north boundary of said Commercial Avenue, same being the south boundary of said Blocks 1, 2 and 3, and of this tract, a distance of 1080.00 feet to a 5/8 inch iron rod with red plastic cap stamped "Urban Engr. C.C. TX" set on the east boundary of said Donna Boulevard, for the southwest corner of Lot 1, said Block 1, and of this tract;

Thence, North 00°00'00" West, along the east boundary of said Donna Boulevard, same being the west boundary said Block 1 and 16, and of this tract, a distance of 980.00 feet to the Point of Beginning and containing 23.815 Acres (1,037,400.00 square feet) of land;

As per Texas Local Government Code 232.008 Cancellation of a Subdivision, the Commissioners Court of Hidalgo County, shall consider an application for permission to cancel a part of the subdivision named La Blanca Townsite and more particularly described as: ALL of LOTS 1-30, BLK 1; LOTS 1-30, BLK 2; LOTS 1-30, BLK 3; LOTS 3-14 AND 17-28, BLK 14; LOTS 1-28, BLK 15; AND LOTS 1-28, BLK 16 LA BLANCA TOWNSITE, HIDALGO COUNTY, TEXAS according to the map recorded in Volume 4, Page 31, Plat Records of Hidalgo County, Texas, reference to which is here made for all purposes. This proposal would cancel the dedicated road right-of-way, easements, lots and blocks in the aforementioned legal description and return that portion of the plat to its original metes and bounds description which is available upon request. Anyone interested in protesting this proposal may do so by voicing their concern at a hearing of the regular Commissioners' Court Meeting on Tuesday, May 1, 2012, 9:30 a.m. at 415 W. University Dr., Edinburg, Hidalgo County, Texas. You may contact T.J. Arredondo, Planning Supervisor at (956) 318-2840 with any questions/comments or to request the above mentioned metes and bounds exhibit.