



**Hidalgo County  
Planning  
Department**

**Raul E. Sesin, PE, CFM**  
Planning Administrator

**Main Office**

1304 S. 25<sup>th</sup> Street  
Edinburg, Texas 78542  
Phone (956) 318-2840  
Fax (956) 318-2844

**Engineering Projects Office**

301 E. State Street  
Pharr, Texas 78577  
Phone (956) 318-2840  
Fax (956) 318-2844

**Precinct No. 1 Substation**

1902 Joe Stephens Ave.  
Weslaco, Texas 78596  
Phone (956) 968-4734  
Fax (956) 973-7850

**Precinct No. 3 Substation**

2401 N. Moorefield Rd.  
Mission, Texas 78572  
Phone (956) 205-7045  
Fax (956) 205-7049

**MEMORANDUM**

**To:** Hidalgo County Commissioners' Court  
**From:** Raul E. Sesin, P.E., C.F.M., Planning Administrator  
**Date:** May 20, 2014  
**Via:** Commissioners' Court Agenda  
**Re:** Cancellation of a portion of Subdivisions as described in Exhibit "A"

*Raul E. Sesin*  
for R.E.S.  
5-20-14

---

As per Texas Local Government Code 232.008, we are requesting approval from the Court to cancel a portion of the above mentioned subdivisions including all dedicated streets, easements, lots and blocks as described in Exhibit "A". The tracts shall revert to their original metes and bounds description which is described in Exhibit "B".

Our department is recommending approval of the cancellation due to the fact that at no time were the subdivisions developed. Also, the current owner does not wish to ever develop the property as such and has petitioned to have the property revert to a raw tract of land as described in Exhibit "B".

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

**Thank You.**

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



**CANTU**  
CONSTRUCTION & DEVELOPMENT COMPANY

April 8, 2014

Mr. Joseph Palacios,  
Commissioner Pct 4  
1051 N. Doolittle Rd.  
Edinburg, TX 78542

Dear Mr. Palacios,

Attached is a survey map prepared by Pablo Pena, III of Pena Engineering (the "Pena Survey") showing two (2) tracts of land, a 328 acre tract, designated as Tract B on the map, recently purchased by me, individually and a 960 acre tract, designated as Tract A on the map, purchased by me, as Trustee for the GAC 2004 GRAT NO. 1 AND YRC 2004 GRAT NO 1, two trusts (hereinafter the "Property"). As shown by the Pena Survey the western boundary line of the Property is the centerline of Hoehn Road, the eastern boundary line is either the centerline or the west right-of-way line of Big Five Road, the northern boundary is part of what is now the south boundary line of the Burns Ranch and the southern boundary line is partly the centerline of Mile 13 North Road and caliche road being the south line of Tract 5 as shown on the Pena Survey.

Within the perimeter of the Property as set forth above, the Pena Survey shows two dedicated, but unopened, interior roads running east and west through the Property. The first being Mile 13 North Rd., running just south of the entire north line of Tract 5 and along the south line of Tract 6 and 8. The second being Mile 14 North Road running along the south line of Lot 5 and 6, Block 13 and the north line of Lots 1 and 2 Block 20, RIO GRANDE DEVELOPMENT COMPANY SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 33, Page 185-187, Deed Records, Hidalgo County, Texas and the south line of both lots 61 and the North line of both lots 60, Block B and C, RETAMA ACRES SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 9, Page 46, Map Records, Hidalgo County, Texas.

The Pena Survey further shows two interior roads running north and south through the Property. The first is a 40' road running between Blocks "B" and "C", RETAMA ACRES SUBDIVISION, Hidalgo County, Texas and the second being a 20' road running along the west line of Block "C" of the same subdivision.

I respectfully request that all interior roads lying within the perimeter set forth above and as shown on the Pena Survey be abandoned by the City in accordance with applicable state statutes, as these roads have never been opened to the public and even if opened would not have any functional purpose. I presently intend to keep the Property as a single tract, as investment property. Any development of the Property in the future would incorporate the dedication of new roads, as may be required by the proposed development or as determined necessary the City and or County. I have previously submitted this request to the County, without objections subject to review by the City.

Your consideration of this request is sincerely appreciated.

Respectfully,



Alonzo Cantu

## EXHIBIT "A"

A 328 acre tract of land being a portion of Lots 44 and 45, and all of Lots 46 through 64, Block "B" RETAMA ACRES SUBDIVISION, Hidalgo County, Texas, as per map thereof recorded in Volume 9 Page 46 of the Map Records of said County and a 119.8 acre portion of RETAMA & BRAZIL TRACT, Hidalgo County, Texas, as per map thereof recorded in Volume 10 Page 34 of the Map Records of said County AND a 960 acre tract of land being a portion of Lots 1 and 2, and all of Lots 3, 4, 5, and 6, Block 13 and all of Lots 1, 2, 3, 4 and a portion of Lot 6, Block 20, RIO GRANDE DEVELOPMENT COMPANY SUBDIVISION, Hidalgo County, Texas as per map thereof recorded in Volume 10 Page 33 of the Map Records of said County; all of Lots 45, 46, a portion of Lots 47 and 48, and all of Lots 49, 50, 51 and 52 CITRUS PROPERTIES SUBDIVISION, Hidalgo County, Texas as per map thereof recorded in Volume 13 Page 23 of the Map Records of said County; a 7.46 acre portion of Lot 45, and all of Lots 46 through 64, Block "C" RETAMA ACRES SUBDIVISION, Hidalgo County, Texas, as per map thereof recorded in Volume 9 Page 46 of the Map Records of said County, and a 121.8 acre portion of RETAMA & BRAZIL TRACT, Hidalgo County, Texas, as per map thereof recorded in Volume 10 Page 34 of the Map Records of said County.

May 9, 2014

DESCRIPTION OF APPROXIMATELY 1,279.31 ACRES OF LAND COMPRISED OF THAT PART OF THE FOLLOWING TRACTS: LOTS 1 THRU 6, BLOCK 13, LOTS 1 THRU 4, BLOCK 20, 6.25 ACRES OF LAND OUT OF LOT 6 BLOCK 20, 0.54 ACRES OF LAND OUT OF LOT 6, BLOCK 20, ALL IN RIO GRANDE DEVELOPMENT COMPANY'S SUBDIVISION, 241.6 ACRES OUT OF THE RETAMA AND BRAZIL TRACT, LOTS 46 THRU 64, INCLUSIVE, BLOCK "B", LOTS 46 THRU 64, INCLUSIVE, BLOCK "C", 20.38 ACRES OF LAND OUT OF LOTS 44 AND 45, BLOCK "B", AND LOT 45, BLOCK "C", ALL IN RETAMA ACRES SUBDIVISION, LOTS 45 THRU 51 INCLUSIVE AND THE NORTH 4.54 ACRES OF LOT 52, THE SOUTH 5.44 ACRES OF LOT 52, ALL IN CITRUS PROPERTIES SUBDIVISION, ALL THE ABOVE REFERENCED TRACTS LYING WITHIN EAST LINE OF HOEHN ROAD, WEST LINE OF BIG 5 ROAD, AND NORTH LINE OF MILE 13 NORTH ROAD, ALL IN HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 9, PAGE 46, AND VOLUME 10 PAGE 33, AND VOLUME 13 PAGE 23 MAP RECORDS RESPECTIVELY.

Beginning at a point on the North line of Lot 1, Block 13, Rio Grande Development Company's Subdivision, South 81 Deg. 35 Min. 43 Sec. East, 20.0 feet from the Northwest corner of said Lot, for the Northwest corner of the following described Tract of land;

THENCE; with the North line of Lot 1, and North line of Retama & Brazil Tracts, South 81 Deg. 35 Min. 43 Sec. East, 4,999.29 feet to a point, for the most Northerly Northeast corner hereof;

THENCE, parallel to the East line of the Retama & Brazil Tract, South 08 Deg. 53 Min. West, 254.5 feet to a point, for an interior corner hereof;

THENCE, South 81 Deg. 07 Min. East, 280.0 feet to a point on the East line of Big 5 Road (in use), for the most Easterly Northeast corner hereof;

THENCE, crossing the Retama & Brazil Tract, with the West line of Big 5 Road (in use), South 08 Deg. 53 Min. West, 3,701.1 feet to a point on the extended North line of Lot 64, Block "B", for the most Northerly Southeast corner hereof;

THENCE, with the extended North line of Lot 64, North 81 Deg. 28 Min. West, 10.0 feet to a point on the West line of Mile 5 Road (in use), for an interior corner hereof;

THENCE, with the West line of Big 5 Road (in use), crossing Lots 64 thru 46 inclusive and a 20.83 acre Tract out of Lot 45, Blocks "B" and Block "C", Retama Acres Subdivision, South 08 Deg. 53 Min. West, 7,346.55 feet, to a point, for the Southeast corner hereof;

THENCE, with the North line of Mile 13 North Road, crossing Lots 45 Block "B" and Lot 45, Block "C", as follows:

North 32 Deg. 32 Min. 04 Sec. West, 748.12 feet,

North 80 Deg. 57 Min. 34 Sec. West, 1,799.80 feet,

North 31 Deg. 50 Min. 52 Sec. West, 403.66 feet,

North 81 Deg. 31 Min. 01 Sec. West, 85.11 feet,

and North 08 Deg. 53 Min. 00 Sec. East, 7.54 feet to a point, for an interior corner hereof;

THENCE, continuing with the North line of Mile 13 North Road, crossing Lot 45 and Lot 52, Citrus Properties Subdivision, North 81 Deg. 24 Min. 08 Sec. West, 2,622.55 feet to a point at the intersection with the East line of Hoehn Road, for the Southwest corner hereof;

THENCE, with the East line of Hoehn Road, parallel to the West line of Lots 52 thru 49 inclusive, Citrus Properties Subdivision, Lots 4, 3 and Lot 1, Block 20 and Lots 1 thru 5, inclusive Block 13, Rio Grande Development Company Subdivision, North 08 Deg. 53 Min. East, 10,397.78 feet the POINT OF BEGINNING containing 1,279.31 acres of land more or less.

MICHAEL FABIAN SURVEYING, INC.

*Michael Fabian*  
 Michael Fabian  
 Registered Professional Land Surveyor  
 #4893

