

**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.**

**PARTIAL RELEASE OF EASEMENT**

STATE OF TEXAS           §  
  §                   KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF HIDALGO    §

WHEREAS, that certain subdivision plat known as Del Monte Orchard Co. Subdivision No. 1 Hidalgo County, Texas according to the map or plat thereof recorded in Volume 5, Page 25 Plat Records of Hidalgo County Texas dedicated to the use of the public a seventy (70) foot road right of way known as Mile One South Road (the "Road");

WHEREAS, the Road is located in the rural area of the County and the County has maintained the road for many decades;

WHEREAS, Hidalgo County realigned the Road and created surplus property as a result of the realignment of the Road (the "Surplus Property");

WHEREAS, this Partial Release of Easement is made in accordance with section 272.001(b)(2) of the Texas Local Government Code;

WHEREAS, the easement partially released hereby is to abutting property owner(s) who own the underlying fee;

WHEREAS, Carlos G. Leal, Jr. one of the abutting property owners on even date herewith is dedicating that certain property for the realignment of the Road, such property being more particularly described on Exhibit "B-1" and shown on Exhibit "B-2" attached hereto; and

WHEREAS, Hidalgo County desires to release the Surplus Property more particularly described on Exhibit A attached hereto at this point for all purposes.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: That in consideration of the premises, Hidalgo County has released, and does by these presents Forever Release, all of its right of use of the above described portion of that seventy (70) foot road right of way described on Exhibit A and also shown on the plat attached hereto as Exhibit B-2.

This is partial release which affects only that portion of the easement released as described on Exhibit "A" and this partial release does not in any manner affect Hidalgo County's right to use the remainder of the Road.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2015.

HIDALGO COUNTY, TEXAS

By: \_\_\_\_\_  
Ramon Garcia, County Judge

ATTEST:

By: \_\_\_\_\_  
Arturo Guajardo, Jr. Hidalgo County Clerk

**ACKNOWLEDGMENT**

**THE STATE OF TEXAS §**  
**§**  
**COUNTY OF HIDALGO §**

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public, State of Texas

A 0.38 ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 8, AND LOT 4, BLOCK 10, DEL MONTE ORCHARD CO. SUBDIVISION NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 5, PAGE 25, MAP RECORDS, HIDALGO COUNTY, TEXAS

BEGINNING at a point on the East line of Lot 5, North 08 Deg. 50 Min. East, 35.0 feet from the Southeast corner of Lot 5, for the Northeast corner of the following described tract of land; said point being on the North line of Mile One South Road, and being the Southeast corner of a certain 6.07 acre tract out of Lot 5, Block 8 and Lot 4, Block 10, said 6.07 acre tract as described in Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 2455429, Official Records; Hidalgo County, Texas; said point being on a curve to the left;

THENCE, with the North line of said 0.73 acre tract, with said curve to the left, in a southwesterly direction on a radius of 289.0 feet, through an arc of 40 Deg. 43 Min. 45 Sec., and a distance of 205.44 feet to a point on the South line of Mile One South Road, for the Southeast corner hereof;

THENCE, with the South line of Mile One South Road, parallel to and 35 feet southerly from the North line of said Lot 4, North 81 Deg. 10 Min. West, 180.57 feet to a point for the Southwest corner hereof;

THENCE, parallel to the West line of said Lot 4, Block 10, and Lot 5, Block 8, North 08 Deg. 50 Min. East, at 35.0 feet pass the division line between said Lots 4 and 5, and at 70.0 feet a point on the North line of Mile One South Road, for the Northwest corner hereof;

THENCE, with the North line of Mile One South Road, parallel to and 35.0 feet northerly from the South line of said Lot 5, South 81 Deg. 10 Min. East, 369.15 feet to the POINT OF BEGINNING; Containing 0.38 acres of land, more or less

*Stephen Spoor* 07-02-15  
STATE OF TEXAS  
STEPHEN SPOOR  
56752  
REGISTERED PROFESSIONAL ENGINEER  
FIRM # F-6003



A 0.53 ACRE TRACT OF LAND OUT OF LOT 4, BLOCK 10, DEL MONTE ORCHARD CO. SUBDIVISION NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 5, PAGE 25, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the East line of Lot 4, South 08 Deg. 50 Min. West, 35.0 feet from the Northeast corner of Lot 4, for the Northeast corner of the following described tract of land; said point being on the South line of Mile One South Road; said point being the beginning point of a curve to the left;

THENCE, with said curve to the left, in a southwesterly direction, on a radius of 219.0 feet, through an arc of 51 Deg. 20 Min. 44 Sec., and a distance of 196.26 feet to the beginning point of a curve to the right, for a point on the South line hereof;

THENCE, with said curve to the right, in a southwesterly direction, on a radius of 289.0 feet, through an arc of 51 Deg. 20 Min. 44 Sec., and a distance of 258.98 feet to end of curve for a point on the south line hereof;

THENCE, North 80 Deg. 54 Min. 36 Sec. West, 1.59 feet to the Southeast corner of Mile One South Road, as shown on plat of Valle Hermoso Estates, Hidalgo County, Texas, according to plat recorded in Volume 21, Page 38, Map Records; for the Southwest corner hereof; said point being the Northeast corner of Lot 10, Valle Hermoso Estates;

THENCE, with the East line of said Mile One South Road, North 08 Deg. 50 Min. East, at 50.0 feet pass the Northeast corner of said Mile One South Road, and at 70.0 feet a point for the Northwest corner hereof; said point being the Southwest corner of said 6.07 acre tract out of Lot 5, Block 8 and Lot 4, Block 10; said 6.07 acre tract as described in Special Warranty Deed with Vendor's Lien, recorded in Instrument Number 2455429, Official Records;

THENCE, with the South line of said 6.07 acre tract South 80 Deg. 54 Min. 36 Sec. East, 1.59 feet to the beginning point of a curve to the left, for a point on the North line hereof;

THENCE, continue with the South line of said 6.07 acre tract, with said curve to the left, in a northeasterly direction, on a radius of 219.0 feet, through an arc of 51 Deg. 20 Min. 42 Sec, and a distance of 196.26 feet to the beginning point of a curve to the right, for a point on the North line hereof;

THENCE, continue with the South line of said 6.07 acre tract, on said curve to the right, in a northeasterly direction, on a radius of 289.0 feet, through an arc of 10 Deg. 21 Min. 25 Sec., and a distance of 52.24 feet to a point on the South line of Mile One South Road, for the Northwest corner hereof;

THENCE, with the South line of Mile One South Road, South 81 Deg. 10 Min. East, 189.87 feet to the POINT OF BEGINNING; Containing 0.53 acres of land more or less.

07-02-15  
*MS*



FIRM # F-6003

07-02-15  
*[Signature]*



**MAP**

of  
**MILE ONE SOUTH ROAD**  
 RELOCATION AND ABANDONMENT  
 across Lot 5, Block 8,  
 and Lot 4, Block 10,  
 Del Monte Orchard Co. Subd. No. 1  
 Hidalgo County, Texas  
 recorded in Vol. 5, Pg. 25,  
 Map Records



July 1, 2015  
 1"=100'

Prepared by  
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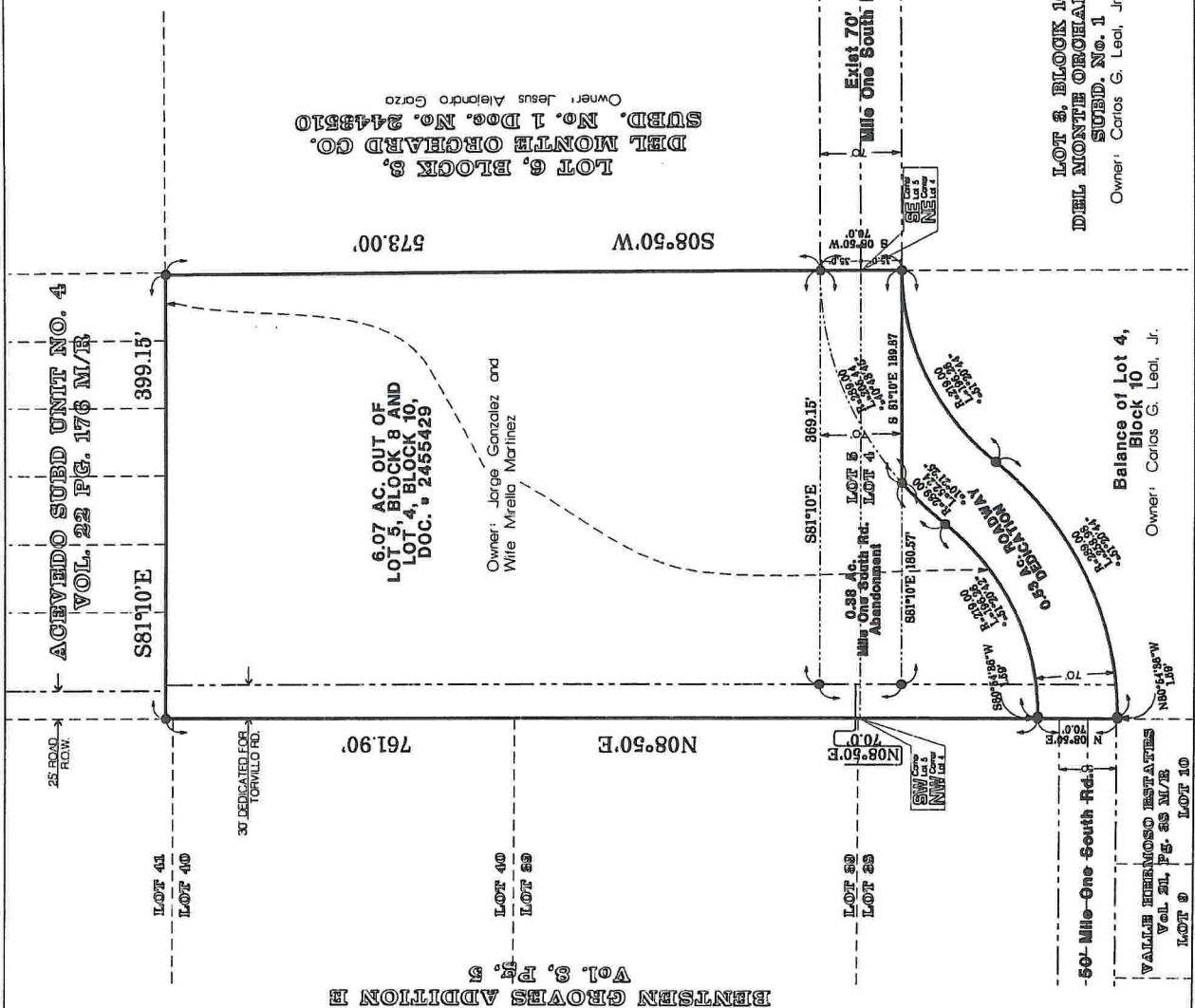


EXHIBIT  
**B-2**  
 tables