



125 EAST 11TH STREET, AUSTIN, TEXAS 78701-2483 | 512.463.8588 | WWW.TXDOT.GOV

October 3, 2016

RE: Potential Sale of State-Owned Property
Texas Department of Transportation
+/- 2.12 acres
623 N. Cage Blvd.
Pharr, Hidalgo County, TX 78577

RECEIVED

OCT - 6 2016

COUNTY JUDGE

VIA FEDERAL EXPRESS [FEDEX 7773 7870 9219]

Ramon Garcia
Hidalgo County Judge
100 E. Cano St. 2nd Floor
Edinburg, TX 78539

Honorable Judge Ramon Garcia,

The Pharr District of the Texas Department of Transportation ("TxDOT") has determined that the above described property is no longer needed for state highway purposes. A copy of the survey and an aerial map of the property is enclosed. In accordance with Texas Transportation Code, Section 202.021, governmental entities with the authority to condemn real property have priority right to purchase TxDOT property that is sold and this letter is a notice of your priority right to purchase the above described property.

The purchase price for this property is \$200,000.00 (two hundred thousand dollars), plus survey costs in the amount of \$10,399.50, appraisal costs in the amount of \$2,000.00, and any additional incurred closing costs, including the cost of any owner's title policy you may require.

In order to exercise your priority, within thirty (30) days of the receipt of this letter, please provide TxDOT with a written statement of your entity's intent to purchase the property on these terms. Please forward a copy of the statement to:

Mr. Jess Berglund
Real Estate Management and Development Division
Texas Department of Transportation
125 E. 11TH Street, 5th Floor
Austin, Texas 78701

Or by email to: Jess.Berglund@txdot.gov.

This offer is subject to change or revocation by TxDOT. If the above does not receive a copy of the statement exercising the priority right within thirty (30) days after your receipt of this letter, TxDOT will consider your priority right to purchase the property to be waived. If your governmental entity is not interested in the property TxDOT would appreciate it if you would return the enclosed Waiver of Priority Purchase Right prior to the automatic 30-day waiver.

If you have any questions concerning this matter, please contact Jess Berglund at (512) 463-3166 or at Jess.Berglund@txdot.gov.

Sincerely,

Roland Tilden
Director
Real Estate Management and Development

**CC: Toribio Garza, P.E., District Engineer, Pharr District
Kyle Madsen, TxDOT Regional Right of Way Manager**

Waiver of Priority Purchase Right

**RE: Potential Sale of State-Owned Property
Texas Department of Transportation
+/- 2.12 acres
623 N. Cage Blvd.
Pharr, Hidalgo County, TX 78577**

**Jess Berglund
Real Estate Management and Development Division
Texas Department of Transportation
125 E. 11th Street
5th Floor
Austin, Texas 78701**

Dear Mr. Berglund:

We have reviewed TxDOT's letter dated October 3, 2016 regarding the proposed sale of the property at 623 N. Cage Blvd., Pharr, TX 78577.

Hidalgo County IS NOT interested in purchasing this property. Therefore, Hidalgo County WAIVES the priority right to purchase this property.

Sincerely,

**Ramon Garcia
Hidalgo County Judge
100 E. Cano St. 2nd Floor
Edinburg, TX 78539**

Date: _____, 20__



Old Pharr Area Office Tract 1

Google earth

© 2015 NECI
© 2015 Google

Imagery Date: 1/16/2016 lat -26.205166° lon -98.188749° elev. 116 ft eye alt. 1972 ft

Tour Guide 1995

EXHIBIT "A"

County: Hidalgo
Intersection: Cage Blvd. & Bell St.
CSJ: 00039-17-183

Page 1 of 5
6/14/2016

TRACT 01

BEING A 2.1221 ACRE (92,438 SQUARE FEET) TRACT SITUATED IN THE J. HINOJOSA SURVEY, ABSTRACT NUMBER 40, HIDALGO COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.12 ACRE TRACT DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 866, PAGE 275 OF THE DEED RECORDS OD HIDALGO COUNTY, TEXAS (D.R.H.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2-inch iron rod with plastic cap stamped "RGEC" for the northeast corner of Lot 1 of the Parkview Terrace subdivision, a subdivision of record recorded in Document Number 2239170 of the Map Records of Hidalgo County, Texas (M.R.H.C.T.) and the remainder of a called 8.6 acre tract described in deed to Pharr Housing Authority recorded in Volume 1117, Page 401 of the D.R.H.C.T. and the existing south right-of-way of Audrey Street;

THENCE South 81°33'23" East 49.82 feet with the north line of the remainder of said 8.6 acre tract and the existing south right-of-way line of Audrey Street to a found Type I Texas Department of Transportation concrete monument for the northeast corner of the remainder of said 8.6 acre tract, the intersection of the existing south right of way line of Audrey Street with the existing east right-of-way line of Aster Street and the west line of said 2.12 acre tract for the **POINT OF BEGINNING** of the herein described Tract;

- 1) **THENCE** North 08°25'54" East 25.24 feet with the west line of said 2.12 ac and the existing east right-of-way line of Aster Street to a 1/2-inch iron rod with plastic cap stamped "HALFF" for the northeast corner of said 2.12 acre tract and the southwest corner of Lot 2B of the Aguilera Medical Plaza No. 3, a subdivision of record recorded in Volume 37, Page 30A of the (M.R.H.C.T.);
- 2) **THENCE** South 81°27'48" East 140.00 feet with the north line of said 2.12 acre tract and the south line of Lot 2B to a 1/2-inch iron rod with plastic cap stamped "HALFF" for the northeast corner of said 2.12 acre tract and the northwest corner of a called 2.925 acre tract described in deed to 4300 Highway 90 East LP, recorded in Document Number 2243510 of the D.R.H.C.T. from which a iron rod found with plastic cap stamped "M&H" bears north 81°27'48" East 0.65 feet;

EXHIBIT "A"

County: Hidalgo
Intersection: Cage Blvd. & Bell St.
CSJ: 00039-17-183

Page 2 of 5
6/14/2016


TRACT 01

- 3) **THENCE South 08°25'54" West** with the east line of said 2.12 acre tract, the west line of said 2.925 acre tract and the west line of a called 4.18 acre tract described in deed to Kyish Real Estate LP, recorded in Document Number 2250629 of the D.R.H.C.T., passing at a distance of 594.95 feet the northwest corner of a called 0.48 acre tract described in deed to the State of Texas recorded in Volume 653, Page 532 of the D.R.H.C.T, continuing for a total distance of **659.95 feet** to a set 1/2-inch iron rod with plastic cap stamped "HALFF" for the southeast corner of said 2.12 acre tract, the northeast corner of Lot 2, Block 133, same being the northeast corner of a tract of land described as the east 142 feet of Lot 2, Block 133 in deed to Carolina Cano and husband, Juan Luis Ramirez recorded in Document Number 2379750 of the D.R.H.C.T.;
- 4) **THENCE North 81°43'38" West 140.00 feet** with the south line of said 2.12 acre tract and the north line of Lot 2, Block 133 to a 1/2-inch iron pipe found for the southwest corner of said 2.12 acre tract and the remainder of Lateral "F" (no deed found);
- 5) **THENCE North 08°25'54" East** with the west line of said 2.12 acre tract and the east line of the remainder of said Lateral "F", passing at a distance of 65.00 feet the northeast corner of said Lateral "F" and the southeast corner of the remainder of said 8.600 acre tract, continuing with the west line of said 2.12 acre tract and the east line of the remainder of said 8.600 acre tract a distance of **660.60 feet** to the **POINT OF BEGINNING** and containing 2.1221 acre (92,438 square feet).

Basis of bearings is the Texas Coordinate System of 1983, South Zone 4205 (NAD83/2011). All distances shown hereon are grid: U.S. Survey Feet.

These property descriptions are accompanied by a parcel plat of even date.

I, Jason A. Jernigan, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.

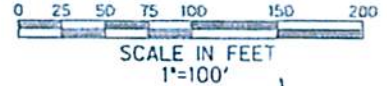
 09 FEB 2016
Jason A. Jernigan, R.P.L.S. Date
Texas Registered Professional Land Surveyor No. 6023
Halff Associates, Inc.,
TBPLS Firm No. 10029600
1201 North Bowser Road, Richardson, TX, 75081



LOT 2, BLOCK C
THE SUBDIVISION OF PORCIONES
66, 67, 69 AND 70
(ALSO KNOWN AS THE
KELLY PHARR SUBDIVISION)
VOL. 3, PG. 133
D.R.H.C.T.

J. HINOJOSA ABST. 40

LOT 2B
AGUILERA MEDICAL PLAZA NO. 3
VOL. 37, PG. 30A
AGUILERA REAL ESTATE HOLDINGS LLC
DOC. NO. 1537167
D.R.H.C.T.



AUDRY ST.
(50' R.O.W.)

POINT OF BEGINNING

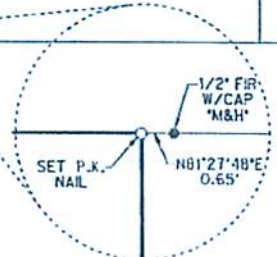
N08°25'54"E
25.24'
S81°33'23"E
49.82'

S81°27'48"E
140.00'

POINT OF COMMENCING

1/2" FIR
W/CAP
"RCEC"

FND.
XDOT TYPE I
CONC. MON.



4300 HIGHWAY 90 EAST LP
(2.925 AC)
DOC. NO. 2243510
D.R.H.C.T.

PARKVIEW TERRACE
DOC. NO. 2239170
M.R.H.C.T.

LIT I
PHARR HOUSING AUTHORITY
VOL. 1117, PG. 401
D.R.H.C.T.

TRACT 1
2.1221 AC.
(92,438 S.F.)
STATE OF TEXAS
(12.12 AC)
VOL. 866, PG. 275
D.R.H.C.T.

LOT 4, BLOCK C THE SUBDIVISION OF PORCIONES
66, 67, 69 AND 70 VOL. 3, PG. 133 D.R.H.C.T.

LEGEND
FIP - FOUND IRON PIPE
FIR - FOUND IRON ROD
SIR - SET IRON ROD
W/CAP - WITH A CAP STAMPED "HALFF"
D.R.H.C.T. - DEED RECORDS, HIDALGO COUNTY, TEXAS
M.R.H.C.T. - MAP RECORDS, HIDALGO COUNTY, TEXAS
VOL - VOLUME
PG - PAGE

KYRISH REAL ESTATE LP
(4.18 AC)
DOC. NO. 2250629
D.R.H.C.T.

REMAINING OF BLOCK C
PARCEL NO. 1
PHARR HOUSING AUTHORITY
VOL. 1117, PG. 401
D.R.H.C.T.

LOT 3, BLOCK C THE SUBDIVISION OF PORCIONES
66, 67, 69 AND 70 VOL. 3, PG. 133 D.R.H.C.T.

N08°25'54"E 660.60'

S08°25'54"W 659.95'

80' R.O.W.
"SIXTEEN INCH WATER CONTROL
& IMPROVEMENT DISTRICT"
VOL. 26, PG. 203
D.R.H.C.T.

130' R.O.W.
"TWENTY-EIGHT TRACT"
HIDALGO COUNTY WATER CONTROL
& IMPROVEMENT DISTRICT
VOL. 26, PG. 203
D.R.H.C.T.

1/2" FIP

1/2" FIP

STATE OF TEXAS
VOL. 653, PG. 532
D.R.H.C.T.

STATE OF TEXAS
VOL. 370, PG. 464
D.R.H.C.T.

HUISACHE SUBDIVISION VOL. 7, PG. 57 M.R.H.C.T.
LOT 1, BLOCK 133
LOT 2, BLOCK 133
N81°43'38"W
140.00'

CAROLINA CANO &
JUAN LUIS RAMIREZ
DOC. NO. 2379750
D.R.H.C.T.

I, Jason A. Jernigan, Registered Professional Land Surveyor, hereby certify that this parcel plat and accompanying legal description of even date represent an actual survey made on the ground under my supervision



JASON A. JERNIGAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NUMBER 6023
TBPLS FIRM NO. 10029600

Texas
Department
of Transportation

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PAGE 3 OF 5

HALFF

1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
(214) 346-6200
TBPLS FIRM NO. 10029600

| STATE | COUNTY | SECTION | RANGE | TOWNSHIP | TRACT |
|-------|--------------|-------------|-------|----------|-------|
| TEXAS | HIDALGO | | | | 01 |
| PHR | CONTRACT NO. | 36-536P1008 | | | |

MCA
GALFORD-1997

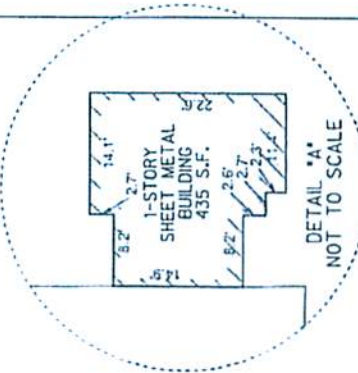
Sheet
1:\work\007722\CADD\Sheet\TRACT ONE BOUNDARY.dwg POI_2D.MEN FV.MR.6023

HALFF

DATE

- LEGEND**
- CI - CURB INLET
 - GI - GRATE INLET
 - GW - GUY WIRE
 - GV - NATURAL GAS VALVE
 - GM - NATURAL GAS METER
 - GPLS - NATURAL GAS PIPELINE SIGN
 - TSB - TELEPHONE SERVICE BOX
 - CPED - CABLE TV SERVICE BOX
 - WM - WATER METER
 - WAR - WATER AIR RELEASE
 - LP - LIGHT POLE
 - STMH - STORM MANHOLE
 - SSMH - SANITARY SEWER MANHOLE
 - PP - POWER POLE
 - ZLP - DOUBLE DAVIT LIGHT POLE
 - LP - LIGHT POLE
 - MB - MAILBOX
 - PL - PROPERTY LINE
 - PL - CHAIN LINK FENCE LINE
 - — — — — EDGE OF ASPHALT
 - — — — — OVERHEAD ELECTRIC LINE
 - — — — — CONCRETE PAVEMENT

MATCH LINE PAGE 4



SEE DETAIL 'A'

STATE OF TEXAS
VOL. 653, PG. 532
DALLAS, TX

CAROLINA CANO &
JUAN LUIS RAMIREZ
DECL. NO. 2379750
REGISTERED PROFESSIONAL SURVEYORS
HIDALGO COUNTY, TEXAS



I, Jason A. Jernigan, Registered Professional Land Surveyor, hereby certify that this parcel plat and accompanying legal description of even date represent an actual survey made on the ground under my supervision.

JASON A. JERNIGAN
JASON A. JERNIGAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NUMBER 6023
TBPLS FIRM NO. 10029600

| | | | |
|--------------|-------------|---|---------|
| | | 1201 NORTH BOWSER ROAD RICHMOND, TX 75081 (214) 346-6200 TBPLS FIRM NO. 10029600 | |
| STATE | TEXAS | COUNTY | HIDALGO |
| CONTRACT NO. | 36-556P1008 | SHEET NO. | 01 |
| TRACT NO. | | TRACT NO. | |



NOTES:
 Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4205 NAD 83/2011. All coordinates and distances shown hereon are grid.
 The buildings and other improvements shown hereon represent the outline at ground level. The Surveyor has not located any underground buildings, overhead protrusions or improvements not obvious and located at ground level, unless otherwise noted.