



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
+/- 3.99 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 \$1,300,000.00 (one million, three 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
+/- 3.99 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__

EXHIBIT "A"

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

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6/14/2016

TRACT 02

BEING A 3.9945 ACRE (174,000 SQUARE FEET) TRACT SITUATED IN THE J. HINOJOSA SURVEY, ABSTRACT NUMBER 40, HIDALGO COUNTY, TEXAS, AND BEING ALL OF THE FOLLOWING TRACTS: A CALLED 0.48 ACRE TRACT DESCRIBED IN DEED TO THE TEXAS HIGHWAY DEPARTMENT RECORDED IN VOLUME 653, PAGE 532 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS (D.R.H.C.T.), A CALLED 1.07 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 370, PAGE 464 OF THE D.R.H.C.T., A CALLED 1.17 ACRE TRACT DESCRIBED IN WARRANTY DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 370, PAGE 466 OF THE D.R.H.C.T. AND A CALLED 1.45 ACRE TRACT DESCRIBED IN WARRANTY DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 409, PAGE 154 OF THE D.R.H.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found for the southeast corner of a called 4.18 acre tract described in deed to Kyrish Real Estate LP recorded in Document Number 2250629 of the D.R.H.C.T. and the existing west right-of-way line of Cage Blvd.;

THENCE North 81°34'06" West 10.12 feet with the south line of said 4.18 acre tract and the existing west right-of-way line of Cage Blvd. to a set 1/2-inch iron rod with plastic cap stamped "HALFF" for the northeast corner of said 1.07 acre tract and the **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE South 08°21'12" West 300.50 feet** with the east line of said 1.07 acre tract, the east line of said 1.17 acre tract and the existing west right-of-way line of Cage Blvd. to a 1/2-inch iron rod found for the southeast corner of said 1.17 acre tract and the northeast corner of Lot 1 of the Burton Subdivision, a subdivision of record recorded in Volume 38, Page 49B of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), from which a Texas Department of Transportation (TxDOT) concrete monument found bears North 57°03'53" West 0.84 feet;
- 2) **THENCE North 81°35'27" West 339.90 feet** with the south line of said 1.17 acre tract and the north line of Lot 1 and the east line of said 1.45 acre tract to a Texas Department of Transportation (TxDOT) concrete monument found for the northwest corner of Lot 1 and an angle point in the east line of said 1.45 acre tract, from which a iron rod found with plastic cap stamped "RPLS 4304" bears 0.42 feet;
- 3) **THENCE South 08°29'13" West 298.46 feet** with the east line of said 1.45 acre tract and the west line of Lot 1 and Lot 2 of said Burton Subdivision to a Texas Department of Transportation (TxDOT) concrete monument found for the southeast corner of said 1.45 acre tract, the southwest corner of Lot 2 and on the existing right-of-way line of Bell Street;

EXHIBIT "A"

County: Hidalgo
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6/14/2016

TRACT 02

- 4) **THENCE North 81°34'06" West 120.00 feet** with the south line of said 1.45 acre tract and the existing north right-of-way line of Bell Street to a Texas Department of Transportation (TxDOT) concrete monument found for the southwest corner of said 1.45 acre tract and the southeast corner of a 20 foot Alley as shown in Huisache Subdivision recorded in Volume 7, Page 57 of the M.R.H.C.T.;
- 5) **THENCE North 08°28'14" East 599.09 feet** with the west line of said 1.45 acre tract, the west line of said 0.48 acre tract, the east line of said Alley, the east line of a tract of land described in deed to Carolina Cano and Husband Juan Luis Ramirez and the east line of the remainder of Lateral "F" (no deed found) to a set 1/2-inch iron rod with plastic cap stamped "HALFF" for the northwest corner of said 0.48 acre tract, the northeast corner of the remainder of said Lateral "F", the southeast corner of a called 2.12 acre tract described in deed to the State of Texas recorded in Volume 866, Page 275 of the D.R.H.C.T. and the southwest corner of said 4.18 acre tract
- 6) **THENCE South 81°34'06" East 459.37 feet** with the north line of said 0.48 acre tract, the north line of said 1.07 acre tract and the south line of said 4.18 acre tract to the **POINT OF BEGINNING** and containing 3.9945 acre (174,000 square feet).

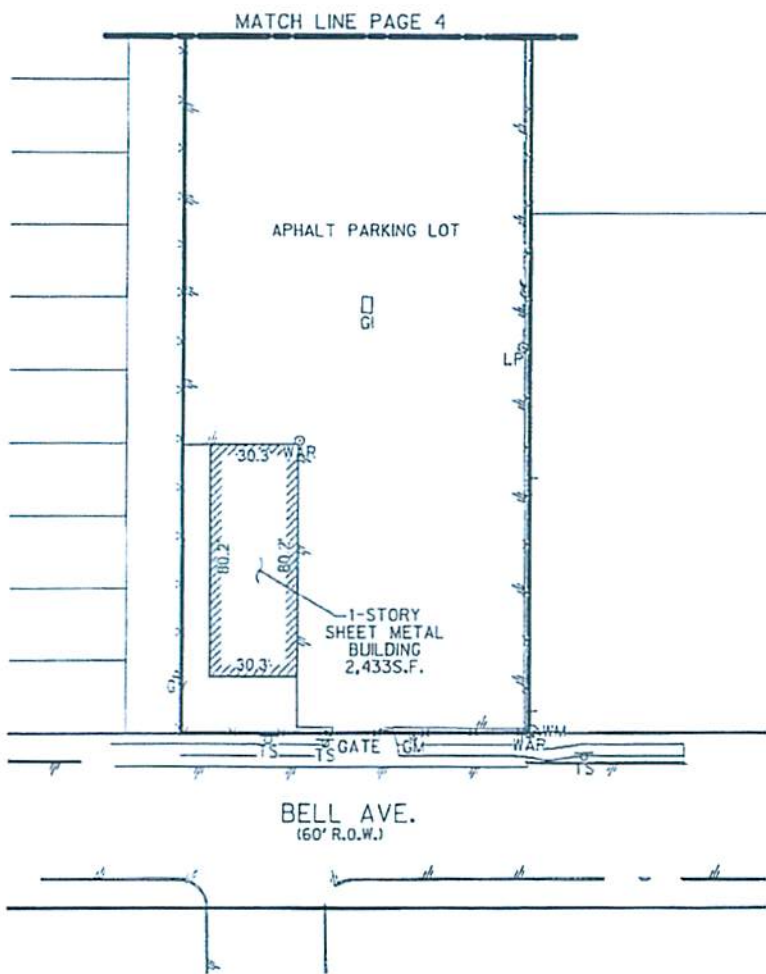
Basis of bearings is the Texas Coordinate System of 1983, South Zone 4205 (NAD83/2011). All distances shown hereon are grid: U.S. Survey Feet.

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





- 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
 - 2LP - DOUBLE DAVIT LIGHT POLE
 - LP - LIGHT POLE
 - MB - MAILBOX
 - x-x-x-x- CHAIN LINK FENCE LINE
 - - - - - EDGE OF ASPHALT
 - - - - - OVERHEAD ELECTRIC LINE
 - CONCRETE PAVEMENT



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 09 FEB 2016
 JASON A. JERNIGAN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NUMBER 6023
 TBPLS FIRM NO. 10029600

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.



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HALFF
 1201 NORTH BOWSER ROAD
 RICHARDSON, TX 75081
 (214) 348-6200
 TBPLS FIRM NO. 10029600

| PLAT NO. | STATE | COUNTY | SECTION | TRACT NO. |
|----------|--------------|---------|-----------|-----------|
| 6 | TEXAS | HIDALGO | | |
| PLAT NO. | CONTRACT NO. | SECTION | TRACT NO. | TRACT NO. |
| PHR | 36-536P1008 | | | 02 |