



COUNTY COMMISSIONER PRECINCT 3  
County of Hidalgo

Joe M. Flores  
County Commissioner Pct. No. 3

***MEMO***

TO: Hidalgo County Purchasing Department  
Attn: Agueda "Aggie" Garcia,

FROM: Victor Gallardo ROW Agent ✓  
Hidalgo County Pct. 3

DATE: August 21, 2017

RE: Los Ebanos Road Right of Way Donation

Project: A Tract of Land containing 0.265 acre, situated in Hidalgo County, Texas and being part or portion 53-1, West Addition to Sharyland, As Per Map Recorded in Volume1, Page 56, Map Records, in Hidalgo County, Texas

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Based on properties appraised in the surrounding area, the value of the property being donated for the above-mentioned parcel is approximately \$3,531.12.

Estimated Value of Acquisition 0.265 acre x \$13,325.00 per acre = \$3,531.12.

Should you have any questions or need additional information, please feel free to call 956-585-4509.

Cc: [rebecca.gomez@co.hidalgo.tx.us](mailto:rebecca.gomez@co.hidalgo.tx.us)  
[freyes\\_sea@yahoo.com](mailto:freyes_sea@yahoo.com)

Office: (956) 585-4509 • Fax: (956) 205-7009  
724 N. Breyfogle • Mission, Texas 78574



SCALE: 1"=50'

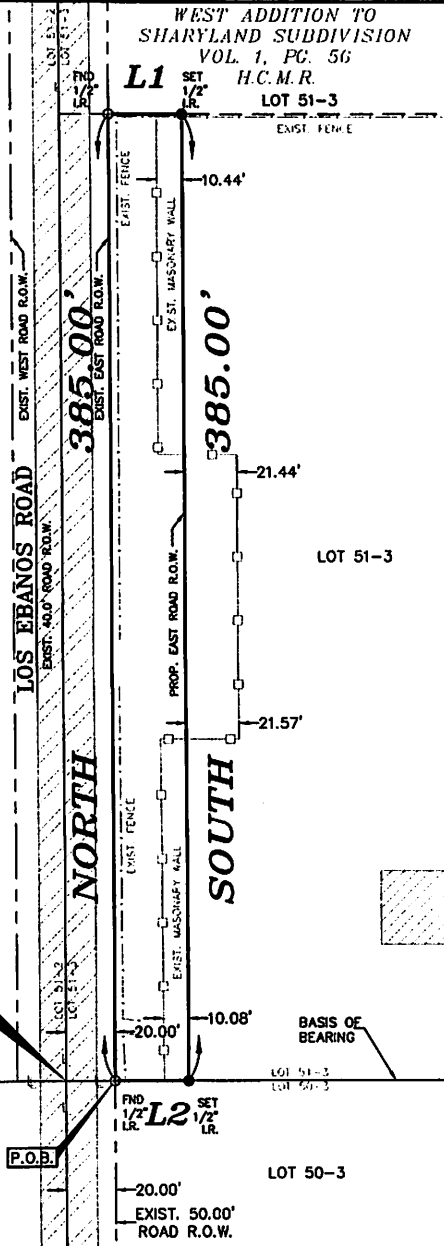
WEST ADDITION TO SHARYLAND SUBDIVISION VOL. 1, PG. 56 H.C.M.R.

LOT 51-2

ROBERT GUERRA 0.840 ACRE TRACT OF LAND OUT OF LOT 51-3 WEST ADDITION TO SHARYLAND (W0100-00-051-0001-07)

P.O.C. S.W.C. OF LOT 51-3 WEST ADDITION TO SHARYLAND SUBDIVISION VOL. 1, PG. 56 H.C.M.R.

PALMERAS SUBDIVISION VOL. 22, PG. 200 H.C.M.R.



PLAT SHOWING 0.265 ACRE TRACT TO BE DEDICATED FOR ROADWAY USE

BEING A 0.265 ACRE (11,550.00 SQ. FT.) TRACT OF LAND OUT OF LOT 51-3, WEST ADDITION TO SHARYLAND SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SURVEYED: MAY 19, 2017.

FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS PER COMMUNITY-PANEL NUMBER: 480334 0295-D MAP REVISED: JUNE 6, 2000.

GENERAL NOTES:

- 1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. THIS SURVEY IS FOR RIGHT-OF-WAY ACQUISITION PURPOSES ONLY.
3. THE EXISTENCE, IF ANY UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY SHOULD BE THOROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.
4. BASIS OF BEARING: SOUTH LINE OF LOT 51-3, WEST ADDITION TO SHARYLAND SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.
5. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR AND ELECTRONIC SEAL.

I, HOMERO L. GUTIERREZ, REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, STATE THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND ON MAY 19, 2017, UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

Signature of Homero Luis Gutierrez, Homero Luis Gutierrez, R.P.L.S., DATE: 5/24/17, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2791



METES AND BOUNDS (0.265 ACRE TRACT)

BEING A 0.265 ACRE (11,550.00-CALCULATED SQ. FT.) TRACT OF LAND OUT OF LOT 51-3, WEST ADDITION TO SHARYLAND SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID 0.265 ACRE (11,550.00-CALCULATED SQ. FT.) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 60-D NAIL FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 51-3 AND BEING ON THE APPARENT EXISTING CENTERLINE OF LOS EBANOS ROAD, RE-ESTABLISHED BASED ON FOUND PROPERTY CORNERS, THENCE; EAST, ALONG THE APPARENT SOUTH LINE OF SAID LOT 51-3 A DISTANCE OF 20.0 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 0.265-ACRE TRACT HEREIN DESCRIBED AND FOR THE POINT OF BEGINNING (P.O.B.).

THENCE; NORTH, PARALLEL TO THE WEST LINE OF SAID LOT 51-3, A DISTANCE OF 385.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 0.265-ACRE TRACT HEREIN DESCRIBED;

THENCE; EAST, PARALLEL TO THE SOUTH LINE OF SAID LOT 51-3, A DISTANCE OF 30.00 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 0.265-ACRE TRACT HEREIN DESCRIBED;

THENCE; SOUTH, PARALLEL TO THE WEST LINE OF SAID LOT 51-3, A DISTANCE OF 385.00 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID 0.265-ACRE TRACT HEREIN DESCRIBED;

THENCE; WEST, WITH THE SOUTH LINE OF SAID LOT 51-3 AND THE NORTH LINE OF LOT 50-3, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.265 ACRES (11,550.00 SQ. FT.-CALCULATED) OF LAND, MORE OR LESS.

Bearing basis as per South line of Lot 51-3, West Addition To Sharyland Subdivision, as per Volume 1, Page 56, Hidalgo County Map Records. See accompanying survey plat dated October 11, 2016.

LEGEND

- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
R.O.W. - RIGHT-OF-WAY

LEGEND

- O - FOUND 1/2" IRON ROD
● - SET 1/2" IRON ROD
○ - SET 60-D NAIL
- WATER METER
- MAIL BOX
- CATTLE FENCE

LINE DATA

Table with 3 columns: LINE, BEARING, DISTANCE. Row 1: L1, EAST, 30.0'. Row 2: L2, WEST, 30.0'.



IN WITNESS WHEREOF, this instrument is executed on this the 10 day of August, 2017.

  
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Maribel Alanis

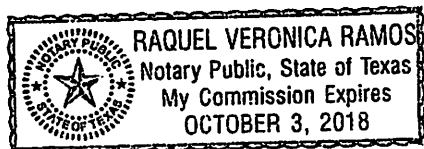
ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared  
Maribel Alanis known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10 day of August, 2017.



  
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Notary Public, State of Texas