

IN THE COMMISSIONERS COURT
OF HIDALGO COUNTY, TEXAS

Order of the Commissioners' Court Opening an Access Road

Order of the Commissioners' opening at a regularly scheduled meeting held on the ___ day of _____, 2018, granting and opening an access road.

The Commissioners' Court of Hidalgo County, Texas, finds that:

1. Pursuant to §251.053(b) of the Texas Transportation Code (hereinafter referred to as the "Code"), one property owner of land situated in Hidalgo County, Texas, (a 9.27 acre tract of land) has made an application for an access road from its property to a public road, namely Farm to Market Road 2993.
1. Petitioner has posted twenty (20) days' written notice of Petitioner's intent to apply for an access road by posting same at the courthouse door and at two other places in the vicinity of the affected route.
2. Petitioner is the owner of a 9.27 acre tract of land. The proposed access road is a tract of land 30 feet on either side of a line to connect the 9.27 acre tract to FM 2993. Both the 9.27 acre tract and the designed line are described and depicted on the attached Exhibit "A". Exhibit "B" is the description and depiction of the proposed road in insolation.
3. Unless such access road be opened, the 9.27 acre tract will not have access to a public road. There is not any other access for such tract to a public road thus the 9.27 acre tract will remain landlocked.
4. The proposed access road is out of land owned by the County of Hidalgo, which once was dedicated right of ways of a now closed road and an abandoned railroad "right-of-way", leaving the 9.27 acre tract without access to a public road. The 9.27 acre tract once had access to the now abandoned road, but since closed has none and will not have any other way to access a public road.
5. The requested access road will not adversely affect the public interest and will only affect the County's property to reach Petitioner's property.
6. There are not any other properties that will be involved as to the proposed access road.
7. There are not any other property owners' land affected by this Petition and there is not anyone to summon to appear at presentation hereof to this Honorable Court.
8. The applicable notices have been given of as provided in the Code.
9. The undersigned have appointed Adrian Sanchez as its agent to appear before this Honorable Court on behalf of the General Partners to act in their place and stead on this Petition of the limited partnership.
10. IT WAS MOVED by Commissioner _____ and seconded by Commissioner _____ that said requested access road be declared and opened. The Motion was put to a vote and duly carried.

NOW THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED that:

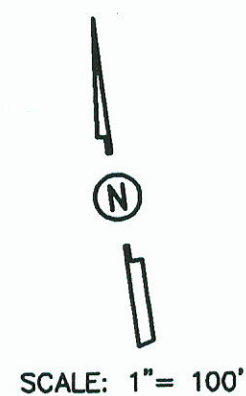
1. The access road as described and depicted on the attached **Exhibit "B"** be opened and granted.

2. This Order is to be entered into the minutes of the Court and recorded in the deed (Official) records in the Office of the County Clerk of this county.

County Judge - Presiding

Attest:
Hidalgo County Clerk

By: _____

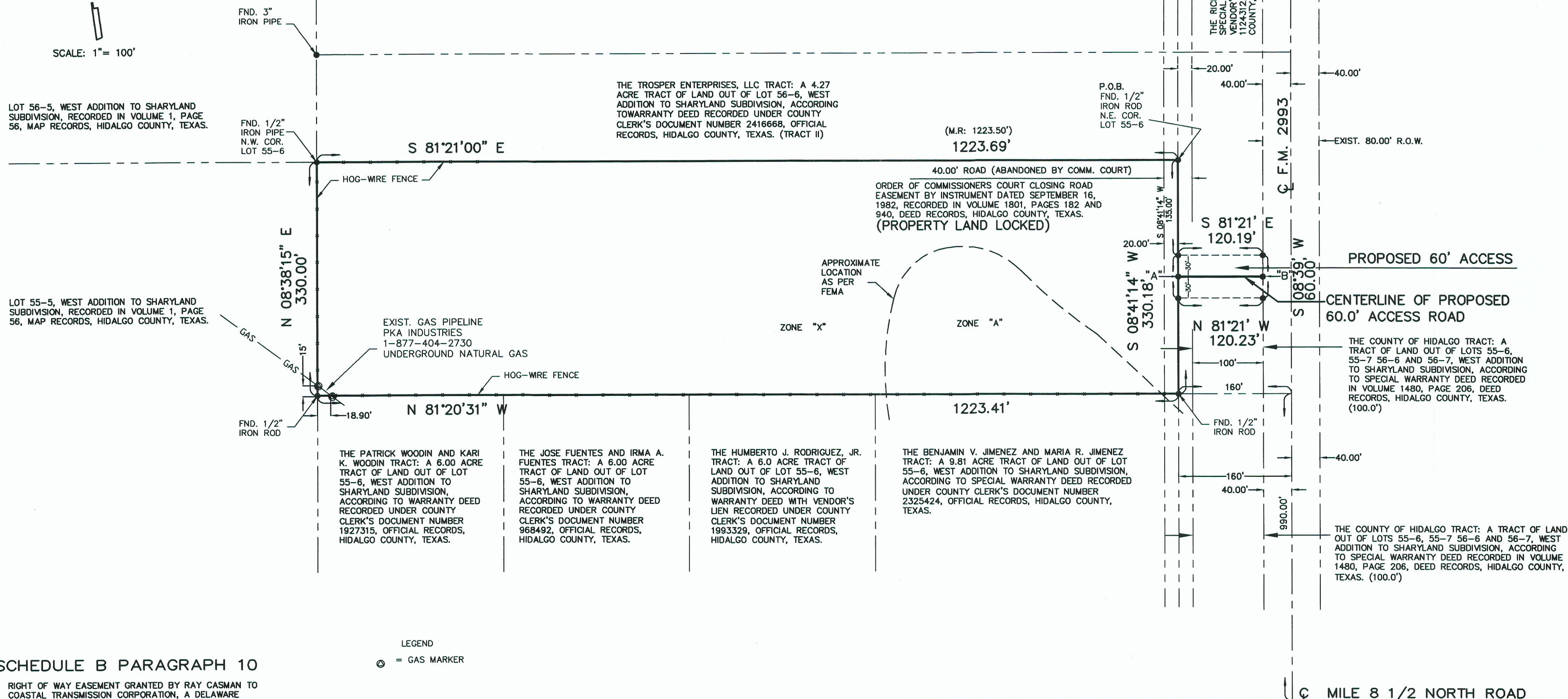


LOT 56-5, WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 55-5, WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE TROSPER ENTERPRISES, LLC TRACT: A 4.27 ACRE TRACT OF LAND OUT OF LOT 56-6, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2416668, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (TRACT II)

THE RICHARD GILLET TRACT: SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DOCUMENT NUMBER 112432, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



THE PATRICK WOODIN AND KARI K. WOODIN TRACT: A 6.00 ACRE TRACT OF LAND OUT OF LOT 55-6, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1927315, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE JOSE FUENTES AND IRMA A. FUENTES TRACT: A 6.00 ACRE TRACT OF LAND OUT OF LOT 55-6, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 968492, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE HUMBERTO J. RODRIGUEZ, JR. TRACT: A 6.0 ACRE TRACT OF LAND OUT OF LOT 55-6, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1993329, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE BENJAMIN V. JIMENEZ AND MARIA R. JIMENEZ TRACT: A 9.81 ACRE TRACT OF LAND OUT OF LOT 55-6, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2325424, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE COUNTY OF HIDALGO TRACT: A TRACT OF LAND OUT OF LOTS 55-6, 55-7 56-6 AND 56-7, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED IN VOLUME 1480, PAGE 206, DEED RECORDS, HIDALGO COUNTY, TEXAS. (100.0')

THE COUNTY OF HIDALGO TRACT: A TRACT OF LAND OUT OF LOTS 55-6, 55-7 56-6 AND 56-7, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED IN VOLUME 1480, PAGE 206, DEED RECORDS, HIDALGO COUNTY, TEXAS. (100.0')

LEGEND
 ⊙ = GAS MARKER

SCHEDULE B PARAGRAPH 10

- 10.b RIGHT OF WAY EASEMENT GRANTED BY RAY CASMAN TO COASTAL TRANSMISSION CORPORATION, A DELAWARE CORPORATION, BY INSTRUMENT DATED AUGUST 7, 1957, RECORDED IN VOLUME 896, PAGE 289, DEED RECORDS, HIDALGO COUNTY, TEXAS. (NOT APPLY-ONLY SOUTH 27.81 AC.)
- 10.c ORDER OF COMMISSIONERS COURT CLOSING ROAD EASEMENT BY INSTRUMENT DATED SEPTEMBER 16, 1982, RECORDED IN VOLUME 1801, PAGES 182 AND 940, DEED RECORDS, HIDALGO COUNTY, TEXAS. (APPLY-AS SHOWN HEREON)
- 10.d RIGHT-OF-WAY EASEMENT GRANTED TO SHARYLAND WATER SUPPLY CORPORATION, DATED DECEMBER 14, 1984, RECORDED IN VOLUME 2073, PAGE 971, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (NOT APPLY)

PLAT SHOWING

A 9.27 ACRE TRACT OF LAND BEING THE NORTH 9.27 ACRES OF LOT 55-6 AND A 0.17 OF AN ACRE TRACT OF LAND ADJACENT TO EAST SIDE OF LOT 55-6, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 6, PAGE 42, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED IN VOLUME 1480, PAGE 206, AND WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1693496, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FLOOD ZONE DESIGNATION: ZONE "A"
 NO BASE FLOOD ELEVATIONS DETERMINED.
 AND
 FLOOD ZONE DESIGNATION: ZONE "X"
 AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN.
 COMMUNITY-PANEL NUMBER 480334 0295 D
 MAP REVISED: JUNE 6, 2000

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH JOE FUENTES SUBDIVISION, RECORDED IN VOLUME 45, PAGE 100, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.

VOL. 6 PAGE 42
 SURVEYED OCTOBER 4, 2018
 OWNER ADRIAN SANCHEZ
 ADDRESS _____
 JOB No. G.F. No. 000317999
 BOOK No. _____ PAGE _____
 FILE NAME: F:\DATA\SUR18\9 AC LT 55-6 WAS

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 ENGINEERING REGISTRATION NUMBER F-1513 ALFONSOQ@CHA-ENG.COM
 SURVEYING REGISTRATION NUMBER 100411-00



Alfonso Quintanilla
 ALFONSO QUINTANILLA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 4856

EXHIBIT "B"

LOT 56-6, WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 6, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS.

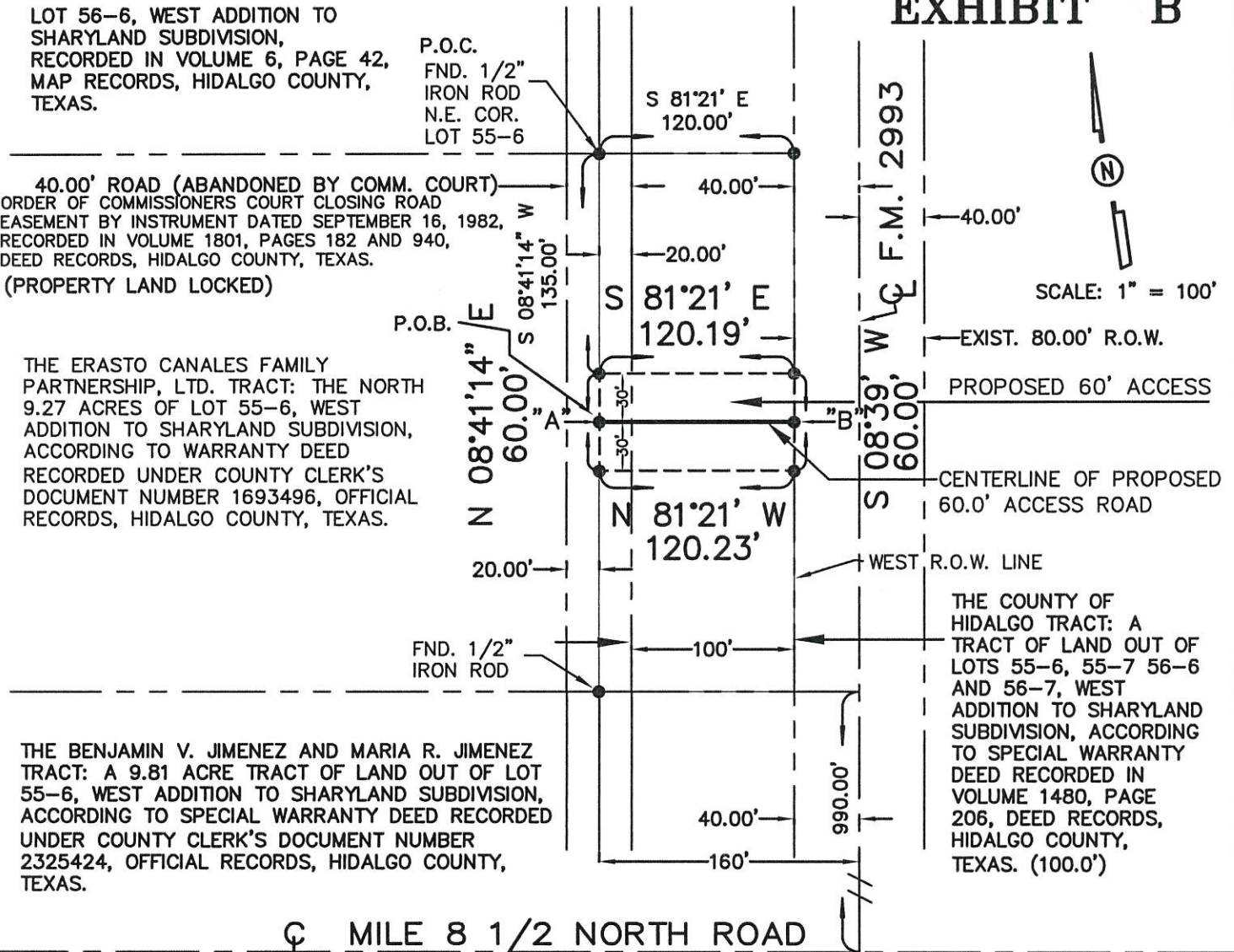
P.O.C.
FND. 1/2"
IRON ROD
N.E. COR.
LOT 55-6

40.00' ROAD (ABANDONED BY COMM. COURT)
ORDER OF COMMISSIONERS COURT CLOSING ROAD EASEMENT BY INSTRUMENT DATED SEPTEMBER 16, 1982, RECORDED IN VOLUME 1801, PAGES 182 AND 940, DEED RECORDS, HIDALGO COUNTY, TEXAS.
(PROPERTY LAND LOCKED)

THE ERASTO CANALES FAMILY PARTNERSHIP, LTD. TRACT: THE NORTH 9.27 ACRES OF LOT 55-6, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1693496, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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SCALE: 1" = 100'

☪ MILE 8 1/2 NORTH ROAD

PLAT SHOWING CENTERLINE OF PROPOSED 60.0' ACCESS ROAD

A 0.17 OF AN ACRE TRACT OF LAND ADJACENT TO EAST SIDE OF LOT 55-6, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 6, PAGE 42, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED IN VOLUME 1480, PAGE 206, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.



Alfonso Quintanilla

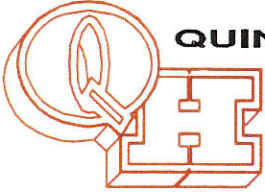
ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

VOL. 6 PAGE 42
SURVEYED OCTOBER 23, 2018
OWNER ADRIAN SANCHEZ
ADDRESS _____
JOB No. G.F. No. 000317999
BOOK No. _____ PAGE _____
F: \DATA\SUR18\9 AC LT 55-6 WAS



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527

EXHIBIT "B"



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys
124 E. Stubbs, Edinburg, Texas 78539
Phone 956/381-6480 Fax 956/381-0527

METES AND BOUNDS

A 0.17 OF AN ACRE TRACT OF LAND ADJACENT TO THE EAST SIDE OF LOT 55-6, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 6, PAGE 42, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED IN VOLUME 1480, PAGE 206, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY THE CENTERLINE OF A 60.00 FOOT WIDE STRIP, 30.00 FEET ON EACH SIDE AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF LOT 55-6, AND IN THE CENTERLINE OF A 40.00 COUNTY ROAD (CLOSED BY ORDER OF COMMISSIONERS COURT BY INSTRUMENT RECORDED IN VOLUME 1801, PAGES 182 AND 940, DEED RECORDS, HIDALGO COUNTY, TEXAS) FOR POINT "A", SAID ROD BEARS S 08° 41'10" W, 165.00 FEET FROM THE NORTHEAST CORNER OF LOT 55-6.

THENCE; S 81° 21' E, A DISTANCE OF 120.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR POINT "B".

SAID STRIP OF LAND CONTAINING 0.17 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH JOE FUENTES SUBDIVISION, RECORDED IN VOLUME 45, PAGE 100, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: OCTOBER 23, 2018

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856

