

**Brush Country Investments LLC**  
P.O. Box 4647 • McAllen, TX 78502 • 956-467-0655

March 1, 2023

Hon. Everardo Villarreal  
Commissioner  
Hidalgo County Pct. No. 3  
724 Breyfogle Road  
Mission, TX 78574

**Re: Brush Country Investments, LLC**

**Mile 14 ½ North Road 80.0' Right of Way Donation from Wallace Road to Bryan Road**

Honorable Commissioner Villarreal,

I, Hector Guerra, Jr., as per recent conversations, am providing the following items regarding the proposed property donation of Mile 14 ½ North Road 80.0' right of way Collector as per the Hidalgo County Metropolitan Planning Organization (MPO):

- Survey Plat
- Metes and Bounds Description
- MPO Map showing Mile 14 ½ North Road 80.0' Collector

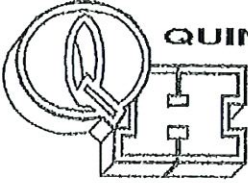
This property is 80' wide as per the MPO and approximately 7,725' long connecting Wallace Rd to Bryan Rd. It is a strip out of Rio Grande Securities Subdivision No.1 Block 5 Lots 20-38. Please review and present to Commissioners Court for consideration and approval.

Should you have any questions, please feel free to call me at (956) 227-3902

Respectfully,



Hector Guerra, Jr.  
Managing Member  
Brush Country Investments, LLC



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

**Consulting Engineers ★ Land Surveyors**

Alfonso Quintanilla, P.E. # 95534 R.P.L.S #4856 Eulalio Ramirez, P.E. # 77062  
Engineering Firm Registration No. F-1513  
Surveying Firm Registration No. 100411-00  
Municipal & County Projects ★ Subdivisions ★ Surveys

February 21, 2023

Hon. Everardo Villarreal  
Commissioner  
Hidalgo County Pct. No.3  
724 Breyfogle Road  
Mission, Texas 78574

**Re: Brush Country Investments, LLC**

**Mile 14 1/2 North Road 80.0' Right of Way Donation from Wallace Road to Bryan Road**

Honorable Commissioner Villarreal,

On behalf of the property owner Hector Guerra, Jr. and as per recent conversations, I am providing the following items regarding the proposed property donation of Mile 14 1/2 North Road 80.0' right of way Collector as per the Hidalgo County Metropolitan Planning Organization (MPO):

- Survey plat ✓
- Metes and Bounds Description ✓
- MPO Map showing Mile 14 1/2 North Road 80.0' Collector ✓

*Title Commitment*

Please review and present to Commissioners Court for consideration and approval.

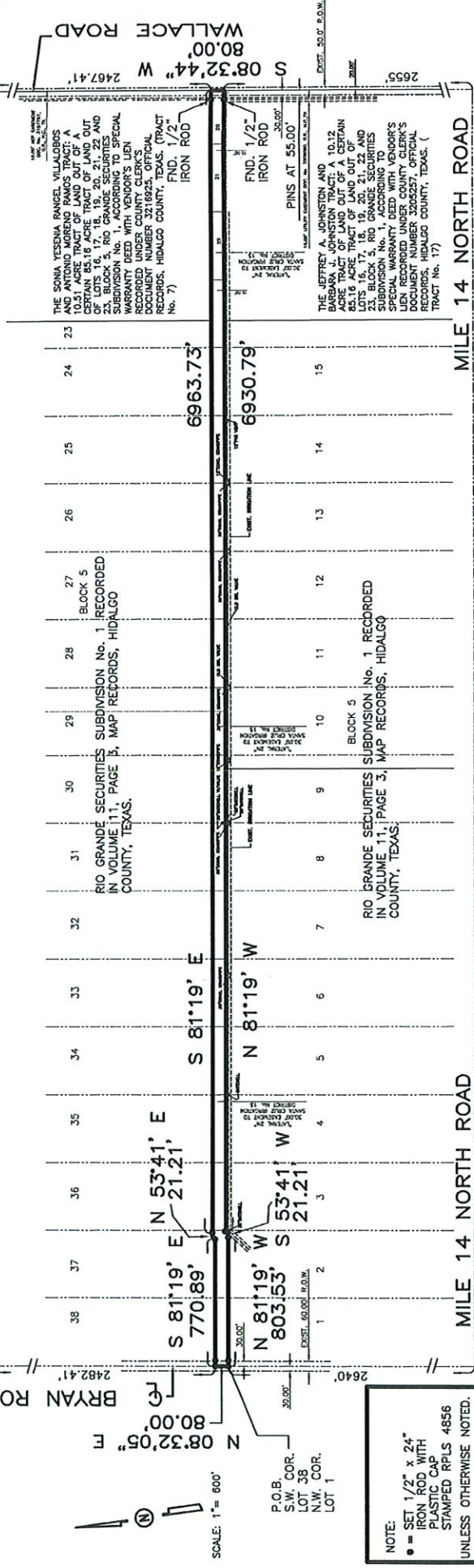
Should you have any questions, please feel free to call me at (956) 381-6480.

Respectfully,

Alfonso Quintanilla, P.E., R.P.L.S.  
President

MILE 15 NORTH ROAD

MILE 15 NORTH ROAD



NOTE:

- = SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 UNLESS OTHERWISE NOTED.

MILE 14 NORTH ROAD

MILE 14 NORTH ROAD

PLAT SHOWING

A 14.25 ACRE TRACT OF LAND OUT OF LOTS 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 AND 38, BLOCK 5, RIO GRANDE SECURITIES SUBDIVISION No. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 11, PAGE 3, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1494390 AND QUIT CLAIM DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2554404, GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3401304, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

MILE 14 1/2 NORTH ROAD  
80.00 FOOT RIGHT OF WAY DONATION

FLOOD ZONE DESIGNATION: ZONE "X"  
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.  
COMMUNITY-PANEL NUMBER 480334 0300 D  
MAP REVISED: JUNE 6, 2000  
BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH RIO GRANDE SECURITIES SUBDIVISION No. 1 RECORDED IN VOLUME 11, PAGE 3, 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.

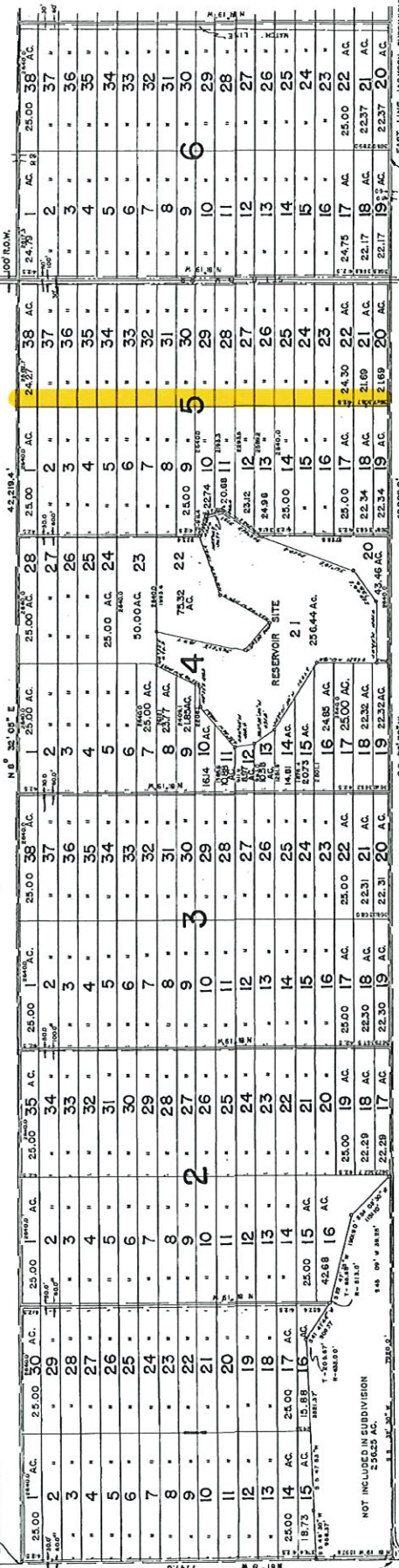


*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 4856

VOL. 11 PAGE 3  
SURVEYED FEBRUARY 21, 2023  
OWNER \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
JOB No. \_\_\_\_\_ PAGES \_\_\_\_\_  
BOOK No. \_\_\_\_\_  
Z:\data\SUBDIVISIONS\11--PRELIMINARY\HECTOR GUERRA JR.\WARE ROAD PROPERTY\MASTERPLAN

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

SW CORNER BLOCK 8 JACKSON SUBD.



# RIO GRANDE SECURITIES SUBDIVISION NO 1

BEING A RESUBDIVISION OF BLOCKS 27 THRU 33, 48 THRU 53, 68 THRU 73, 88 THRU 93, 108 THRU 113, 128 THRU 133, 148 THRU 153, 168 THRU 173, 188 THRU 193, 208 THRU 213, 228 THRU 233, 248 THRU 253, AND 268 THRU 270

JACKSON SUBDIVISION OF THE MELLAO GRANT, HIDALGO COUNTY, TEXAS

I, THE UNDERSIGNED, OWNER OF THE PROPERTY HEREIN DESCRIBED DO HEREBY ADOPTED, DEDICATE AND CONFIRM THE FOREGOING PLAN OR MAP AND DO HEREBY DEDICATE TO THE PUBLIC THE ROADS DESIGNATED THEREON.

WITNESSED MY HAND AND SEAL OF OFFICE FOR HIDALGO COUNTY, TEXAS

CHARLES L. WELDEN, CIVIL ENGINEER

NOTARIAL PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

FILED FOR RECORD THIS DATE AT 9:20 AM., DECEMBER 8, 1932

193054

Block	AC	Block	AC	Block	AC	Block	AC
1	25.00	17	17.00	33	33.00	19	19.00
2	25.00	18	18.00	34	34.00	20	20.00
3	25.00	19	19.00	35	35.00	21	21.00
4	25.00	20	20.00	36	36.00	22	22.00
5	25.00	21	21.00	37	37.00	23	23.00
6	25.00	22	22.00	38	38.00	24	24.00
7	25.00	23	23.00			25	25.00
8	25.00	24	24.00			26	26.00
9	25.00	25	25.00			27	27.00
10	25.00	26	26.00			28	28.00
11	25.00	27	27.00			29	29.00
12	25.00	28	28.00			30	30.00
13	25.00	29	29.00			31	31.00
14	25.00	30	30.00			32	32.00
15	25.00	31	31.00			33	33.00
16	25.00	32	32.00			34	34.00
17	17.00	33	33.00			35	35.00
18	18.00	34	34.00			36	36.00
19	19.00	35	35.00			37	37.00
20	20.00	36	36.00			38	38.00
21	21.00	37	37.00				
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38	38.00						



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**Consulting Engineers ★ Land Surveyors**

Alfonso Quintanilla, P.E., R.P.L.S. Eulallo 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**

**MILE 14 1/2 NORTH ROAD 80.00 FOOT RIGHT OF WAY DONATION**

A 14.25 ACRE TRACT OF LAND OUT OF LOTS 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 AND 38, BLOCK 5, RIO GRANDE SECURITIES SUBDIVISION No. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 11, PAGE 3, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1494390, QUITCLAIM DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2554404 AND GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3401304, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET IN THE CENTERLINE OF BRYAN ROAD FOR THE SOUTHWEST CORNER OF LOT 38 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°32'05" E, ALONG THE WEST LINE OF LOT 38 AND THE CENTERLINE OF BRYAN ROAD, A DISTANCE OF 80.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°19' E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 30.00 FEET FOR THE EAST RIGHT OF WAY LINE OF BRYAN ROAD, A TOTAL DISTANCE OF 770.89 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 53°41' E, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 81°19' E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 6,933.73 FEET FOR THE WEST RIGHT OF WAY LINE OF WALLACE ROAD, A TOTAL DISTANCE OF 6,963.73.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF LOT 20 AND IN THE CENTERLINE OF WALLACE ROAD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°32'44" W, ALONG THE EAST LINE OF LOT 20 AND THE CENTERLINE OF WALLACE ROAD, A DISTANCE OF 80.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°19' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 30.00 FEET FROM THE WEST RIGHT OF WAY LINE OF WALLACE ROAD, A TOTAL DISTANCE OF 6,930.79 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.


THENCE; S 53°41' W, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 37 FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 81°19' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 873.53 FEET FROM THE WEST RIGHT OF WAY LINE OF BRYAN ROAD, A TOTAL DISTANCE OF 803.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.25 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH RIO GRANDE SECURITIES SUBDIVISION No.1, RECORDED IN VOLUME 11, PAGE 3, 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: FEBRUARY 20, 2023

  
ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4856

