



Rio Grande Valley Emergency Communication District

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July 20, 2023

RGV9-1-1 BOARD OF MANAGERS

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Mrs. Ellie Torres, County Commissioner
Hidalgo County Precinct 4
1015 N Doolittle
Edinburg, TX 78541

The RGVECD 9-1-1 Department acknowledges the County's notification on the following **PROPOSED NAME**:

Media Luna SR– to name a 30' easement road that runs along and between a portion of Tract 49 of the partition of San Salvador Del Tule Grant, Juan Jose Balli, as recorded in Document Number 3147607.

A query was done on the state 9-1-1 database and found no match for the proposed name in the system. It is recommended for the proposed street name to be utilized for naming the street/road specified

MSAG Query

NO RESULTS WERE FOUND, PLEASE TRY A DIFFERENT QUERY AND CHECK YOUR REGION.

Include TN Count in Query Results

MSAG Type: All MSAG Types

Low House #: High House #: O/E: All

Dir: Street: MEDIA LUNA

Community: SAN MANUEL County: State: TX

SR Tandem: Exchange: ESN: Agency ID:

Comments:

Modified By:

Last Modified Date From: yyyy-mm-dd HH : MM To: yyyy-mm-dd HH : MM

STAFF:

EXECUTIVE DIRECTOR
Manuel "Manny" Cruz

ACKNOWLEDGED ON: July 20, 2023
RESEARCHED BY: Rosemary Contreras
TITLE: Customer Service

I/ We, the property owner(s) that have tracts of land that run along and between a portion of Tract 49 of the partition of the San Salvador Del Tule Grant, Juan Jose Balli, Original Grantee, as partitioned in Cause No. 422 District Court of Hidalgo County, Texas, as recorded In Volume 10, Page 58-60, Map Records, Hidalgo County, Texas and have a 30.00' Road Access Easement as recorded in Document Number 3147607 Hidalgo County Records. I/We are petitioning the Lower Rio Grande Valley Development Council and Hidalgo County Commissioner's Court to name this private service road.

I/We are petitioning the Lower Rio Grande Development Council 911 Services Department to name this service road easement as follows:

- 1) Media Luna Road
- 2) Nilgai Way
- 3) Falcon Road

Alfredo Renzo Arauco Brown
 Printed Name
 Alfredo R Arauco Brown PLLC 03/03/23
 Signature

Juan Gonzales/Irma Gonzalez
 Printed Name
 Irma Gonzalez 03/03/23
 Signature

Raciel Colt Hernandez
 Printed Name
 Raciel Colt Hernandez 03/02/23
 Signature

Xavier Martinez
 Printed Name
 Xavier Martinez 03/03/23
 Signature

Horacio Gutierrez
 Printed Name
 Horacio Gutierrez 03/03/23
 Signature

 Printed Name

 Signature

 Printed Name

 Signature

 Printed Name

 Signature

METES AND BOUNDS DESCRIPTION
FOR A
48.00 ACRE TRACT

A 48.00 acre tract of land being a portion of Tract 49 of the Partition of the San Salvador del Tule Grant, Juan Jose Balli, Original Grantee, as Partitioned in Cause No. 422, District Court of Hidalgo County, Texas, and as recorded in Volume 10, Page 58, Map Records, Hidalgo County, Texas, also being that certain tract described in Warranty Deed with Vendor's Lien recorded in Document #3158032, Official Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a found one-half inch iron rod on the west line of said Tract 49, also being the east line of Tract 50 of said Partition of the San Salvador del Tule Grant, being the southwest corner of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document #3206139, Official Records, Hidalgo County, Texas, for the northwest corner of herein described tract. Said point bears S 09° 16' 51" W 1,049.80 feet from the northwest corner of said Tract 49, San Salvador del Tule Grant.

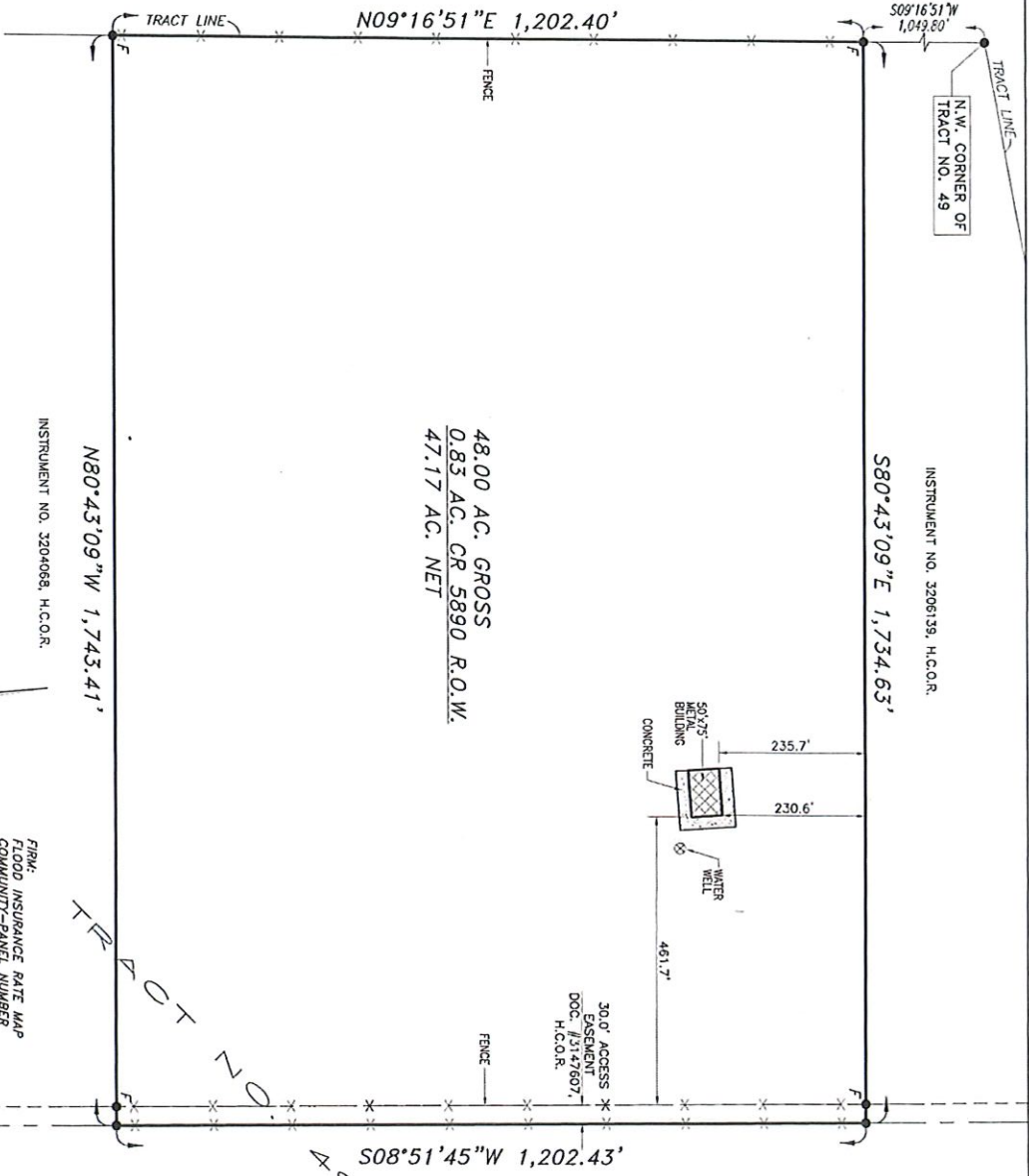
THENCE S 80° 43' 09" E along the south line of said tract described in Warranty Deed with Vendor's Lien recorded in Document #3206139, Official Records, Hidalgo County, Texas, pass at 1,704.63 feet a found one-half inch iron rod being the west line of a 30.00 foot Access Easement as established by Article 3 of the Declaration of Covenants, Conditions and Restrictions of La Media Luna Ranch Tracts recorded in Document # 3147607, Official Records, Hidalgo County, Texas, and continuing for a total distance of 1,734.63 feet to a point on the east line of said 30' Access Easement also being the west line of that certain tract described in Gift Warranty Deed recorded in Document # 2793543, Official Records, Hidalgo County, Texas, being the southeast corner of said tract described in Warranty Deed with Vendor's Lien recorded in Document #3206139, Official Records, Hidalgo County, Texas, for the northeast corner of herein described tract.

THENCE S 08° 51' 45" W 1,202.43 feet along said east line of said 30' Access Easement also being the west line of said tract described in Gift Warranty Deed recorded in Document # 2793543, Official Records, Hidalgo County, Texas, to a point being the northeast corner of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document #3204068, Official Records, Hidalgo County, Texas, for the southeast corner of herein described tract.

THENCE N 80° 43' 09" W along the north line of said tract described in Warranty Deed with Vendor's Lien recorded in Document #3204068, Official Records, Hidalgo County, Texas, pass at 30.00 feet a found one-half inch iron rod being the west line of said 30.00 foot Access Easement as established by Article 3 of the Declaration of Covenants, Conditions and Restrictions of La Media Luna Ranch Tracts recorded in Document # 3147607, Official Records, Hidalgo County, Texas, and continuing for a total distance of 1,743.41 feet to a found one-half inch iron rod on the west line of said Tract 49 also being the east line of said Tract 50, being the northwest corner of said tract described in Warranty Deed with Vendor's Lien recorded in Document #3204068, Official Records, Hidalgo County, Texas, for the northwest corner of herein described tract.

THENCE N 09° 16' 51" E 1,202.40 feet along said west line of Tract 49 also being the east line of said Tract 50, to the point of beginning and containing 48.00 acres of land, more or less.

TRACT NO. 50
SAN SALVADOR DE TULE GRANT



48.00 AC. GROSS
0.83 AC. CR 5890 R.O.W.
47.17 AC. NET

INSTRUMENT NO. 3204068, H.C.O.R.
N80°43'09"W 1,743.41'

INSTRUMENT NO. 3206139, H.C.O.R.
S80°43'09"E 1,734.63'

30.0' ACCESS
EASEMENT
DOC. #3147607,
H.C.O.R.

PLAT SHOWING

A 48.00 ACRE TRACT OF LAND BEING A PORTION OF TRACT 49 OF THE PARTITION OF THE SAN SALVADOR DEL TULE GRANT, JUAN JOSE BALLI, ORIGINAL GRANTEE, AS PARTITIONED IN CAUSE NO. 422, DISTRICT COURT OF HIDALGO COUNTY, TEXAS, AND AS RECORDED IN VOLUME 10, PAGE 58, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT #3158032, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SCALE: 1" = 200'

ADVANCE PLAT ON ACCESS EASEMENT OF 30.0' WIDTH TO BE RECORDED IN OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

R. E. Garcia
ENGINEERS, SURVEYORS, PLANNERS
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

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FILED
FLOOD INSURANCE RATE MAP
COUNTY-PANEL NUMBER
480354 0150 B
MAP REVISED- 01/02/1981
THIS AREA IS IN FLOOD ZONE "c"



I, RAUL E. GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE PLAT OF THE LANDS AS SURVEYED UNDER MY DIRECTION AND THAT THERE ARE NO VISIBLE DISCREPANCIES, UNRESOLVED CONFLICTS, OR UNRECORDED EASEMENTS OR EVIDENT PROTRUSIONS, EXCEPT AS SHOWN.

LEGEND:
F - FOUND 1/2" IRON ROD

PROPERTY SUBJECT TO:

ESQUIRE GRANTED TO TEXAS EASTERN TRANSMISSION CORPORATION, DATED FEBRUARY 16, 1957, RECORDED IN VOLUME 882, PAGE 599, DEED RECORDS, HIDALGO COUNTY, TEXAS. (BLANKET)

ROAD EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY, DATED MARCH 21, 1963, RECORDED IN VOLUME 1022, PAGE 306, DEED RECORDS, HIDALGO COUNTY, TEXAS. (BLANKET)

ROAD EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY, DATED MARCH 21, 1963, RECORDED IN VOLUME 1061, PAGE 173, DEED RECORDS, HIDALGO COUNTY, TEXAS. (BLANKET)

RIGHT OF WAY AND GATHERING SYSTEM AGREEMENT GRANTED TO NATURAL GAS PIPELINE COMPANY OF AMERICA, DATED SEPTEMBER 9, 1982, RECORDED IN VOLUME 1802, PAGE 471, DEED RECORDS, HIDALGO COUNTY, TEXAS. (BLANKET)

ROAD GRANT AND AGREEMENT GRANTED TO SPYCA, RECORDED IN VOLUME 2230, PAGE 119, DEED RECORDS, HIDALGO COUNTY, TEXAS. (BLANKET)

TELEPHONE LINE RIGHT-OF-WAY EASEMENT GRANTED TO WILLET TELEPHONE COMPANY, DATED SEPTEMBER 5, 1981, RECORDED IN VOLUME 5077, PAGE 472, DEED RECORDS, HIDALGO COUNTY, TEXAS. (BLANKET)

ACCESS EASEMENT AS SET FORTH IN DECLARATION OF CONVEYANCE, CONDITIONS AND RESTRICTIONS OF LA ALBA LUNA RANCH TRACTS DATED SEPTEMBER 11, 1981, RECORDED IN VOLUME 1802, PAGE 471, DEED RECORDS, HIDALGO COUNTY, TEXAS. (BLANKET)

This survey is being prepared solely for the use of the current parties and that no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within a six (6) months time period.

NOTE:
OVERHEAD AND UNDERGROUND FACILITIES ARE NOT SHOWN ON THIS SURVEY. SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

TITLE: **IMPROVEMENT SURVEY**

DATE: OCTOBER 25, 2021 REV:
JOB # 2021-244 BOOK T-153/Pg.78
SCALE: 1" = 200'
DRAWN BY: E.S.

