

***Law Office of Patrick Moore, PLLC***  
**701 E. Expressway 83, Suite 330**  
**McAllen, Texas 78501**  
**Telephone: 956-971-9200 Fax: 956-971-9168**

Patrick Moore, Attorney at Law

Patrick@MooreLawTexas.com

September 11, 2023

Hidalgo County Judge  
100 E. Cano, Second Floor  
Edinburg, TX 78539  
Attn: Mr. Eduardo Cantu

Re: Abandonment and Vacation of Hidalgo County's Interest in County Road

Dear Mr. Cantu:

I represent KVS Family Limited Partnership, a Texas limited partnership, ("KVS") in their effort to develop real property they own located in Hidalgo County Precinct 2. While conducting due diligence, KVS discovered evidence of a County Road identified on the plat of the Re-Subdivision of Lots 1, and 5 to 32 inclusive of the San Juan Plantation Subdivision. Said Plat is attached as Exhibit "B" to the enclosed Order.

I respectfully seek your guidance as we initiate the request for Hidalgo County (the "County") to abandon and vacate the Road. The Road was never constructed and has never been used by the County or the public. This property has been privately maintained and cultivated as productive farmland for the identifiable past, and there are no plans for the future use or construction of the Road. As such, this property and the abandonment thereof may fall under the procedures determined by Sections 251.057-58 of the Texas Transportation Code.

Enclosed please find the in connection with the matter referenced above, a proposed Order Closing, Abandoning and Vacating Road to the Extent of Hidalgo County's Interest.

Thank you for your time. Please feel free to contact me for any further questions or concerns.

Very truly yours,

Aaron Alaniz

Enclosure

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

**ORDER CLOSING, ABANDONING AND VACATING  
ROAD TO THE EXTENT OF HIDALGO COUNTY'S INTEREST**

**WHEREAS**, the Commissioners Court of Hidalgo County, on the \_\_\_\_\_ day of \_\_\_\_\_ 2023, at a duly called and noticed meeting of the Hidalgo County Commissioners Court at which a quorum was present came to be heard facts and information concerning closing, abandoning and vacating a 40-foot County Road described in the attached Exhibit "A" (the "Road");

**WHEREAS**, the Road appears on the plat of the Re-Subdivision of Lots 1, and 5 through 32 inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas, recorded in Volume 3, Page 52 of the Map Records of Hidalgo County, Texas, attached hereto as Exhibit "B";

**WHEREAS**, the Commissioners Court has determined it has no purpose or use for the Road; that such Road was never used and is not currently in use; that there is no foreseeable need or use in the future for the Road;

**WHEREAS**, after a diligent search of the minutes of the Commissioners Court of Hidalgo County, Texas no evidence was found the Road was opened by Commissioners Court;

**WHEREAS**, no evidence was found that Hidalgo County ever maintained the Road;  
and

**WHEREAS**, no evidence of any road or roadway is as of the date of this Order located on the ground at the location of the Road.

**NOW THEREFORE, BE IT ORDERED, ADJUDGED AND DECREED** that the Commissioners Court of Hidalgo County based on the facts presented, does hereby unanimously agree to the extent of its interest in and to the Road to abandon, close and vacate the Road as described in Exhibit "A" and Exhibit "B" respectively.

**BE IT FURTHER ORDERED** that, to the extent of Hidalgo County's interest in the Road, and in accordance with all applicable common law precedent, Hidalgo County's title, if any, in and to the Road that is closed, abandoned, and vacated to the center line of the Road, vests in KVS FAMILY LIMITED PARTNERSHIP, a Texas limited partnership, on the date this Order is signed by the County Judge. A copy of this Order shall be filed in the deed records of Hidalgo County and serves to the extent of Hidalgo County's interest in and to the Road as the official instrument of conveyance from Hidalgo County to KVS FAMILY LIMITED PARTNERSHIP.

**WHEREUPON,** Commissioner \_\_\_\_\_ moved for the adoption of said Order, said Motion being seconded by Commissioner \_\_\_\_\_ and duly adopted by all members of the Court present voting "aye".

\_\_\_\_\_  
Richard Cortez, County Judge

ATTEST:

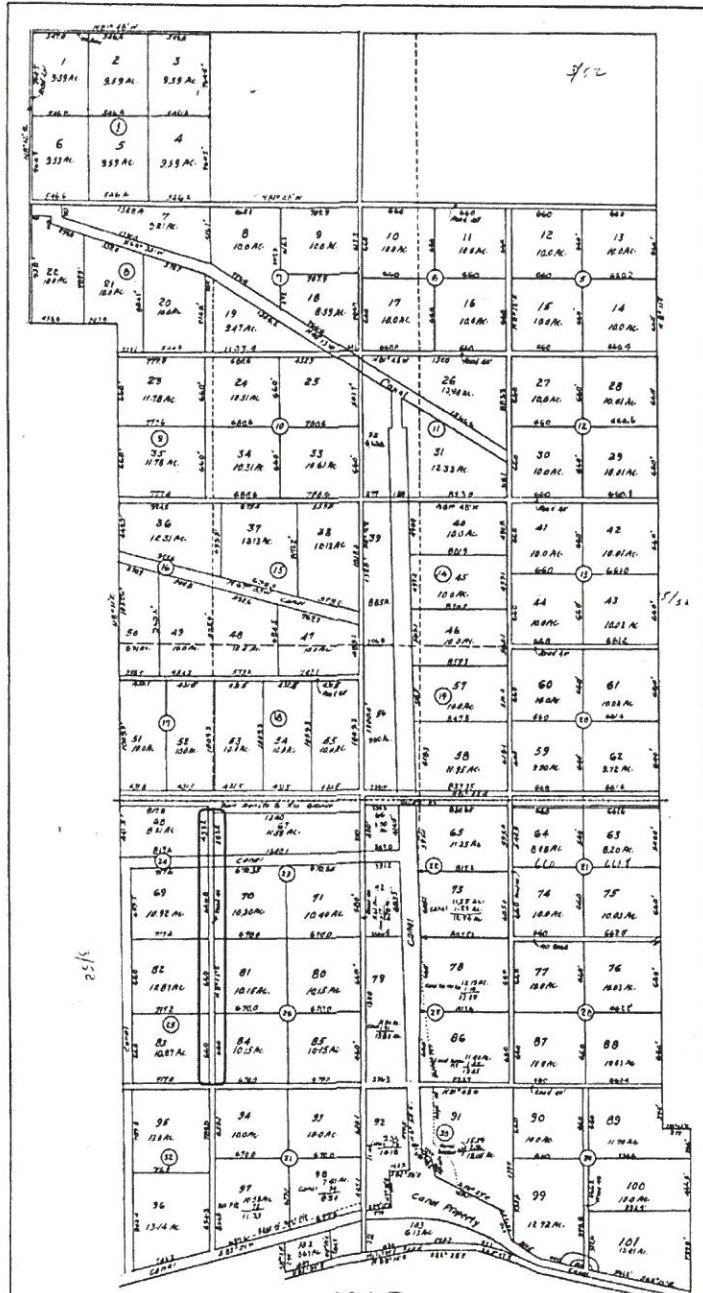
\_\_\_\_\_  
Arturo Guajardo, Jr., County Clerk

EXHIBIT "A"

**40-FOOT WIDE ROAD ABANDONMENT**

Part of the Re-Subdivision of Lots 1, and 5 to 32  
Inclusive of the San Juan Plantation Subdivision  
Porcion 71, Narciso Cabazos Survey, Abstract No. 30  
*Hidalgo County, Texas*

**BEING** a portion of a 40-foot wide strip of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas as shown on plat of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas recorded in Volume 3, Page 52 of the Map Records of Hidalgo County, Texas; said strip of land being located along a centerline beginning at the intersection of the west right-of-way line of State Highway 365, a 300-foot right-of-way at this point, the north line of Lot 55 and the south line of Lot 47 of said San Juan Plantation Subdivision, and continuing in a westerly direction along the north lines of Lots 51 through 55 and the south lines of Lots 47 through 50 of said San Juan Plantation Subdivision to a terminus point in the east line of Lot 4 of the Re-Subdivision of Closner Subdivision, an addition to Hidalgo County, Texas recorded in Volume 1, Page 56-A of the Map Records of Hidalgo County, Texas.

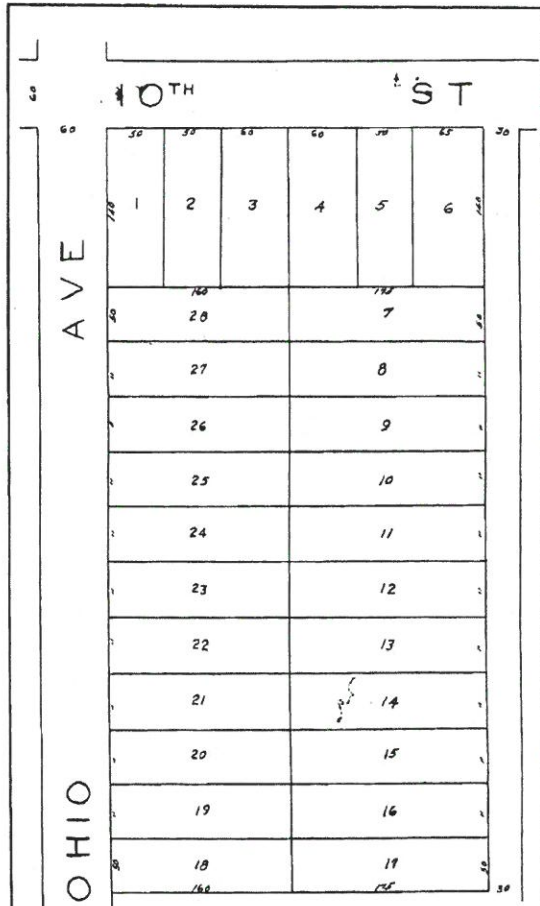


**MAP**  
 SHOWING RE-SUBDIVISION OF  
 LOTS 1, AND 5 TO 32 INCLUSIVE  
 OF THE  
 SAN JUAN PLANTATION SUBDIVISION  
 OUT OF  
 PORCIONES 71 & 72  
 HIDALGO COUNTY TEXAS  
 Scale 1" = 300'

I, E. M. Card, a Surveyor, do hereby certify that the foregoing map of re-subdivision of lots 1, and 5 to 32 inclusive of the San Juan Plantation is a true and correct Plat of said lands as surveyed and subdivided by me.

Subscribed and sworn to before me this 1st day of November 1926  
 Notary Public in and for Hidalgo County Texas.

Recorded Nov. 18 1926  
 AT 1:00 PM.



**WRIGHT SUBDIVISION.  
 ACRE BLOCK 150.  
 MERCEDES. TEXAS.**

SCALE 1"=50'. SEPT. 1926 F.H. WRIGHT. ENGR

STATE OF TEXAS  
 COUNTY HIDALGO

I, Fred H. Wright, Civil Engineer  
 and Surveyor do hereby certify that the map  
 foregoing is a full true and correct map of  
 the above described tract as subdivided  
 and platted by me  
 Witness my hand this 20 day of Sept. 1926  
 Fred H. Wright C.E.

STATE OF TEXAS  
 COUNTY HIDALGO

Before me James Hense  
 Notary Public in and for Hidalgo Co. Texas  
 personally appeared Fred H. Wright known  
 to me to be the person whose name is signed  
 to the foregoing instrument, and acknowledged  
 to me that he executed the same for the

purpose expressed  
 Notary Public Hidalgo Co. Texas.  
 Recorded Oct. 10 1926

FILED FOR RECORDED THIS DAY  
 OCT 13 1926  
 AT 4:00 PM.  
 JAMES HENSE  
 NOTARY PUBLIC HIDALGO CO. TEXAS

MATCH LINE (SEE SHEET 2 OF 6)

LOT 369  
KELLY-PHARR  
SUBDIVISION  
(VOL. 3, PG. 133-134)  
(D.R.H.C.T.)

LOT 13  
CLOSNR SUBDIVISION  
(VOL. 1, PG. 56-A)  
(M.R.H.C.T.)

N 08°34'26" E 1,598.83'

**S. VETERANS  
BOULEVARD**  
(SOUTH "I" ROAD)  
(VARIABLE WIDTH RIGHT-OF-WAY)

**POINT OF  
COMMENCING**  
TRACT 2

**POINT OF  
BEGINNING**  
TRACT 1

LOT 3

LOT 50

LOT 49

**40-FOOT WIDE COUNTY ROAD**  
(VOL. 3, PG. 52) (UNIMPROVED NO EVIDENCE OF USE)  
(TO BE ABANDONED BY SEPARATE INSTRUMENT)

LOT 1  
**81.087 ACRES**  
(3,532,149 SF)  
KVS FAMILY LIMITED PARTNERSHIP  
TRACT I  
(DOC. NO. 2002-1048589)  
(O.R.H.D.C.T.)

LOT 4  
CLOSNR SUBDIVISION  
(VOL. 1, PG. 56-A)  
(M.R.H.C.T.)

LOT 51  
RE-SUBDIVISION SAN JUAN  
PLANTATION SUBDIVISION  
LOTS 1 AND 5 TO 32,  
INCLUSIVE OF THE SAN JUAN  
PLANTATION SUBDIVISION  
OUT OF PORCIONES 71 AND 72  
(VOL. 3, PG. 52)  
(M.R.H.C.T.)

LOT 52

**HI-LINE ROAD**  
(40' WIDE RIGHT-OF-WAY)  
(M.R.H.C.T.)

LOT 5  
CLOSNR SUBDIVISION  
(VOL. 1, PG. 56-A)  
(M.R.H.C.T.)

(5/8-INCH IRON ROD  
FOUND S 86°18' E - 10.09')

MISSOURI PACIFIC RAILROAD COMPANY  
(SAN BENITO & RIO GRANDE VALLEY RAILWAY)  
(VOL. 3, PG. 52)  
(APPEARS TO HAVE BEEN ABANDONED)

LOT 68

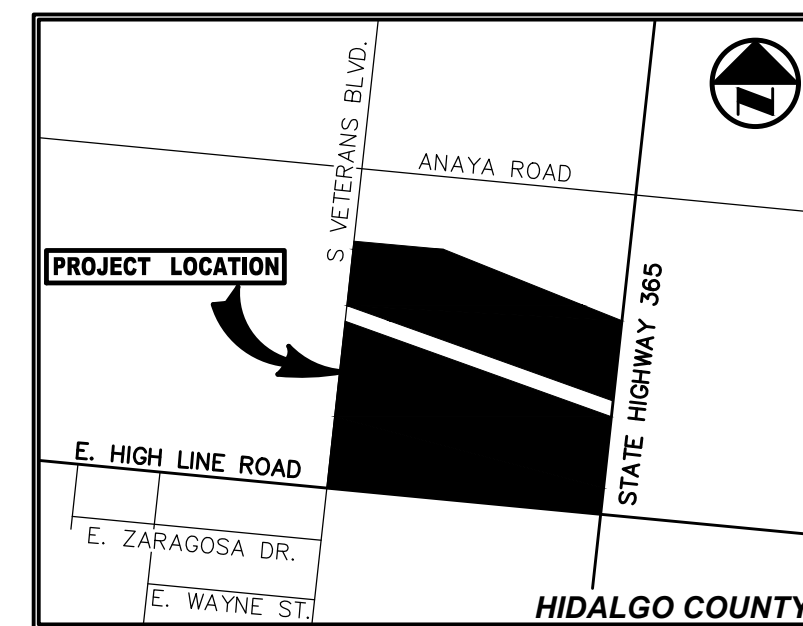
SURVEYOR / ENGINEER

OWNER

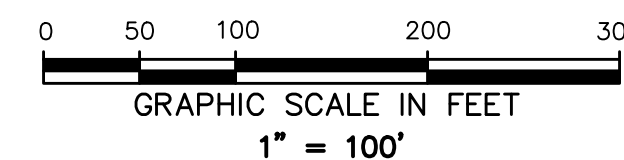
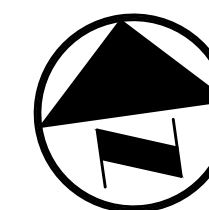
WESTWOOD COMPANY  
211 NORTH LOOP 1604 EAST, SUITE 205  
SAN ANTONIO, TEXAS 75231  
PH: (210) 265-8300  
CONTACT: ETHAN CARL OELKE

KVS FAMILY LIMITED PARTNERSHIP  
301 VICTORIA  
McALLEN, TEXAS 78503

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000



**VICINITY MAP**  
(NOT TO SCALE)



**LEGEND**

- PROPERTY LINE
- DEED LINE
- ABSTRACT LINE
- EASEMENT LINE
- SETBACK LINE
- POINT FOR CORNER (UNLESS OTHERWISE NOTED)

**AREA TABLE**

LOTS	ACRES	SQUARE FEET
LOT 1	81.087	3,532,149
LOT 2	28.889	1,258,411
<b>GROSS</b>	<b>99.371</b>	<b>4,328,607</b>

**IRRIGATION PLAT  
MAJESTIC INTERNATIONAL  
TRADE PORT, PHASE 2  
LOTS 1 AND 2**

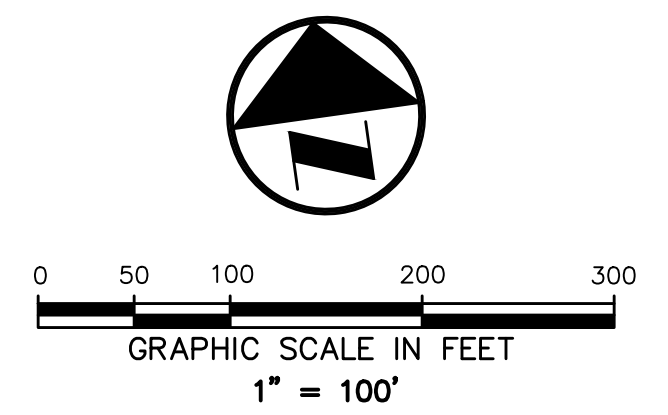
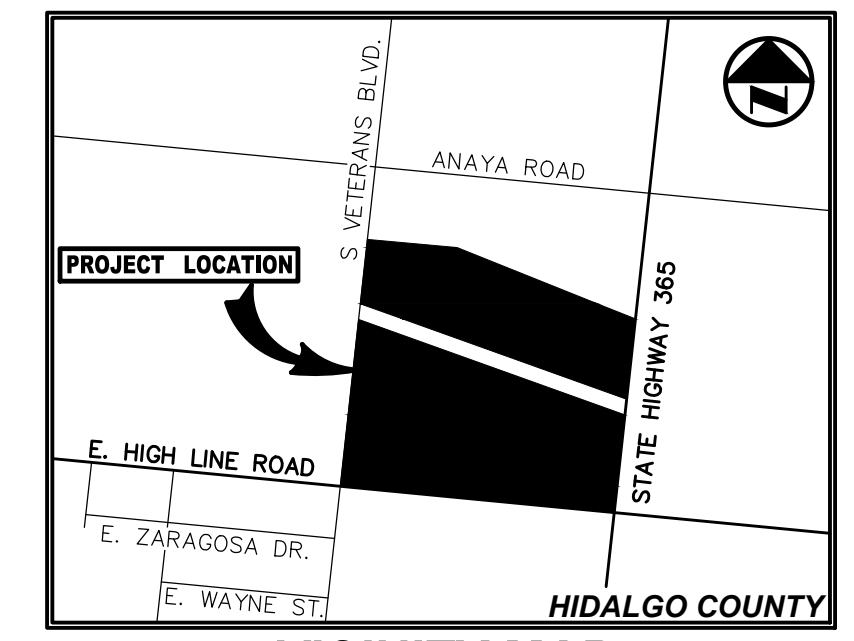
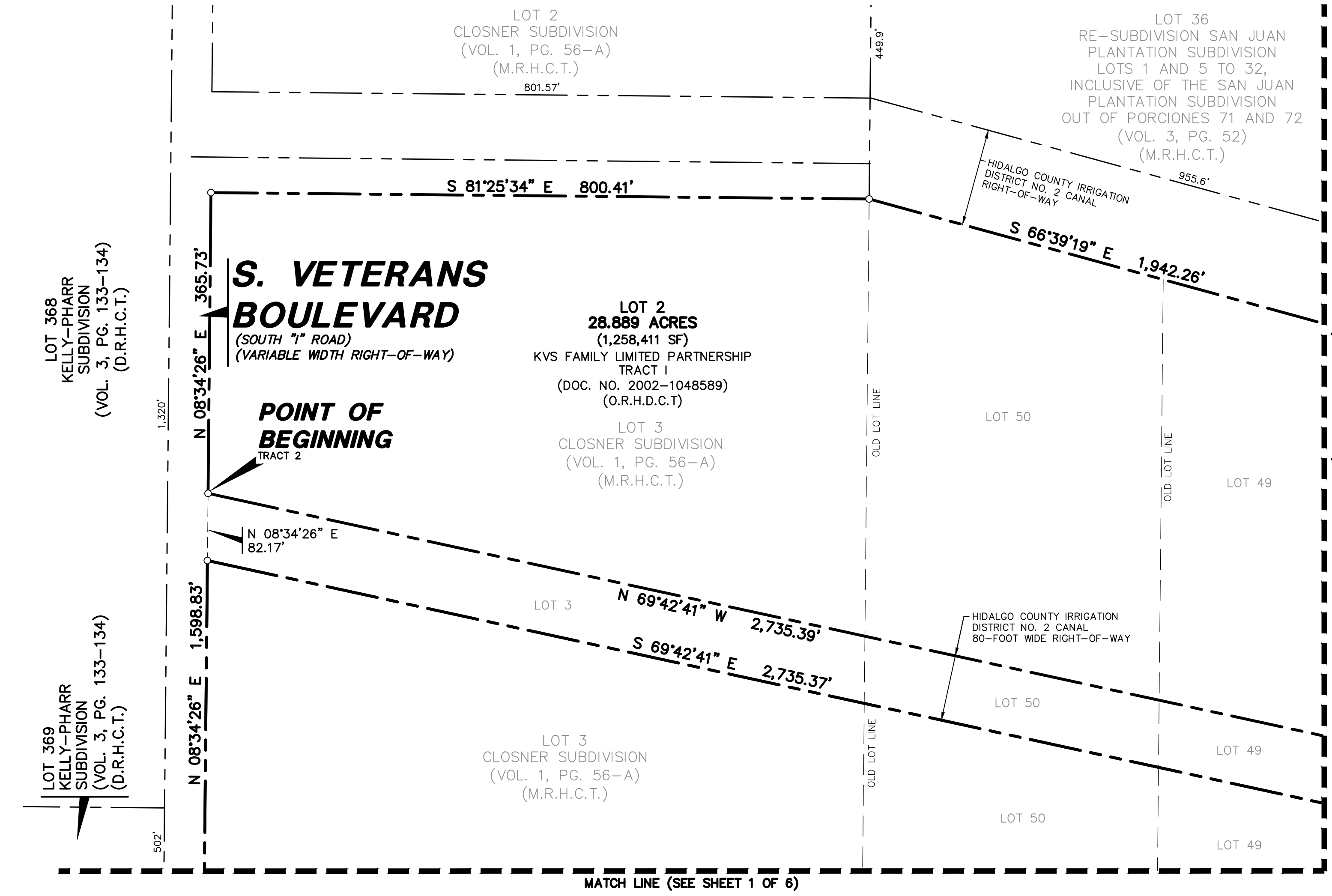
109.976 ACRES  
BEING OUT OF THE  
NARCISO CABAZOS SURVEY, ABSTRACT NO. 71  
CITY OF PHARR, HIDALGO COUNTY, TEXAS  
SHEET 1 OF 6

**Pacheco Koch** 7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231  
a Westwood company 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	SEPT. 2023	4651-20.278

SEE SHEET 6 OF 6 FOR NOTES

JDMONVAISACERDA  
 9/12/2023 4:56 PM  
 M:\DWG-46\4651-20.278\DWG\SURVEY C3D 2018\4651-20.278IP.DWG



- LEGEND**
- PROPERTY LINE
  - DEED LINE
  - ABSTRACT LINE
  - EASEMENT LINE
  - SETBACK LINE
  - POINT FOR CORNER (UNLESS OTHERWISE NOTED)

AREA TABLE		
LOTS	ACRES	SQUARE FEET
LOT 1	81.087	3,532,149
LOT 2	28.889	1,258,411
<b>GROSS</b>	<b>99.371</b>	<b>4,328,607</b>

**IRRIGATION PLAT**  
**MAJESTIC INTERNATIONAL TRADE PORT, PHASE 2**  
**LOTS 1 AND 2**  
 109.976 ACRES  
 BEING OUT OF THE  
 NARCISO CABAZOS SURVEY, ABSTRACT NO. 71  
 CITY OF PHARR, HIDALGO COUNTY, TEXAS  
 SHEET 2 OF 6

**SURVEYOR / ENGINEER**  
 WESTWOOD COMPANY  
 211 NORTH LOOP 1604 EAST, SUITE 205  
 SAN ANTONIO, TEXAS 75231  
 PH: (210) 265-8300  
 CONTACT: ETHAN CARL OELKE

**OWNER**  
 KVS FAMILY LIMITED PARTNERSHIP  
 301 VICTORIA  
 McALLEN, TEXAS 78503

TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-10008000

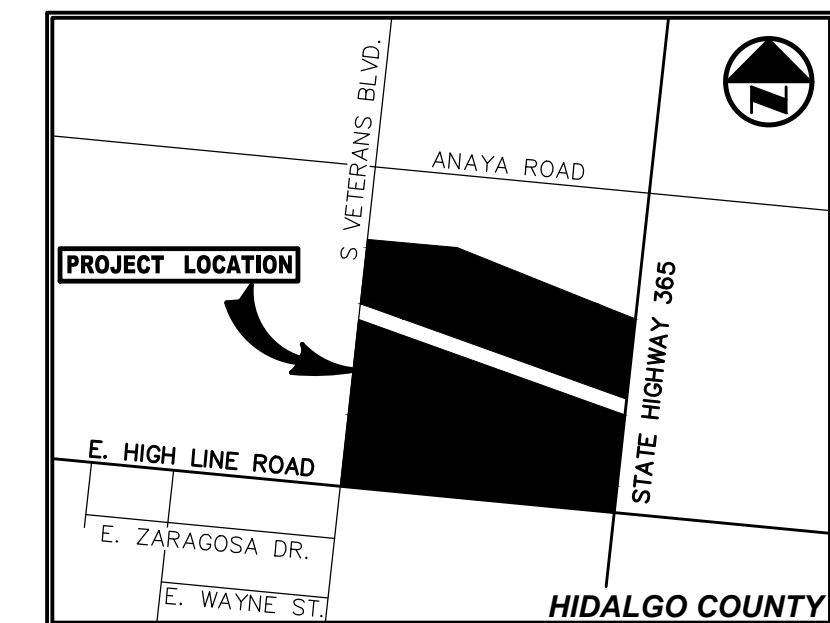
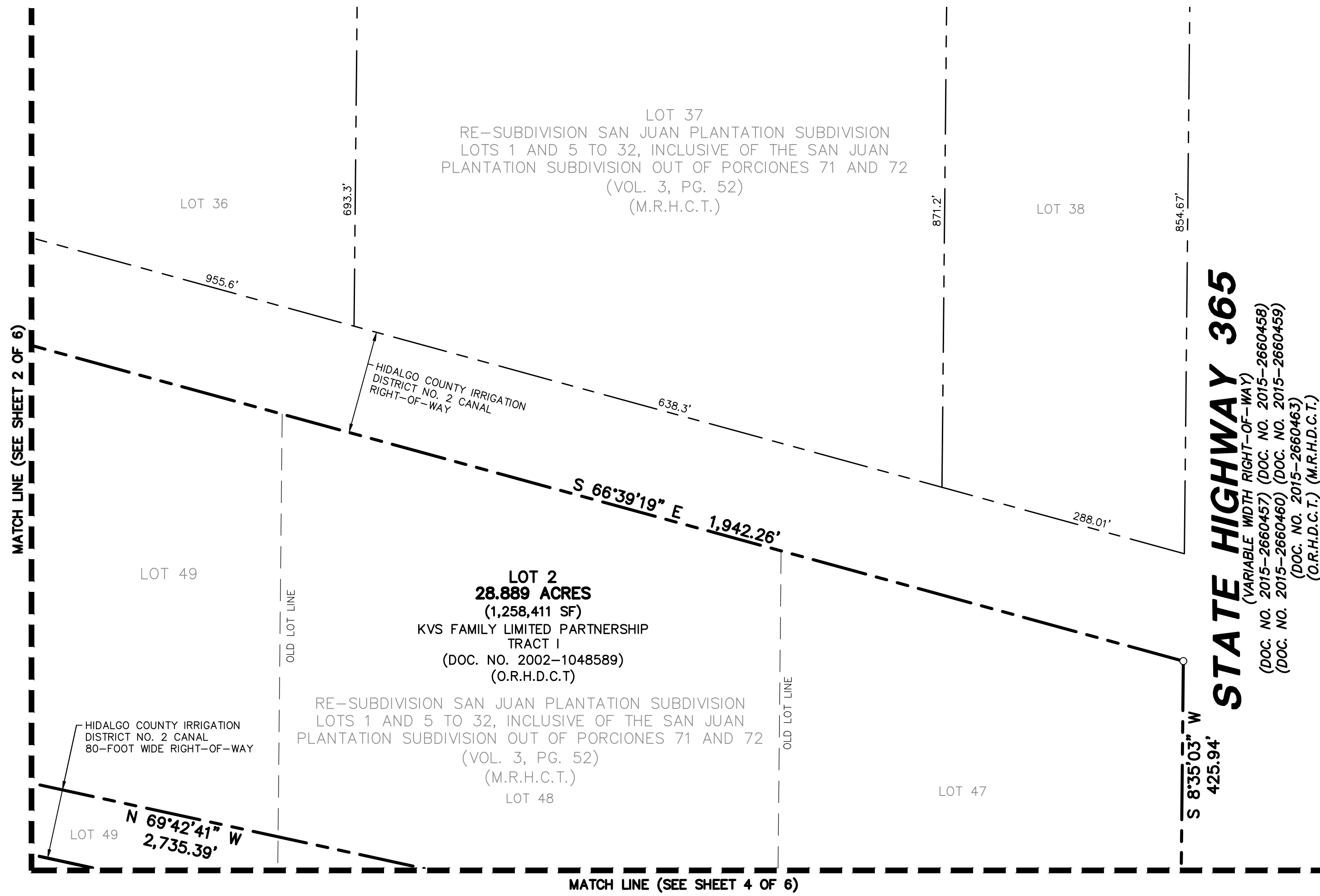
**Pacheco Koch**  
 a Westwood company

7557 RAMBLER ROAD SUITE 1400  
 DALLAS, TX 75231  
 972.235.3031

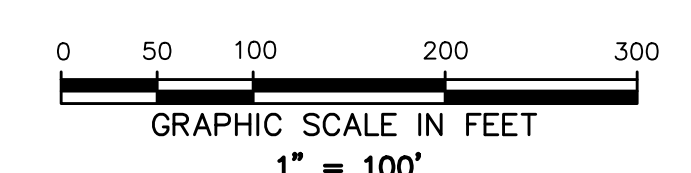
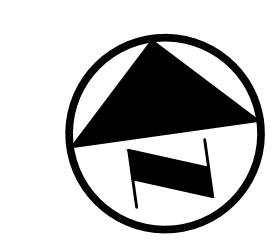
<b>DRAWN BY</b> JMC	<b>CHECKED BY</b> LMG	<b>SCALE</b> 1"=100'	<b>DATE</b> SEPT. 2023	<b>JOB NUMBER</b> 4651-20.278
------------------------	--------------------------	-------------------------	---------------------------	----------------------------------

SEE SHEET 6 OF 6 FOR NOTES

IRRIGATION PLAT - MAJESTIC INTERNATIONAL TRADE PORT, PHASE 2, LOTS 1, 2



VICINITY MAP  
(NOT TO SCALE)



LEGEND

- PROPERTY LINE
- DEED LINE
- ABSTRACT LINE
- EASEMENT LINE
- SETBACK LINE
- POINT FOR CORNER (UNLESS OTHERWISE NOTED)

AREA TABLE

LOTS	ACRES	SQUARE FEET
LOT 1	81.087	3,532,149
LOT 2	28.889	1,258,411
<b>GROSS</b>	<b>99.371</b>	<b>4,328,607</b>

IRRIGATION PLAT  
**MAJESTIC INTERNATIONAL  
TRADE PORT, PHASE 2  
LOTS 1 AND 2**

109.976 ACRES  
BEING OUT OF THE  
NARCISO CABAZOS SURVEY, ABSTRACT NO. 71  
CITY OF PHARR, HIDALGO COUNTY, TEXAS  
SHEET 3 OF 6

**Pacheco Koch** a Westwood company  
7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231  
972.235.3031

**SURVEYOR / ENGINEER**  
WESTWOOD COMPANY  
211 NORTH LOOP 1604 EAST, SUITE 205  
SAN ANTONIO, TEXAS 75231  
PH: (210) 265-8300  
CONTACT: ETHAN CARL OELKE

**OWNER**  
KVS FAMILY LIMITED PARTNERSHIP  
301 VICTORIA  
McALLEN, TEXAS 78503

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY JMC	CHECKED BY LMG	SCALE 1"=100'	DATE SEPT. 2023	JOB NUMBER 4651-20.278
-----------------	-------------------	------------------	--------------------	---------------------------

SEE SHEET 6 OF 6 FOR NOTES

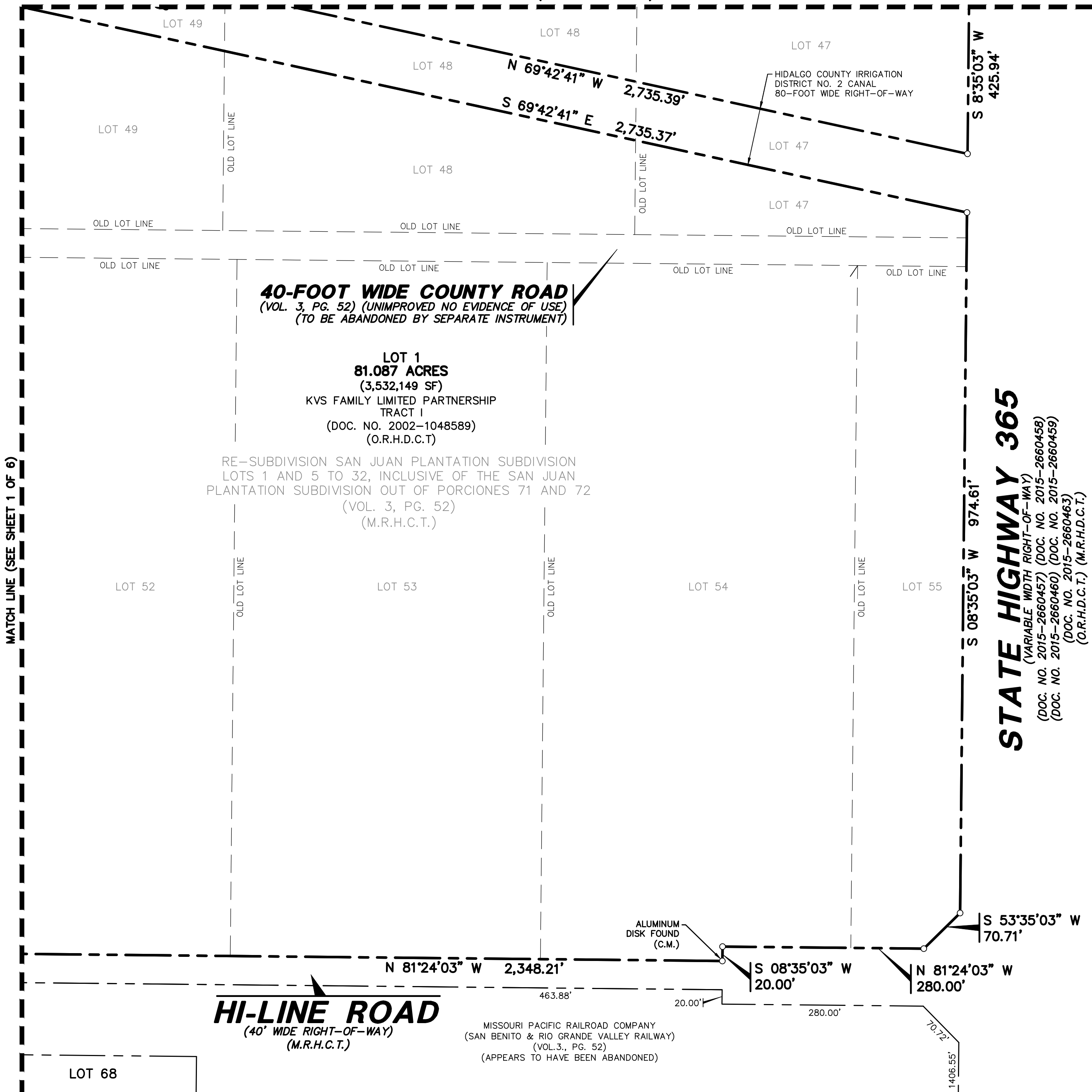
MATCH LINE (SEE SHEET 2 OF 6)

MATCH LINE (SEE SHEET 4 OF 6)

JDMONVAISCERDA  
9/12/2023 4:56 PM  
M:\DWG-46\4651-20.278\DWG\SURVEY C3D 2018\4651-20.278IP.DWG

IRRIGATION PLAT - MAJESTIC INTERNATIONAL TRADE PORT, PHASE 2, LOTS 1-2

MATCH LINE (SEE SHEET 3 OF 6)



**40-FOOT WIDE COUNTY ROAD**  
 (VOL. 3, PG. 52) (UNIMPROVED NO EVIDENCE OF USE)  
 (TO BE ABANDONED BY SEPARATE INSTRUMENT)

**LOT 1**  
**81.087 ACRES**  
 (3,532,149 SF)  
 KVS FAMILY LIMITED PARTNERSHIP  
 TRACT I  
 (DOC. NO. 2002-1048589)  
 (O.R.H.D.C.T.)

RE-SUBDIVISION SAN JUAN PLANTATION SUBDIVISION  
 LOTS 1 AND 5 TO 32, INCLUSIVE OF THE SAN JUAN  
 PLANTATION SUBDIVISION OUT OF PORCIONES 71 AND 72  
 (VOL. 3, PG. 52)  
 (M.R.H.C.T.)

**STATE HIGHWAY 365**  
 (VARIABLE WIDTH RIGHT-OF-WAY)  
 (DOC. NO. 2015-2660457) (DOC. NO. 2015-2660458)  
 (DOC. NO. 2015-2660460) (DOC. NO. 2015-2660459)  
 (DOC. NO. 2015-2660463)  
 (O.R.H.D.C.T.) (M.R.H.D.C.T.)

**HI-LINE ROAD**  
 (40' WIDE RIGHT-OF-WAY)  
 (M.R.H.C.T.)

MISSOURI PACIFIC RAILROAD COMPANY  
 (SAN BENITO & RIO GRANDE VALLEY RAILWAY)  
 (VOL.3., PG. 52)  
 (APPEARS TO HAVE BEEN ABANDONED)

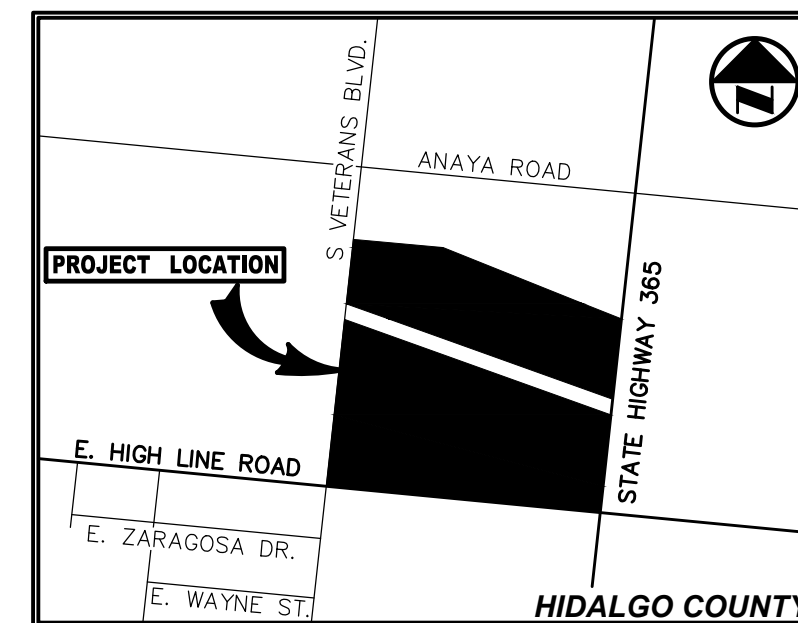
SURVEYOR / ENGINEER

WESTWOOD COMPANY  
 211 NORTH LOOP 1604 EAST, SUITE 205  
 SAN ANTONIO, TEXAS 75231  
 PH: (210) 265-8300  
 CONTACT: ETHAN CARL OELKE

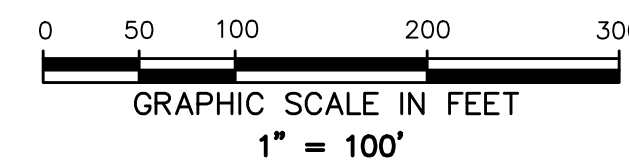
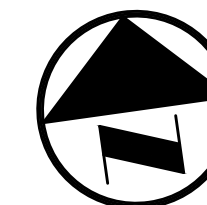
OWNER

KVS FAMILY LIMITED PARTNERSHIP  
 301 VICTORIA  
 McALLEN, TEXAS 78503

TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-10008000



**VICINITY MAP**  
 (NOT TO SCALE)



**LEGEND**

- PROPERTY LINE
- DEED LINE
- ABSTRACT LINE
- EASEMENT LINE
- SETBACK LINE
- POINT FOR CORNER (UNLESS OTHERWISE NOTED)

**AREA TABLE**

LOTS	ACRES	SQUARE FEET
LOT 1	81.087	3,532,149
LOT 2	28.889	1,258,411
<b>GROSS</b>	<b>99.371</b>	<b>4,328,607</b>

**IRRIGATION PLAT**  
**MAJESTIC INTERNATIONAL**  
**TRADE PORT, PHASE 2**  
**LOTS 1 AND 2**

109.976 ACRES  
 BEING OUT OF THE  
 NARCISO CABAZOS SURVEY, ABSTRACT NO. 71  
 CITY OF PHARR, HIDALGO COUNTY, TEXAS  
 SHEET 4 OF 6

**Pacheco Koch** a Westwood company  
 7557 RAMBLER ROAD SUITE 1400  
 DALLAS, TX 75231  
 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	SEPT. 2023	4651-20.278

**OWNER'S CERTIFICATION**

STATE OF TEXAS §  
COUNTY OF HIDALGO §

**TRACT 1:**

WHEREAS, KVS Family Limited Partnership Tract I is the owner of 81.087 acres tract of land situated in the Narciso Cabazos Survey, Abstract No. 71 (Hidalgo County); said tract being part of Lots 47 through 55 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT) and also being part of Lots 3 and 4 of the Re-Subdivision of Closner Subdivision according to the Plat recorded in Volume 1, Page 56A, MRHCT; said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 81.087 acres parcel being more fully described as follows:

BEGINNING, at a point for corner at the intersection of the north right-of-way line of Hi-Line Road, a 40-foot right-of-way and the east line of Veterans Boulevard (South 1<sup>st</sup> Road), a variable width right-of-way;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, departing the said north right-of-way line of Hi-Line Road, along the said east right-of-way line of Veterans Boulevard, over and across said Lots 3 and 4 of Closner Subdivision, a distance of 1,598.83 feet to a point for corner in the south right-of-way line of the Hidalgo County Irrigation District No. 2 drainage ditch, an 80-foot right-of-way;

THENCE, South 69 degrees, 42 minutes, 41 seconds East, departing the said east right-of-way line of Veterans Boulevard, along the said south right-of-way line of the Hidalgo County Irrigation District No. 2 drainage ditch, over and across said Lot 3 of the Closner Subdivision and said Lots 47 through 50 of San Juan Plantation Subdivision, a distance of 2,735.37 feet to a point in the west right-of-way line of State Highway 365 (SH 365) for the northwest corner of a called 3,001.81 square foot tract of land described as Parcel 65 P-5 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660461, ORHCT;

THENCE, departing the said south right-of-way line of the Hidalgo County Irrigation District No. 2 drainage ditch, along the said west right-of-way line of SH 365, over and across said Lots 47, 54 and 55 of San Juan Plantation Subdivision the following four (4) calls:

South 08 degrees, 35 minutes, 03 seconds West, along the said easternmost west line of said Parcel 65 P-5, passing at a distance of 35.27 feet the southwest corner of the said Parcel 65 P-5 and passing at a distance of 75.27 feet the northwest corner of a called 258,976.46 square foot tract of land described as Parcel 65 P-6 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660462, ORHCT, and continuing along the said west line of the said called Parcel 65 P-6, a distance of 974.61 feet to a point for corner;

South 53 degrees, 35 minutes, 03 seconds West, along the southernmost north line of said Parcel 65 P-6, a distance of 70.71 feet to a point for corner;

North 81 degrees, 24 minutes, 03 seconds West, along the said southernmost north line of Parcel 65 P-6, a distance of 280.00 feet to a point for corner;

South 08 degrees, 35 minutes, 03 seconds West, along the westernmost west line of said Parcel 65 P-6, a distance of 20.00 feet to a point for corner in the said north right-of-way line of Hi-Line Road;

THENCE, North 81 degrees, 24 minutes, 03 seconds West, departing the said west right-of-way line of SH 365, along the said north right-of-way line of Hi-Line Drive, over and across said Lots 51 through 54, a distance of 2,348.21 feet to the POINT OF BEGINNING;

CONTAINING: 3,532,149 square feet or 81.087 acres of land, more or less.

**SURVEYOR CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENT:

That I, Ethan Carl Oelke, Registered Public Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Pharr, Texas.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 9/12/23.

Ethan Carl Oelke  
Registered Professional Land Surveyor  
No. 6926

**SURVEYOR / ENGINEER**

WESTWOOD COMPANY  
211 NORTH LOOP 1604 EAST, SUITE 205  
SAN ANTONIO, TEXAS 75231  
PH: (210) 265-8300  
CONTACT: ETHAN CARL OELKE

**OWNER**

KVS FAMILY LIMITED PARTNERSHIP  
301 VICTORIA  
McALLEN, TEXAS 78503

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

SEE SHEET 6 OF 6 FOR NOTES

**OWNER'S CERTIFICATION**

STATE OF TEXAS §  
COUNTY OF HIDALGO §

**TRACT 2:**

WHEREAS, KVS Family Limited Partnership Tract I is the owner of 28.889 acres tract of land situated in the Narciso Cabazos Survey, Abstract No. 71 (Hidalgo County); said tract being part of Lots 47 through 50 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT) and also being part of Lot 3 of the Re-Subdivision of Closner Subdivision according to the Plat recorded in Volume 1, Page 56A, MRHCT; said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 28.889 acres parcel being more fully described as follows:

COMMENCING, at a point for corner at the intersection of the north right-of-way line of Hi-Line Road, a 40-foot right-of-way and the east line of Veterans Boulevard (South 1<sup>st</sup> Road), a variable width right-of-way;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, departing the said north right-of-way line of Hi-Line Road, along the said east right-of-way line of Veterans Boulevard, over and across Lots 3 and 4 of said Closner Subdivision, passing at a distance of 1598.83 feet the south right-of-way line of a Hidalgo County Irrigation District No. 2 drainage ditch, an 80-foot right-of-way, in all a distance of 1,681.00 feet to the POINT OF BEGINNING in the north right-of-way line of said Hidalgo County Irrigation District No. 2 drainage ditch;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, departing the said north right-of-way line of the Hidalgo County Irrigation District No. 2 drainage ditch, along the said east right-of-way line of Veterans Boulevard, over and across said Lot 3 of Closner Subdivision, a distance of 365.73 feet to a point for corner in the south right-of-way line of a Hidalgo County Irrigation District No. 2 Canal;

THENCE, departing the said east right-of-way line of Veterans Boulevard, along the said south right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, over and across said Lot 3 of Closner Subdivision and said Lots 47 through 50 of San Juan Plantation Subdivision, the following two (2) calls:

South 81 degrees, 25 minutes, 34 seconds East, a distance of 800.41 feet to a point for corner;

South 66 degrees, 39 minutes, 19 seconds East, a distance of 1,942.26 feet to a point in the west right-of-way line of State Highway 365 (SH 365) for the northwest corner of a called 108,829.51 square foot tract of land described as Parcel 65 P-4 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660464, ORHCT;

THENCE, South 08 degrees, 35 minutes, 03 seconds West, departing the said south right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, along the said west right-of-way line of SH 365 and the said west line of Parcel 65 P-4, over and across said Lot 47 of San Juan Plantation Subdivision, a distance of 425.94 feet to a point in the north right-of-way line of the said Hidalgo County Irrigation District No. 2 drainage ditch for the southwest corner of said Parcel 65 P-4;

THENCE, North 69 degrees, 42 minutes, 41 seconds West, departing the said west right-of-way line of SH 365, along the said north right-of-way line of the Hidalgo County Irrigation District No. 2 drainage ditch, over and across said Lots 47 through 50 of San Juan Plantation Subdivision and Lot 3 of said Closner Subdivision, a distance of 2,735.39 feet to the POINT OF BEGINNING;

CONTAINING: 1,258,411 square feet or 28.889 acres of land, more or less.

**IRRIGATION PLAT  
MAJESTIC INTERNATIONAL  
TRADE PORT, PHASE 2  
LOTS 1 AND 2**

109.976 ACRES  
BEING OUT OF THE  
NARCISO CABAZOS SURVEY, ABSTRACT NO. 71  
CITY OF PHARR, HIDALGO COUNTY, TEXAS  
SHEET 5 OF 6

**Pacheco Koch** a Westwood company  
7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231  
972.235.3031

DRAWN BY JMC	CHECKED BY LMG	SCALE 1"=100'	DATE SEPT. 2023	JOB NUMBER 4651-20.278
-----------------	-------------------	------------------	--------------------	---------------------------

JDMONIVAISCERDA  
9/12/2023 4:56 PM  
M:\DWG-46\4651-20.278\DWG\SURVEY C3D 2018\4651-20.278P.DWG

IRRIGATION PLAT - MAJESTIC INTERNATIONAL TRADE PORT, PHASE 2, LOTS 1-2

