

THE STATE OF TEXAS
COUNTY OF HIDALGO

ORDER CLOSING, ABANDONING AND VACATING COUNTY ROAD

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 the abandonment of a 60.0' road right of way, a 0.71 of an acre tract of land being a part or portion of lots 135, 136 and 137, Delta Orchards Company Unit No. 2, Hidalgo County, Texas, according to map or plat recorded in volume 6, page 33, map records, Hidalgo County, Texas such 0.71 acre tract more specifically described by metes and bounds attached hereto as Exhibit A(the Road);

WHEREAS, the Road appears on the Delta Orchards Company Unit No. 2 subdivision recorded in Volume 6, Page 33, Map Records of Hidalgo County, Texas;

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, use of the road has become so infrequent that an adjoining property owner has enclosed the road with a fence continuously for over 20 years, pursuant to Texas Transportation Code Sec. 251.057.

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 and vacate the Road as described in Exhibit "A".

BE IT FURTHER ORDERED that, to the extent of Hidalgo County's interest in the Road in and in accordance with Texas Transportation Code Sec. 251.058 and Sec. 251.057, Hidalgo County's title if any, in and to the Road that is closed, abandoned, and vacated vests on the date this Order is signed by the County Judge in the following property owner:

Tiny Propellers Investments, LLC
2309 Arroyo Avenue
McAllen, Texas 78504

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 the property owner listed above.

WHEREUPON, Commissioners Court moved for the adoption of said Acknowledgment, said Motion being seconded by and duly adopted by all members of the court present voting "aye".

ORDERED THIS _____ DAY OF _____ 2023

HIDALGO COUNTY JUDGE Hon. Richard F. Cortez

COMMISSIONER DAVID L. FUENTES
PRECINCT ONE

COMMISSIONER EDUARDO CANTU
PRECINCT TWO

COMMISSIONER EVERARDO VILLARREAL
PRECINCT THREE

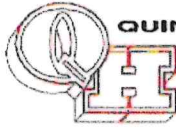
COMMISSIONER ELLIE TORRES
PRECINCT FOUR

ATTEST:

By: _____
Arturo Guajardo, Jr. County Clerk

Approved by Hidalgo County Commissioners Court on: _____

EXHIBIT “A”



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers * Land Surveyors

Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects * Subdivisions * Surveys
124 E. Stubbs, Edinburg, Texas 78535
Phone 959/881-5480 Fax 959/381-6527

METES AND BOUNDS

HIDALGO COUNTY PRECINCT No.1

60.0' ROAD RIGHT OF WAY BETWEEN LOTS 136 AND 137, DELTA ORCHARDS COMPANY
UNIT No.2
TO BE ABANDONED

A 0.71 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOTS 135, 136 AND
137, DELTA ORCHARDS COMPANY UNIT No.2, HIDALGO COUNTY, TEXAS, ACCORDING
TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 6, PAGE 33, MAP 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 AT THE
INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF MILE 21 NORTH ROAD AND
THE EAST RIGHT OF WAY LINE OF A 60.00 FOOT COUNTY ROAD (NOT OPEN) FOR
THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 80°40' W, 86.90
FEET AND N 09°20' E, 30.00 FEET FROM THE SOUTHEAST CORNER OF LOT 135.

THENCE; N 80°40' W, ALONG THE NORTH RIGHT OF WAY LINE OF MILE 21 NORTH
ROAD, A DISTANCE OF 262.22 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS
4856 SET ON THE WEST RIGHT OF WAY LINE OF A 60.00 FOOT COUNTY ROAD (NOT
OPEN) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; ALONG THE EAST RIGHT OF WAY LINE OF SAID 60.00 FOOT COUNTY ROAD
(NOT OPEN) AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA =
36°20'55", RADIUS = 603.10 FEET), A DISTANCE OF 382.61 FEET TO A 1/2"
IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE
OF F.M. 493 (LA BLANCA ROAD) FOR THE MOST SOUTHERLY NORTHWEST CORNER OF
THIS TRACT.

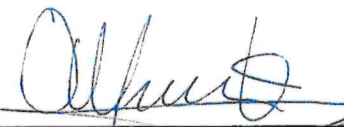
THENCE; N 09°20' E, ALONG THE EAST RIGHT OF WAY LINE OF F.M. 493 (LA
BLANCA ROAD), A DISTANCE OF 178.28 FEET TO A 1/2" IRON ROD WITH CAP
STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

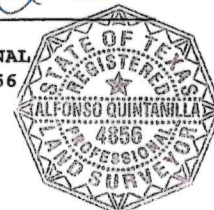
THENCE; ALONG THE EAST RIGHT OF WAY LINE OF SAID 60.00 FOOT COUNTY ROAD
(NOT OPEN) AND ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA
= 78°59'17", RADIUS = 543.10 FEET), A DISTANCE OF 748.72 FEET TO THE
POINT OF BEGINNING AND CONTAINING 0.71 OF AN ACRE OF LAND MORE OR LESS.

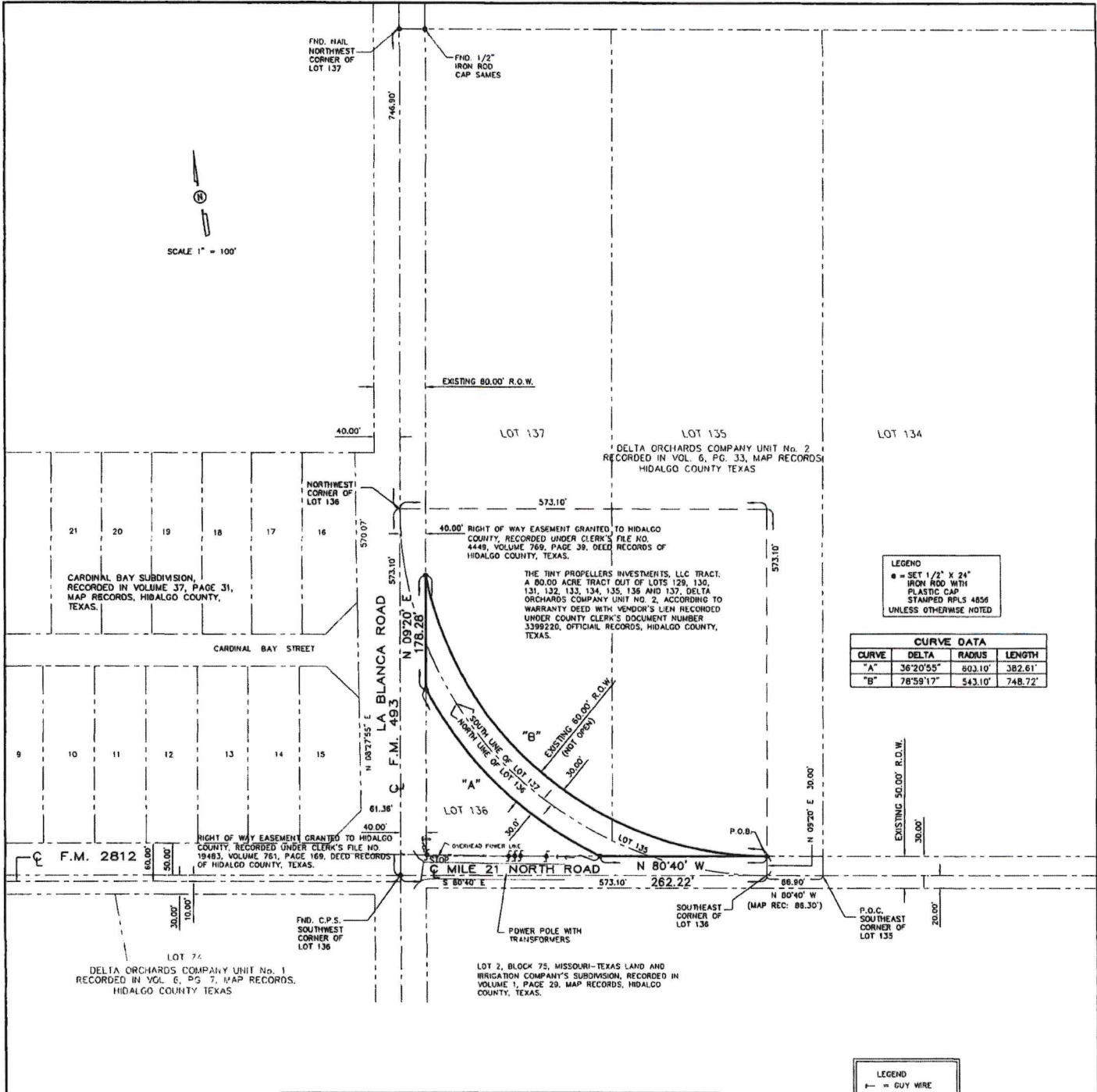
BEARINGS ARE IN ACCORDANCE WITH DELTA ORCHARDS No.2, RECORDED IN VOLUME
6, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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: AUGUST 21, 2023


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856





LEGEND
 * = SET 1/2" X 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 UNLESS OTHERWISE NOTED

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
"A"	36°20'55"	603.10'	382.61'
"B"	78°59'17"	543.10'	748.72'

LEGEND
 --- = GUY WIRE
 ⚡ = POWER POLE
 ⚡ = LIGHT POLE

HIDALGO COUNTY PRECINCT NO. 1
 60.0' ROAD RIGHT OF WAY BETWEEN LOTS 136 AND 137
 DELTA ORCHARDS COMPANY UNIT NO 2

NOTE: THIS SURVEY WAS DONE WITHOUT THE
 BENEFIT OF A TITLE COMMITMENT.

PLAT SHOWING
 A 0.71 OF AN ACRE TRACT OF LAND BEING A PART OR
 PORTION OF LOTS 135, 136, 137, DELTA ORCHARDS
 COMPANY UNIT NO. 2, HIDALGO COUNTY, TEXAS,
 ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 6,
 PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS.

FLOOD ZONE DESIGNATION: ZONE "X"
 AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
 COMMUNITY-PANEL NUMBER 480334 0350 C
 MAP REVISED: MAY 17, 2001 LOMR

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN
 ACCORDANCE WITH DELTA ORCHARDS COMPANY UNIT
 No. 2, RECORDED IN VOLUME 6, PAGE 33, 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 OF 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 33
 SURVEYED AUGUST 21, 2023
 OWNER _____
 ADDRESS _____
 JOB No. _____
 BOOK No. _____

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 OFFICE00HA-ENG.COM
 SURVEYING REGISTRATION NUMBER 100411-00



Alfonso Quintanilla
 ALFONSO QUINTANILLA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 4856