

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 \_\_\_\_\_ 2024, 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 2.406 acres of County Road Right-of-Way described in the attached Exhibit “A”;

**WHEREAS**, the Road appears on the plat of the Re-Subdivision of Lots 14 and 15, Block 5, Lots 16 and 17, Block 6, Lots 26, Block 11, and Lots 27 and 28 Block 12, 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 desires to close, abandon and vacate the Road pursuant to section 251.051(d) of the Texas Transportation Code; and

**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; and

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

**WHEREAS**, in compliance with section 251.058(a) of the Texas Transportation Code, the Road is not a cemetery road, nor is the Road necessary to reach adjoining properties; and

**WHEREAS**, in compliance with section 251.058 (b-1) of the Texas Transportation Code, the Commissioners Court notified any applicable public utility and/or common carriers of the proposal to close, abandon, and vacate the Road, not later than 30 days before the date that this Order is signed; and

**WHEREAS**, the Commissioners Court has examined the facts and **Exhibit(s) “A”** provided, attached hereto, and incorporated herein and made part of this Order, and is not opposed to Hidalgo County closing, abandoning, and vacating the Road described in **Exhibit “A”**.

**NOW THEREFORE, BE IT ORDERED, ADJUDGED AND DECREED** that pursuant to section 251.051(b) of the Texas Transportation Code, 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, abandon, close and vacate the Road as described in Exhibit "A" and Exhibit “B” respectively.

**BE IT FURTHER ORDERED**, in accordance with section 251.058(b) of the Texas Transportation Code, and subject to the right-of-way and/or easement, and the continued use by any public utility and/or common carrier of utility infrastructure in existence on the date the order is signed; **title to the Road that is closed, abandoned and vacated to the center line of the Road vests on the date this Order is signed by the County Judge in the owner(s) of the property that abuts the Road being closed, abandoned and vacated,**

**The abutting property owner(s) and the dimension(s) of the real property being conveyed to each property owner are as follows:**

1. FORTCO PROPERTIES, LTD., as owner of Lots 14, 15, 16, 17, 26, 27 and 28.

Pursuant to section 251.058 of the Texas Transportation Code, a copy of **this Order shall be filed in the deed records of the county and serve as the official instrument of conveyance from the county to the owner of the abutting property.** This Order shall be indexed in the deed records of the county describing Hidalgo County as grantor and the above listed property owner(s) as grantee(s).

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

\_\_\_\_\_  
**Hon. Richard Cortez**  
**County Judge**

\_\_\_\_\_  
**Hon. David L. Fuentes**  
**County Commissioner, Pct. 1**

\_\_\_\_\_  
**Hon. Eduardo "Eddie" Cantu**  
**County Commissioner, Pct. 2**

\_\_\_\_\_  
**Hon. Everado "Ever" Villarreal**  
**County Commissioner, Pct. 3**

\_\_\_\_\_  
**Hon. Ellie Torres**  
**County Commissioner, Pct. 4**

\_\_\_\_\_  
**Attest: Hon. Arturo Guajardo, Jr.**  
**Hidalgo County Clerk**

**EXHIBIT "A"**

July 3, 2024

**METES AND BOUNDS DESCRIPTION  
2.406 ACRES OUT OF  
LOTS 14 AND 15, BLOCK 5, LOTS 16 AND 17, BLOCK 6,  
LOT 26, BLOCK 11 AND LOTS 27 AND 28, BLOCK 12  
SAN JUAN PLANTATION SUBDIVISION,  
HIDALGO COUNTY, TEXAS**

**ROAD ABANDONMENT – WEST TO EAST**

A tract of land containing 2.406 acres situated in the County of Hidalgo, Texas, being a part or portion out of Lots 14 and 15, Block 5, Lots 16 and 17, Block 6, Lot 26, Block 11 and Lots 27 and 28, Block 12, San Juan Plantation Subdivision, according to the plat thereof recorded in Volume 3, Page 52, Hidalgo County Map Records, said 2.406 acres also being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 10, Block 6, of said San Juan Plantation Subdivision;

THENCE, S 08° 35' 50" W along the West line of said Lots 10 and 17, Block 6, and within the existing right-of-way of San Juan Road, at a distance of 660.00 feet pass the Southwest corner of said Lot 10, Block 6, and the Northwest corner of said Lot 17, Block 6, continuing a total distance of 1,300.00 feet;

THENCE, S 81° 24' 10" E a distance of 20.00 feet to a No. 4 rebar set on the existing East right-of-way line of San Juan Road for the Northwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, S 81° 24' 10" E along the existing North right-of-way line of a 40-foot County Road (not open), at a distance of 640.00 feet pass the East line of said Lot 17, Block 6, and the West line of said Lot 16, Block 6, at a distance of 1,300.00 feet pass the East line of said Lot 16, Block 6, and the West line of said Lot 15, Block 5, at a distance of 1,960.00 feet pass the East line of said Lot 15, Block 5, and the West line of said Lot 14, Block 5, continuing a total distance of 2,620.38 feet to a No. 4 rebar set on the East line of said Lot 14, Block 5, for the Northeast corner of this tract;
2. THENCE, S 08° 35' 50" W along the East line of said Lot 14, Block 5, at a distance of 20.00 feet pass the Southeast corner of said Lot 14, Block 5, and the Northeast corner of said Lot 28, Block 12, continuing a total distance of 40.00 feet to a No. 4 rebar set on the existing South right-of-way line of said 40-foot County Road (not open), for the Southeast corner of this tract;
3. THENCE, N 81° 24' 10" W along the existing South right-of-way of said 40-foot County Road (not open), at a distance of 660.38 feet pass the West line of said Lot 28, Block 12, and the East line of said Lot 27, Block 12, at a distance of 1,320.38 feet pass the West line of said Lot 27, Block 12, and the East line of said Lot 26, Block 11, continuing a total distance of 2,620.38 feet to a No. 4 rebar set on the existing East right-of-way line of San Juan Road, for the Southwest corner of this tract;
4. THENCE, N 08° 35' 50" E along the existing East right-of-way line of San Juan Road, at a distance of 20.00 feet pass the North line of said Lot 26, Block 11 and the South line of said Lot 17, Block 6, continuing a total distance of 40.00 feet to the POINT OF BEGINNING and containing 2.406 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 06/21/2023 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, R.P.L.S. #6238

DATE: