



Rio Grande Valley Emergency Communication District

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October 24, 2024

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Everardo Villarreal
Hidalgo County Precinct 3
724 N Breyfogle
Mission, TX 78574

The LRGVDC E-Comms/9-1-1 Department acknowledges the notification on the following **PROPOSED NAME:**

Wombat SR

A 3761.09Inf Private Ingress/Egress Easement running West at the East Line of the Emu Run LLC Property Id#294548, located 5172LNF south of Mile 14 Rd on Jara Chinas Rd .

[MSAG Query/Update](#)

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: WOMBAT

Community: 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

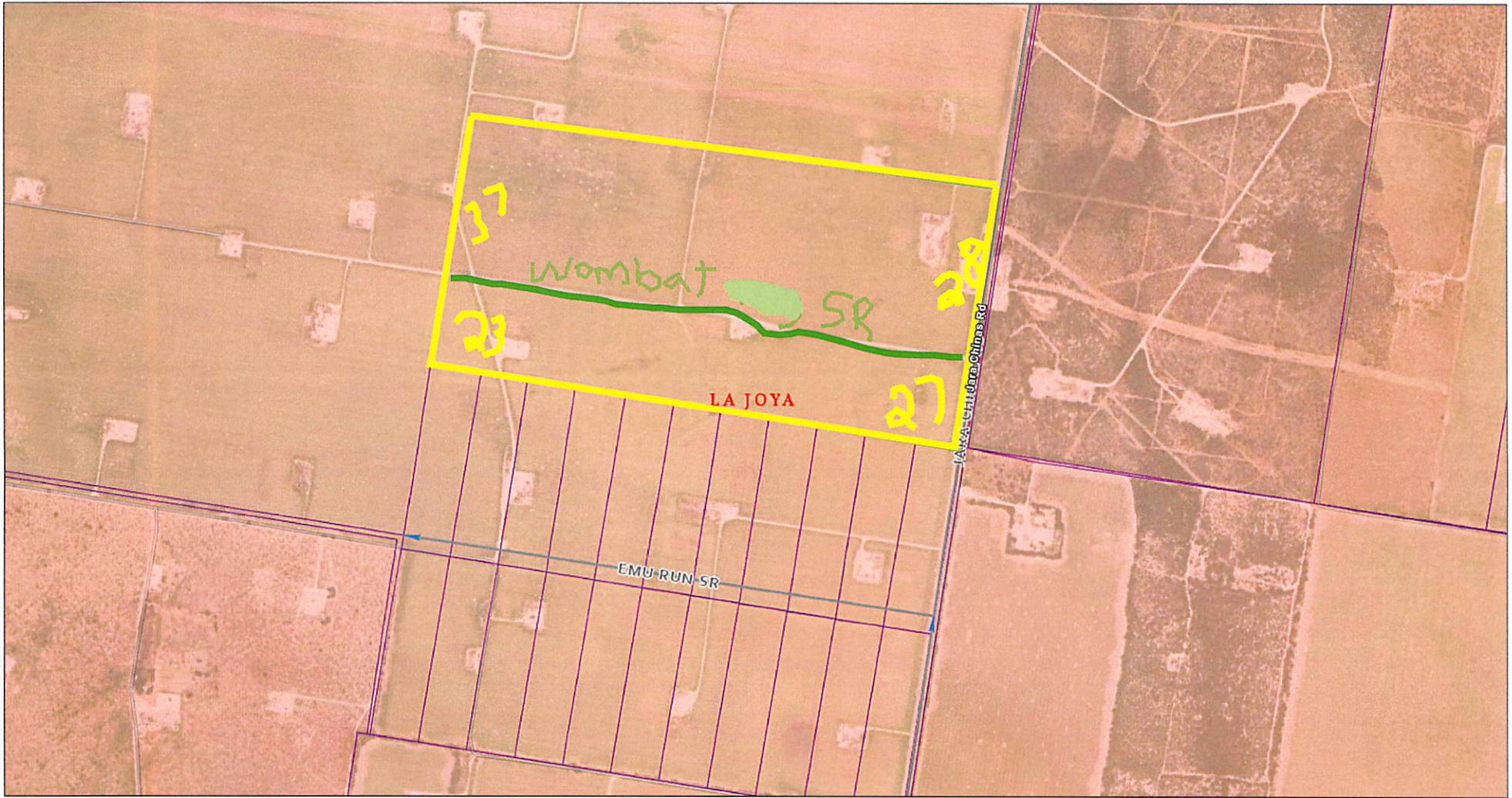
STAFF:

EXECUTIVE DIRECTOR
Manuel "Manny" Cruz

A query was done on the State 9-1-1 database and found no match for the proposed name in the system.

ACKNOWLEDGED ON: October 24, 2024
RESEARCHED BY: Rosemary Contreras

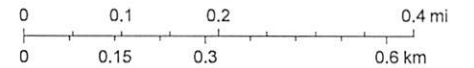
Wombat Way SR Map



10/18/2024, 10:06:30 AM

- Road Centerline
- MSAG_COMMUNITY
- LA JOYA
- Hidalgo Parcels

1:9,028



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,



Victor Gallardo <victor.gallardo@co.hidalgo.tx.us>

Fwd: Egress/ingress private rd.

3 messages

Matthew Pierson <milk.honey.properties@gmail.com>

Fri, Oct 4, 2024 at 9:20 AM

To: Victor.gallardo@co.hidalgo.tx.us

Good morning Mr. Victor,

I hope that you are having a great day so far.

I am sending you this because we are now working on our 2nd phase In our "Joya Escondida" Ranchettes.

This is the metes and bounds for the Utulity easement/ Private rd.

Could you please help me to get this registered in the county and we want to call the name of the rd.

Wombat 

This is just approximately 1,000-2,0000 feet north of Emu Run.


I will also attach the overall survey.



Matthew Pierson

Partner

 1015 N Texas Blvd 20B #129 Weslaco

 (956) 300-4777

 milk.honey.properties@gmail.com

----- Forwarded message -----

From: **Kane Lindsey** <kanelindseylc@gmail.com>

Date: Thu, Oct 3, 2024 at 9:39 AM

Subject: Fwd: Egress/ingress private rd.

To: Matthew Pierson <milk.honey.properties@gmail.com>

Mathew,

See attached. Thanks



2024-10-02 Access Easement.docx

25K

Matthew Pierson <milk.honey.properties@gmail.com>

Fri, Oct 4, 2024 at 9:22 AM

To: Victor.gallardo@co.hidalgo.tx.us

Could you please take this through the process to get this recorded?

Metes and Bounds Description for a 4.27 Acre (50.0') Proposed Ingress/Egress Easement

Being a 4.27 acre Proposed Ingress/Egress easement situated in Hidalgo County, Texas, being out of J.F.B. McMillan Survey No. 488, Abstract 658, F.H. Kirkbride Subdivision, Hidalgo County, Texas, and being out of a tract of land conveyed to EMU RUN, LLC by a Special Warranty Deed dated January 1, 2024 and recorded on March 27, 2024 as described in Document Number 3534575 of the Official Records, Hidalgo County, Texas, said 4.27 acre Proposed Ingress/Egress easement being more particularly described as follows:

Commencing at a found 1/2-inch iron rod, being the Northeast corner of Porcion 47, being the common corner of a tract of land (Tract 11) conveyed to Kevin Siul Ovando and Jacquelin Ovando by a Special Warranty Deed with Vendor's Lien dated January 4, 2024 and recorded on January 18, 2024 as described in Document Number 3515158 of the Official Records, Hidalgo County, Texas and a called 496.95 acre tract of land (Tract 2) conveyed to Eduvijes Perez Josephson, Librada Perez Giese, and Elizabeth Grace Perez by a Special Warranty Deed with Vendor's Lien dated March 25, 1999 and filed for record on April 30, 1999 as described in Document Number 769894 of the Official Records, Hidalgo County, Texas, and being on the West line of Share No. 15, Revised Map of Schunior's Subdivision of Porciones 73, 74, & 75, as recorded in Volume 2, Page 23 of the Map Records, Hidalgo County, Texas;

Thence, North 08°56'15" East a distance of 3,235.61 feet along the common line of said Tract 11 and the West line of said Share No. 15 to a point;

Thence, North 81°03'45" West a distance of 35.00 feet over and across said EMU RUN, LLC tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the apparent right-of-way line of Jara Chinas Road, and being the **POINT OF BEGINNING** and the Southeast corner of this herein described Proposed Ingress/Egress easement;

1. **Thence**, North 81°03'45" West a distance of 1,255.26 feet over and across said EMU RUN, LLC tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for a corner of this herein described Proposed Ingress/Egress easement;
2. **Thence**, North 76°59'56" West a distance of 337.62 feet over and across said EMU RUN, LLC tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for a corner of this herein described Proposed Ingress/Egress easement;
3. **Thence**, North 81°03'45" West a distance of 2,127.43 feet over and across said EMU RUN, LLC tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for a corner of this herein described Proposed Ingress/Egress easement;
4. **Thence**, North 09°33'19" East a distance of 50.00 feet over and across said EMU RUN, LLC tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for a corner of this herein described Proposed Ingress/Egress easement;

5. **Thence**, South 81°03'45" East a distance of 2,128.66 feet over and across said EMU RUN, LLC tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for a corner of this herein described Proposed Ingress/Egress easement;
6. **Thence**, South 76°59'56" East a distance of 337.62 feet over and across said EMU RUN, LLC tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for a corner of this herein described Proposed Ingress/Egress easement;
7. **Thence**, South 81°03'45" East a distance of 1,253.48 feet over and across said EMU RUN, LLC tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the apparent right-of-way line of Jara Chinas Road, for a corner of this herein described Proposed Ingress/Egress easement
8. **Thence**, South 08°56'15" West a distance of 50.00 feet along the apparent right-of-way line of Jara Chinas Road to the **POINT OF BEGINNING** and containing a computed area of 4.27 acres.

All bearings and distances shown hereon are based on the Texas Coordinate System, South Zone, NAD83 (NA2011).

A plat of even survey date herewith accompanies this description.

Surveyed on the ground September 20, 2024

Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, Texas 78539
O: (956) 917-4809
TBPELS Firm No. 10194676