

November 8, 2023

Mr. Everardo Villarreal, Pct. 3, Commissioner
Mr. Victor Gallardo, Right of Way Director
Pct. 3, Hidalgo County
724 N. Breyfogle
Mission, Tx. 78574

Re: Road Abandonment

Dear Mr. Villarreal and Mr. Gallardo;

The matter at hand is in reference to a road dedicated to the County of Hidalgo in 1928, that is located within the bounds of our family property. We, the Ramirez family, own the land surrounding this road equal to about 30 acres with 5 belonging to Javier Garcia on the Southeast side of Bryan Rd. This property is described as Bell Woods Company B, Lots 21, 22A, 22B, 23, 24, 25, 26 and 27.

We have been informed that if the land surrounding a road in Texas has been enclosed for 20 years and the county has not annexed, opened, named nor maintained the road-that the road can be abandoned or made private. This road was dedicated to the county in 1928 and Hidalgo County has had 95 years to annex, name, open and maintain this road. This is the history of this property that has been enclosed for more than 20 years. It has never been a public road.

In 1997, Cynthia Ramirez Ponce (our oldest daughter) and her husband, Carlos Ponce bought Lots 21 and 27 and gated it at that time. It has been enclosed since then.

On April 1, 2002, Rumaldo Ramirez Sr and Betty Ramirez bought Lot 25 from C. K. Koele. This land did not have an open road. The "dedicated road" was deep brush and mesquite trees from Lot 21 to the end of Lot 25, dead-ending with the canal easement. In others words, there was no road from Lot 21 to 22B, 23 (ends on 25), 24 on the North side (heading east) of the "dedicated road," located on its north side all the way to the United Water District Canal and then from that Canal easement heading back to Bryan Road, there was deep brush and mesquite trees from Lot 25, 26, and 22 A ending on Lot 21. This road that Rumaldo Ramirez, Sr. made, ends on Lot 23 and Lot 26.

On April 1, 2003, Rumaldo Ramirez, Sr. and Betty Ramirez bought 25 brush and wooded acres, 5 of which were located on Stewart Road. Twenty (20) were located on both sides of this dedicated road. Rumaldo Sr., at his own expense, cleared this road and fenced the different lots, thus providing a passage to Lot 22 (A and B), Lot 23, Lot 24, Lot 25 and 26. This made road ends on the east side of Lots 26 and 23, with entrance to Lot 25 and Lot 24. Over the years, caliche has been added and the road privately maintained and there are no utility lines located on this road. We have included evidence of that with this letter.

Because of this discovery, we are asking to make this road a private road, which will be maintained by the Ramirez family. Our daughters, Cynthia Ramirez Ponce (Lot 22 A-a home and Lot 22 B), Judy Ramirez De Los Santos (a home on Lot 26) and Rumaldo (Ramsey) Ramirez, Jr. (Lot 23) all live/own property on this "ranch." Ramsey will begin building on Lot 23 soon. Then,

we live on Lot 25 and own Lot 24, as well. We are very much wanting to preserve our wildlife and fauna for as long as we can. We are a sanctuary for birds, turtles, horned toads, snakes (Indigos mostly), and countless other little critters. In addition, we own a horse, a donkey, eighteen goats and twelve rescued/spayed dogs-with others being owned by our daughters. We are a retired security guard supervisor (Vietnam Disabled Veteran) and an educator, who sacrificed to buy this land for our family; and, thankfully, they value it as such and are willing to keep it that way.

Hidalgo County may better spend its monies on matters that are beneficial to its constituents, instead of allotting funds to a project that is a dead-end street and in no way a public road, but a dead end that belongs to a family that wants to keep it in its present state. If you notice the lots are the same as they were in 1928 and we wish for them to remain so way into the future.

All these lots are located at Bell Woods Subdivision B, Mission, Tx and; in addition, these are specifically stated below with owners of each lot and notarized signature and addresses for each. We, the undersigned are requesting that this road be abandoned, due to the above information.

Thank you for your time and attention to this request.

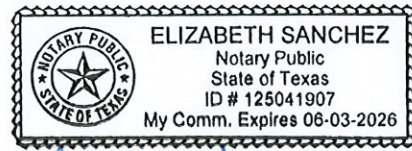
Cynthia Ponce and Carlos Ponce (Lots 21, 22A, 22B)
12208 N. Bryan Rd. Mission TX 78573

Cynthia Ponce 11/17/23 Carlos Ponce 11-18-23
Cynthia Ponce Carlos Ponce

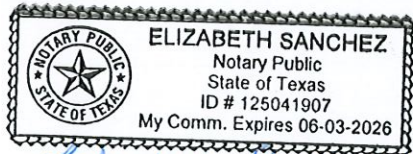


Elizabeth Sanchez 11-17-23
Rumaldo Ramirez, Jr. (Lot 23)
12224 N. Bryan Rd Mission TX 78573

Rumaldo Ramirez, Jr. 11/17/23
Rumaldo Ramirez, Jr.



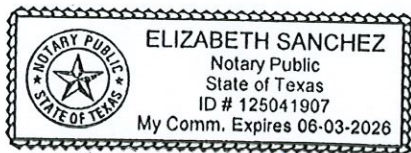
Elizabeth Sanchez 11-17-23



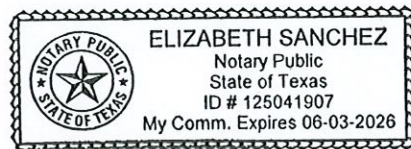
Elizabeth Sanchez 11-17-23
Rumaldo Ramirez, Sr. and Betty Ramirez (Lots 24 and 25)
12224 N Bryan Rd Mission TX 78573

Rumaldo Ramirez 11-18-23
Rumaldo Ramirez, Sr.

Betty Ramirez 11/10/2023
Betty Ramirez



Elizabeth Sanchez 11-10-2023

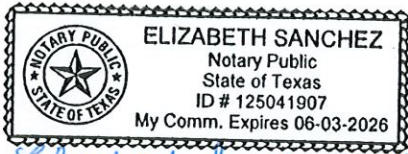


Elizabeth Sanchez 11-10-2023

Judy De Los Santos (Lot 26)
12216 N Bryan Rd Mission TX 78573

Judy De Los Santos 11/17/2023

Judy De Los Santos



Elizabeth Sanchez 11/17/2023

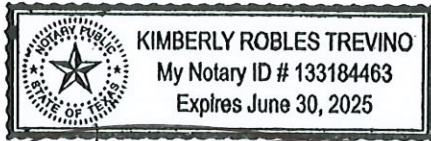
Javier Garcia and Jennifer Garcia (Lot 27)
4107 Coconut Palm Drive Mission TX 78573

11-22-2023

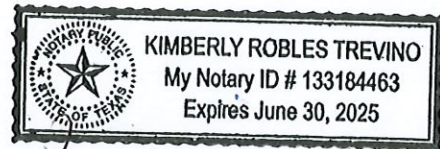
Javier Garcia

J. Garcia 11/22/23

Jennifer Garcia



[Signature]



[Signature]

Respectfully,

Rumaldo Ramirez, Sr. and Betty Ramirez
12224 N. Bryan Rd.
Mission Tx 78573 956-360-0602 956-533-7401

- Attachments:
Map of Lots 21-27 Bell Woods Subdivision B
Current Title Report (Lot 24)
Sharyland Water Supply Report
Magic Valley Electric Cooperative Report
ATT Report



AT&T Texas
7602 Spring Cypress Road
Spring, TX 77379

LETTER OF NO OBJECTION TO ENCROACHMENT

Southwestern Bell Telephone d/b/a AT&T Texas has no objection to the encroachment of a 40' Public Right of Way dedicated by plat dated May 7, 1928 and recorded in Document No. 00000422 Plat Records Hidalgo County, Texas, located through the boundaries between lots 21-27 as shown on Exhibit "A" attached hereto and being further described as follows:

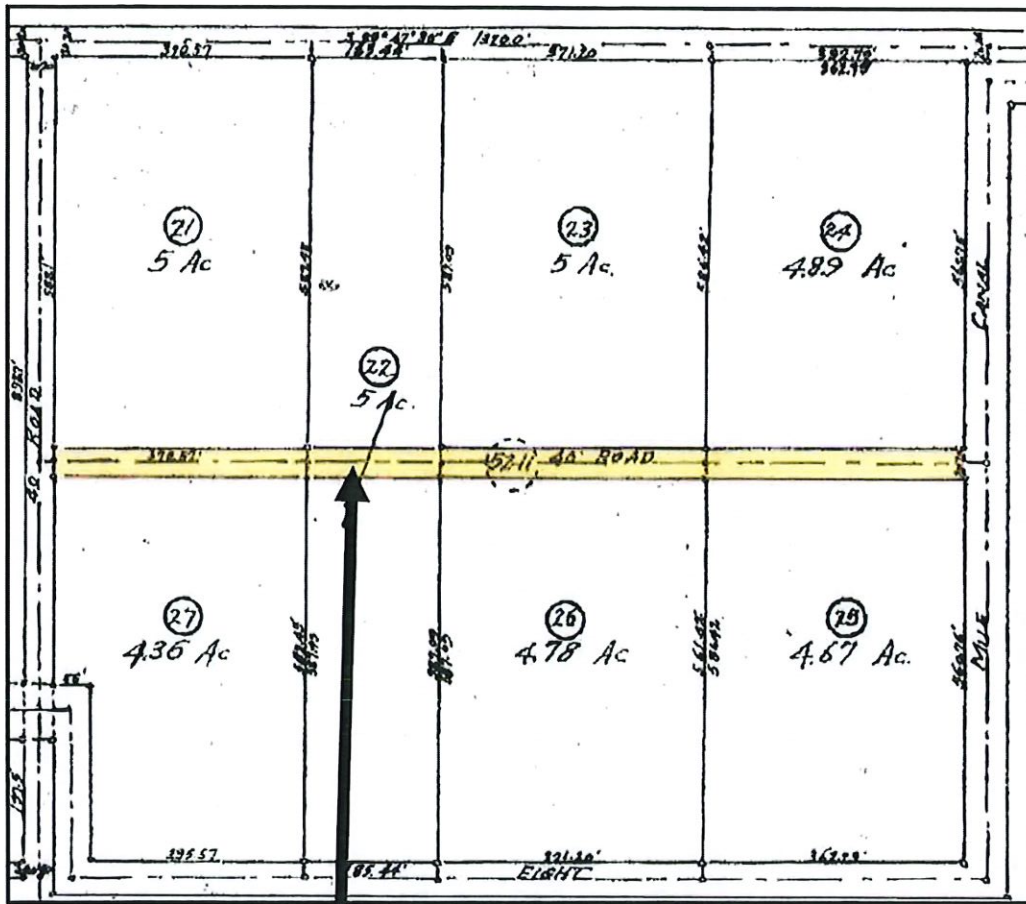
All of Lot 21, 22, 23, 24, 25, 26 and 27, BELL-WOODS COMPANY'S SUBDIVISION, The West Addition to Sharyland, Hidalgo County, Texas, according to the map recorded in Volume 5, Page 8, Map and Plat Records, in the Office of the County Clerk of Hidalgo County, Texas.

Southwestern Bell Telephone Company d/b/a AT&T Texas shall not be denied reasonable access to their lines or facilities located within the subject right of way.

Southwestern Bell Telephone Company d/b/a AT&T Texas
a Delaware Corporation

By: C. Brandon Luna
Name: C. Brandon Luna
Title: Mgr. OSP Engineering
Date: 12/7/2023

EXHIBIT "A"



40' Public Road ROW dedicated by Plat in document No. 00000422 Plat Records, Hidalgo County, Texas



SBC Southwest

Final Audit Report

2023-12-07

Created:	2023-12-06
By:	Ryan Shursen (shursen@whitmanlandgroup.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7wW1Sw-CU8awintV5tEeKzI57FC7MR2

"SBC Southwest" History

-  Document created by Ryan Shursen (shursen@whitmanlandgroup.com)
2023-12-06 - 8:59:18 PM GMT
-  Document emailed to C. Brandon Luna (cl3712@att.com) for signature
2023-12-06 - 8:59:23 PM GMT
-  Email viewed by C. Brandon Luna (cl3712@att.com)
2023-12-07 - 2:32:08 PM GMT
-  Document e-signed by C. Brandon Luna (cl3712@att.com)
Signature Date: 2023-12-07 - 2:32:41 PM GMT - Time Source: server
-  Agreement completed.
2023-12-07 - 2:32:41 PM GMT

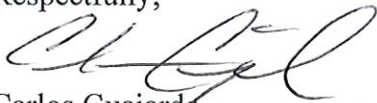
October 31, 2023

RE: Rumaldo & Betty J. Ramirez
Bell-Woods Company's Subdivision – Lots 21, 22, 23, 24, 25, 26, and 27
12224 Bryan Road
Mission, Texas 78573
(956) 585-4509
(956) 867-5514

To whom it may concern,

I have reviewed the request for abandonment of easement / road right-of-way at Bell-Woods Company's Subdivision for lots 21, 22, 23, 24, 25, 26, and 27, and MVEC has no existing facilities in the area in question as shown on the attached map highlighted in "YELLOW". MVEC has no objection to the abandonment of utility easement or road right-of-way at the above-mentioned property and lot numbers as indicated on the attached map that is being requested for abandonment. If you have any questions or wish to discuss this project further, please contact me at your earliest convenience.

Respectfully,



Carlos Guajardo
Engineering Manager
(956) 514-1200 ext. 4040
(956) 463-5537 cell
carlosguajardo@magicvalley.coop

Magic Valley
MVEC
Electric Cooperative