

**ROAD RIGHT-OF-WAY DEDICATION**

THE STATE OF TEXAS                    §  
   §            KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HIDALGO                   §

WHEREAS, CARLOS G. LEAL, JR., herein called Grantor, of Hidalgo County, Texas, is the owner in fee of that one certain 0.53 acre tract of land, said 0.53 acre tract of land being more fully described in Exhibit "A" attached hereto and incorporated herein for all purposes; and

WHEREAS, the County of Hidalgo is releasing its easement/road right of way to the abutting property owner of a portion of a dedicated road, Mile One South Road, dedicated to the County of Hidalgo by map or plat of Del Monte Orchard Co. Subdivision No. 1, Hidalgo County, Texas, said map recorded in Volume 5, Page 25, Map Records of Hidalgo County, Texas, said portion being released is a 0.38 acre tract of land more fully described in Exhibit "B" attached hereto and incorporated herein by reference for all purposes; and

WHEREAS, the County of Hidalgo has realigned said Mile One South Road as shown on the plat attached hereto as Exhibit "C" which is incorporated herein by reference for all purposes; and

WHEREAS, Grantor herein desires to dedicate that certain 0.53 acre tract of land to Hidalgo County for realignment of said road.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that in consideration of the premises, CARLOS G. LEAL, JR. does hereby Grant, Dedicate, Bargain, Sell and Convey unto Hidalgo County, State of Texas, a seventy foot road right-of-way easement being that 0.53 acre tract of land described in Exhibit "A" for the purposes of constructing, reconstructing, inspecting, repairing and maintaining a roadway and utility lines, in, upon, along and across the property described in said Exhibit "A" attached hereto.

TO HAVE AND TO HOLD, all and singular the easement privileges afore stated, unto the County of Hidalgo, State of Texas, its successors and assigns.

Executed this 11<sup>th</sup> day of July, 2015

  
\_\_\_\_\_  
CARLOS G. LEAL, JR., Grantor

A 0.53 ACRE TRACT OF LAND OUT OF LOT 4, BLOCK 10, DEL MONTE ORCHARD CO. SUBDIVISION NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 5, PAGE 25, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the East line of Lot 4, South 08 Deg. 50 Min. West, 35.0 feet from the Northeast corner of Lot 4, for the Northeast corner of the following described tract of land; said point being on the South line of Mile One South Road; said point being the beginning point of a curve to the left;

THENCE, with said curve to the left, in a southwesterly direction, on a radius of 219.0 feet, through an arc of 51 Deg. 20 Min. 44 Sec., and a distance of 196.26 feet to the beginning point of a curve to the right, for a point on the South line hereof;

THENCE, with said curve to the right, in a southwesterly direction, on a radius of 289.0 feet, through an arc of 51 Deg. 20 Min. 44 Sec., and a distance of 258.98 feet to end of curve for a point on the south line hereof;

THENCE, North 80 Deg. 54 Min. 36 Sec. West, 1.59 feet to the Southeast corner of Mile One South Road, as shown on plat of Valle Hermoso Estates, Hidalgo County, Texas, according to plat recorded in Volume 21, Page 38, Map Records; for the Southwest corner hereof; said point being the Northeast corner of Lot 10, Valle Hermoso Estates;

THENCE, with the East line of said Mile One South Road, North 08 Deg. 50 Min. East, at 50.0 feet pass the Northeast corner of said Mile One South Road, and at 70.0 feet a point for the Northwest corner hereof; said point being the Southwest corner of said 6.07 acre tract out of Lot 5, Block 8 and Lot 4, Block 10; said 6.07 acre tract as described in Special Warranty Deed with Vendor's Lien, recorded in Instrument Number 2455429, Official Records;

THENCE, with the South line of said 6.07 acre tract South 80 Deg. 54 Min. 36 Sec. East, 1.59 feet to the beginning point of a curve to the left, for a point on the North line hereof;

THENCE, continue with the South line of said 6.07 acre tract, with said curve to the left, in a northeasterly direction, on a radius of 219.0 feet, through an arc of 51 Deg. 20 Min. 42 Sec., and a distance of 196.26 feet to the beginning point of a curve to the right, for a point on the North line hereof;

THENCE, continue with the South line of said 6.07 acre tract, on said curve to the right, in a northeasterly direction, on a radius of 289.0 feet, through an arc of 10 Deg. 21 Min. 25 Sec., and a distance of 52.24 feet to a point on the South line of Mile One South Road, for the Northwest corner hereof;

THENCE, with the South line of Mile One South Road, South 81 Deg. 10 Min. East, 189.87 feet to the POINT OF BEGINNING; Containing 0.53 acres of land more or less.

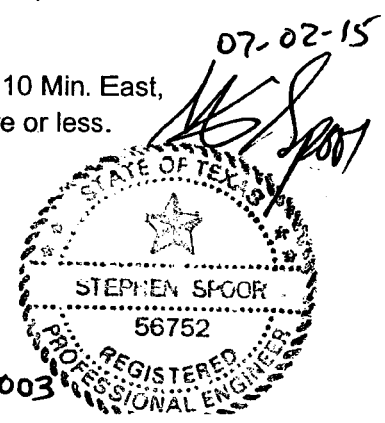


Exhibit "A"

FIRM # F-6003

A 0.38 ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 8, AND LOT 4, BLOCK 10, DEL MONTE ORCHARD CO. SUBDIVISION NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 5, PAGE 25, MAP RECORDS, HIDALGO COUNTY, TEXAS

BEGINNING at a point on the East line of Lot 5, North 08 Deg. 50 Min. East, 35.0 feet from the Southeast corner of Lot 5, for the Northeast corner of the following described tract of land; said point being on the North line of Mile One South Road, and being the Southeast corner of a certain 6.07 acre tract out of Lot 5, Block 8 and Lot 4, Block 10, said 6.07 acre tract as described in Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 2455429, Official Records; Hidalgo County, Texas; said point being on a curve to the left;

THENCE, with the North line of said 0.73 acre tract, with said curve to the left, in a southwesterly direction on a radius of 289.0 feet, through an arc of 40 Deg. 43 Min. 45 Sec., and a distance of 205.44 feet to a point on the South line of Mile One South Road, for the Southeast corner hereof;

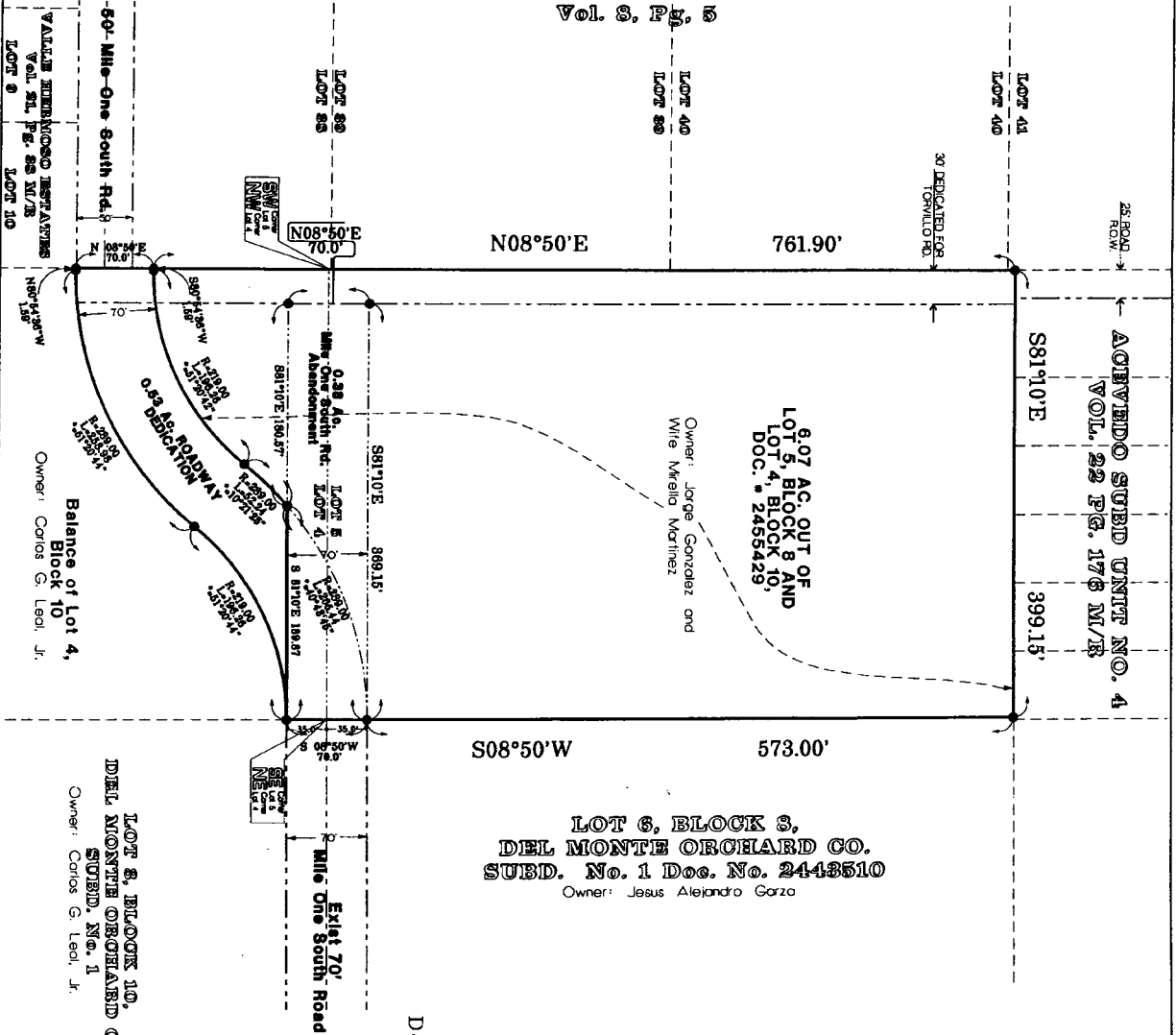
THENCE, with the South line of Mile One South Road, parallel to and 35 feet southerly from the North line of said Lot 4, North 81 Deg. 10 Min. West, 180.57 feet to a point for the Southwest corner hereof;

THENCE, parallel to the West line of said Lot 4, Block 10, and Lot 5, Block 8, North 08 Deg. 50 Min. East, at 35.0 feet pass the division line between said Lots 4 and 5, and at 70.0 feet a point on the North line of Mile One South Road, for the Northwest corner hereof;

THENCE, with the North line of Mile One South Road, parallel to and 35.0 feet northerly from the South line of said Lot 5, South 81 Deg. 10 Min. East, 369.15 feet to the POINT OF BEGINNING; Containing 0.38 acres of land, more or less

*Stephen Spoor* 07-02-15  
  
FIRM # F-6003

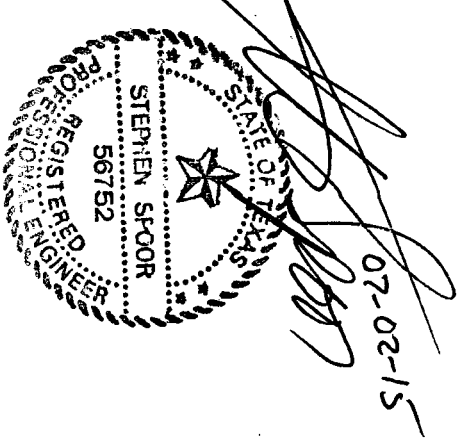
**BENTSEN GROVES ADDITION E**  
Vol. 3, Pg. 5



**LOT 6, BLOCK 3,  
DEL MONTE ORCHARD CO.  
SUBD. No. 1 Doc. No. 2443510**  
Owner: Jesus Alejandro Garza

**MILE ONE SOUTH ROAD  
RELOCATION AND ABANDONMENT**  
across Lot 5, Block 8,  
and Lot 4, Block 10,  
Del Monte Orchard Co. Subd. No. 1  
Hidalgo County, Texas  
recorded in Vol. 5, Pg. 25,  
Map Records

**MAP**



Prepared by:  
**Spoor Engineering Consultants, Inc.**  
 FIRM # F-8003  
 Consulting Engineers - Civil Land Planning  
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 MALLEN, TEXAS 75001  
 TEL. (958) 683-1000 FAX (958) 683-1002  
 spooren@attglobal.net

**ATLAS, HALL & RODRIGUEZ, LLP**

ATTORNEYS AT LAW

P.O. BOX 3725 (78502-3725)

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McALLEN, TEXAS

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ATLASHALL.COM

scrain@atlashall.com  
(956) 632-8221 Direct Line

July 24, 2015

Monica Salinas Badillo, Court Administrator  
Hidalgo County Executive Office  
2818 S. Business Hwy. 281  
Edinburg, Texas 78539

RE: Hidalgo County/ Surplus Property  
Carlos G. Leal, Jr.


Dear Ms. Badillo:

Enclosed herewith are originals of the Road Right of Way Dedication and the Partial Release of Easement in connection to the above matter. Please have Judge Garcia execute the acknowledgment in front of a notary public in the spaces provided, along with obtaining the attestation on both documents. Please have the documents recorded and return both the recorded Road Right of Way Dedication and Partial Release of Easement to our office.

Thank you for your cooperation and if you have any questions, please call the undersigned.

Very truly yours,

ATLAS, HALL & RODRIGUEZ, LLP

By:   
\_\_\_\_\_  
Stephen L. Crain

SLC/mt  
Enclosures

AUSTIN OFFICE  
7200 N. MOPAC EXPY., STE 430  
AUSTIN, TEXAS 78731-2696  
TEL. (512) 583-0579  
FAX (956) 574-9337

BROWNSVILLE OFFICE  
P.O. BOX 6369 (78523-6369)  
50 W. MORRISON RD., STE A  
BROWNSVILLE, TEXAS 78520-7262  
TEL. (956) 574-9333  
FAX (956) 574-9337

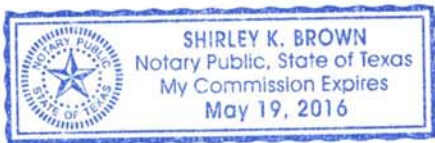
UVALDE OFFICE  
124 N. EAST STREET  
UVALDE, TEXAS 78801-5312  
TEL. (830) 278-3100  
FAX (844) 272-4209

(Acknowledgment)

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 21<sup>st</sup> day of July, 2015, by CARLOS G. LEAL, JR.



Shirley K. Brown  
Notary Public, State of Texas

ACCEPTED BY:

THE COUNTY OF HIDALGO, TEXAS

BY: Ramon Garcia  
RAMON GARCIA, County Judge

APPROVED BY  
COMMISSIONERS' COURT  
ON: 7/21/15 mb

ATTEST: Antonia Sanchez

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 21<sup>st</sup> day of July, 2015, by RAMON GARCIA, County Judge of Hidalgo County, Texas, on its behalf.



Monica Badillo  
Notary Public, State of Texas  
Printed name of Notary Monica Badillo  
My commission expires: 4-21-2019