

STATE OF TEXAS §
COUNTY OF HIDALGO §

ORDER SUPPORTING THE TRANSFER BY THE TEXAS DEPARTMENT OF TRANSPORTATION OF A SEGMENT OF U.S. BUSINESS 281

WHEREAS, the Texas Department of Transportation (“TxDOT”) is considering the transfer of a segment of U.S. Business 281 along the eastern boundary of the Hidalgo County Court House to Hidalgo County, Texas, such segment more particularly described on Exhibit A attached hereto and incorporated herein at the point for all purposes (the “Segment”);

WHEREAS, Hidalgo County is in full support of such TxDOT transfer as such transfer is needed for the construction of Hidalgo County’s new courthouse; and

WHEREAS, the Commissioners Court of Hidalgo County is in support of the transfer of the Segment of U.S. Business 281.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF THE COUNTY OF HIDALGO that it supports and accepts the transfer of the Segment of U.S. Business 281 as such Segment is essential to the construction of a new courthouse for Hidalgo County.

PASSED, APPROVED AND ORDERED this 06th day of March, 2018.

By: Ramon Garcia
Ramon Garcia, County Judge

ATTEST:
By: Arturo Guajardo Jr.
Arturo Guajardo, Jr. County Clerk



APPROVED AS TO FORM:
ATLAS, HALL & RODRIGUEZ, LLP

By: _____
Stephen L. Crain

APPROVED BY
COMMISSIONERS' COURT
ON: 3/6/18

County: Hidalgo
ROW CSJ: 0255-08-106
HIGHWAY: U.S. Business 281(Closner Blvd)

Exhibit A

FIELD NOTES FOR TRACT 1

US BUSINESS 281 AT COURTHOUSE SQUARE

Being a 66,979 square foot or 1.538 acre tract of land, situated in the City of Edinburg, Hidalgo County, Texas, being out of Block 231, Block 232, Block 253, and Block 254, Townsite Plat of Edinburg, Hidalgo County, Texas, recorded by Map in Volume 1, Page 3, of the Map Records, Hidalgo County, Texas, and being a remaining portion of Right of Way Easement conveyed to the State of Texas, dated June 29, 1954, described in Volume 802, Page 155, of the Deed Records, Hidalgo County, Texas, said 66,979 square foot or 1.538 acre tract of land, being more particularly described by metes and bounds as follows;

Commencing at the Northwest intersection corner of Cano Street, 95.00 foot Right of Way, and 12th Street, 95.00 foot Right of Way, from which the Southeast corner of Block 253 bears South 08°53'00" West a distance of 20.00 feet and South 81°07'00" East a distance of 20.00 feet;

Thence with the North Right of Way line of Cano Street, North 81°07'00" West a distance of 279.72 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set in the existing East Right of Way line of U.S. Business 281 (Closner Boulevard), 100.00 foot Right of Way, (N= 16635359.6447, E= 1094887.9703) 50.00 feet left to centerline station 7+64.79, for the Southeast corner and **Point of Beginning** of this herein described tract of land;

1. **Thence** continuing with the existing North Right of Way line of Cano Street, North 81°07'00" West a distance of 100.00 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set in the existing West Right of Way line of U.S. Business 281 (Closner Boulevard) for the Southwest corner of this herein described tract of land;
2. **Thence** departing the North Right of Way line of Cano Street and with the existing West Right of Way line of U.S. Business 281 (Closner Boulevard) North 08°53'00" East a distance of 58.82 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set for the beginning of a curve concave to the Southeast and for a corner of this herein described tract of land;
3. **Thence** with said curve concave to the Southeast having a radius of 388.00 feet, an arc length of 94.51 feet, a delta angle of 13°57'21", a chord bearing of North 15°54'19" East and a chord distance of 94.27 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set for a corner;

4. **Thence** North $22^{\circ}53'00''$ East a distance of 109.67 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set for the beginning of a curve concave to the Northwest and for a corner of this herein described tract of land;
5. **Thence** with said curve concave to the Northwest having a radius of 288.00 feet, an arc length of 140.78 feet, a delta angle of $28^{\circ}00'25''$, a chord bearing of North $08^{\circ}53'15''$ East and a chord distance of 139.38 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set for a corner;
6. **Thence** North $05^{\circ}07'00''$ West a distance of 110.01 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set for the beginning of a curve concave to the Southeast and for a corner of this herein described tract of land;
7. **Thence** with said curve concave to the Southeast having a radius of 388.00 feet, an arc length of 94.51 feet, a delta angle of $13^{\circ}57'21''$, a chord bearing of North $01^{\circ}54'19''$ East and a chord distance of 94.27 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set for a corner;
8. **Thence** North $08^{\circ}53'00''$ East a distance of 61.51 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set in the Existing South Right of Way line of McIntyre Street, 95.00 foot Right of Way, for the Northwest corner of this herein described tract of land, from which the Northeast corner of Block 231, bears North $08^{\circ}53'00''$ East a distance of 20.00 feet;
9. **Thence** with the South Right of Way line of McIntyre Street, South $81^{\circ}07'00''$ East a distance of 100.00 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set in the existing East Right of Way line of U.S. Business 281 (Closner Boulevard), for the Northeast corner of this herein described tract of land;
10. **Thence** departing the South Right of Way line of McIntyre Street and with the existing East Right of Way line of U.S. Business 281 (Closner Boulevard), South $08^{\circ}53'00''$ West a distance of 61.51 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set for the beginning of a curve concave to the Southeast and for a corner of this herein describe tract of land;
11. **Thence** with said curve concave to the Southeast having a radius of 288.00 feet, an arc length of 70.07 feet, a delta angle of $13^{\circ}56'26''$, a chord bearing of South $01^{\circ}54'46''$ West and a chord distance of 69.90 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set for a corner;
12. **Thence** South $05^{\circ}07'00''$ East a distance of 110.01 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set for the beginning of a curve concave to the Northwest and for a corner of this herein described tract of land;

13. **Thence** with said curve concave to the Northwest having a radius of 388.00 feet, an arc length of 189.57 feet, a delta angle of $27^{\circ}59'35''$, a chord bearing of South $08^{\circ}52'49''$ East and a chord distance of 187.69 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set for a corner;
14. **Thence** South $22^{\circ}53'00''$ West a distance of 109.75 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set for the beginning of a curve concave to the Southeast and for a corner of this herein described tract of land;
15. **Thence** with said curve concave to the Southeast having a radius of 288.00 feet, an arc length of 70.07 feet, a delta angle of $13^{\circ}56'26''$, a chord bearing of South $15^{\circ}54'46''$ West and a chord distance of 69.90 feet to a 5/8" iron pin with plastic cap stamped "R.O.W. PROP. COR." set for a corner;
16. **Thence** South $08^{\circ}53'00''$ West a distance of 58.82 feet to the **Point of Beginning** and being a 66,979 square foot or 1.538 acre tract of land.

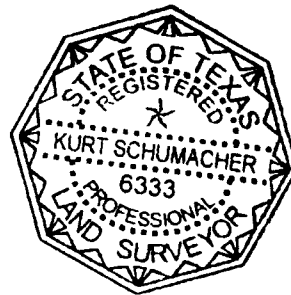
Bearings based on the Texas Coordinate System, South Zone, NAD83 (NA2011), adjusted to surface using a grid to surface adjustment factor of 1.00004.

A plat survey of even survey date herewith accompanies this description.

I, Kurt Schumacher, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

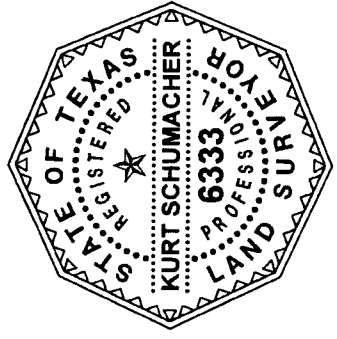
 03/05/2018

Kurt Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333



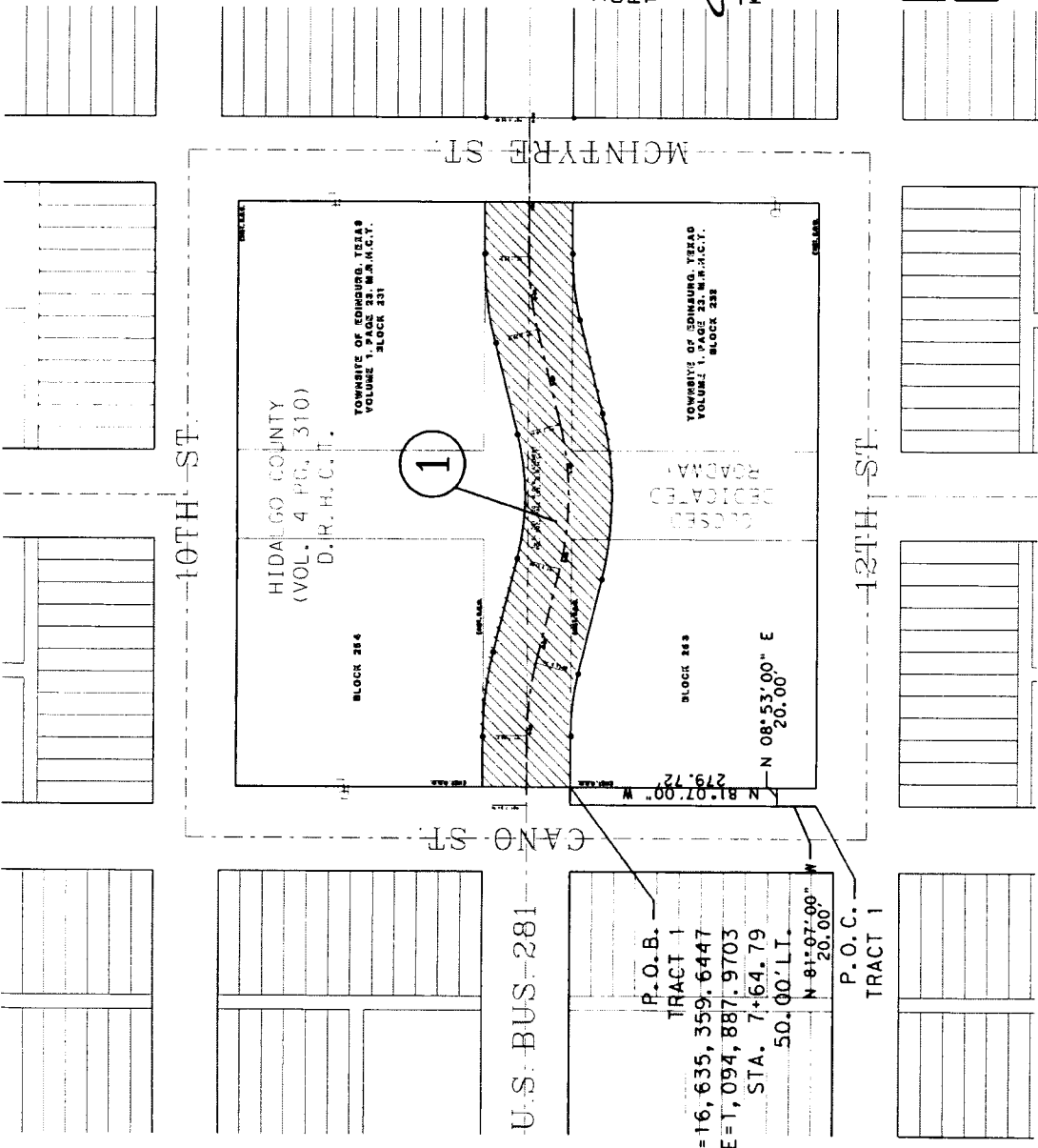


PARENT TRACT INSET
PARCEL 1
N.T.S.



I DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON
CONFORMS TO THE CURRENT GENERAL RULES OF
PROCEDURES AND PRACTICES AS PROMULGATED BY THE
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

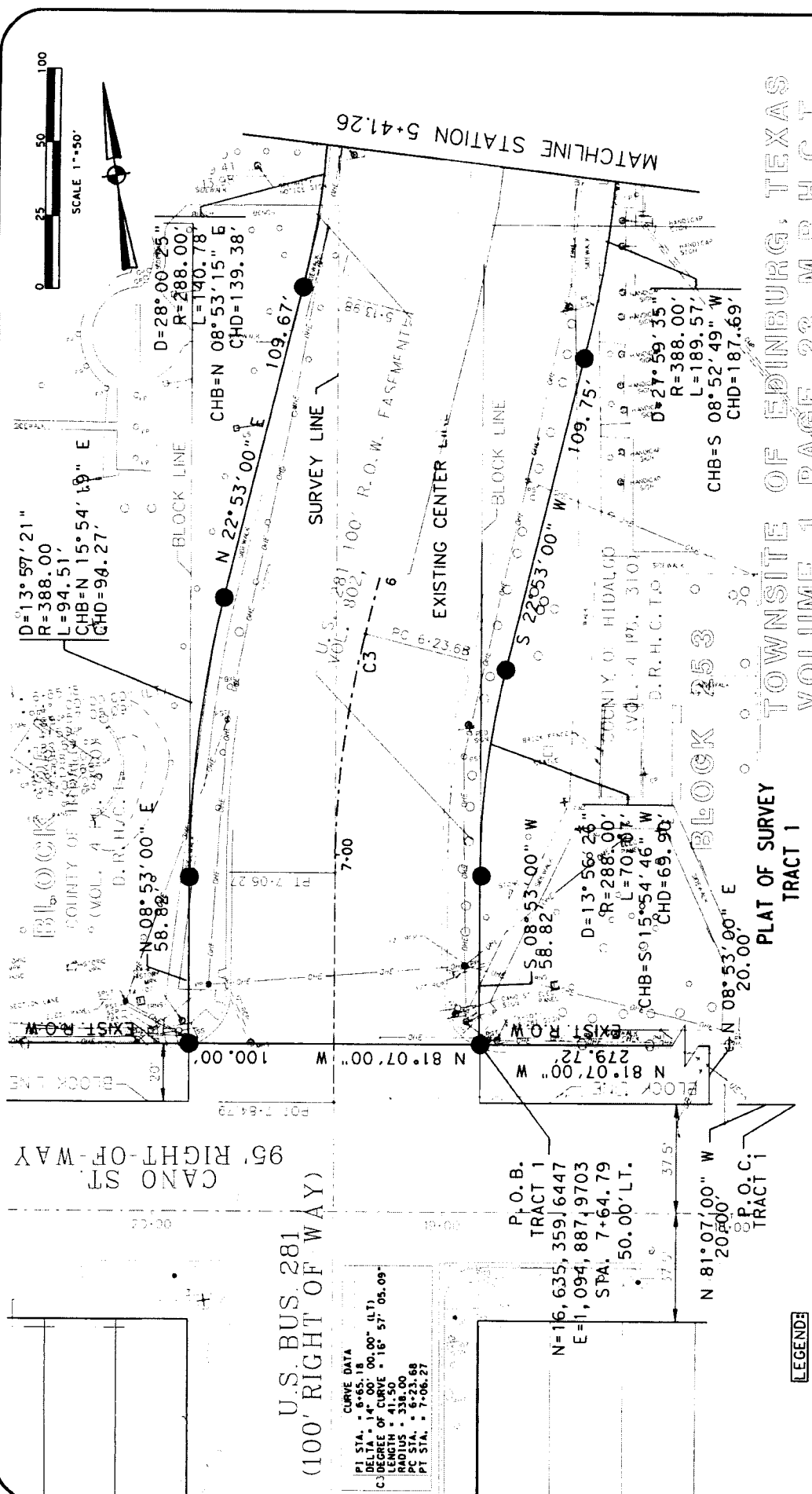
Kurt Schumacher
KURT SCHUMACHER, R.P.L.S. #6333
03/05/2018



EXISTING	TAKING	REMAINING
1.538 AC.	1.538 AC.	0.000 AC.
		66,979 SQ. FT.

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
TRACT 1
HIDALGO COUNTY COURTHOUSE
ROW SURVEYING SERVICES, LLC
900 N. STEWART RD. SUITE 13
MCKINNEY, TEXAS 75069
TEL: (980) 424-3377
FAX: (980) 863-7116
ROW C.S.J. 0255-08 106

- NOTES:
- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.000040.
 - SET: INDICATES A 5/8 INCH IRON ROD SET WITH A TYPED ALUMINUM CAP.
 - A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLOT.



U.S. BUS 281 (100' RIGHT OF WAY)

PLAT OF SURVEY TRACT 1

BLOCK 253

TOWNSITE OF EDINBURG, TEXAS

VOLUME 1, PAGE 23, M.R.H.C.T.

REVISOR DATE: FEB. 24, 2017

RIGHT OF WAY SKETCH

SHOWING PROPERTY OF
TRACT 1
HIDALGO COUNTY COURTHOUSE

ROW SURVEYING SERVICES, L.L.C.
900 S. STEWART RD. SUITE 13
MISSION TEXAS 78672
TEL: (361) 424-3333
FAX: (361) 424-3333

ROW CSJ: 0255-08-106

LEGEND

- LOT LINE
- PROPERTY LINE
- PARCEL NUMBER
- RIGHT OF WAY
- POINT OF COMMENCING
- POINT OF BEGINNING
- HIDALGO COUNTY DEED RECORDS
- HIDALGO COUNTY MAP RECORDS
- HIDALGO COUNTY OFFICIAL RECORDS
- SET 5/8" IRON ROD WITH PLASTIC CAP
- STAMPED "ROWSS PROP. COR."
- FOUND 1/2" IRON ROD
- UNLESS OTHERWISE NOTED OVERHEAD ELECTRIC

EXHIBIT

PAGE 5 OF 6

A 66,979 SQ. FT. (1.538 AC.) TRACT OF LAND SITUATED IN BLOCKS 231, 232, 253, 254 TOWNSITE OF EDINBURG, TEXAS AS RECORDED IN VOL. 1, PAGE 3 MAP RECORDS, HIDALGO COUNTY, TEXAS

PROFESSIONAL LAND SURVEYOR
KURT SCHUMACHER
6333

03/05/17

