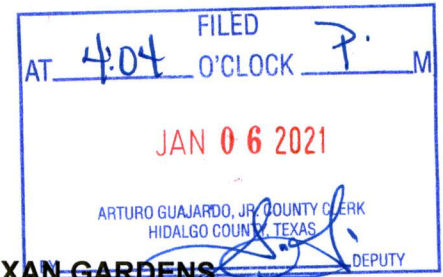


STATE OF TEXAS §
COUNTY OF HIDALGO §



**ORDER CONFIRMING CANCELLATION OF A PORTION OF TEXAN GARDENS
SUBDIVISION**

WHEREAS, the Commissioners Court of Hidalgo County, at a duly called and noticed meeting on December 29, 2020, and pursuant to Texas Local Government Code Section 232.008 after a hearing voted to cancel a portion of Texan Gardens Subdivision according to the map or plat thereof recorded in Volume 8, Page 57-58, Map Records of Hidalgo County, Texas (the "Subdivision"), a metes and bounds description and survey of the acreage tracts of the Subdivision as it exists now after the cancellation is attached hereto as Exhibits "A" & "B" (the "Cancelled Subdivision").

WHEREAS, notice of the application for cancellation of a portion of the Subdivision was published in a newspaper of Hidalgo County, The Monitor, as required by section 232.008 (c) Texas Local Government Code.

WHEREAS, the owner of the portion of the Cancelled Subdivision desires a formal order confirming the cancellation of a portion of the Subdivision.

THEREFORE, BE IT NOW ORDERED BY THE HIDALGO COUNTY COMMISSIONERS COURT that:

1. The action of the Commissioners Court taken on December 29, 2020 cancelling a portion of Texan Gardens Subdivision is ratified and confirmed; and
2. The owner of the portion of the Cancelled Subdivision is authorized to file an instrument of record in the Official Records of Hidalgo County, Texas cancelling a portion of the Subdivision as described in Exhibits "A" & "B".

This ORDER being adopted, the County Judge is authorized to sign the ORDER and the County Clerk is instructed to record the ORDER in the official minutes of the Commissioners Court.

ADOPTED, PASSED AND ORDERED this 29th day of December, 2020

Richard F. Cortez

Richard F. Cortez, County Judge

ATTEST:

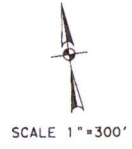


Arturo Guajardo, Jr.
Arturo Guajardo, Jr., County Clerk

APPROVED BY
COMMISSIONERS' COURT
ON: 12-29-20 MM

LEGEND:

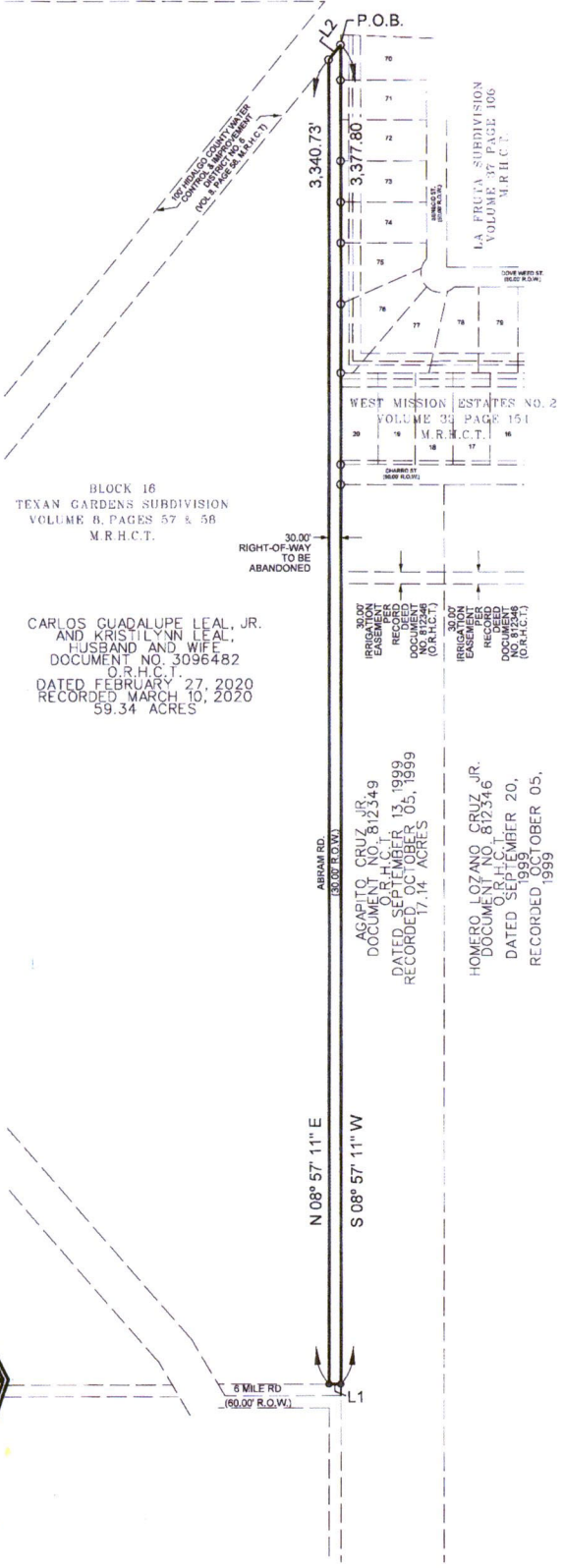
- FND 1/2" IRON ROD, UNLESS OTHERWISE NOTED ○
- SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWS PROP COR" ●
- CHAINLINK FENCE (CFN) —○—
- ELECTRIC POWER POLE ⊕
- TELEPHONE PEDESTAL ⊕ TPKD
- WATER METER ⊕ W
- WATER VALVE ⊕ V
- WIRE FENCE (WFN) —x—
- WOODEN FENCE (WDFN) —|—
- FENCE (FN) —/—
- OVERHEAD ELECTRIC —OHE—
- IRRIGATION PIPELINE —IRR—
- MAP RECORDS HIDALGO COUNTY TEXAS M. R. H. C. T.
- OFFICIAL RECORDS HIDALGO COUNTY TEXAS O. R. H. C. T.
- POINT OF BEGINNING P. O. B.
- POINT OF COMMENCING P. O. C.
- RIGHT-OF-WAY R. O. W.



| LINE | LENGTH | BEARING |
|------|--------|-----------------|
| L1 | 30.00' | N 81° 02' 49" W |
| L2 | 47.69' | N 47° 56' 11" E |

NOTES:

1. BEARINGS BASE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4204), NORTH AMERICAN DATUM 1983, VERTICAL BASED ON NAVD 1988 VERTICAL DATUM.
2. ANY AND ALL ZONING LAWS, REGULATIONS AND ORDINANCES OF THE MUNICIPAL AND/OR OTHER GOVERNMENTAL AUTHORITY RELATING TO THE PROPERTY, BUT ONLY TO THE EXTENT THAT THEY ARE STILL ON EFFECT.
3. SURVEYOR MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES.
4. A METES AND BOUNDS DESCRIPTION OF EVEN SURVEY DATE HERE ACCOMPANIES THIS PLAN.
5. FLOOD ZONE DESIGNATION: ZONE "X" & "A" COMMUNITY-PANEL NUMBER: 480334 0290 D, REVISED ON JUNE 06, 2000.
6. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



BLOCK 16
TEXAN GARDENS SUBDIVISION
VOLUME 8, PAGES 57 & 58
M.R.H.C.T.

CARLOS GUADALUPE LEAL, JR.
AND KRISTILYNN LEAL,
HUSBAND AND WIFE
DOCUMENT NO. 3096482
O.R.H.C.T.
DATED FEBRUARY 27, 2020
RECORDED MARCH 10, 2020
59.34 ACRES

ACAPITO CRUZ, JR.
DOCUMENT NO. 812349
DATED SEPTEMBER 13, 1999
RECORDED OCTOBER 05, 1999
17.14 ACRES

HOMERO LOT 7 AND CRUZ, JR.
DOCUMENT NO. 817346
DATED SEPTEMBER 20, 1999
RECORDED OCTOBER 05, 1999

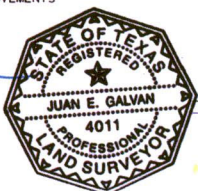
BOUNDARY SURVEY

A 100,778 SQUARE FEET OR 2.314 ACRE TRACT OF LAND, SITUATED IN BLOCK 16, TEXAN GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGES 57-58, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING OUT OF A 59.34 ACRE TRACT OF LAND CONVEYED TO CARLOS GUADALUPE LEAL, JR. AND KRISTILYNN LEAL, HUSBAND AND WIFE, BY A "WARRANTY DEED WITH VENDOR'S LIEN", DATED FEBRUARY 27, 2020 AND RECORDED ON MARCH 10, 2020, AS DESCRIBED IN DOCUMENT NUMBER 3096482, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN.

Juan E. Galvan
JUAN E. GALVAN, R.P.L.S.,
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4011
10/01/2020



ROW SURVEYING SERVICES, LLC.
900 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572
TEL.: (956) 424-3335
FAX.: (956) 583-7116
TYPICAL REG. FORM 10193086

R.O.W.
Surveying Services, L.L.C.

900 South Stewart Road, Suite 13
Mission, Texas 78572
TBPLS Firm No. 10193886

Metes and Bounds Description
for a 30.00 foot Right-of-Way Abandonment

Being a 100,778 square feet or 2.314 acre tract of land, situated in Block 16, Texan Gardens Subdivision, as recorded in Volume 8, Pages 57-58, of the Map Records, Hidalgo County, Texas, and being out of a 59.34 acre tract of land conveyed to Carlos Guadalupe Leal, Jr. and Kristi Lynn Leal, husband and wife, by a "Warranty Deed with Vendor's Lien", dated February 27, 2020 and recorded on March 10, 2020, as described in Document Number 3096482, of the Official Records, Hidalgo County, Texas, said 100,778 square feet or 2.314 acre tract of land being more particularly described as follows:

Beginning at a found 1/2-inch iron rod, being on the Northeast corner of said 59.34 acre tract of land, being on the common line of said 59.34 acre tract of land and Lot 70, La Fruta Subdivision, as recorded in Volume 37, Page 106, of the Map Records, Hidalgo County, Texas, being on the East line of said Block 16, being on the East right-of-way line of Abram Road (30.0' right-of-way) as dedicated by said Texan Gardens Subdivision, being on the Easterly right-of-way line of a 100.00' Hidalgo County Water Control and Improvement District No. 6 canal right-of-way as dedicated by said Texan Gardens Subdivision, and being the **POINT OF BEGINNING** of this described tract of land;

Thence, South 08°57'11" West, a distance of 3,377.80 feet, along East line of said Block 16, being the East right-of-way line of said Abram Road (30.0' right-of-way) as dedicated by said Texan Gardens Subdivision, and being the common line of said 59.34 acre tract of land, said La Fruta Subdivision, West Mission Estates No. 2, as recorded in Volume 33, Page 154, of the Map Records, Hidalgo County, Texas, and a 17.14 acre tract of land conveyed to Agapito Cruz Jr. by a "Special Warranty Deed with Vendor's Lien", dated September 13, 1999 and recorded on October 5, 1999, as described in Document Number 812349, of the Official Records, Hidalgo County, Texas, to a set 5/8-inch iron rod with plastic stamped "ROWSS PROP COR", being on the North right-of-way line of 6 Mile Road (60.0' right-of-way) as dedicated by said Texan Garden Subdivision;

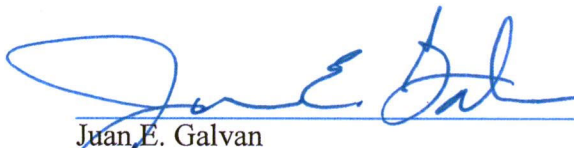
Thence, North 81°02'49" West, a distance of 30.00 feet, along the North right-of-way line of said 6 Mile Road (60.0' right-of-way) as dedicated by said Texan Gardens Subdivision, to a set 5/8-inch iron rod with plastic stamped "ROWSS PROP COR";

Thence, North 08°57'11" East, a distance of 3,340.73 feet, over and across said 59.34 acre tract of land, being the West right-of-way line of said Abram Road (30.0' right-of-way) as dedicated by said Texan Gardens Subdivision, to a found 1/2-inch iron rod, being on the Easterly right-of-way line of said 100.00' Hidalgo County Water Control and Improvement District No. 6 canal right-of-way as dedicated by said Texan Gardens Subdivision;

Thence, North 47°56'11" East, a distance of 47.69 feet, along the common line of said 59.34 acre tract of land and the Easterly right-of-way line of said 100.00' Hidalgo County Water Control and Improvement District No. 6 canal right-of-way as dedicated by said Texan Gardens Subdivision, to the **POINT OF BEGINNING** and containing a computed area of 100,778 square feet or 2.314 acres.

Bearing Basis, Texas Coordinate System, South Zone, North American Datum of 1983.

A survey plat of even date accompanies this herein metes and bounds description.

 10/01/2020
Date

Juan E. Galvan
Registered Professional Land Surveyor No. 4011
Job No. R20028

