



Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3226106

Billable Pages: 7

Recorded On: May 21, 2021 10:18 AM

Number of Pages: 8

*****Examined and Charged as Follows*****

Total Recording: \$ 60.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3226106
Receipt No: 20210521000079
Recorded On: May 21, 2021 10:18 AM
Deputy Clerk: Imelda Leal
Station: CH-1-CC-K27

Record and Return To:

Law Office of Patrick Moore PLLC
1801 S. 2nd ST Ste. 380
original returned to customer
McAllen TX 78501



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

ORDER CLOSING, ABANDONING AND VACATING ROAD TO THE EXTENT OF HIDALGO COUNTY'S INTEREST

WHEREAS, the Commissioners Court of Hidalgo County, on the 18th day of May 2021, at a duly called and noticed meeting of the Hidalgo County Commissioners Court at which a quorum was present came to be heard facts and information concerning closing, abandoning and vacating a 40-foot County Road described in the attached Exhibit "A" (the "Road");

WHEREAS, the Road appears on the plat of the Re-Subdivision of Lots 1, and 5 through 32 inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas, recorded in Volume 3, Page 52 of the Map Records of Hidalgo County, Texas, attached hereto as Exhibit "B";

WHEREAS, the Road is identified in a survey attached hereto as Exhibit "C";

WHEREAS, the Commissioners Court has determined it has no purpose or use for the Road; that such Road was never used and is not currently in use; that there is no foreseeable need or use in the future for the Road;

WHEREAS, after a diligent search of the minutes of the Commissioners Court of Hidalgo County, Texas no evidence was found the Road was opened by Commissioners Court;

WHEREAS, no evidence was found that Hidalgo County ever maintained the Road; and

WHEREAS, no evidence of any road or roadway is as of the date of this Order located on the ground at the location of the Road.

NOW THEREFORE, BE IT ORDERED, ADJUDGED AND DECREED that the Commissioners Court of Hidalgo County based on the facts presented, does hereby unanimously agree to the extent of its interest in and to the Road to abandon, close and vacate the Road as described in Exhibit "A", Exhibit "B" and Exhibit "C" respectively.

BE IT FURTHER ORDERED that, to the extent of Hidalgo County's interest in the Road, and in accordance with all applicable common law precedent, Hidalgo County's title, if any, in and to the Road that is closed, abandoned, and vacated to the center line of the Road, vests in KVS FAMILY LIMITED PARTNERSHIP, a Texas limited partnership, on the date this Order is signed by the County Judge. A copy of this Order shall be filed in the deed records of Hidalgo County and serves to the extent of Hidalgo County's interest in and to the Road as the official instrument of conveyance from Hidalgo County to KVS FAMILY LIMITED PARTNERSHIP.

WHEREUPON, Commissioner David L. Fuentes moved for the

adoption of said Order, said Motion being seconded by Commissioner Everardo Villurreal and duly adopted by all members of the Court present voting "aye".

Richard Cortez

Richard Cortez, County Judge

ATTEST:

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



APPROVED BY
COMMISSIONERS COURT
ON: 5/18/21 *ms*

EXHIBIT A

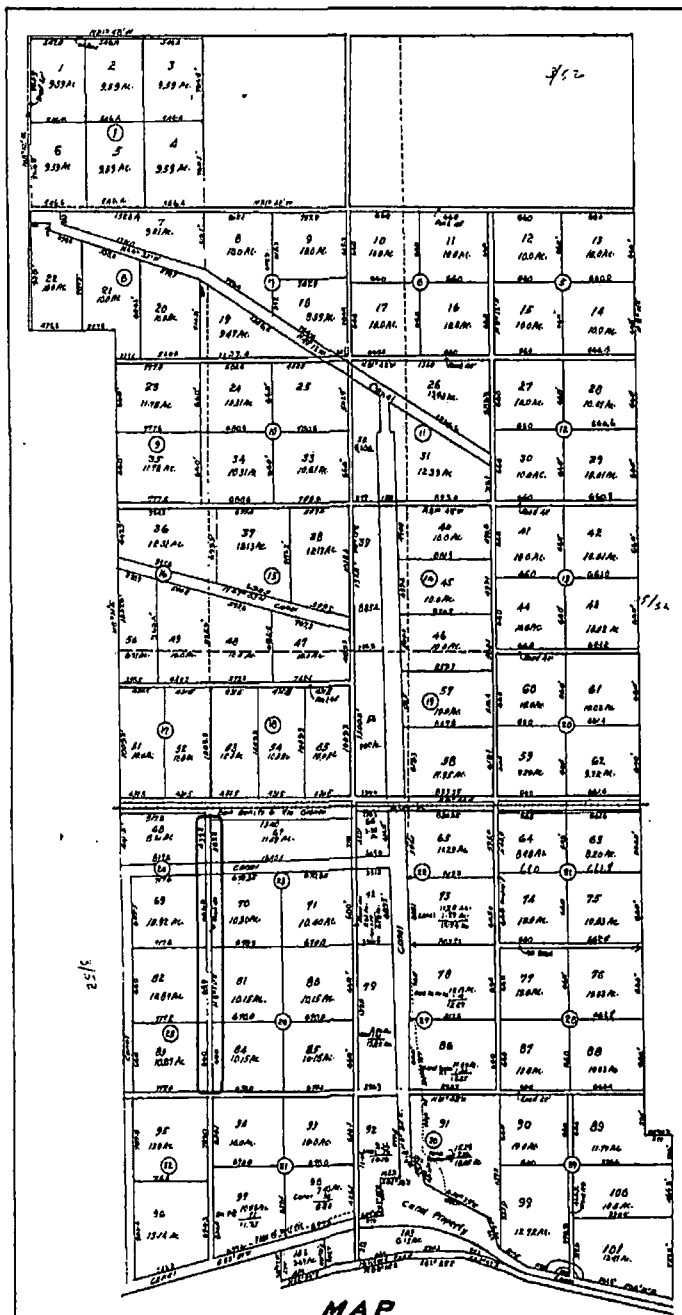
40-FOOT WIDE ROAD ABANDONMENT

Part of the Re-Subdivision of Lots 1, and 5 to 32
Inclusive of the San Juan Plantation Subdivision
Porcion 71, Narciso Cabazos Survey, Abstract No. 30
Hidalgo County, Texas

BEING a portion of a 40-foot wide strip of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas as shown on plat of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas recorded in Volume 3, Page 52 of the Map Records of Hidalgo County, Texas; said strip of land being located along a centerline beginning at the intersection of the east line of Lot 83 and the west line of Lot 84 of said Subdivision and the north right-of-way line of U. S. Highway 281 and continuing in a northerly direction along the east lines of Lots 83, 82, and 69 and the west lines of Lots 84, 81, and 70 of said Subdivision, crossing the 100-foot wide Hidalgo County Irrigation District No. 2 Canal, and continuing along the east line of Lot 68 and the west line of Lot 67 of said Subdivision to the south right-of-way line of the abandoned Missouri Pacific Railroad Company.

EXHIBIT B

952

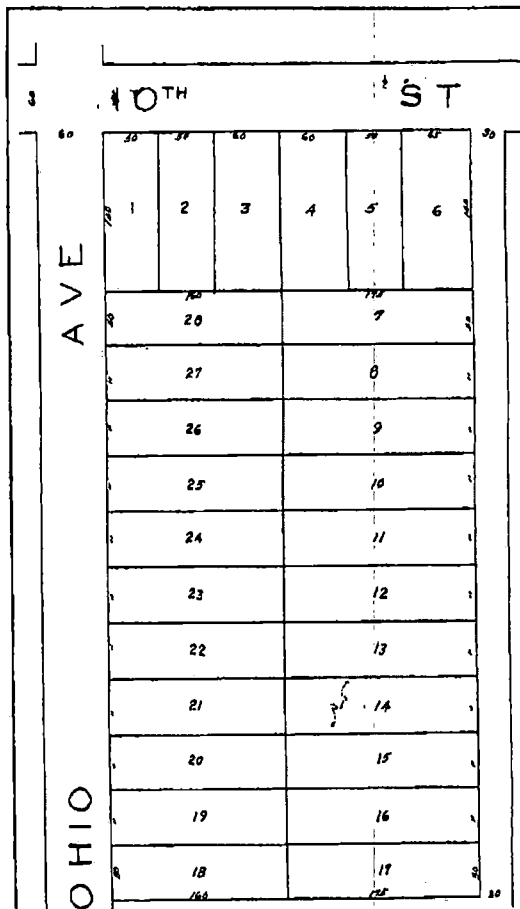


MAP
 SHOWING RE-SUBDIVISION OF
 LOTS 1/4 AND 5/8 TO 32 INCLUSIVE
 OF THE
 SAN JUAN PLANTATION SUBDIVISION
 OUT OF
 PORCIONES 71 & 72
 HIDALGO COUNTY TEXAS
 Scale 1" = 300'

I, E. M. Carol, a Surveyor, do hereby certify that the foregoing map of the subdivision of lots 1/4 and 5/8 to 32 inclusive of the San Juan Plantation is a true and correct Plat of said lands as surveyed and subdivided by me.
 E. M. Carol
 Surveyor

Subscribed and sworn to before me this 1st day of November 1926
 Notary Public in and for Hidalgo County Texas.

Recorded Nov. 18 1926
 at 10:00 AM



WRIGHT SUBDIVISION.
ACRE BLOCK 150.
MERCEDES. TEXAS.

SCALE 1"=50'. SEPT. 1926 F.H. WRIGHT. ENGR

STATE OF TEXAS
 COUNTY HIDALGO

I, Fred H. Wright, Civil Engineer, and Surveyor do hereby certify that the map foregoing is a full true and correct map of the above described tract as subdivided and platted by me.
 Witness my hand this 1st day of Sept. 1926
 Fred H. Wright, C.E.

STATE OF TEXAS
 COUNTY HIDALGO

Before me James Hovine Notary Public in and for Hidalgo Co. Texas personally appeared Fred H. Wright known to me to be the person whose name is signed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes expressed.

James Hovine
 Notary Public Hidalgo Co. Texas.
 Recorded Oct. 6 1926

Recorded 10th day of October 1926 at 10:00 AM

Recorded 13th day of Oct. 1926 at 4:00 PM

