TEXAS TRANSPORTATION COMMISSION

HIDALGO County

MINUTE ORDER

PHARR District

In the city of Edinburg, HIDALGO COUNTY, on US 281, the state of Texas acquired certain land for highway purposes by instrument recorded in Volume 1334, Page 698, Official Records of Hidalgo County, Texas.

A portion of the land (Tract 3), described in Exhibit A, is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of any interest in real property acquired and no longer needed for a state highway purpose.

Victor Daniec is the abutting landowner and has requested to purchase Tract 3 for $19,058.

The commission finds $19,058 to be a fair and reasonable value of the state's right, title, and interest in Tract 3.

IT IS THEREFORE ORDERED by the commission that Tract 3 is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in Tract 3 to Victor Daniec for $19,058; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

Interim Director, Right of Way Division

Recommended by:

Executive Director

114483 JAN 28 16

Minute Number | Date Passed

COUNTY OF HIDALGO
US 281
CS5 0255-08-035
RW 8021-01-013

JULY 6, 2011

EXHIBIT "A"

TRACT I

METES AND BOUNDS

A 0.30 OF AN ACRE TRACT OF LAND OUT OF LOT 68, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED RECORDED IN VOLUME 1334, PAGE 698, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 3/8" IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF U.S. 281 EXPRESSWAY FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 81°35' W, 910.00 FEET, N 08°25' E, 20.00 FEET AND N 36°59'14" W (DEED RECORD: N 36°42'49" W), 71.57 FEET (DEED RECORD: 70.87 FEET) FROM THE SOUTHEAST CORNER OF LOT 68.

THENCE; N 36°59'14" W, A DISTANCE OF 120.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 15°20'16" E, A DISTANCE OF 205.49 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 17°09'13" E, A DISTANCE OF 52.25 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°35' E, A DISTANCE OF 18.10 FEET TO A 3/8" IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF U.S. 281 EXPRESSWAY FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; ALONG THE EAST RIGHT OF WAY LINE OF U.S. 281 EXPRESSWAY AND ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 11°42'24" [DEED RECORD: 11°42'01"], RADIUS = 1,145.92 FEET), A DISTANCE OF 234.13 FEET (DEED RECORD: 234.01 FEET) TO A 3/8" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 01°37'54" E, ALONG THE EAST RIGHT OF WAY LINE OF U.S. 281, A DISTANCE OF 108.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.30 OF AN ACRE OF LAND MORE OR LESS.

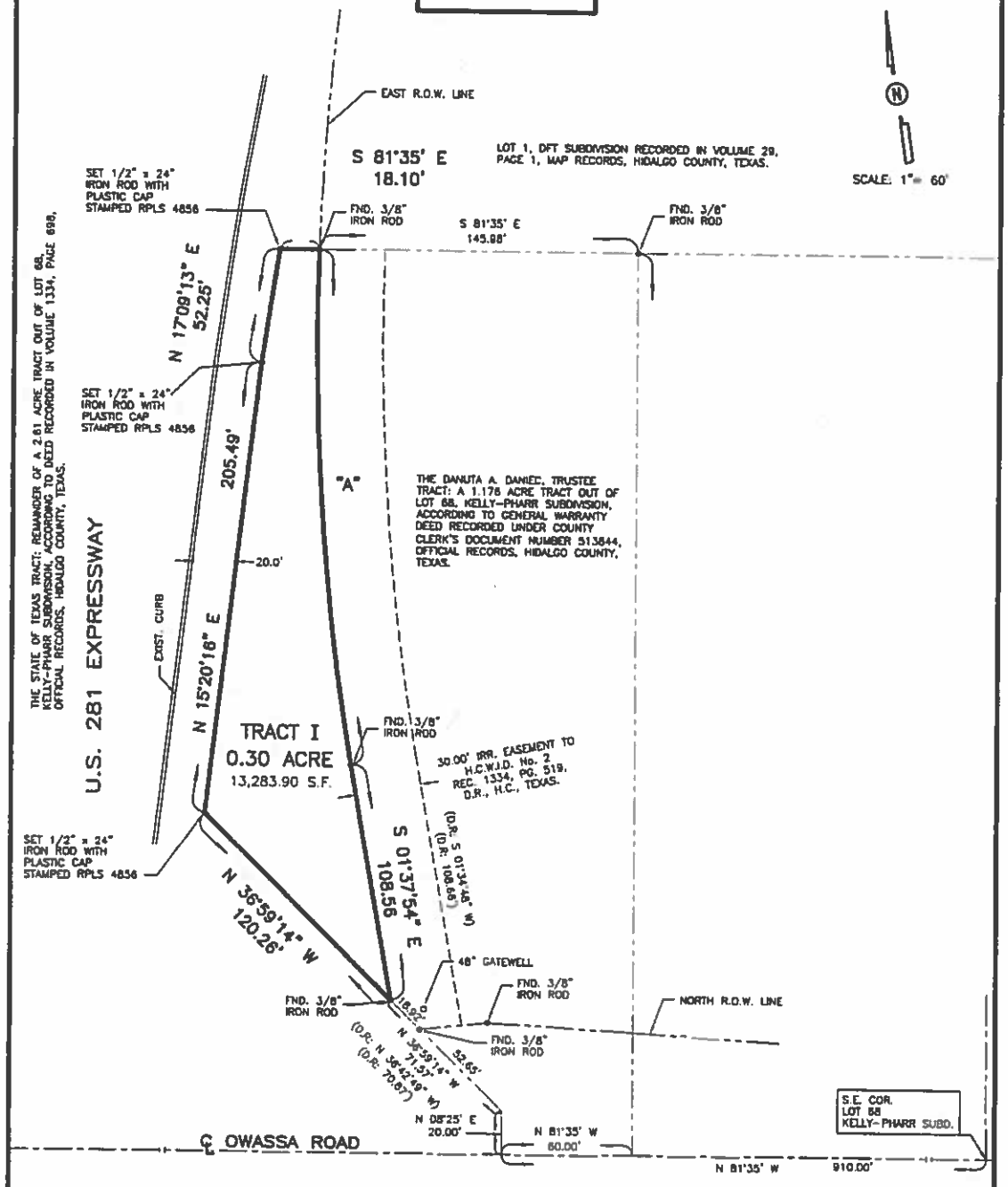
BEARINGS ARE IN ACCORDANCE WITH AMENDED GOMEZ SUBDIVISION, RECORDED IN VOLUME 15, PAGE 13, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY DESCRIBED IN THIS METES AND BOUNDS MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: July 6, 2011

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856



CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
"A"	11°42'24"	1145.92'	234.13'
"A"	11°42'01"	1145.92'	234.01'

(D.R.:)

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

FLOOD ZONE DESIGNATION: ZONE "X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

C.P.N. 480338 0030 E

MAP REVISED: JUNE 6, 2000 (LOMR: MAY 14, 2001.)

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ARE IN ACCORDANCE WITH ANGHED SONGS SUBDIVISION RECORDED IN VOLUME 15, PAGE 13, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL ORDINANCES OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

STATE OF TEXAS
REGISTERED
ALFONSO QUINTANILLA
4856
PROFESSIONAL
LAND SURVEYOR

PLAT SHOWING

A 0.30 OF AN ACRE TRACT OF LAND OUT OF LOT 68, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED RECORDED IN VOLUME 1334, PAGE 898, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

VOL. 3 PAGES 133 & 134 (D.R.)
SURVEYED JULY 8, 2011
OWNER
ADDRESS
JOB No.
BOOK No. PAGE
FILE NAME: F:\DATA\SURVEY11\LBSHELLYPHARR

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0827
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
OFFICE@QHAENGINEERING.COM