

TEXAS TRANSPORTATION COMMISSION

HIDALGO County

MINUTE ORDER

Page 1 of 1

PHARR District

In the city of Edinburg, HIDALGO COUNTY, on US 281, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 1321, Page 484, and Volume 1343, Page 995, Deed Records of Hidalgo County, Texas.

Portions of the land (surplus land), described in Exhibit A, are no longer needed for a state highway purpose.

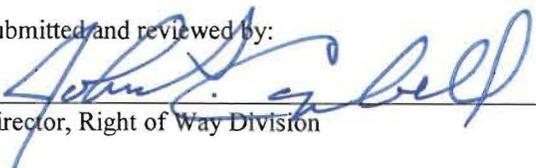
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land.

Rio Grande Bible Institute, Inc., is the abutting landowner and has requested that the surplus land be sold to the institute for \$319,555.

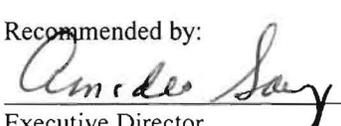
The commission finds \$319,555 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

NOW, THEREFORE, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the Governor of Texas execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to Rio Grande Bible Institute, Inc., for \$319,555; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, titles and interests, 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 surplus land.

Submitted and reviewed by:

  
Director, Right of Way Division

Recommended by:

  
Executive Director

**111838 MAY 28 09**

Minute  
Number

Date  
Passed

EXHIBIT "A"

County: Hidalgo  
Highway: TRENTON ROAD  
CSJ:

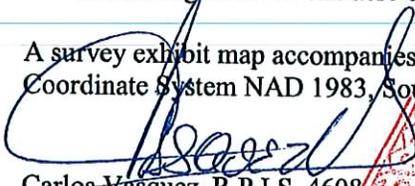
Tract 7A  
Property Description

A tract of containing 0.833 of one acre, situated in Hidalgo County, Texas and also being a part or portion of **LOT 15, M.L. WOODS COMPANY TRACT No. 4**, map reference; Volume 5, Page 51, H.C.M.R. and said 0.833 of one acre of land also being a part or portion of a tract of land deeded to the State of Texas recorded in Volume 1321, Page 484 and in Volume 1343, 995, H.C.D.R., and said 0.833 of one acre also being more particularly described as follows;

**COMMENCING**, on the northeast corner of said Lot 15; **THENCE**, S 08° 28' 25" W, along the East line of said Lot 15, at a distance of 20.00 feet pass the South right-of-way line of Trenton Road, continuing a total distance of 55.03 feet to a point; **THENCE**, N 81° 31' 35" W, a distance of 20.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set on the existing West right-of-way line of a 40.00 foot Road (not open), for the northeast corner of this tract and the **POINT OF BEGINNING**; having surface coordinates of X=1093460.03 and Y=16620342.03. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment), English units. All distances and coordinates are surface and may be converted to grid by multiplying by a combined scale factor of 0.999960;

- 1) **THENCE**, S 08° 28' 25" W, along the West right-of-way line of said Road, a distance of 165.00 feet to an iron rod found, for the southeast corner of this tract;
- 2) **THENCE**, N 81° 31' 35" W, a distance of 219.95 feet to an iron rod found, for the southwest corner of this tract;
- 3) **THENCE**, N 08° 28' 25" E, a distance of 165.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set for the northwest corner of this tract;
- 4) **THENCE**, S 81° 31' 35" E, a distance of 219.95 feet to the **POINT OF BEGINNING**, containing 0.833 of one acre of land, more or less.

A survey exhibit map accompanies this description. Bearings are based on the State Plane Coordinate System NAD 1983, South Zone.

  
Carlos Vasquez, R.P.L.S. 4608  
Registered Professional Land Surveyor  
State of Texas No. 4605  
Date: September 4, 2008



**TRENTON ROAD**  
(82.4' B-B)

P.O.C.  
N.E. COR.  
LOT 15

P.O.B.  
STATE OF TEXAS  
VOL. 1391, PG. 984, H.C.M.R. 3  
VOL. 1343, PG. 994, H.C.M.R. 3

S 81°31'35" E 219.95'  
N 81°31'35" W 20.00'

N08°28'25" E 165.00'

N 81°31'35" W 219.95'

N08°28'25" E 165.00'

LOT 15  
M.L. WOODS COMPANY TRACT No. 4  
(Vol. 51, Pg. 51, H.C.M.R. 2)

7A  
0.833 ACRE

EXISTING 40.00' ROAD RELV. QUIT OPEN  
AS PER M.L. WOODS CO. TRACT 4  
(VOL. 5 PG. 51, H.C.M.R. 2)

EXISTING 20.00' ROAD RELV. QUIT OPEN  
AS PER M.L. WOODS CO. TRACT 4  
(VOL. 5 PG. 51, H.C.M.R. 2)

RTD GRANDE BIBLE INSTITUTE  
(VOL. 1397, PG. 605, H.C.M.R. 3)

RTD GRANDE BIBLE INSTITUTE  
(VOL. 1397, PG. 605, H.C.M.R. 3)

**PLAT SURVEY OF  
0.833 OF ONE ACRE  
OUT OF LOT 15,  
M.L. WOODS CO. TRACT No. 4  
HIDALGO COUNTY, TEXAS**



A LEGAL DESCRIPTION OF EVERY SURVEY  
DATE HEREWITH ACCOMPANIES THIS PLAT  
*Carlos Vasquez*  
CARLOS VASQUEZ, R.P.L.S. 4608

**NOTE:**

1. ALL BEARING AND DISTANCE ARE BASED ON THE STATE PLANE COORDINATE SYSTEM NAD 1983, SOUTH ZONE
2. ALL BEARINGS AND DISTANCES IN PARENTHESIS '( )' ARE RECORDED.

**LEGEND:**

- SET #5 3/8" IRON ROD WITH PLASTIC CAP STAMPED 'CVG LS'
- PROPERTY LINE
- LOT LINE
- FOUND 1/2" IRON ROD
- BACK OF CURB TO DISTANCE
- BACK OF CURB
- BACK OF CURB
- TRAFFIC SIGNAL LIGHT POLE
- POWER POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- TRANSFORMER
- TRAFFIC CONTROL BOX
- DAK TREE
- PALM TREE
- SIGN
- BLOCK FENCE
- CEDAR FENCE
- TRACT NUMBER
- POINT OF COMMENCING
- POINT OF BEGINNING
- HIDALGO COUNTY APPRAISAL DISTRICT RECORDS
- HIDALGO COUNTY DEED RECORDS
- HIDALGO COUNTY MAP RECORDS
- UTILITY LINES
- OVERHEAD POWER LINE

- IRS
- IRF
- B-B
- BC
- TRAFFIC SIGNAL LIGHT POLE
- POWER POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- TRANSFORMER
- TRAFFIC CONTROL BOX
- DAK TREE
- PALM TREE
- SIGN
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- OVERHEAD POWER LINE

SCALE: 1" = 60.00'



LLC  
517 BEAUMONT AVE.  
MCALLEN, TEXAS 78502  
PH. (956) 618-1551  
FAX (956) 618-1547

TEXAS DEPARTMENT OF TRANSPORTATION

DIST. NAME	PLAT OF SURVEY	COUNTY
PHARR	TRACT 7A	HIDALGO
ACCOUNT NO.	CSJ No.	DATE OF SURVEY: 09/04/08
ROW TAKING:	0.833 Ac. (36,292 Sq. Ft.)	SHEET: 2 OF 2

EXHIBIT "A"

County: Hidalgo  
Highway: TRENTON ROAD  
CSJ:

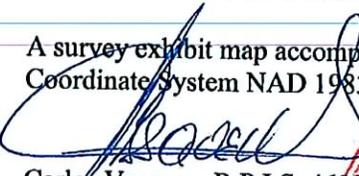
Tract 7B  
Property Description

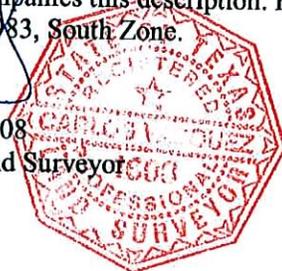
A tract of containing 1.025 acre, situated in Hidalgo County, Texas and also being a part or portion of **LOT 16, M.L. WOODS COMPANY TRACT No. 4**, map reference; Volume 5, Page 51, H.C.M.R. and said 1.025 acre of land also being a part or portion of a tract of land deeded to the State of Texas recorded in Volume 1321, Page 484 and in Volume 1343, 995, H.C.D.R., and said 1.025 acre of land also being more particularly described as follows;

**COMMENCING**, on the northwest corner of said Lot 16; **THENCE**, S 08° 28' 25" W, along the West line of said Lot 16, at a distance of 20.00 feet pass the South right-of-way line of Trenton Road, continuing a total distance of 55.03 feet to a point; **THENCE**, S 81° 31' 35" E, a distance of 20.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set on the existing East right-of-way line of a 40.00 foot Road (not open), for the northwest corner of this tract and the **POINT OF BEGINNING**; having surface coordinates of X=1093499.59 and Y=16620336.14. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment), English units. All distances and coordinates are surface and may be converted to grid by multiplying by a combined scale factor of 0.999960;

- 1) **THENCE**, S 81° 31' 35" E, a distance of 223.29 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the northeast corner of this tract;
- 2) **THENCE**, S 21° 17' 21" E, a distance of 190.07 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the southeast corner of this tract;
- 3) **THENCE**, N 81° 31' 35" W, a distance of 317.65 feet to an iron rod found on the existing East right-of-way of said 40.00 foot Road (not open) , for the southwest corner of this tract;
- 4) **THENCE**, N 08° 28' 25" E, along the existing East right-of-way of said Road, a distance of 165.00 feet to the **POINT OF BEGINNING**, containing 1.025 acre of land, more or less.

A survey exhibit map accompanies this description. Bearings are based on the State Plane Coordinate System NAD 1983, South Zone.

  
Carlos Vasquez, R.P.L.S. 4608  
Registered Professional Land Surveyor  
State of Texas No. 4605  
Date: September 4, 2008





SCALE: 1" = 60.00'

**U.S. EXPRESSWAY 281  
FRONTAGE ROAD**  
C.V.L. 1343, PG. 995, H.C.M.R.J

**LAND SURVEYORS  
LLC**  
517 BEAUMONT AVE  
MCALLEN, TEXAS 78502  
PH. (956) 618-1551  
FAX (956) 618-1547

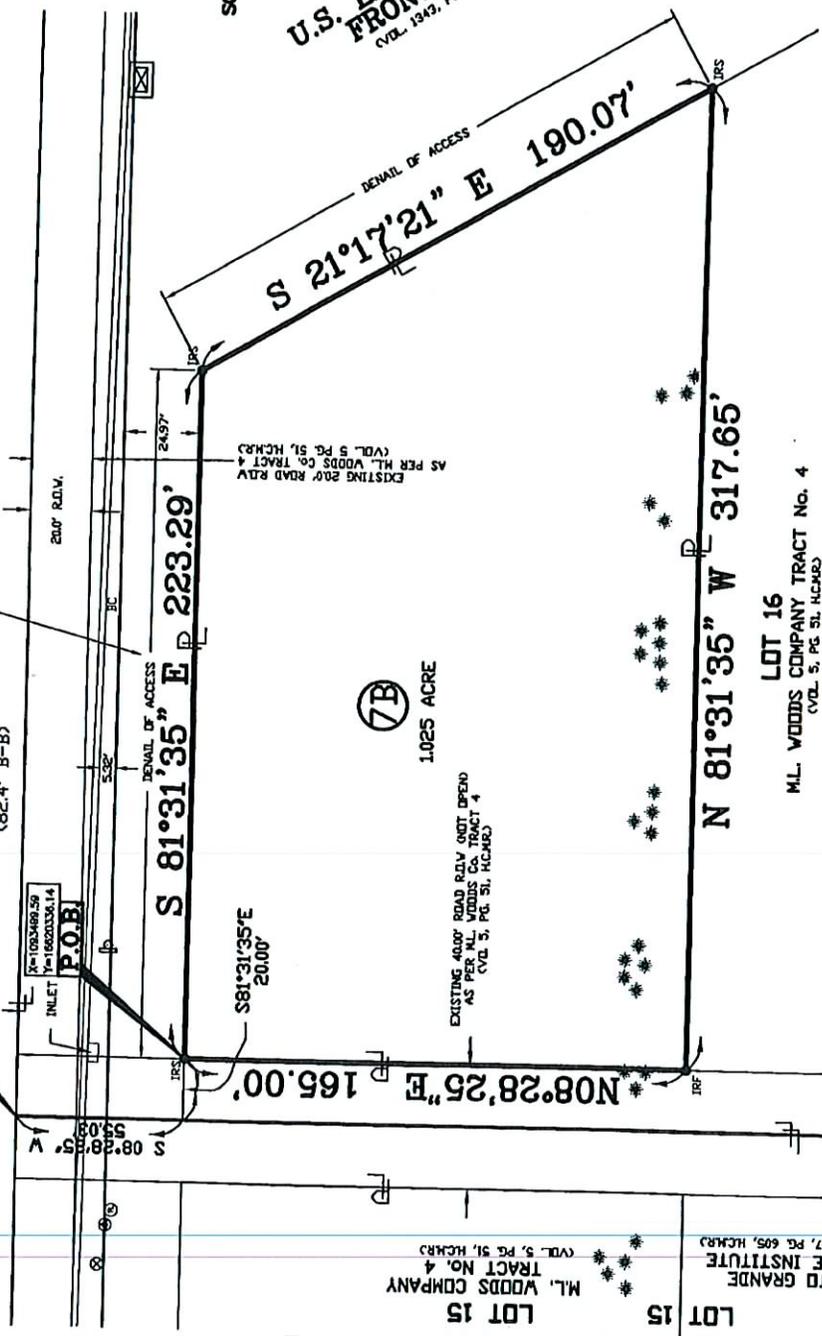


TEXAS DEPARTMENT OF TRANSPORTATION

DIST. NAME	PLAT OF SURVEY	COUNTY
PHARR	TRACT 7B	HIDALGO
ACCOUNT NO.	CSI No.	DATE OF SURVEY
ROW TAKING:	1.025 AC (44,628 Sq Ft)	09/04/08
		SHEET: 2 OF 2

STATE OF TEXAS  
C.V.L. 1361, PG. 484, H.C.M.R.J  
C.V.L. 1343, PG. 995, H.C.M.R.J

**TRENTON ROAD**  
(82.4' B-B)



**PLAT SURVEY OF  
1.025 ACRE  
OUT OF LOT 16,  
M.L. WOODS CO. TRACT No. 4  
HIDALGO COUNTY, TEXAS**

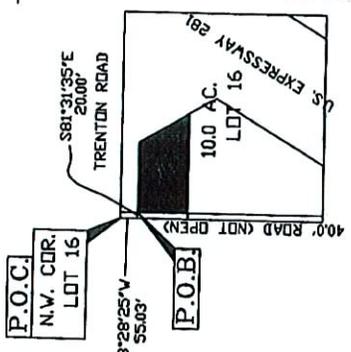


A LEGAL DESCRIPTION OF EVEN SURVEY  
DATE HEREWITH ACCOMPANIES THIS PLAT  
*Carlos Vasquez*  
CARLOS VASQUEZ, R.P.L.S. 4608

- NOTE:
- ALL BEARING AND DISTANCE ARE BASED ON THE STATE PLANE COORDINATE SYSTEM NAD 1983, SOUTH ZONE
  - ALL BEARINGS AND DISTANCES IN PARENTHESIS '()' ARE RECORDED.

**LEGEND:**

- SET #5 3/8" IRON ROD WITH PLASTIC CAP STAMPED 'CVO L5'
- PROPERTY LINE
- LOT LINE
- FOUND 1/2" IRON ROD
- BACK OF CURB TO DISTANCE
- BACK OF CURB
- TRAFFIC SIGNAL LIGHT POLE
- POWER POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- TRANSFORMER
- TRAFFIC CONTROL BOX
- DAK TREE
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- UTILITY LINES
- OVERHEAD POWER LINE



LOT 15  
M.L. WOODS COMPANY  
BIBLE INSTITUTE  
TRD GRANDE  
(C.V.L. 1307, PG. 605, H.C.M.R.J)

LOT 16  
M.L. WOODS COMPANY TRACT No. 4  
(C.V.L. 5, PG. 51, H.C.M.R.J)

7B  
1.025 ACRE

EXISTING 20' ROAD R/W  
AS PER M.L. WOODS CO. TRACT 4  
(C.V.L. 5 PG. 51, H.C.M.R.J)

EXISTING 40' ROAD R/W (NOT OPEN)  
AS PER M.L. WOODS CO. TRACT 4  
(C.V.L. 5, PG. 51, H.C.M.R.J)

P.O.C.  
N.V. COR.  
LOT 16

P.O.B.  
N.V. COR.  
LOT 16

P.O.C.  
N.V. COR.  
LOT 16

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N.V. COR.  
LOT 16