

TEXAS TRANSPORTATION COMMISSION

HIDALGO County

MINUTE ORDER

Page 1 of 1

PHARR District

In the city of Edinburg, HIDALGO COUNTY, on BUSINESS US 281W, the state of Texas used certain land for highway purposes, there being no record title in the state's or city's name.

The land (surplus land), known as Tourist Drive, described in Exhibit A, is no longer needed for highway purposes.

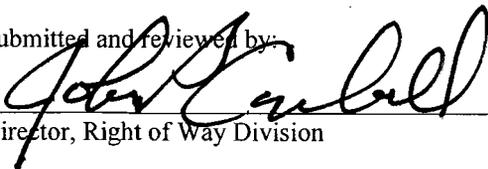
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend, if there is no record title to the property, the quitclaim of any interest that might have accrued to the state by use of the property to the county or municipality where the property is located.

The city has requested that the surplus land be turned over to the city and has agreed to assume control, jurisdiction and maintenance.

It is the opinion of the commission that it is proper and correct that the state quitclaim its rights and interest in the surplus land to the city.

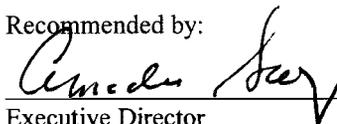
NOW, THEREFORE, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument quitclaiming the state's rights and interest in the surplus land to the City of Edinburg, Texas.

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:



Executive Director

112679 APR 28 11

Minute Number Date Passed

Hidalgo County
Tourist Drive
Tract 1

Exhibit A
Metes and Bounds

A 4.64 acre (202,182 sq. ft.) Stripe of land between Canton Road and Business 281, formally known as Highway No. 12 and now known as Tourist Drive, out of Lots 4 and 5 of Kelly-Pharr Subdivision as recorded in Volume 3, Pages 133-134, Deed Records of Hidalgo County, Texas, and Lot 11, 13 and 14, out of Texas-Mexican Railway Company Subdivision as recorded in Volume 24, Pages 168-171, Deed Records of Hidalgo County, Texas

COMMENCING, at a 1/2-inch iron rod having surface co-ordinates of N=16,627,362.41 and E=1,092,500.71 found on the Southwest corner of that certain 2.00 acre tract conveyed to Tem-Kil, by deed recorded in Document No. 1278533, Official Records of Hidalgo County, Texas, for the **POINT OF BEGINNING** of the tract herein described; All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment). All distances and co-ordinates are surface and may be converted to grid by dividing by a combined adjustment factor of 1.000040;

- 1) Thence, S 08°24'20" W, along the East Right of Way line of said Tourist Drive a distance of 776.35 feet to a point on the North Right of Way of Canton Road (ROW varies) for the Southeast corner of the tract herein described;
- 2) Thence, N 81°22'36" W, along the South line of said Tourist Drive a distance of 61.86 feet to a point for the Southwest corner of the tract herein described;
- 3) Thence, N 08°37'24" E, along the East line of Canton Estates Unit 2, as recorded in Volume 20, Page 24, Map Records of Hidalgo County, Texas, and the West line of said Tourist Drive a distance of 644.22 feet to a 5/8 inch Iron Rod with plastic cap set for an angle point of the tract herein described;
- 4) Thence, N 08°35'43" E, continuing along the East line of said Canton Estates Unit 2 and the West line of Said Tourist Drive a distance of 95.04 feet passing Maple Street to a 5/8 inch Iron Rod with plastic cap set for an angle point of the tract herein described;
- 5) Thence, N 08°29'24" E, along the East line of Maple Ridge Subdivision as recorded in Volume 34, Page 46, Map Records of Hidalgo County, Texas, a distance of 671.44 feet to a 5/8 inch Iron Rod with Plastic cap set at the South line of a 0.34 acre tract conveyed to Sara Rodriguez Linskey, recorded in Document Number 1514537 Hidalgo County Official Records for a corner of the tract herein described;

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- 6) Thence, S 80°50'10" E, along the South line of said 0.34 acre tract a distance of 9.09 feet to a ½ inch Iron Rod found for the Southeast corner of said 0.34 acre tract and a corner of the tract herein described;

- 7) Thence, N 24°33'02" E, along the East line of said 0.34 acre tract and the East line of a 1.0 acre tract conveyed to Arthur O. Linskey in Document Number 1256902 of the Hidalgo County Official Records and the West Right of Way line of said Tourist Drive a distance of 230.37 feet to a ½ inch Iron Rod found for the Northeast corner of said 1.0 acre tract and the Southeast corner of a 8.546 acre conveyed to Aguilera Real Estate Holdings, L.L.C. in Document Number 1707977 of the Hidalgo County Official Records for an angle point of the tract herein described;

- 8) Thence, N 24°55'13" E along the East line of said 8.546 acre tract and the West Right of Way line of said Tourist Drive a distance of 67.55 feet to a ½ inch Iron Rod found for the Northeast corner of said 8.546 acre tract and the South east corner of Enfield Estates as recorded in Volume 4, Page 27, Map Records of Hidalgo County, Texas, for an angle point of the tract herein described;

- 9) Thence, N 38°16'15" E, along the East line of said Enfield Estate and the West line of said Tourist Drive a distance of 187.41 feet to a 5/8 inch Iron Rod found for an angle point of the tract herein described;

- 10) Thence, N 47°46'48" E, along the East line of said Enfield Estate and the West line of said Tourist Drive a distance of 57.82 feet to a ½ inch Iron Rod found for an angle point of the tract herein described;

- 11) Thence, N 52°12'12" E, along the East line of said Enfield Estate and the West line of said Tourist Drive a distance of 192.42 to 5/8 inch Iron Rod with plastic cap set for an angle point of the tract herein described;

- 12) Thence, N 56°23'28" E, along the East line of said Enfield Estate and the West line of said Tourist Drive a distance of 207.24 feet to a 5/8 Iron Rod Found for an angle point of the tract herein described;

- 13) Thence, N 52°23'09" E, along the East line of said Enfield Estate and the West line of said Tourist Drive a distance of 62.04 feet to a 5/8 inch Iron Rod with plastic cap set for an angle point of the tract herein described;

- 14) Thence, N 56°24'02" E, along the East line of said Enfield Estate and the West line of said Tourist Drive a distance of 207.28 feet to a 5/8 inch Iron Rod with plastic cap set for an angle point of the tract herein described;

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- 15) Thence, N 55°27'01" E, along the East line of said Enfield Estate and the West line of said Tourist Drive a distance of 203.62 feet to a 5/8 inch Iron Rod found for an angle point of the tract herein described;
- 16) Thence, N 50°44'54" E, along the East line of said Enfield Estate and the West line of said Tourist Drive a distance of 67.13 to a 5/8 inch Iron Rod with plastic cap set for an angle point of the tract herein described;
- 17) Thence, N 42°31'31" E, along the East line of said Enfield Estate and the West line of said Tourist Drive a distance of 106.06 feet to a 5/8 inch Iron Rod with plastic cap set on a curve to the left for an angle point of the tract herein described;
- 18) Thence, on said curve to the left having a Radius: 240.00, Degree: 23°52'24", Length: 64.67 Delta: 15°26'23", Tangent: 32.53
Chord BRG: N 21°52'05"E, Chord: 64.48 Chord: 64.48 feet along the East line of said Enfield Estate and the West line of said Tourist Drive to a 5/8 inch Iron Rod with plastic cap set for an angle point of the tract herein described;
- 19) Thence, N 13°45'34" E, along the East line of said Enfield Estate and the West line of said Tourist Drive a distance of 158.78 to a ½ inch Iron Rod found for a corner of the tract herein described;
- 20) Thence, S 80°58'43" E, a distance of 50.00 feet to a ½ inch Iron Rod found for an angle point of the tract herein described;
- 21) Thence, N 62°08'21" E, a distance of 68.75 feet to a 5/8 inch Iron Rod with plastic cap set at a curve to the Right at the intersection of the North Right of Way of said Tourist Drive and the West Right of Way line of Business 281 for a corner of the tract herein described;
- 22) Thence, along the West Right of Way line of said Business 281 on said curve to the Right having a Radius: 2764.24, Degree: 02°04'22", Length: 154.77, Delta: 03°12'28", Tangent: 77.40, Chord BRG: S 13°46'51" W, Chord: 154.75 feet to a 5/8 inch Iron Rod with plastic cap set on a curve to the Right for an angle point for the tract herein described;
- 23) Thence, leaving the West Right of Way line of Business 281 and along the East Right of Way Line of Tourist Drive on said curve to the Right having a Radius: 949.38, Degree: 06°02'06", Length: 335.98, Delta: 20°16'37", Tangent: 169.77, Chord BRG: S 41°51'54" W, Chord: 334.23 feet to a ½ inch Iron Rod found for an angle point of the tract herein described;

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- 24) Thence, S 50°30'10" W, along the East Right of Way line of said Tourist Drive a distance of 42.43 feet to a ½ inch Iron Rod found for an angle point of the tract herein described;
- 25) Thence, S 54°54'35" W, along the East Right of Way line of said Tourist Drive a distance of 167.410 feet to a ¾ inch pipe found for an angle point of the tract herein described;
- 26) Thence, S 54°59'55" W, along the East Right of Way line of said Tourist Drive a distance of 179.40 feet to a 5/8 inch Iron Rod with plastic cap set for an angle point of the tract herein described;
- 27) Thence, S 54°14'19" W, along the East Right of Way line of said Tourist Drive a distance of 50.67 feet to a 5/8 inch Iron Rod with plastic cap set for an angle point of the tract herein described;
- 28) Thence, S 54°55'56" W, along the East Right of Way line of said Tourist Drive a distance of 158.97 to a 5/8 inch Iron Rod with plastic cap set for an angle point of the tract herein described;
- 29) Thence, S 55°13'02" W, along the East Right of Way line of said Tourist Drive a distance of 193.05 feet to an "X" found on concrete for an angle point of the tract herein described;
- 30) Thence, S 49°10'05" W, along the East Right of Way line of said Tourist Drive a distance of 100.01 feet to a ½ inch Iron rod found for an angle point of the tract herein described;
- 31) Thence, S 42°43'00" W, along the East Right of Way line of said Tourist Drive a distance of 49.20 feet to a 5/8 inch Iron Rod with plastic cap set for an angle point of the tract herein described;
- 32) Thence, S 42°35'43" W, along the East Right of Way line of said Tourist Drive a distance of 85.46 feet to 5/8 inch Iron Rod with plastic cap set for an angle point of the tract herein described;
- 33) Thence, S 35°35'21" W, along the East Right of Way line of said Tourist Drive a distance of 118.61 feet to a ½ inch Iron Rod found for an angle point of the tract herein described;
- 34) Thence, S 26°49'44" W, along the East Right of Way line of said Tourist Drive a distance of 54.37 feet to a ½ inch Iron Rod found for an angle point of the tract herein described;
- 35) Thence, S 22°19'02" W, along the East Right of Way line of said Tourist Drive a distance of 173.12 feet to a ¾ inch pipe found on a curve to the left

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at the Northeast corner of Lot 2 Bueauline Subdivision as recorded in Volume 25 Page 131A, Map Records of Hidalgo County, for an angle point of the tract herein described;

36) Thence, along the curve to left and the East Right of Way line of said Tourist Drive said curve having Radius: 1667.63, Degree: 03°26'09" , Length: 181.39, Delta: 06°13'55" Tangent: 90.78, Chord BRG: S 11°33'47" W Chord: 181.30 feet to ¼ inch pipe found for the Southwest corner of Lot 2 of said Beaurline Subdivision for an angle point of the tract herein described;

37) Thence, S 08°39'26" W, along the East Right of Way line of said Tourist Drive a distance of 452.82 feet to the POINT OF BEGINNING; CONTAINING; 4.64 Acres (202182 sq. ft.) of land more or less.

The above description was surveyed on the ground under my direction on September 22, 2010


OSCAR HERNANDEZ, RPLS No. 5005
RODS SURVEYING, INC.

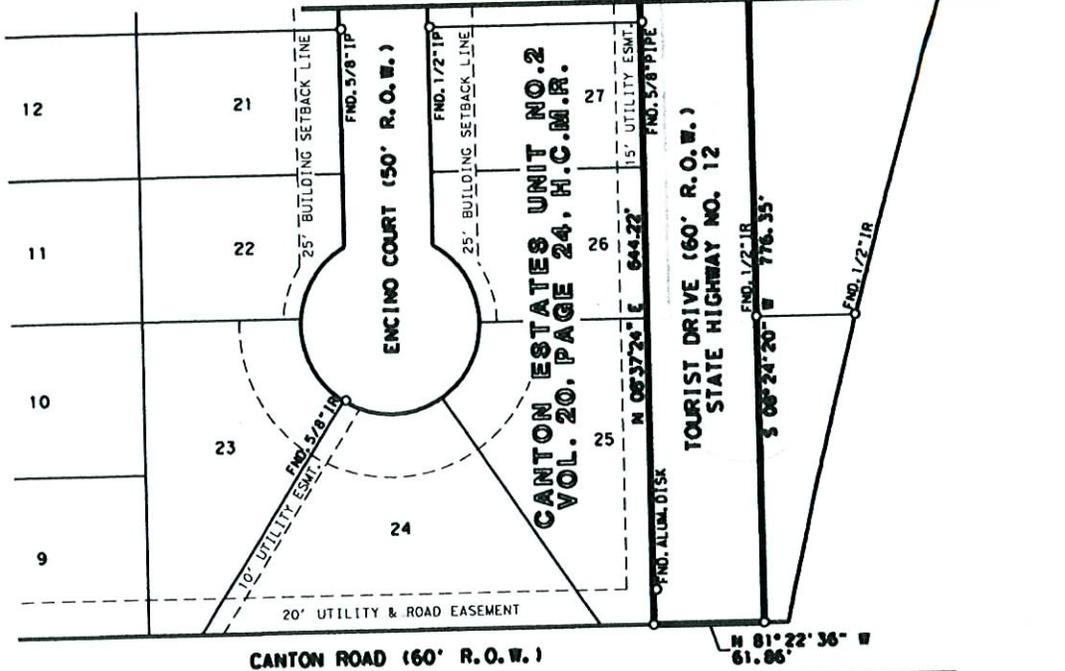
Date: 2-17-11
Revised 10-21-10 to include Exhibit A on Heading
and change page numbers



Revised 2-17-11 to change Parcel to Tract

TEXAS MEXICAN RAILWAY CO.
LOT 14, SEC 271

MATCHLINE SEE SHEET 2



CANTON ROAD (60' R.O.W.)

N 81°22'36" W
61.86'

KELLY-PHARR SUBDIVISION

LOT 13

C. W. WOLCOTT
TO
THE STATE OF TEXAS
VOL 292, PG 620
JUNE 11, 1947
(RECORDED)
H. C. D. R.

NOTE:

1. BASIS OF BEARINGS ON THIS SURVEY ARE BASED ON TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205).
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE NOT ALL EASEMENTS MAYBE SHOWN.
3. ORIGINAL HIGHWAY RIGHT OF WAY WAS NOT PROVIDED THEREFORE RIGHT OF WAY WAS ESTABLISHED BY USING RECORDED DEEDS.

I, Oscar Hernandez, Registered Professional Land Surveyor No. 5005, hereby certify that the survey described herein was made on the ground on the 7th day of May, 2010. That the only visible improvements on the ground are as shown; that there are no visible intrusions or protrusions, visible overlappings, apparent conflicts, or visible easements, except as shown. This survey substantially conforms to the minimum Standards of Practice as approved by the Texas Board of Professional Land Surveyors.

LEGEND

- DENOTES ANGLE POINT UNLESS OTHERWISE NOTED.
- H. C. D. R. HIDALGO COUNTY DEED RECORDS
- H. C. O. R. HIDALGO COUNTY OFFICIAL RECORDS
- H. C. M. R. HIDALGO COUNTY MAP RECORDS

Oscar Hernandez 10-21-10
Oscar Hernandez, R.P.L.S. # 5005
This survey plat is not valid without the original seal and signature.



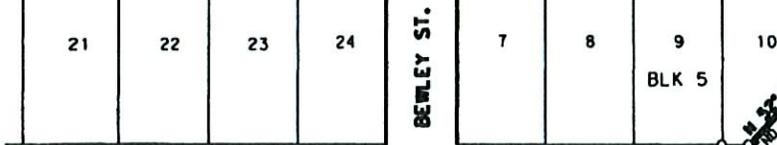
REVISED 10-4-10 to show POC and POB
REVISED 10-21-10 to change sheet numbers

A 4.64 ACRE (202,182 SQ. FT.) STRIP OF LAND BETWEEN CANTON ROAD AND BUSINESS 281, FORMALLY KNOWN AS HIGHWAY NO. 12 AND NOW KNOWN AS TOURIST DRIVE, OUT OF LOTS 4 AND 5 OF KELLY-PHARR SUBDIVISION AS RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND LOT 11, 13 AND 14, OUT OF TEXAS-MEXICAN RAILWAY COMPANY SUBDIVISION AS RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS OF HIDALGO COUNTY, TEXAS

SURVEY DATE: 09/22/2010
JOB NO. 139-21001-008
SCALE: 1"=100'
DRAWN BY: JWH
CHECKED BY: OH
REVISED: 10-21-10
SHEET 6 OF 10

RODS
Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 257-4020
FAX (281) 257-4021

TEXAS MEXICAN RAILWAY CO.
LOT 14, SEC 271



HOLLYWOOD DRIVE (45' R.O.W.)
N 47°46'48" E 57.82'
FND. 1/2" IR

ENFIELD ESTATES
VOL. 4, PG. 27

8.546 ACRES
SIBLINGS REAL ESTATE HOLDINGS, L.L.C.
TO
AGUILERA REAL ESTATE HOLDINGS, L.L.C.
DOC # 2007-1707977
JANUARY 9, 2007
H.C.D.R.

1.0 ACRE
ARTHUR O. LINSKEY
DOC # 1256902
FEBRUARY 4, 2003
H.C.O.R.

0.34 ACRE
ARTHUR O. LINSKEY TO
SARA RODRIGUEZ LINSKEY
DOC # 2005-1514537
AUGUST 22, 2005
H.C.D.R.

CITY OF EDINBURG
40' DRAINAGE R.O.W.

10" UTILITY EASEMENT

MAPLE RIDGE SUBD.
VOL. 34, PAGE 46.
H.C.M.R.

BEAURLINE SUBD.
VOL. 25 PAGE 131A
M.R.H.C.

CA=06°13'55"
R=1,667.63'
L=181.39'
CB=5 11°33'47" W
CR=181.30'

1.81 ACRE
OUT OF THE SOUTH 19.21 ACRES
JAMES DANIEL MAGNESS
DOC # 1959-21325
NOVEMBER 9, 1959
H.C.D.R.
KELLY-PHARR
LOT 4

MATCHLINE SEE SHEET 2

A 4.64 ACRE (202,182 SQ. FT.) STRIP OF LAND BETWEEN CANTON ROAD AND BUSINESS 281, FORMALLY KNOWN AS HIGHWAY NO. 12 AND NOW KNOWN AS TOURIST DRIVE, OUT OF LOTS 4 AND 5 OF KELLY-PHARR SUBDIVISION AS RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND LOT 11, 13 AND 14, OUT OF TEXAS-MEXICAN RAILWAY COMPANY SUBDIVISION AS RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS OF HIDALGO COUNTY, TEXAS

SURVEY DATE: 09/22/2010
JOB NO. 139-21001-008
SCALE: 1"=100'
DRAWN BY: JWH
CHECKED BY: OH
SHEET 8 OF 10

RODS
Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 257-4020
FAX (281) 257-4021

MATCHLINE SEE SHEET 4

2.90 ACRE
OUT OF THE
SOUTH 19.21 ACRES
AUM MA RAM KABIR, LLC.,
DOC # 2010-2077415
FEBRUARY 22, 2010
H.O.D.R.

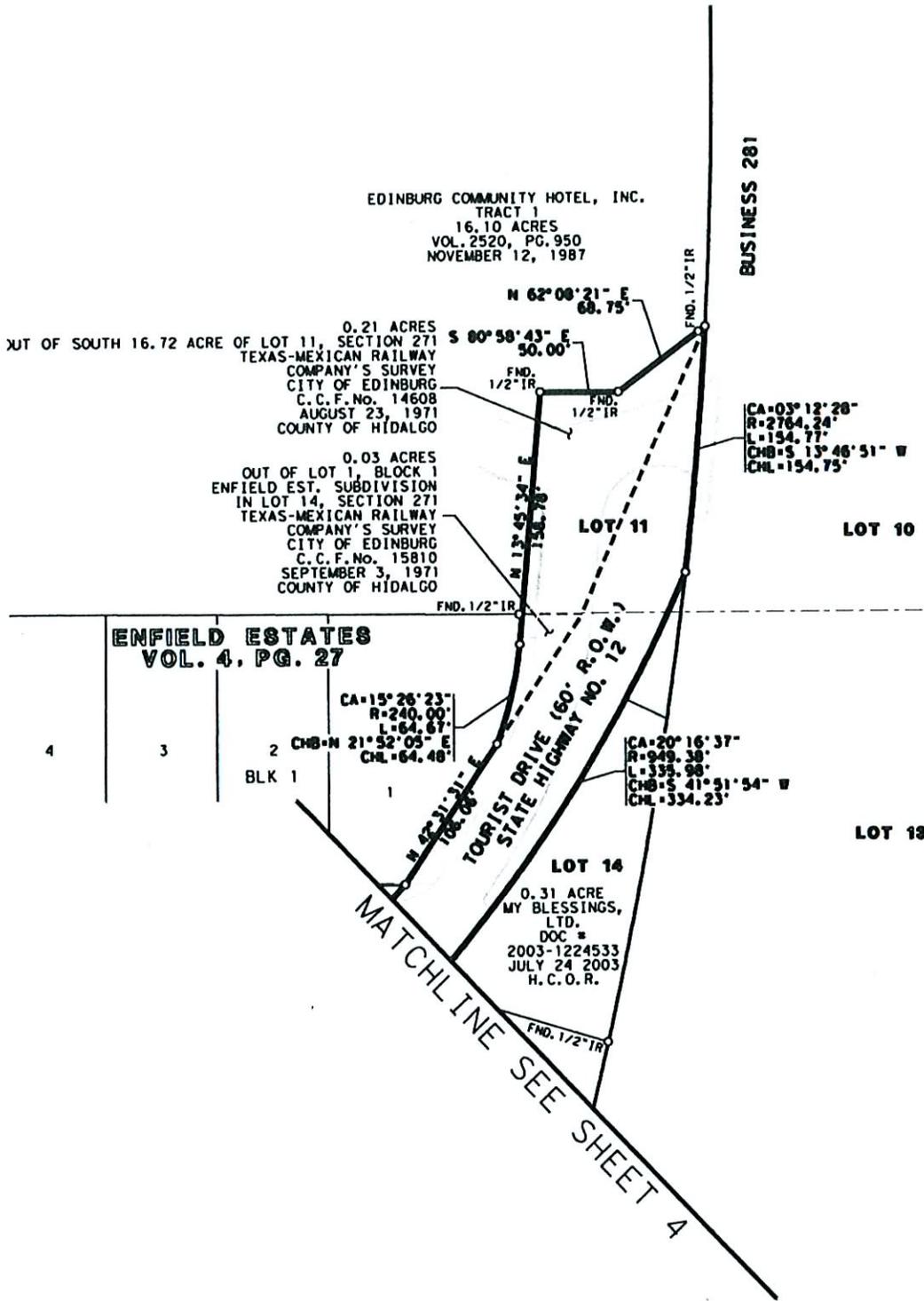
0.72 ACRE
JOHN ERIC PENA AND
WIFE CRISTINA F. PENA
TO
LUIS G. CASTILLEJA, LTD.
DOC # 2008-1933752
APRIL 30, 2008
H.C.D.R.

0.88 ACRE
RICHARD A. GARZA
TO
JOHN ERIC AND CRISTINA PENA
DOC # 1307374
MARCH 1, 2004
H.C.D.R.

TRACT 1
1.277 ACRES
LOIS E. WEAVER
TO
IVAN K. WEAVER, JR.
DOC # 1197976
APRIL 28, 2003
H.C.D.R.

20" WIDENESS/EDRESS EASEMENT
TRACT 2
DOC # 1197976

TEXAS MEXICAN RAILWAY CO.
LOT 14, SEC 271



A 4.64 ACRE (202,182 SQ. FT.) STRIP OF LAND BETWEEN CANTON ROAD AND BUSINESS 281, FORMALLY KNOWN AS HIGHWAY NO. 12 AND NOW KNOWN AS TOURIST DRIVE, OUT OF LOTS 4 AND 5 OF KELLY-PHARR SUBDIVISION AS RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND LOT 11, 13 AND 14, OUT OF TEXAS-MEXICAN RAILWAY COMPANY SUBDIVISION AS RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS OF HIDALGO COUNTY, TEXAS

SURVEY DATE: 09/22/2010
JOB NO. 139-21001-008
SCALE: 1"=100'
DRAWN BY: JWH
CHECKED BY: OH
SHEET 10 OF 10

RODS
Surveying, Inc.

6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 257-4020
FAX (281) 257-4021