

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AUTHORIZING USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE PROPERTY DESCRIBED AS A 313 SQUARE FOOT OR 0.0072 OF AN ACRE TRACT OF LAND SITUATED IN THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, OUT OF LOT 36, WOODCREST ESTATES SUBDIVISION, AS RECORDED IN VOLUME 40, PAGE 76, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN, DATED FEBRUARY 4, 2015, FROM SVJ INVESTMENTS, LLC TO JOSE ALFREDO VILLARREAL CANTU AND WIFE, NORA CAMACHO, AS DESCRIBED IN DOCUMENT NUMBER 2583526, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS FOR THE TAYLOR ROAD PHASE II PROJECT FROM BRENTWOOD DRIVE TO MILE 2 NORTH PROJECT.**

WHEREAS, the City Council of the City of Mission, Texas, deems it necessary to acquire the property listed herein for the city's Taylor Road Phase II Project; and

WHEREAS, the City Council of the City of Mission, Texas, finds that the acquisition of the property promotes the health and safety of the residents of Mission, Texas; and

WHEREAS, there may be improvements located on some or the real property acquired for this project and such improvements may be required to be moved or acquired prior to the beginning of this project; and

WHEREAS, the City Council of the City of Mission, Texas has approved the power of eminent domain to acquire the above referenced property, more particularly described in Exhibit "A", (hereinafter, the "Property") for the Taylor Road Phase II project from Brentwood Drive to Mile 2 North Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT:**

**Section 1.** The foregoing recitals are incorporated herein by reference as findings of fact as if expressly set forth herein.

**Section 2.** The City of Mission City Council, hereby officially determines that there is a public necessity for, and the public welfare and convenience will be served by, the acquisition of the Property for the Taylor Road Phase II Project.

**Section 3.** The City of Mission City Attorney's Office is hereby authorized and directed to proceed with condemnation proceedings under Chapter 21, Texas Property Code against owners

of the Property, and against all other owners, lien holders and other holders of an interest in the Property, in order to acquire the Property.

**Section 4.** The City Council of the City of Mission hereby officially authorizes the City Manager to execute all documents and follow all procedures required by law necessary to acquire the Property needed for said public project, on behalf of the City of Mission, Texas.

**Section 5.** Estimated value of the Property to be acquired is \$6,252.00.

**Section 6.** This Resolution shall become effective immediately after and from its passage.

**CONSIDERED, PASSED, and APPROVED** this 13<sup>th</sup> day of February, 2023, at a regular meeting of the City Council of the City of Mission, Texas, at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.

**SIGNED** this 13<sup>th</sup> day of February 2023.


**CITY OF MISSION**

By: \_\_\_\_\_  
Norie Gonzalez Garza, Mayor

**ATTEST:**

\_\_\_\_\_  
Anna Carrillo, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Victor A. Flores, City Attorney

# **Property Description**

County: Hidalgo  
CCSJ: 0921-02-327  
HIGHWAY: Taylor Road Phase II  
Limits: Brentwood Dr. to 2 Mile

Exhibit: A  
FIELD NOTES FOR PARCEL 54

Being a 313 square foot or 0.0072 of an acre tract of land situated in the City of Mission, Hidalgo County, Texas, out of Lot 36, Woodcrest Estates Subdivision, as recorded in Volume 40, Page 76, of the Map Records, Hidalgo County, Texas, conveyed by Warranty Deed with Vendor's Lien, dated February 4, 2015, from SVJ Investments, LLC to Jose Alfredo Villarreal Cantu and wife, Nora Camacho, as described in Document Number 2583526, of the Official Records, Hidalgo County, Texas, said 313 square foot or 0.0072 of an acre tract being more particularly described by metes and bounds as follows:

**Commencing** at the Northeast corner of Lot 35, of said Woodcrest Estates Subdivision, conveyed by Warranty Deed with Vendor's Lien, dated May 7, 2003, from Albert Rodriguez dba Rodriguez Construction to Rolando Fuentes and Juan Ramirez, as described in Document Number 1196600, of the Official Records, Hidalgo County, Texas, and the Northwest corner of said Lot 36;


**Thence**, with the North line of said Lot 36 and the South existing 50.00 foot Right of Way line of Norma Drive, South 81°23'39" East a distance of 52.31 feet to a 5/8" iron pin (N=16,610,637.2677, E=1,058,315.9970) with plastic cap stamped "ROWSS PROP COR" set 65.00 feet left to centerline station 234+62.16 in the West proposed Right of Way line of Taylor Road, for a right of way corner, the Northwest corner, and **Point of Beginning** of this herein described tract of land;

1. **Thence**, departing the West proposed Right of Way line of Taylor Road, with the North line of said Lot 36 and the South existing 50.00 foot Right of Way line of Norma Drive, South 81°23'39" East a distance of 25.00 feet to the West existing 80.00 foot Right of Way line of Taylor Road, for the Northeast corner of this herein described tract of land;
2. **Thence**, with the West existing 80.00 foot Right of Way line of Taylor Road, South 08°34'50" West a distance of 25.00 feet to a 5/8" iron pin with plastic cap stamped "ROWSS PROP COR" set for a right of way cutback and for the South corner of this herein described tract of land;
3. **Thence**, departing the West existing 80.00 foot Right of Way line of Taylor Road, with a proposed right of way cutback line, North 36°24'25" West a distance of 35.36 feet to the **Point of Beginning** and being a 313 square foot or 0.0072 of an acre tract of land.

Bearings based on the Texas Coordinate System, South Zone, NAD83 (NA2011), adjusted to surface using a grid to surface adjustment factor of 1.00004.

A plat of even survey date herewith accompanies this description.

I, Kurt Schumacher, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

 12/2/2018

Kurt Schumacher  
Registered Professional Land Surveyor  
Texas Registration No. 6333



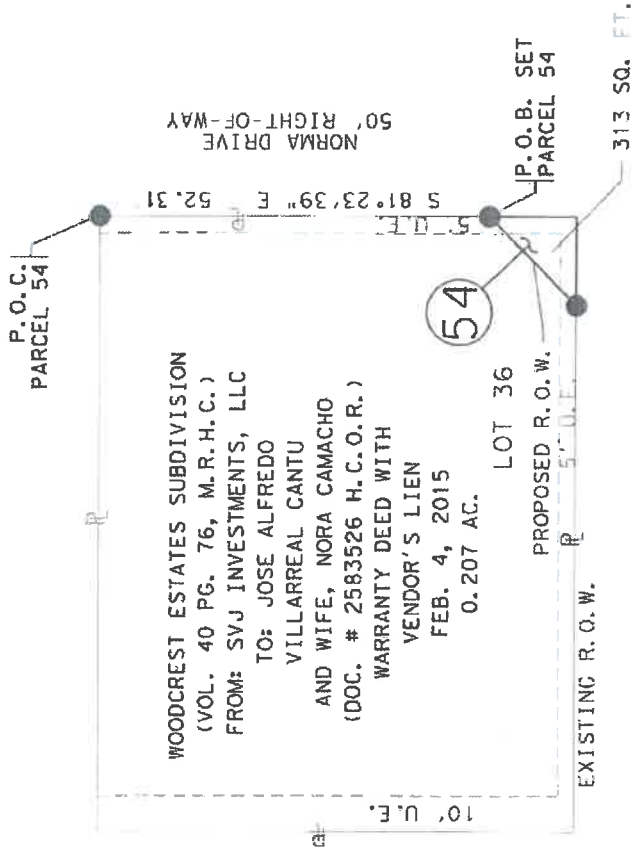


PARENT TRACT INSET  
PARCEL 54  
N.T.S.



I DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON  
CONFORMS TO THE CURRENT GENERAL RULES OF  
PROCEDURES AND PRACTICES AS PROMULGATED BY  
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

*[Signature]*  
KURT SCHUMACHER, R.P.L.S. #6333  
12/2/2018



### TAYLOR ROAD RIGHT-OF-WAY (VARIES)

NOTES:

1. PARCEL 54 ENCUMBERED BY 194 SQ. FT. OF 5' UTILITY EASEMENT.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983. (NA2011). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY AN ADJUSTMENT FACTOR OF 1.00004.
3. ● INDICATES A 5/8 INCH IRON PIN SET WITH A PLASTIC CAP MARKED "ROWSS PROP COR"
4. ○ INDICATES A FOUND 1/2 INCH IRON PIN.
5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

EXISTING	TAKING	LEFT	RIGHT	REMAINING
0.207 AC.	0.0072 AC.	0.1998 AC.		
		313 SQ. FT.		

REVISED DATE: NOVEMBER 5, 2018  
DATE: JULY 31, 2018

### RIGHT OF WAY SKETCH

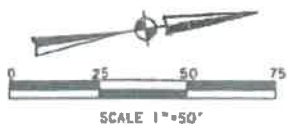
SHOWING PROPERTY OF  
PARCEL 54  
TAYLOR ROAD PH 11  
BRENTWOOD DR. TO 2 MILE,  
HIDALGO COUNTY



EXHIBIT

PAGE 3 of 4

CCSJ: 0921-02-327



**WOODCREST ESTATES SUBDIVISION  
(VOL. 40 PG. 76, M.R.H.C.)**

JOSE ALFREDO VILLARREAL CANTU AND WIFE, NORA CAMACHO (DOC. # 2583526 H.C.O.R.) WARRANTY DEED WITH VENDOR'S LIEN FEB. 4, 2015 0.207 AC.

WALLACE E. ANDERSON AND WIFE, ALTA L. ANDERSON (DOC. # 10915 H.C.D.R.) WARRANTY DEED APR. 3, 1979 REMAINDER OF A CALLED 18.51 AC.

H.C.D.D. No. 1, MISSION LATERAL 200' R.O.W. (VOL. 2248, PG. 97) H.C.O.R.) EASEMENT FEB. 14, 1986 5.83 AC.

ROLANDO FUENTES AND JUAN RAMIREZ (DOC. # 1196600 H.C.O.R.) WARRANTY DEED WITH VENDOR'S LIEN MAY 7, 2003 0.192 AC.

LOT 35  
S 81° 23' 39" E 52.31'

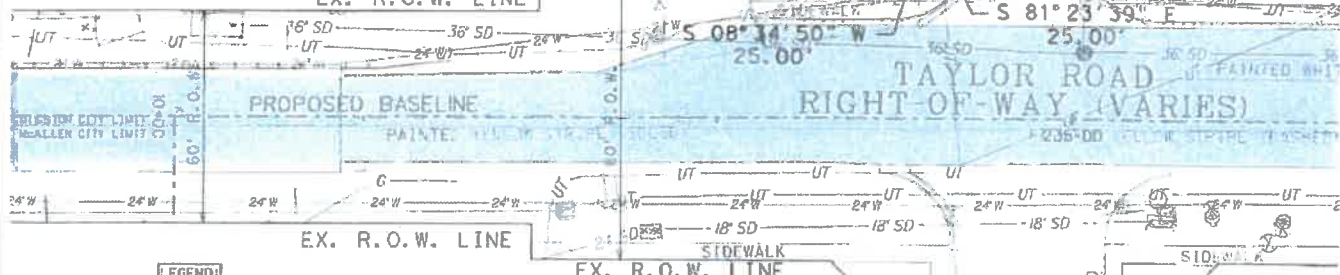
PARCEL 54  
N=16,610.639  
E=1,058.005  
STA. 834.62.16  
135.00' LT.

LOT 36  
PROP. R.O.W. LINE  
N 36° 24' 25" W 35.36'

P.O.C. PARCEL 4

NORMA DRIVE  
50' RIGHT-OF-WAY

EX. R.O.W. LINE



- LEGEND**
- PROPERTY LINE
  - PARCEL NUMBER
  - RIGHT OF WAY
  - POINT OF COMMENCING
  - POINT OF BEGINNING
  - HIDALGO COUNTY DEED RECORDS
  - HIDALGO COUNTY MAP RECORDS
  - HIDALGO COUNTY OFFICIAL RECORDS
  - SET 5/8 INCH IRON PIN WITH A PLASTIC CAP MARKED "ROWSS PROP COR"
  - FOUND 1/2 INCH IRON PIN UNLESS OTHERWISE NOTED
  - WATER LINE
  - OVERHEAD ELEC.
  - UNDERGROUND TELEPHONE
  - STORM SEWER
  - STORM MANHOLE
  - POWER POLE
  - FIRE HYDRANT
  - TELEPHONE PEDESTAL
  - GUY ANCHOR
  - WATER VALVE
  - TREE
  - MAIL BOX
  - SIGN

- P
- R.O.W.
- P.O.C.
- P.O.B.
- H.C.D.R.
- H.C.M.R.
- H.C.D.R.
- W
- DNE
- UT
- SD
- DOT



**NOTES:**

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3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
4. SURVEYED ON THE GROUND JULY 2018.
5. "EXISTING RIGHT OF WAY" LINES DESCRIBED IN ACCOMPANIED METES AND BOUNDS DESCRIPTION AND SHOWN HEREON ON SURVEY PLAT BASED ON APPARENT 30' PUBLIC USE ON EITHER SIDE OF THE CENTERLINE (LOT LINE) OF TAYLOR ROAD, AND AS SHOWN BY MULTIPLE RECORDED SUBDIVISION PLATS, DEED METES AND BOUNDS DESCRIPTIONS, AND MEASURED IMPROVEMENTS (STRUCTURES, EXISTING UTILITIES, AND ROADWAY FEATURES) ALONG TAYLOR ROAD.

PLAT OF SURVEY  
PARCEL 54  
FOR TAYLOR ROAD

A 313 SQ. FT. (0.0072 AC.) TRACT OF LAND SITUATED IN LOT 36, WOODCREST ESTATES SUBDIVISION, OUT OF A 0.207 ACRE TRACT OF LAND, AS DESCRIBED IN DOCUMENT NO. 2583526, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

REVISED DATE: NOVEMBER 5, 2018  
DATE: JULY 31, 2018

**RIGHT OF WAY SKETCH**

SHOWING PROPERTY OF  
PARCEL 54  
TAYLOR RD. PH. II  
BRENTWOOD DR. TO 2 MILE,  
HIDALGO COUNTY

**ROW SURVEYING SERVICES, LLC.**  
600 S. STEWART RD. SUITE 13  
MISSION, TEXAS 78574  
TEL: 1 (957) 424-3395  
FAX: 1 (957) 424-3132