

ORDINANCE NO. 24-41

AN ORDINANCE ABANDONING AND VACATING THE WEST 5 FEET OF THE EXISTING LANDSCAPE EASEMENT BEING 483.74 SQUARE FEET OF LAND OUT OF LOT 42, BLOCK 1, VILLAS AT PALM VALLEY SUBDIVISION, LOCATED AT 6301 EL CAMINO REAL STREET.

WHEREAS, the West five (5) feet landscape easement being 483.74 square feet of land out of Lot 42, Block 1, Villas at Palm Valley, Cameron County, Texas; and

WHEREAS, a request has been made by Carter Biel, which is the landowner for the subject lot which contains the utility easement to be abandoned;

WHEREAS, the said landscape easement interferes with the future development of the subject property; and

WHEREAS, the City Commission finds and determines that it is in the interest of economic development to abandon the utility easement: Now therefore

BE IT ORDAINED BY THE CITY OF HARLINGEN

SECTION I: That the West five (5) feet landscape easement located within Lot 42, Block 1, Villas at Palm Valley Subdivision Harlingen, Cameron County, Texas, according to the map recorded in Cabinet 1, Page 3154 of the Map Records of Cameron County, Texas is hereby abandoned and vacated, as described in Exhibit "A".


FINALLY ENACTED this 21st day of August, 2024 at a regular meeting of the Commission of the City of Harlingen, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF HARLINGEN



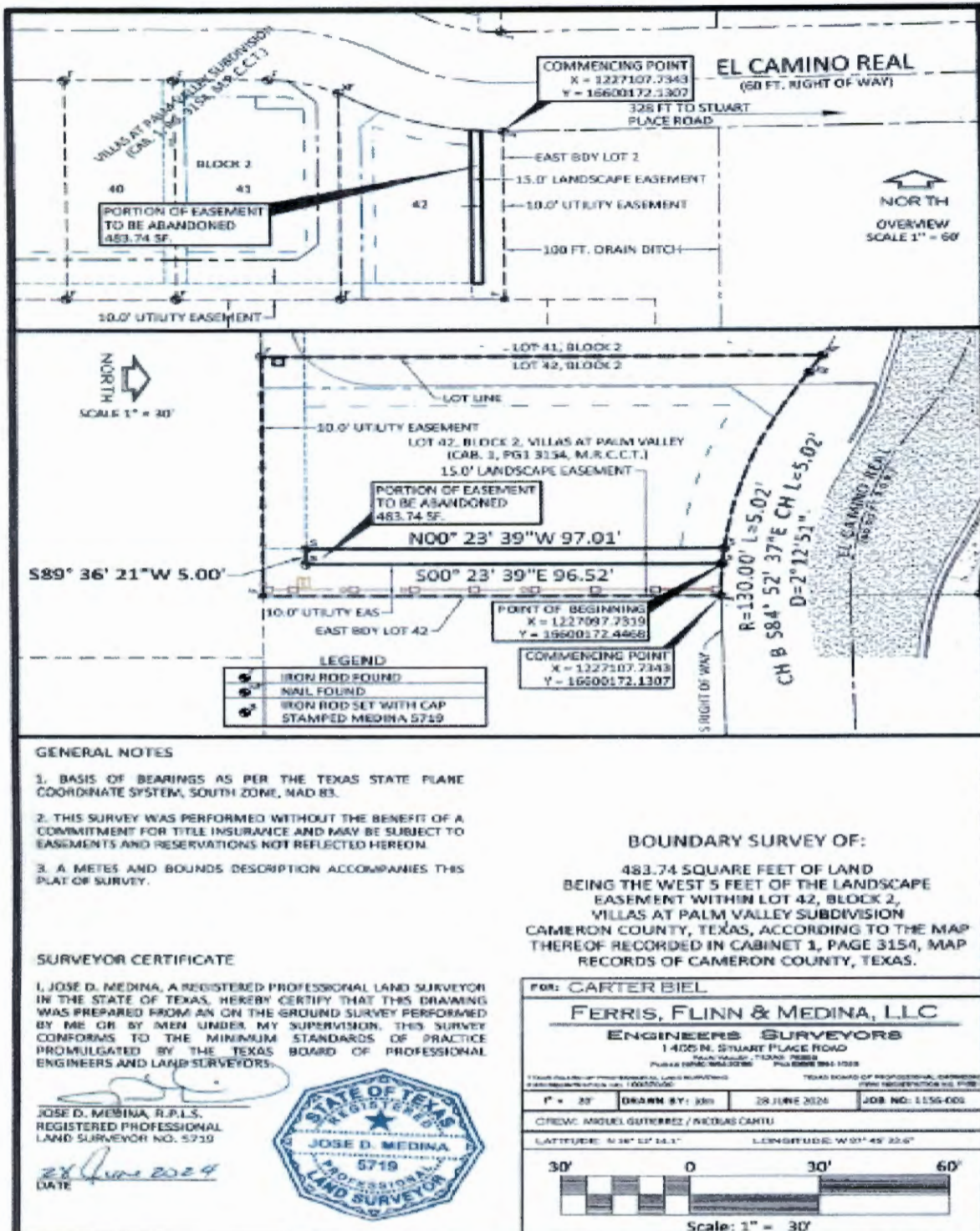
Norma Sepulveda, Mayor

ATTEST:



Amanda Elizondo, City Secretary

Exhibit "A"



3:1156 Carter Biel.dwg | 156-001.dwg, Lot 42 5 ESMT 3/24

FERRIS, FLINN & MEDINA, LLC

ENGINEERS SURVEYORS

28 June 2024

METES AND BOUNDS 483.74 SQUARE FEET OUT OF LOT 42, BLOCK 2, VILLAS AT PALM VALLEY

BEING 483.74 SQUARE FEET OF LAND; being the West 5 Feet of the Landscape Easement within Lot 42, Block 1, Villas at Palm Valley Subdivision, Cameron County, Texas, according to the Map thereof recorded in Cabinet 1, Page 3154, Map Records, Cameron County, Texas; said 483.74 Square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found at the Northeast corner of Lot Forty-two (42), Block One (1), Villas at Palm Valley Subdivision and being the South Right of way of El Camino Real (Having 60 Feet of Right of way) (Having Coordinate values of X = 1227107.7343 Y = 16600172.1307 based on the Texas State Plane Coordinate System, South Zone, NAD 83);

THENCE along the South right of way of El Camino Real and along a curve to the right, having a radial bearing of North 00 Deg. 23 Min. 45 Sec. West, a Radius of 130.00 Feet and an Arc Length of 10.00 Feet; through a Delta Angle of 04 Deg. 24 Min. 42 Sec. with a Chord bearing of North 88 Deg. 11 Min. 24 Sec. West and a Chord Distance of 10.00 Feet to the Northeast corner and POINT OF BEGINNING of the Tract herein described; (Having Coordinate values of X = 1227097.7319 Y = 16600172.4468, based on the Texas State Plane Coordinate System, South Zone, NAD 83);

1) THENCE leaving the South Right of way of El Camino Real, South 00 Deg 23 Min. 39 Sec. East, a distance of 96.52 Feet to a 1/2-inch iron rod with plastic cap stamped MEDINA 5719 Set on the North boundary of a 10 Ft. Utility Easement, for the Southwest corner of the Tract herein described;

2) THENCE along the North boundary of the 10 Ft. utility Easement, South 89 Deg. 36 Min. 21 Sec. West a distance of 5.00 Feet to a 1/2-inch iron rod with plastic cap stamped MEDINA 5719 set, for the Southwest corner of the tract herein described;

3) THENCE along the West boundary of the 15 Ft. Landscape Easement, North 00 Deg. 23 Min. 39 Sec. West a distance of 97.01 Feet to a 1/2-inch iron rod with plastic cap stamped MEDINA 5719 set on the South Right of way of El Camino Real and being on a curve to the left, for the Northwest corner of the tract herein described;

4) THENCE along the South right of way of El Camino Real and along said curve to the left having a radial bearing of North 06 Deg. 13 Min. 48 Sec. East, a Radius of 130.00 Feet and an Arc Length of 5.02 Feet, through a Delta Angle of 02 Deg. 12 Min. 51 Sec.; with a Chord Bearing South 84 Deg. 52 Min. 37 Sec. East and a Chord Distance of 5.02 Feet to the POINT OF BEGINNING; Containing 483.74 Square Feet of land within these metes and bounds.

Basis of bearings on these metes and bounds are as per the Texas State Plane Coordinate System, South Zone, NAD 83. A plat of survey accompanies these metes and bounds description. All dimensions are in feet and decimals thereof.

Jose D. Medina, R.P.L.S.
Registered Professional
Land Surveyor No. 5719

28 June 2024
Date



F:\1156 Carter Bldg\MB\1156-001 Bldg 483.74 SF Eas.docx Page 1 of 1

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