



Control Number: 48161



Item Number: 21

Addendum StartPage: 0

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## Cameron County

Sylvia Garza-Perez  
Cameron County Clerk  
Brownsville, Texas

2019 JAN 30 PM 12:31

FILED - CLERK'S OFFICE

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**Parties:**

Direct- LOS FRESNOS TEXAS

Indirect- EAST RIO HONDO WATER SUPPLY CORPORATION

Receipt Number: 890890  
Processed By: Melissa Doniaz

\*\*\*THIS PAGE IS PART OF THE INSTRUMENT\*\*\*



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Official Public Records in Cameron County, Texas.

*Sylvia Garza-Perez*  
21

**AFFIDAVIT OF NOTICE OF AMENDMENT TO  
CERTIFICATES OF CONVENIENCE  
AND NECESSITY NO. 11554 AND NO. 11552**

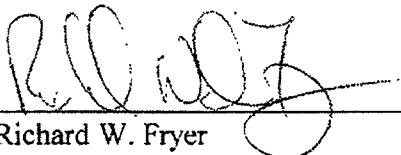
**THE STATE OF TEXAS   §  
                                     §  
COUNTY OF HIDALGO   §**

Richard W. Fryer, Affiant herein, on oath swears that the following statements are true and are within his personal knowledge:

1.     "I am an attorney duly licensed by and practicing in the State of Texas.
2.     This affidavit is made with respect to Certificate of Convenience and Necessity ("CCN") No. 11554 and No. 11552 held by the City of Los Fresnos, Texas and East Rio Hondo Water Supply Corporation ("ERHWSC"), respectively, to provide public notice that, pursuant to the attached Notice of Approval of the Public Utilities Commission of Texas ("PUC") dated December 20, 2018, ERHWSC's CCN 11552 is amended consistent with the attached Notice of Approval and boundary description of the CCN service area."

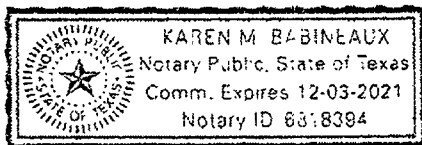
Further Affiant sayeth naught.

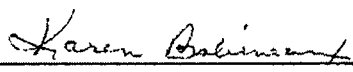
EXECUTED this 28<sup>th</sup> day of January, 2019.

  
Richard W. Fryer

**THE STATE OF TEXAS   §  
                                     §  
COUNTY OF HIDALGO   §**

SUBSCRIBED AND SWORN before me on the 28<sup>th</sup> day of January, 2019, by Richard W. Fryer.



  
Notary Public, State of Texas

DOCKET NO. 48161

RECEIVED

2018 DEC 20 AM 11:26

APPLICATION OF CITY OF LOS §  
 FRESNOS AND EAST RIO HONDO §  
 WATER SUPPLY CORPORATION FOR §  
 APPROVAL OF A SERVICE AREA §  
 CONTRACT UNDER TEXAS WATER §  
 CODE § 13.248 AND TO AMEND §  
 CERTIFICATES OF CONVENIENCE AND §  
 NECESSITY IN CAMERON COUNTY §

PUBLIC UTILITY COMMISSION  
 OF TEXAS  
 FILING CLERK

## NOTICE OF APPROVAL

This Notice of Approval addresses the joint application of the City of Los Fresnos and East Rio Hondo Water Supply Corporation (collectively, the applicants) for approval of a service area contract to amend water certificates of convenience and necessity (CCNs) in Cameron County. The Commission approves the application.

The Commission adopts the following Findings of Fact and Conclusions of Law:

## I. Findings of Fact

Applicants

1. The City is a municipality and a retail public utility that provides water service to customers under CCN number 11554 in Cameron County.
2. East Rio Hondo WSC provides water service to customers under CCN number 11552 in Cameron County, and is a domestic nonprofit corporation registered to do business in Texas under file number 30670501.

Application

3. On March 13, 2018, applicants filed an application for approval of contracts in which the applicants agreed to:
  - decertify a portion of a service area that is dually-certificated to both the City's CCN and East Rio Hondo WSC's CCN and transfer that portion such that it is singly-certificated under the City's CCN (Transferred Area 1);

- to decertify the remainder of the service area that is dually-certificated to both the City's CCN and East Rio Hondo WSC's CCN and transfer that remainder such that it is singly-certificated under East Rio Hondo WSC's CCN (Transferred Area 2); and
  - transfer a 33.72-acre tract of land that is singly-certificated under the City's CCN and transfer it such that it is singly-certificated under East Rio Hondo WSC's CCN (Transferred Area 3).
4. The application does not address the transfer of assets or facilities between the applicants and this Notice of Approval does not address the same.
  5. There are five existing retail customers of East Rio Hondo WSC in Transferred Area 1 that will no longer be entitled to service from East Rio Hondo WSC, but that the City will be obligated to serve. As such, these customers are being transferred as a part of the contract between the City and East Rio Hondo WSC.
  6. There is an apartment complex in Transferred Area 1 that is already being served, and will continue to be served, by the City. The complex has never been served by East Rio Hondo WSC. As such, the customers in the apartment complex are not being transferred as part of the contract between the City and East Rio Hondo WSC.
  7. There are no current customers being transferred in Transferred Areas 2 and 3.
  8. On April 19, 2018, the applicants provided supplemental mapping documentation.
  9. Granting the amendments will clarify the CCN boundaries and will remove any dual certification.
  10. In Order No. 3 issued on June 29, 2018, the administrative law judge (ALJ) deemed the application administratively complete.
  11. On September 17, 2018, Commission Staff provided final maps, certificates, and tariffs to the Applicants for their review and consent.
  12. On September 25, 2018, the City and East Rio Hondo WSC each filed a consent form agreeing with the maps and amended certificates prepared by Commission Staff.

**Notice**

13. Notice of the application appeared in the March 30, 2018 issue of the *Texas Register*.

14. On July 18, 2018, Los Fresnos filed an affidavit affirming completion of mailed notice of the application on July 18, 2018.
15. On July 24, 2018, Commission Staff recommended that notice be found to be sufficient.
16. In Order No. 4 issued on July 26, 2018, the ALJ found the notice sufficient.

**Evidentiary Record**

17. On December 20, 2018, the ALJ issued Order No. 5, admitting the following evidence into the record of this proceeding: a) joint application of the City and East Rio Hondo WSC and all attachments filed March 13, 2018; b) Commission Staff's recommendation on administrative completeness filed on April 13, 2018; c) the applicants' supplement to the application filed on April 19, 2018; d) Commission Staff's supplemental recommendation on administrative completeness filed on June 27, 2018; e) affidavit of notice filed July 18, 2018; f) Commission Staff's recommendation on sufficiency of notice filed July 24, 2018; g) Applicant's execute consent forms filed on September 25, 2018; and h) Commission Staff's final recommendation and all attachments filed October 8, 2018.

**Informal Disposition**

18. More than 15 days have passed since the completion of the notice provided in this docket.
19. Commission Staff, the City, and East Rio Hondo WSC are the only parties to this proceeding.
20. No issues of fact or law remain disputed by any party.
21. The approval of the contract is not adverse to any party.
22. There were no protests, motions to intervene, or requests for hearing filed.
23. On October 8, 2018, Commission Staff recommended approval of the application.

**II. Conclusions of Law**

1. The Commission has jurisdiction over this application under Texas Water Code (TWC) §§ 13.041 and 13.248.
2. The City and East Rio Hondo WSC are both retail public utilities as defined in TWC § 13.002(19) and 16 Texas Administrative Code (TAC) § 24.3(59).

3. Public notice of the application was provided in compliance with TWC § 13.248 and 16 TAC § 24.253(c) (formerly § 24.117).
4. The Commission processed the application in accordance with the requirements of the Administrative Procedure Act,<sup>1</sup> the TWC, and Commission rules.
5. The application meets the requirements set forth in TWC § 13.248 and 16 TAC § 24.253.
6. Under TWC § 13.257(r) and (s), the City and East Rio Hondo WSC are each required to record a certified copy of their approved CCN and map, along with a boundary description of the service areas, in the real property records of Cameron County, and submit to the Commission evidence of the recording.
7. The requirements for informal disposition in 16 TAC § 22.35 have been met in this proceeding.

### III. Ordering Paragraphs

In accordance with these findings of fact and conclusions of law, the Commission issues the following order:

1. The Commission approves the application.
2. The Commission amends the City's water CCN No. 11554 in accordance with this Notice of Approval.
3. The Commission amends East Rio Hondo WSC's water CCN No. 11552 in accordance with this Notice of Approval.
4. The Commission's official service area boundary maps for the City and East Rio Hondo WSC will reflect the changes as shown on the attached map.
5. The City must serve every customer and applicant for service within the area certificated under water CCN number 11554, and such service must be continuous and adequate.
6. East Rio Hondo WSC must serve every customer and applicant for service within the area certificated under water CCN number 11552, and such service must be continuous and adequate.
7. The City and East Rio Hondo WSC must each comply with the recording requirements of TWC § 13.257(r) and (s) for the area in Cameron County affected by the application and submit to

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<sup>1</sup> Administrative Procedure Act, Tex. Gov't Code Ann. §§ 2001.001-.902 (West 2016 & Supp. 2017).

**Docket No. 48161**

**Notice of Approval**

**Page 5 of 5**

the Commission evidence of the recording not later than 31 days after receipt of this Notice of Approval.

8. The Commission denies all other motions and any other requests for general or specific relief, if not expressly granted.

Signed at Austin, Texas the 20<sup>th</sup> day of December 2018.

**PUBLIC UTILITY COMMISSION OF TEXAS**

  
**HUNTER BURKHALTER**  
**ADMINISTRATIVE LAW JUDGE**

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## **Public Utility Commission of Texas**

**By These Presents Be It Known To All That**

**East Rio Hondo Water Supply Corporation**

having obtained certification to provide water utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, East Rio Hondo Water Supply Corporation is entitled to this

### **Certificate of Convenience and Necessity No. 11552**

to provide continuous and adequate water utility service to that service area or those service areas in Cameron County as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 48161 are on file at the Commission offices in Austin, Texas; and are matters of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of East Rio Hondo Water Supply Corporation, to provide such utility service in accordance with the laws of this State and Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby.

Issued at Austin, Texas, this 20th day of December 2018.



## **Public Utility Commission of Texas**

**By These Presents Be It Known To All That**

**City of Los Fresnos**

having obtained certification to provide water utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, the City of Los Fresnos is entitled to this

### **Certificate of Convenience and Necessity No. 11554**

to provide continuous and adequate water utility service to that service area or those service areas in Cameron County as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 48161 are on file at the Commission offices in Austin, Texas; and are matters of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of the City of Los Fresnos, to provide such utility service in accordance with the laws of this State and Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby.

Issued at Austin, Texas, this 20th day of December 2018.





January 24, 2019

**NOT A BOUNDARY SURVEY**

**METES AND BOUNDS DESCRIPTION  
OF A 261,300 ACRE TRACT  
(258,900 NET ACRES – 404.5 NET SQUARE MILES)**

Being a 261,300 acre tract of land, more or less, out of Cameron County, Texas.  
Said 261,300 acre tract being more particularly located and described as follows:

Beginning at the intersection of the East right-of-way line of United States Highway 77 AND the South boundary line of the Cameron County North Floodway, for a corner of this tract;

Thence, along the South boundary line of said Cameron County North Floodway, in an Easterly direction, to the North line of said Cameron County, for a corner of this tract;

Thence, along the North line of said Cameron County, in an Easterly direction, to the West line of the Laguna Madre, Texas, for a corner of this tract;

Thence, along the meanders of the West line of said Laguna Madre, in a Southerly direction, to the intersection of the projected South line of Bayside Gardens of the Box Ranch as recorded in Volume 7, Page 46 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the projected South line of said Bayside Gardens of the Box Ranch and the South line of said Bayside Gardens of the Box Ranch, in a Westerly direction, to Buena Vista Road, for a corner of this tract;

Thence, along said Buena Vista Road, in a Southerly direction, to State Highway 100, for a corner of this tract;

Thence, along said State Highway 100, in a Westerly direction, to the Southwest corner of Shoemaker Acres Unit 1 subdivision as recorded in Cabinet 1, Slot 196-B of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the West line of said Shoemaker Acres Unit 1 subdivision AND along the West line of Citrus Gardens Subdivision Plat No. Four as recorded in Volume 8, Page 27 of the Map Records of Cameron County, Texas, in a Northerly direction, to the Southeast corner of Anaquitos Estates Unit No. 2 subdivision as recorded in Cabinet 1, Slot 249-B of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the South line of said Anaquitos Estates Unit No. 2 subdivision AND along the South line of Anaquitos Estates Unit No. 1 subdivision as recorded in Cabinet 1, Slot 228-B of the Map Records of Cameron County, Texas, in a Westerly direction, to the Southwest corner of said Anaquitos Estates Unit No. 1 subdivision, for a corner of this tract;

Thence, along a drain ditch, in a Southwesterly direction, to the Southeast corner of Windcrest Subdivision as recorded in Cabinet 1, Slot 2417-A of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the East line of said Windcrest Subdivision, in a Northerly direction, to Farm-to-Market Road 2480, for a corner of this tract;

Thence along said Farm-to-Market Road 2480, in an Easterly direction, to the Southeast corner of Village East Subdivision as recorded in Cabinet 1, Slot 2701-A of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the East line of said Village East Subdivision, in a Northerly direction, to the Northeast corner of said Village East Subdivision, for a corner of this tract;

Thence, along the North line of said Village East Subdivision, in a Westerly direction, to the Northwest corner of said Village East Subdivision, for a corner of this tract;

Thence, along the West line of said Village East Subdivision, in a Southerly direction, to the Northeast corner of Los Fresnos High School Subdivision as recorded in Cabinet 1, Slot 1033-B of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the North line of said Los Fresnos High School Subdivision, in a Westerly direction, to Farm-to-Market Road 1847, for a corner of this tract;

Thence, along said Farm-to-Market Road 1847, in a Northerly direction, to Henderson Road, for a corner of this tract;

Thence, along said Henderson Road, in a Westerly direction, to Union Pacific Railroad, for a corner of this tract;

Thence, along said Union Pacific Railroad, in a Northerly direction, a distance of approximately 550 feet to an irrigation canal, for a corner of this tract;

Thence, along said irrigation canal, in a Westerly direction, to said Henderson Road, for a corner of this tract;

Thence, along said Henderson Road, in an Easterly direction, to the Northeast corner of an 8.2495 acre tract conveyed to Virginia E. Hernandez Clive as recorded in Volume 18177, Page 107 of the Official Records of Cameron County, Texas, for a corner of this tract;

Thence, along the East line of said 8.2495 acre tract, in a Southerly direction, to the intersection with the meanders of the East bank line of Resaca De Los Cuates, for a corner of this tract;

Thence, along the meanders of the East bank line of said Resaca De Los Cuates, in a Southerly direction, to the North line of HFP Subdivision as recorded in Cabinet 1, Slot 1010-B of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the North line of said HFP Subdivision, in an Easterly direction, to the Northeast corner of said HFP Subdivision, for a corner of this tract;

Thence, along the East line of said HFP Subdivision AND along the East line of a 30 ft wide private road easement as recorded in Volume 1243, Page 458 of the Deed Records of Cameron County, Texas, in a Southerly direction, to Whipple Road, for a corner of this tract;

Thence, along said Whipple Road, in a Westerly direction, to the Northeast corner of a 2.58 acre tract conveyed to Jaime L. Salazar and spouse, Gloria M. Salazar as recorded in Volume 11341, Page 202 of the Official Records of Cameron County, Texas, for a corner of this tract;

Thence, along the East line of said 2.58 acre tract, in a Southwesterly direction, to Harvey Escalante Road, for a corner of this tract;

Thence, along said Harvey Escalante Road, in a Southwesterly direction, to the extended East line of a 17.52 acre tract conveyed to Los Fresnos Independent School District as recorded in Volume 3311, Page 65 of the Official Records of Cameron County, Texas, for a corner of this tract;

Thence, along the East line of said 17.52 acre tract AND along the East line of a 2.385 acre tract conveyed to Ruben Gallegos, Jr. as recorded in Volume 19923,

Page 70 of the Official Records of Cameron County, Texas, in a Southerly direction, to State Highway 100, for a corner of this tract;

Thence, along said State Highway 100, in a Westerly direction, to the Northeast corner of Block 17 of Parker Tract Subdivision as recorded in Volume 4, Page 40 of the Map Records of Cameron County, Texas, said corner being in the right-of-way of Farm-to-Market Road 803, for a corner of this tract;

Thence, along the North line of said Block 17, in a Westerly direction, a distance of 889 feet to a point, for a corner of this tract;

Thence, along a line parallel to said Farm-to-Market Road 803, in a Southerly direction, to United States Highway 77/83, for a corner of this tract;

Thence, along said United States Highway 77/83, in a Northwesterly direction, to Farm-to-Market Road 510, for a corner of this tract;

Thence, along said Farm-to-Market Road 510, in a Northeasterly direction, to the Union Pacific Railroad, for a corner of this tract;

Thence, along said Union Pacific Railroad, in a Southeasterly direction, to Farm-to-Market Road 732, for a corner of this tract;

Thence, along said Farm-to-Market Road 732, in a Northeasterly direction, to Business 77, for a corner of this tract;

Thence, along said Business 77, in a Northwesterly direction, to a point in the Northwest line of the North  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of Block 11 out of San Benito Land and Water Company Subdivision as recorded in Volume 1, Page 6 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along a line parallel to Farm-to-Market Road 510, in a Northeasterly direction, to the Southernmost corner of Lot 10, Block 3 of San Benito Land and Water Company Subdivision as recorded in Volume 1, Page 25 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the Southwest line of Lot 10 and Lot 15 out of said Block 3 AND the Southwest line of Lots 2, 7, 10, 15, Block 83 out of said San Benito Land and Water Company Subdivision as recorded in Volume 1, Page 25 of the Map Records of Cameron County, Texas, in a Northwesterly direction, to a point being a distance of 200 feet from the Southwest corner of said Lot 15, said corner being in the West line of said Block 83, for a corner of this tract;

Thence, along a line parallel to and 200 feet perpendicular from the Northwest line of said Block 83 out of said San Benito Land and Water Company Subdivision as recorded in Volume 1, Page 25 of the Map Records of Cameron County, Texas, in a

Northeasterly direction, to the North line of said Block 83, same being the Southwest line of Block 201 out of said San Benito Land and Water Company Subdivision as recorded in Volume 1, Page 25 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the Southwest line of said Block 201 and Block 200 out of said San Benito Land and Water Company Subdivision as recorded in Volume 1, Page 25 of the Map Records of Cameron County, Texas, in a Northwesterly direction, to the Southernmost corner of Lot 9 out of said Block 200, for a corner of this tract;

Thence, in a Northerly direction, to the Northernmost corner of said Lot 9, for a corner of this tract;

Thence, along the West line of Lots 10, 11, 12 out of said Block 200 AND the West line of Lots 9, 10, and 11, Block 209 out of said San Benito Land and Water Company Subdivision as recorded in Volume 1, Page 25 of the Map Records of Cameron County, Texas, in a Northeasterly direction, to the Easterly bank line of Resaca de Los Fresnos, for a corner of this tract;

Thence, along the meanders of the Easterly bank line of said Resaca de Los Fresnos, in an Easterly and then Westerly direction, to the intersection of the West line of Block 215 out of said San Benito Land and Water Company Subdivision as recorded in Volume 1, Page 25 of the Map Records of Cameron County, Texas AND said Resaca de Los Fresnos, for a corner of this tract;

Thence, along the West line of said Block 215 AND said Block 209, in a Southwesterly direction, to the Westernmost corner of said Block 209 same being the Southernmost corner of Block 210 out of said San Benito Land and Water Company Subdivision as recorded in Volume 1, Page 25 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the Southwest line of said Block 210, in a Northwesterly direction, to the Easterly bank line of said Resaca de Los Fresnos, for a corner of this tract;

Thence, along the Easterly bank line said Resaca de Los Fresnos, in a Southwesterly direction, to the North line of the San Benito Land and Water Company Subdivision as recorded in Volume 1, Page 6 of the Map Records of Cameron County, Texas;

Thence, along the North line of said San Benito Land and Water Company Subdivision as recorded in Volume 1, Page 6 of the Map Records of Cameron County, Texas, in a Westerly direction, to the Southerly bank line of said Resaca de Los Fresnos, for a corner of this tract;

Thence, along the Southerly bank line of said Resaca de Los Fresnos, in a Northwesterly direction, to the Southeast line of Block 197 out of San Benito Land



and Water Company Subdivision as recorded in Volume 1, Page 25 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the Southeast line of said Block 197 AND the Southeast line of Blocks 198 and 211 out of said San Benito Land and Water Company Subdivision as recorded in Volume 1, Page 25 of the Map Records of Cameron County, Texas, in a Northeasterly direction, to the Easternmost corner of said Block 211, for a corner of this tract;

Thence, along the Northeast line of said Block 211, in a Northwesterly direction, to the Northernmost corner of said Block 211, same being the Southernmost corner of Block 212 out of said San Benito Land and Water Company Subdivision as recorded in Volume 1, Page 25 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the Southeast line of said Block 212, in a Northeasterly direction, to the Easternmost corner of said Block 212, for a corner of this tract;

Thence, along the Northeast line of said Block 212 AND the Northeast line of Block 141 out of said San Benito Land and Water Company Subdivision as recorded in Volume 1, Page 6 of the Map Records of Cameron County, Texas, in a Northwesterly direction, to the Arroyo Colorado River, for a corner of this tract;

Thence, along said Arroyo Colorado River, in a Westerly direction, to the Northwest line of said Block 141, for a corner of this tract;

Thence, along the Northwest line of said Block 141 AND the Northwest line of Block 138 out of said San Benito Land and Water Company Subdivision as recorded in Volume 1, Page 6 of the Map Records of Cameron County, Texas, in a Southwesterly direction, to the Westernmost corner of said Block 138, same being the Easternmost corner of Lot 4, Block 134 out of said San Benito Land and Water Company Subdivision as recorded in Volume 1, Page 6 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the Northeast line of said Lot 4, in a Northwesterly direction, to Farm-to-Market Road 509, for a corner of this tract;

Thence, along said Farm-to-Market Road 509, in a Southwesterly direction, to the Southwest line of Lot 15, Block 128 out of said San Benito Land and Water Company Subdivision as recorded in Volume 1, Page 25 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the Southwest line of said Lot 15 AND the Southwest line of Lots 2, 7, 10, and 15 of Block 147 out of said San Benito Land and Water Company Subdivision as recorded in Volume 1, Page 6 of the Map Records of Cameron

County, Texas, in a Northwesterly direction, to the Northwest line of said Block 147, for a corner of this tract;

Thence, along the Northwest line of said Block 147, in a Northeasterly direction, to the Northernmost corner of said Block 147, same being the Southernmost corner of Block 178 out of said San Benito Land and Water Company Subdivision as recorded in Volume 1, Page 6 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the Southwest line of said Block 178, in a Northwesterly direction, to the Westernmost corner of Stone – Pine Subdivision as recorded in Cabinet 1, Slot 468-A of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the Northwest line of said Stone – Pine Subdivision, in a Northeasterly direction, to the Northernmost corner of said Stone – Pine Subdivision, for a corner of this tract;

Thence, in a Northwesterly direction, to the intersection of the East line of Treasure Hills Subdivision Unit No. 5 as recorded in Cabinet 1, Slot 5-A of the Map Records of Cameron County, Texas with the extended South line of Lot 4, Block 12 of said Treasure Hills Subdivision Unit No. 5, for a corner of this tract;

Thence, in a Northeasterly direction, to the intersection of said Arroyo Colorado River and the Southeast corner of Block D out of the Palmetal Company Subdivision as recorded in Volume 4, Page 2 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the East line of said Block D AND the East line of Blocks 50 and 47 out of said Palmetal Company Subdivision, in a Northerly direction, to the Union Pacific Railroad, for a corner of this tract;

Thence, along said Union Pacific Railroad, in a Westerly direction, to the West line of said Block 47, same being the East line of Block 48 out of said Palmetal Company Subdivision, for a corner of this tract;

Thence, along the East line of said Block 48, in a Southerly direction, to the Southeast corner of said Block 48, for a corner of this tract;

Thence, along the South line of said Block 48 AND the South line of Block 67 out of the Harlingen Land and Water Company Subdivision as recorded in Volume 1, Page 12 of the Map Records of Cameron County, Texas, in a Westerly direction, to Ed Carey Drive, for a corner of this tract;

Thence, along said Ed Carey Drive, in a Northerly direction, to the South line of Block 91 out of said Harlingen Land and Water Company Subdivision, for a corner of this tract;

Thence, along the South line of said Block 91 AND the South line of Block 16 out of said Palmetal Company Subdivision, in an Easterly direction, to the Southeast corner of said Block 16, for a corner of this tract;

Thence, along the East line of said Block 16 AND the East line of Block 1 out of said Palmetal Company Subdivision, in a Northerly direction, to the Northeast corner of said Block 1, said corner being in the North line of said Palmetal Company Subdivision, for a corner of this tract;

Thence, along the North line of said Palmetal Company Subdivision, in an Easterly direction, to the Southwest corner of Survey 279, Cameron County, Texas, for a corner of this tract;

Thence, along the West line of said Survey 279, in a Northerly direction, to a point being a distance of 1,320 feet, in a Southerly direction, from the Northwest corner of said Survey 279, for a corner of this tract;

Thence, in a Northeasterly direction, to a point being a distance of 1,320 feet, in an Easterly direction, from the Northwest corner of said Survey 279, for a corner of this tract;

Thence, along the North line of said Survey 279, same being the South line of Survey 272, Cameron County, Texas, in an Easterly direction, to the Northeast corner of said Survey 279, same being a common corner with Survey 272, Survey 273, and Survey 278, for a corner of this tract;

Thence, along the West line of said Survey 278, in a Southerly direction, to the Southwest corner of said Survey 278, for a corner of this tract;

Thence, along the South line of said Survey 278, in an Easterly direction, a distance of 3,600 feet to a drain ditch, for a corner of this tract;

Thence, along the meanders of said drain ditch, in a Northeasterly direction, to a point in the East line of said Survey 278, said point being 1,100 feet from the Southeast corner of said Survey 278, for a corner of this tract;

Thence, along the East line of said Survey 278, in a Northerly direction, to the Northeast corner of said Survey 278, for a corner of this tract;

Thence, along the North line of said Survey 278, in a Westerly direction, to the Northwest corner of said Survey 278, same being a common corner with said Survey 272, Survey 273, and Survey 279, for a corner of this tract;

Thence, along the East line of said Survey 272, in a Northerly direction, to the Southeast corner of Block 65 out of Briggs & Coleman Subdivision as recorded in

Volume 5, Page 22 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the South line of said Block 65, in a Westerly direction, to the Southwest corner of said Block 65, for a corner of this tract;

Thence, along the West line of said Block 65, in a Northerly direction, to the Northwest corner of said Block 65, same being the Northeast corner of Block 66 out of said Briggs & Coleman Subdivision, for a corner of this tract;

Thence, along the North line of Block 66, Block 67, Block 68, Block 69, and Block 70 out of said Briggs & Coleman Subdivision, in a Westerly direction, to the Northwest corner of said Block 70, same being the Southeast corner of Block 58 out of said Briggs & Coleman Subdivision, for a corner of this tract;

Thence, along the East line of said Block 58, in a Northerly direction, to the Northeast corner of said Block 58, for a corner of this tract;

Thence, along the North line of said Block 58, in a Westerly direction, to the Northwest corner of said Block 58, for a corner of this tract;

Thence, along the West line of said Block 58, in a Southerly direction, to the Southwest corner of said Block 58, for a corner of this tract;

Thence along a line perpendicular to the West line of said Block 58, in a Westerly direction, to the East line of Lee Minner Subdivision as recorded in Volume 4, Page 65 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the East line of said Lee Minner Subdivision, in a Northerly direction, to the Northeast corner of Block 7 out of said Lee Minner Subdivision, for a corner of this tract;

Thence, along the North line of said Block 7, in a Westerly direction, to Farm-to-Market Road 507, for a corner of this tract;

Thence, along Farm-to-Market Road 507, in a Southerly direction, to the Southeast corner of Block 140 out of The Harlingen Land & Water Co. subdivision as recorded in Volume 1, Page 12 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the South line of said Block 140, in a Westerly direction, to the East line of Briggs & Coleman Subdivision of Section 49 as recorded in Volume 4, Page 71 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the East line of said Briggs & Coleman Subdivision of Section 49, in a Southerly direction, to the Northeast corner of Block 14 out of said Briggs & Coleman Subdivision of Section 49, for a corner of this tract;

Thence, along the North line of Block 14, Block 15, and Block 16 out of said Briggs & Coleman Subdivision of Section 49, in a Westerly direction, to the Northwest corner of said Block 16, for a corner of this tract;

Thence, along the West line of said Block 16, in a Southerly direction, to a point that lies a distance of 400 feet South of the Northwest corner of said Block 16, for a corner of this tract;

Thence, along a line parallel to the North line of said Block 16, in an Easterly direction, a distance of 450 feet, for a corner of this tract;

Thence, along a line parallel to the West line of said Block 16, in a Southerly direction, to the North line of Tropic Winds Park as recorded in Cabinet 1, Slot 1553-A of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the North line of said Tropic Winds Park, in an Easterly direction, to the Northeast corner of said Tropic Winds Park, for a corner of this tract;

Thence, along the East line of said Tropic Winds Park, in a Southerly direction, to Montezuma Road, for a corner of this tract;

Thence, along Montezuma Road, in an Easterly direction, to the East line of said Briggs & Coleman Subdivision of Section 49, for a corner of this tract;

Thence, along the East line of said Briggs & Coleman Subdivision of Section 49, in a Southerly direction, to the Northwest corner of Block 117 out of The Harlingen Land and Water Company Subdivision as recorded in Volume 1, Page 12 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the North line of said Block 117 of said Briggs & Coleman Subdivision of Section 49, in an Easterly direction, to the East line of said Block 117, for a corner of this tract;

Thence, along the East line of said Block 117 AND the East line of Block 102 out of said Harlingen Land and Water Company Subdivision, in a Southerly direction, to the Southeast corner of said Block 102, for a corner of this tract;

Thence, along the South line of said Block 102 AND Blocks 101 and 100 out of said Harlingen Land and Water Company Subdivision, in a Westerly direction, to the Southwest corner of said Block 100, for a corner of this tract;

Thence, along the West line of said Block 100, in a Northerly direction, to the projected South line of Block 66 out of David and Stevenson Subdivision as recorded in Volume 1, Page 2 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the South line of said Block 66 AND the South line of Blocks 65, 64, 63 and 62 out of said David and Stevenson Subdivision, in a Westerly direction, to the Southwest corner of said Block 62, for a corner of this tract;

Thence, along the West line of said Block 62, in a Northerly direction, to the Northwest corner of said Block 62, for a corner of this tract;

Thence, along a canal and drain ditch easement, in a Northwesterly direction, to the intersection with Buena Vista Avenue, for a corner of this tract;

Thence, along Buena Vista Avenue, in a Westerly direction, to the Union Pacific Railroad, for a corner of this tract;

Thence, along said Union Pacific Railroad, in a Northwesterly direction, to United States Highway 77, for a corner of this tract;

Thence, along said United States Highway 77, in a Northerly direction, to the South line of Block 31 out of said David and Stevenson Subdivision, for a corner of this tract;

Thence, along the South line of said Block 31, in an Easterly direction, to the Southeast corner of said Block 31, same being the Southwest corner of Block 32 out of said David and Stevenson Subdivision, for a corner of this tract;

Thence, along the East line of said Block 31, same being the West line of said Block 32, in a Northerly direction, to the Northeast corner of said Block 31, same being the Northwest corner of said Block 32, for a corner of this tract;

Thence, along the North line of said Block 32, in an Easterly direction, to Crosset Road, for a corner of this tract;

Thence, along said Crosset Road AND Mont Park Drive, in a Southerly direction, to a point which lies 300 feet North of Loop 499, for a corner of this tract;

Thence, along a line parallel to and a distance of 300 feet perpendicular from said Loop 499, in an Easterly direction, to the East line of Block 59 of said David and Stevenson Subdivision, for a corner of this tract;

Thence, along the East line of Block 59, Block 48, Block 44, and Block 33 of said David and Stevenson Subdivision, in a Northerly direction, to the Southwest corner of

New Combes Subdivision as recorded in Volume 31, Page 17 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the South line of said New Combes Subdivision, in an Easterly direction, to the Southeast corner of said New Combes Subdivision, said corner being in the West line of Block 35 out of said David and Stevenson Subdivision, for a corner of this tract;

Thence, along the East line of said New Combes Subdivision, same being the West line of said Block 35, in a Northerly direction, to the Northeast corner of said New Combes Subdivision, same being the Northwest corner of said Block 35, for a corner of this tract;

Thence, along the North line of said Block 35, in an Easterly direction, a distance of 660 feet to a point, for a corner of this tract;

Thence, along a line parallel to and 660 feet perpendicular from the East line of Blocks 24 and 17 out of said David and Stevenson Subdivision, in a Northerly direction, to the North line of said Block 17, for a corner of this tract;

Thence, along the North line of said Block 17, in an Easterly direction, to the Northeast corner of said Block 17, same being the Southeast corner of Block 4 out of said David and Stevenson Subdivision, for a corner of this tract;

Thence, along the East line of said Block 4, in a Northerly direction, to the Northeast corner of said Block 4, for a corner of this tract;

Thence, along the North line of said Block 4, in a Westerly direction, to the Northwest corner of said Block 4, for a corner of this tract;

Thence, along the West line of said Block 4, Block 17 and Block 24, in a Southerly direction, to a point being 300 feet South of the Northwest corner of said Block 24, for a corner of this tract;

Thence, along a line parallel to and 300 feet perpendicular from the South line of Blocks 16, 15, 14 and 13 out of said David and Stevenson Subdivision, in a Westerly direction, to a point being 660 feet Westerly of the East line of said Block 13, for a corner of this tract;

Thence, along a line parallel to and 660 feet perpendicular from the East line of said Block 13, in a Northerly direction, to the North line of said Block 13, for a corner of this tract;

Thence, along the North line of said Block 13, in a Westerly direction, to a point being 300 feet Easterly from the Southwest corner of Block 8 out of said David and Stevenson Subdivision, for a corner of this tract;

Thence, along a line parallel to and 300 feet perpendicular from the West line of said Block 8, in a Northerly direction, to a point being a distance of 3,000 feet North of Farm-to-Market Road 508, for a corner of this tract;

Thence, along a line parallel to and 3,000 feet perpendicular from Nixon Road, in a Westerly direction, a distance of 1,016 feet to a point, for a corner of this tract;

Thence, along a line parallel to and 1,016 feet perpendicular from said Nixon Road, in a Southerly direction, a distance of 850 feet to a point, for a corner of this tract;

Thence, along a line perpendicular to said Nixon Road, in a Westerly direction, to the intersection along the East right-of-way line of said United States Highway 77, for a corner of this tract;

Thence, along the East right-of-way line of said United States Highway 77, in a Northwesterly direction to the intersection with the projected centerline of Felt Road, for a corner of this tract;

Thence, along the projected centerline of Felt Road, in a Southerly direction, to the intersection with Texas State Highway 107, for a corner of this tract;

Thence, along the centerline of said Texas State Highway 107, in a Westerly direction, to the East right-of-way line of an irrigation canal as shown on map of Adams Gardens Subdivision D as recorded in Volume 10, Page 4 of the Map Records of Cameron County, Texas, for the Southwest corner of this tract;

Thence, along the East right-of-way line of said irrigation canal, in a Northerly direction, to the North line of said Adams Gardens Subdivision D, same being the centerline of a drainage right-of-way, for a corner of this tract;

Thence, along the North line of said Adams Gardens Subdivision D, same being the centerline of said drainage right-of-way, in an Easterly direction, to the Northeast corner of said Adams Gardens Subdivision D, said corner being in the West line of the subdivision of Private Survey No 629 (also known as the O-K Hog and Dairy Farms subdivision) as recorded in Volume 3, Page 15 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the West line of said subdivision of Private Survey No 629, same being the centerline of said drainage right-of-way, in a Northerly direction, to the Northwest corner of said subdivision of Private Survey No 629, continuing along the projected West line of said subdivision of Private Survey No 629, same being the centerline of said drainage right-of-way, in a Northerly direction, to a point of intersection of the centerline of said drainage right-of-way, for a corner of this tract;



Thence, continuing along the centerline of said drainage right-of-way, in a Northwesterly direction, to the South boundary line of the Cameron County North Floodway, for the Northwest corner of this tract;

Thence, along the South boundary line of said Cameron County North Floodway, in an Easterly direction, to the Point of Beginning;

Said described tract containing 258,900 acres, more or less.

Save and Except a 15.05 acre tract of land, more or less, conveyed to TX Indian Lakes Apartments, LP as recorded in Volume 22173, Page 108 of the Official Records of Cameron County, Texas.

AND Save and Except a 1,550 acre tract of land, more or less, being more particularly located and described as follows:

Beginning at a point being 300 feet East of the Southeast corner of Lot 32, Section 4 out of Bayview Citrus Groves Subdivision as recorded on the Corrected Plat in Volume 9, Page 33 of the Map Records of Cameron County, Texas, said corner being in Farm-to-Market Road 2480, for a corner of this tract;

Thence, along a line parallel to and 300 feet perpendicular from the East line of said Lot 32 AND the East line of Lots 21 and 20, Section 4 out of said Corrected Plat of Bayview Citrus Groves Subdivision, in a Northerly direction, to the North line of Lot 91, Section 8 out of Bayview Citrus Groves Subdivision as recorded on the Corrected Plat in Volume 9, Page 33 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the North line of said Lot 91 and Lot 92, Section 8 out of Bayview Citrus Groves Subdivision as recorded on the Corrected Plat in Volume 9, Page 33 of the Map Records of Cameron County, Texas AND the North line of Lots 20 and 19, Section 4 out of Bayview Citrus Groves Subdivision as recorded on the Corrected Plat in Volume 9, Page 33 of the Map Records of Cameron County, Texas, in a Northwesterly direction, to the East line of Lot 18, Section 4 out of said Corrected Plat of Bayview Citrus Groves Subdivision, for a corner of this tract;

Thence, along the East line of said Lot 18, in a Northeasterly direction, to the Northeast corner of said Lot 18, for a corner of this tract;

Thence, along the North line of said Lot 18 AND Lot 17 and Lot 16, Section 4 out of Bayview Citrus Groves Subdivision as recorded on the Corrected Plat in Volume 9, Page 33 of the Map Records of Cameron County, Texas, in a Northwesterly direction, to the Northeast corner of said Lot 16, for a corner of this tract;

Thence, along the North line of said Lot 16, same being the South line of Lot 15, Section 4 out of said Corrected Plat of Bayview Citrus Groves Subdivision, in a Westerly direction, to a point being 300 feet from the Northwest corner of said Lot 16, same being the Southwest corner of said Lot 15, for a corner of this tract;

Thence, along a line parallel to and 300 feet perpendicular from the West line of said Lot 15 AND the West line of Lots 14 and 1, Section 4 out of said Corrected Plat of Bayview Citrus Groves Subdivision, in a Northerly direction, to the South line of Lot 20, Section 3 out of said Corrected Plat of Bayview Citrus Groves Subdivision, for a corner of this tract;

Thence, along the South line of said Lot 20 and Lot 19, Section 3 out of said Corrected Plat of Bayview Citrus Groves Subdivision AND the South line of Lots 27, 26, 25, 24 and 23, Section 10 out of said Corrected Plat of Bayview Citrus Groves Subdivision, in a Westerly direction, to the Southwest corner of said Lot 23, for a corner of this tract;

Thence, along the West line of said Lot 23, in a Northeasterly direction, to the Northwest corner of said Lot 23, for a corner of this tract;

Thence, along the North line of said Lot 23 AND the North line of said Lots 24, 25, 26 and 27 AND the North line of Lots 19, 20, 21 and 22, Section 3 out of said Corrected Plat of Bayview Citrus Groves Subdivision, in an Easterly direction, to the Southeast corner of Lot 17, Section 3 out of said Corrected Plat of Bayview Citrus Groves Subdivision, for a corner of this tract;

Thence, along the East line of said Lot 17, in a Northeasterly direction, to the Northeast corner of said Lot 17, for a corner of this tract;

Thence, along the North line of said Lot 17, in a Northwesterly direction, to the Southwest corner of Lot 13, Section 3 out of said Corrected Plat of Bayview Citrus Groves Subdivision, for a corner of this tract;

Thence, along the South line of said Lot 13, in an Easterly direction, to a point being 300 feet from the Southeast corner of said Lot 13, for a corner of this tract;

Thence, along a line parallel to and 300 feet perpendicular from the East line of said Lot 13 AND the East line of Lots 11, 10, 7, 6 and 1, Section 3 out of said Corrected Plat of Bayview Citrus Groves Subdivision, in a Northerly direction, to Farm-to-Market Road 510, for a corner of this tract;

Thence, along said Farm-to-Market Road 510, in a Westerly direction, to the Northwest corner of Lot 2, Section 3 out of said Corrected Plat of Bayview Citrus Groves Subdivision, for a corner of this tract;

Thence, along the West line of Lots 35, 31, 27, 24, 20, 17, 12, and 9, Section 2 out of Bayview Citrus Groves Subdivision as recorded on the Corrected Map in Volume 9, Page 32 of the Map Records of Cameron County, Texas, in a Northerly direction, to the Northwest corner of said Lot 9, for a corner of this tract;

Thence, along the North line of said Lot 9, in an Easterly direction, to the Northeast corner of said Lot 9, said corner being in the West line of Lot 4, Section 4 out of said Corrected Plat of Bayview Citrus Groves Subdivision, for a corner of this tract;

Thence, along the West line of said Lot 4, in a Northerly direction, to the Northwest corner of said Lot 4, for a corner of this tract;

Thence, along the North line of said Lot 4 AND the North line of Lot 5, Section 4 out of said Corrected Plat of Bayview Citrus Groves Subdivision, in an Easterly direction, to the Northeast corner of said Lot 5, said corner being in the West line of Lot 6, Section 4 out of said Corrected Plat of Bayview Citrus Groves Subdivision, for a corner of this tract;

Thence, along the West line of said Lot 6, in a Northerly direction, to the Northwest corner of said Lot 6, for a corner of this tract;

Thence, along the North line of said Lot 6 AND the North line of Lots 15, 14, 13 and 12, Section 4 out of said Corrected Plat of Bayview Citrus Groves Subdivision, in an Easterly direction, to the East line of said Bayview Citrus Groves Subdivision, same being the West line of Bayview Citrus Groves Subdivision Unit Number 2 as recorded in Volume 8, Page 13 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the East line of said Bayview Citrus Groves Subdivision, same being the West line of said Bayview Citrus Groves Subdivision Unit Number 2, in a Southerly direction, to the Southwest corner of said Bayview Citrus Groves Subdivision Unit Number 2, for a corner of this tract;

Thence, along the South line of said Bayview Citrus Groves Subdivision Unit Number 2, same being the North line of Boory Tract Division as recorded in Volume 11, Page 18 of the Map Records of Cameron County, Texas, in an Easterly direction, to the Northeast corner of a 50.66 acre tract out of said Boory Tract Division, for a corner of this tract;

Thence, along the East line of said 50.66 acre tract, in a Southerly direction, to the Southeast corner of said 50.66 acre tract, for a corner of this tract;

Thence, along a line perpendicular to the Southeast line of said 50.66 acre tract, in a Southeasterly direction, a distance of 200 feet to a point in the North line of a 72.45 acre tract out of said Boory Tract Division, for a corner of this tract;

Thence, along a line parallel to and 150 feet perpendicular from the projected East line of said 50.66 acre tract, in a Southerly direction, a distance of 1,275 feet to a point, for a corner of this tract;

Thence, along a line parallel to and 1,100 feet perpendicular from the East line of said 72.45 acre tract, in a Southeasterly direction, to the South line of said 72.45 acre tract, for a corner of this tract;

Thence, along the South line of said 72.45 acre tract AND the South line of a 104.09 acre tract out of said Boory Tract Division, in an Easterly direction, to the Southeast corner of a 23.5 acre tract out of said Boory Tract Division, said corner being in the North line of a 14.98 acre strip out of said Boory Tract Division, for a corner of this tract;

Thence, along the North line of said 14.98 acre strip, in an Easterly direction, to the East line of Espiritu Santo Grant, Cameron County, Texas, for a corner of this tract;

Thence, along the East line of said Espiritu Santo Grant, in a Southerly direction, to the South line of said 14.98 acre strip, for a corner of this tract;

Thence, along the South line of said 14.98 acre strip, in a Westerly direction, to the intersection of the projected East line of a 22.7 acre tract out of said Boory Tract Division, for a corner of this tract;

Thence, along the projected East line of said 22.7 acre tract, in a Southerly direction, to the Northeast corner of said 22.7 acre tract, for a corner of this tract;

Thence, along the North line of said 22.7 acre tract, in a Westerly direction, to the Northwest corner of said 22.7 acre tract, for a corner of this tract;

Thence, along the West line of said 22.7 acre tract, in a Southerly direction, to the South line of a 20.1 acre tract out of said Boory Tract Division, for a corner of this tract;

Thence, along the South line of said 20.1 acre tract, in a Westerly direction, to the West line of said 20.1 acre tract, for a corner of this tract;

Thence, along the West line of said 20.1 acre tract AND the South line of a 41.6 acre tract out of said Boory Tract Division, in a Northwesterly direction, to the Northernmost corner of a 46.00 acre tract out of said Boory Tract Division, for a corner of this tract;

Thence, along the East line of said 46.00 acre tract, in a Southerly direction, to the West line of said Boory Tract Division, same being the East line of Bayview Citrus Gardens Subdivision as recorded on the Corrected Plat in Volume 9, Page 33 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the West line of said Boory Tract Division, same being the East line of said Corrected Plat of Bayview Citrus Gardens Subdivision, in a Southerly direction, to the intersection with said Farm-to-Market Road 2480, for a corner of this tract;

Thence, along said Farm-to-Market Road 2480, in a Southwesterly direction, to the Point of Beginning;

Said described tract containing 1,550 acres, more or less.

AND Save and Except an 870 acre tract of land, more or less, being more particularly located and described as follows:

Beginning at the intersection of the projected line of a 40 ft road out of Rio Hondo Park Townsite as recorded in Volume 2, Page 1 of the Map Records of Cameron County, Texas, said 40 ft road located between Lots 127 and 128 of said Rio Hondo Park Townsite, AND the Arroyo Colorado River, for a corner of this tract;

Thence, along said 40 ft road, in a Southeasterly direction, to Lakeview Drive, for a corner of this tract;

Thence, along said Lakeview Drive, in a Northeasterly direction, to said Farm-to-Market Road 1846, for a corner of this tract;

Thence, along said Farm-to-Market Road 1846, in a Northerly direction, to the Southwest corner of Lot 46 of said Rio Hondo Park Townsite, for a corner of this tract;

Thence, along the South line of said Lot 46, in an Easterly direction, to the Southeast corner of said Lot 46, said corner lying in Retama Street, for a corner of this tract;

Thence, along said Retama Street, in a Northerly direction, to the Northeast corner of Lot 48 of said Rio Hondo Park Townsite, for a corner of this tract;

Thence, along the North line of said Lot 48, in a Westerly direction, to a point being a distance of 313 feet, in an Easterly direction along the North line of said Lot 48, from the existing East right-of-way of said Farm-to-Market Road 1846, for a corner of this tract;

Thence, along a line parallel to and 313 feet perpendicular from the existing East right-of-way of said Farm-to-Market Road 1846, in a Northerly direction, to Kindinger Street, for a corner of this tract;

Thence, along Kindinger Street and its projected line, in an Easterly direction, a distance of 1,200 feet to a point, for a corner of this tract;

Thence, along a line parallel to and 550 feet perpendicular from Robertson Street, in a Northerly direction, to the intersection with the projected line of Paloma Street, said point being a distance of 350 feet South and perpendicular to the centerline of Farm-to-Market Road 106, for a corner of this tract;

Thence, along a line parallel to and 350 feet perpendicular from the centerline of said Farm-to-Market Road 106, in an Easterly direction, a distance of 530 feet to a point, for a corner of this tract;

Thence, along a line perpendicular to said Farm-to-Market Road 106, in a Northerly direction, to a point being a distance of 220 feet perpendicular from said Farm-to-Market Road 106, for a corner of this tract;

Thence, along a line parallel to and 220 feet perpendicular from said Farm-to-Market Road 106, in a Westerly direction, to the East line of said Rio Hondo City Limits, said City Limits being a distance of 550 feet perpendicular from Robertson Street, for a corner of this tract;

Thence, along the East line of said Rio Hondo City Limits, said City Limits being a distance of 550 feet perpendicular from Robertson Street, in a Northerly direction, to a point being a distance of 125 feet, in a Northerly direction, from the projected centerline of Madero Avenue, for a corner of this tract;

Thence, along a line parallel to and 125 feet perpendicular from said projected centerline of Madero Avenue, in a Westerly direction, to Robertson Street, for a corner of this tract;

Thence, along said Robertson Street, in a Northerly direction, to a point being a distance of 125 feet, in a Northerly direction from the centerline of Nopales Avenue, for a corner of this tract;

Thence, along a line parallel to and 125 feet perpendicular from said Nopales Avenue, in a Westerly direction, to Reynolds Street, for a corner of this tract;

Thence, along said Reynolds Street, in a Northerly direction, to Bates Avenue, for a corner of this tract;

Thence, along said Bates Avenue, in an Easterly direction, to a point being a distance of 361 feet perpendicular from said Reynolds Street, for a corner of this tract;

Thence, along a line parallel to and 361 feet perpendicular from said Reynolds Street, in a Northerly direction, to the South line of Lot 70 of said Rio Hondo Park Townsite, for a corner of this tract;

Thence, along the South line of said Lot 70, in a Westerly direction, to said Reynolds Street, for a corner of this tract;

Thence, along said Reynolds Street, in a Northerly direction, to the Southeast corner of Lot 101 of said Rio Hondo Park Townsite, for a corner of this tract;

Thence, along the South line of said Lot 101, in a Westerly direction, to the Southwest corner of said Lot 101, for a corner of this tract;

Thence, along the West line of said Lot 101, in a Northerly direction, to the Northwest corner of said Lot 101, for a corner of this tract;

Thence, along the projected North line of said Lot 101, in a Westerly direction, to said Arroyo Colorado River, for a corner of this tract;

Thence, along said Arroyo Colorado River, in a Southerly direction, to the Southeast corner of Lot 107 out of the McLeod-Hood Properties No. 1 Subdivision as recorded in Volume 8, Page 57 of the Map Records of Cameron County, Texas, for a corner of this tract;

Thence, along the South line of said Lot 107, in a Westerly direction, to the Southwest corner of said Lot 107, same being the Northeast corner of Lot 93 out of said McLeod-Hood Properties No. 1 Subdivision, for a corner of this tract;

Thence, along the East line of said Lot 93 AND the East line of Lots 92, 91, 90, 89, and 88 out of said McLeod-Hood Properties No. 1 Subdivision, in a Southerly direction, to the Southeast corner of said Lot 88, for a corner of this tract;

Thence, along the South line of said Lot 88, in a Westerly direction, to the Southwest corner of said Lot 88, same being the Northeast corner of Lot 77 out of said McLeod-Hood Properties No. 1 Subdivision, for a corner of this tract;

Thence, along the East line of said Lot 77 AND along the East line of Lot 78 out of said McLeod-Hood Properties No. 1 Subdivision, in a Southerly direction, to the Southeast corner of said Lot 78, for a corner of this tract;

Thence, along the South line of said Lot 78, in a Westerly direction, to the Southwest corner of said Lot 78, same being the Northeast corner of Lot 68 out of said McLeod-Hood Properties No. 1 Subdivision, for a corner of this tract;

Thence, along the East line of said Lot 68, in a Southerly direction, a distance of 800 feet to a point, for a corner of this tract;

Thence, along a line parallel to and 800 perpendicular from the North line of said Lot 68 AND the North line of Lot 67 out of said McLeod-Hood Properties No. 1

Subdivision, in a Westerly direction, to the West line of said McLeod-Hood Properties No. 1 Subdivision, for a corner of this tract;

Thence, along the West line of said McLeod-Hood Properties No. 1 Subdivision, in a Southerly direction, to the Southwest corner of said McLeod-Hood Properties No. 1 Subdivision, for a corner of this tract;

Thence, along Farm-to-Market Road 106, continuing in a Southerly direction, a distance of 500 feet to a point, for a corner of this tract;

Thence, along a line parallel to and 500 feet perpendicular from the South line of said McLeod-Hood Properties No. 1 Subdivision, in an Easterly direction, a distance of 1,800 feet to a point, for a corner of this tract;

Thence, along a line parallel to and 1,800 feet perpendicular from said Farm-to-Market Road 106, in a Southerly direction, a distance of 1,100 feet to a point, for a corner of this tract;

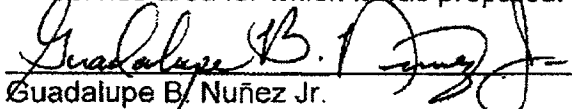
Thence, in a Southeasterly direction, a distance of 1,800 feet to said Arroyo Colorado River, said point being a distance of 3,300 feet perpendicular, in a Southerly direction, from the South line of said McLeod-Hood Properties No. 1 Subdivision, for a corner of this tract;

Thence, along said Arroyo Colorado River, in a Southerly direction, to the projected line of a 40 ft road out of Rio Hondo Park Townsite as recorded in Volume 2, Page 1 of the Map Records of Cameron County, Texas, said 40 ft road located between Lots 127 and 128 of said Rio Hondo Park Townsite, for a corner of this tract;

Thence, along the projected line of said 40 ft road out of Rio Hondo Park Townsite, in a Southeasterly direction, to the Point of Beginning;

Said described tract containing 870 acres, more or less.

This document does not reflect the result of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creating or reconfiguration of the boundary of the utility service area for which it was prepared.

  
Guadalupe B. Nuñez Jr.  
Registered Professional Land Surveyor No. 5914

