TEXAS TRANSPORTATION COMMISSION

CAMERON County

MINUTE ORDER

PHARR District

In CAMERON COUNTY, on FARM TO MARKET ROAD 511/STATE HIGHWAY 550 from US 77/83 to SH 48, the Texas Department of Transportation (department) is acquiring the right of way for a highway improvement project.

V.T.C.A., Transportation Code, §201.206, authorizes the department to accept donations of real property for the purpose of carrying out its functions and duties.

V.T.C.A., Government Code, Chapter 575, requires the Texas Transportation Commission (commission) to accept a gift or donation valued at $500 or more by majority vote at an open meeting.

Brownsville Navigation District (owner) is the owner of the properties described in Exhibits A and B. The owner wants to donate these properties, estimated at $521,269 and $29,850, to the department for construction of a highway improvement project.

The owner may be subject to department regulations or oversight, but is not currently party to a contested case before the department. The owner may also be interested in or likely to become interested in a contract, purchase, payment, or claim with or against the department.

A donation agreement has been executed by the owner and tendered to the department for acceptance under Title 43, Texas Administrative Code, §1.504.

IT IS THEREFORE ORDERED by the commission that (1) the commission has determined that acceptance of this donation would provide a significant public benefit, and would not influence or reasonably appear to influence the department in the performance of its duties, and (2) the executive director is hereby authorized to accept the donation of real property, as described in Exhibits A and B, and the executive director or the director's designee is authorized and directed to sign and execute a donation agreement with the owner, in accordance with Title 43, TAC, §1.504.

Submitted and reviewed by:

Director, Right of Way Division

Recommended by:

Executive Director

112135 JAN 28 10

Minute Number | Date Passed

County: Cameron
Highway: FM 511
RCSJ: 0684-01-060
CCSJ: 0684-01-046

Property Description for
Parcel 50 Part 1

A 36.51 acres (1,590,378 square feet) of land, more or less, being out of the 1,244.50 acres, more or less, tract of land out of Shares 29, 30, and 31, and being out of the 178.66 acres, more or less, tract of land out of Shares 30 & 31 all of Espiritu Santo Grant, Cameron County Texas. Same also being a part or portion of the 1,244.50 acres tract of land described in the deed recorded in Volume 634, Pages 3-5, and also being part or portion of the 178.66 acres tract of land described in the Warranty Deed recorded in Volume 634, Pages 3-5 all from Cameron County Deed Records, conveyed to **BROWNSVILLE NAVIGATION DISTRICT OF CAMERON COUNTY**. Said 36.51 acres (1,590,378 square feet) being more particularly described by metes and bounds as follows;

COMMENCING on a 5/8" iron rod set on the west line of Share 29, Espiritu Santo Grant, being also the northwest corner of said 1,244.50 acres tract of land; THENCE as follows:

S 01°34'08" W (S 02°35'30" W), along the west line of share 29, a distance of 1,728.50 feet to a 5/8" iron rod set for the northwest corner of this tract and the **POINT OF BEGINNING:**

(1) Thence, N 90°00'00" E, a distance of 18.84 feet to a 5/8" iron rod set for the inside corner of this tract;

(2) Thence, N 88°24'32" E, at a distance of 349.72 feet passing a 5/8" iron rod set for the beginning of an Access Denial Line and continuing a total distance of 360.14 feet to a 5/8" iron rod set for the inside corner of this tract;

(3) Thence, S 90°00'00" E, at a distance of 479.72 feet passing a 5/8" iron rod set for the end of a Access Denial Line and continuing a total distance of 1,670.82 feet to a 5/8" iron rod set on the beginning of a curve to the left for the inside corner of this tract;

(4) Thence, along said curve to the left, having a radius of 4,939.00 feet, a tangent of 232.07 feet, an arc length of 463.79 feet, a delta of 05°22'49", a chord bearing of N 87°18'35" E, a chord distance of 463.62 feet to a 5/8" iron rod set for the inside corner of this tract;

(5) Thence, N 84°37'11" E, a distance of 665.87 feet to a 5/8" iron rod set on the beginning of the curve to the right for the inside corner of this tract;

(6) Thence, along said curve to the right, having a radius of 5,061.00 feet, a tangent of 226.36 feet, an arc length of 452.40 feet, a delta of 05°07'18", a chord bearing of N 87°10'50" E, a chord distance of 452.26 feet to a 5/8" iron rod set on the west right of way of a railroad track for the inside corner of this tract;

(7) Thence, S 05°08'33" E, along the west right of way line of a railroad track, a distance of 644.72 feet to a 5/8" iron rod set on the beginning of the curve to the left for the inside corner of this tract;

(8) Thence, along said curve to the left, having a radius of 4,939.00 feet, a tangent of 287.59 feet, an arc length of 574.54 feet, a delta of 06°39'54", a chord bearing of N 82°02'19" W, a chord distance of 574.20 feet to a 5/8" iron rod set for the inside corner of this tract;

(9) Thence, N 85°22'16" W, a distance of 620.08 feet to a 5/8" iron rod set on the beginning of the curve to the left for the inside corner of this tract;

(10) Thence, along said curve to the left, having a radius of 4,939.00 feet, a tangent of 199.62 feet, an arc length of 399.02 feet, a delta of 04°37'44", a chord bearing of N 87°41'08" W, a chord distance of 398.91 feet to a 5/8" iron rod set for the inside corner of this tract;

(11) Thence, N 90°00'00" W, at a distance of 1,157.86 feet passing a 5/8" iron rod set for the beginning of an Access Denial Line and continuing a total distance of 1,721.06 feet to a 5/8" iron rod set for the inside corner of this tract;

(2) Thence, N 88°24'32" W, at distance of 10.42 feet passing a 5/8" iron rod set for the End of an Access Denial Line and continuing a total distance of 360.14 feet to a 5/8" iron rod set for the inside corner of this tract;

(3) Thence, N 90°00'00" W, a distance of 28.97 feet to a 5/8" iron rod set on the West line of said Share 19 for the southwest corner of this tract;

(4) Thence, along the West line of said Share 19, N 01°34'08" E (N 02°35'30" E), a distance of 370.14 feet to the **POINT OF BEGINNING,** containing an area of 36.51 acres (1,590,378 square feet) of land, more or less.

Access is permitted to the highway facility from the remainder of the abutting property.

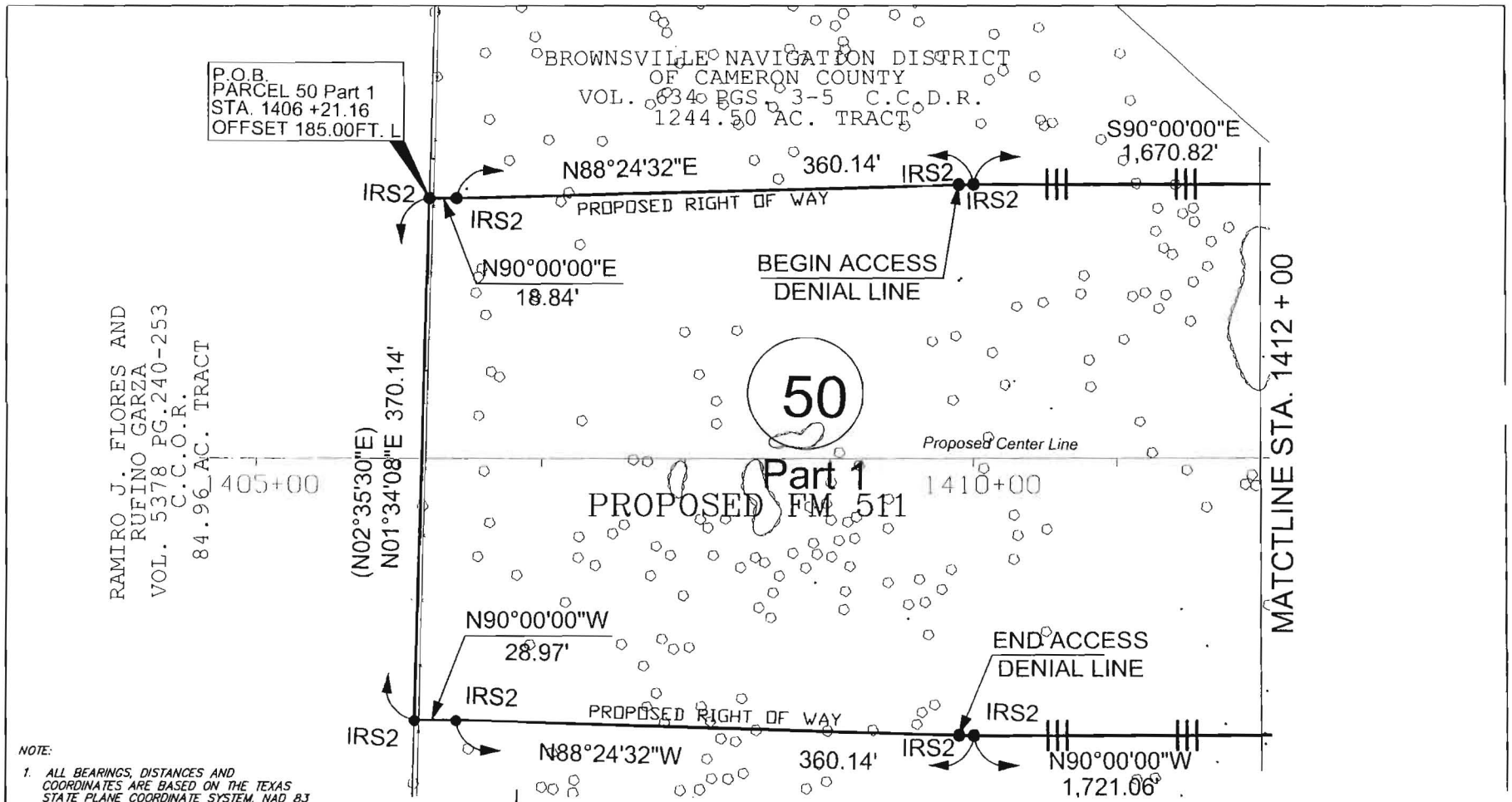
Note: The Point of Beginning of this description has coordinates of X = 1335878.6991 and Y = 16517995.5650; All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), South Zone. All coordinates shown are surface and maybe converted to grid by multiplying by TxDOT conversion factor of 1.00004000200;

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

James Aranda 7/26/07

James Aranda, R.P.L.S. Date
Texas Registration No. 4442

RPLS SEAL



NOTE:

1. ALL BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1993 adjustment), TEXAS SOUTH ZONE 4205. COORDINATES AND DISTANCES ARE U.S. SURVEY FEET.
2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00004000200
3. ALL BEARINGS AND DISTANCES IN PARENTHESIS "()" ARE RECORDED.

LEGEND:

EXIST. ROW LINE		POINT OF BEGINNING	P.O.B.
LOT LINE		BEGINNING OF PROJECT	B.O.P.
PROPERTY LINE		END OF PROJECT	E.O.P.
FENCE LINE		5/8 REBAR SET W/ ALUMINUM DISK	IRS2
COMMON OWNERSHIP LINE		1/2 REBAR SET	IRS
EASEMENT LINE		IRON PIPE FOUND	IPF
PARCEL NUMBER	25	IRON ROD FOUND	IRF
EXISTING CENTERLINE		POWER POLE FOUND	PPF
PROPOSED CENTERLINE		"X" CUT ON CONCRETE	X
ACCESS DENIAL LINE		COTTON PICKER SPINDLE SET	CPS
CENTERLINE	C.L.		
RIGHT OF WAY	R.O.W.		

STATE OF TEXAS REGISTERED JAMES ARANDA 4442 PROFESSIONAL LAND SURVEYOR

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT

James Aranda 7/26/07

JAMES ARANDA, R.P.L.S. DATE:

ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY
1552 DOVE AVENUE, 78504/P.O. BOX 3600, 78501/McALLEN, TEXAS
PH: 956-631-0914/FAX: 956-631-0592/E-MAIL: [illegible]

TEXAS DEPARTMENT OF TRANSPORTATION

DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 50 PART 1	CAMERON
ROW CSJ	PROJECT NAME	DATE OF SURVEY
		03-01-2004
0684-01-060	FM 511 R.O.W.	REVISION DATE
		05-04-2007
ROW ACQUISITION		SHEET NO.
1,590,378 Sq. Ft./36.51 acres		Page 4 of 9 Pages

BROWNSVILLE NAVIGATION DISTRICT
OF CAMERON COUNTY
VOL. 634, PGS. 3-5 C.C.D.R.
1244.50 AC. TRACT

PROPOSED RIGHT OF WAY

IRS2

S90°00'00"E

1,670.82'

END ACCESS
DENIAL LINE

MATCTLINE STA. 1412 + 00

MATCTLINE STA. 1421 + 00

50

Part 1

Proposed Center Line DUE EAST

1415+00

1420+00

PROPOSED FM 511

BEGIN ACCESS
DENIAL LINE

PROPOSED RIGHT OF WAY

N90°00'00"W

IRS2

1,721.06'

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PROPERTY LINE		END OF PROJECT	E.O.P.
FENCE LINE		5/8 REBAR SET W/ ALUMINUM DISK	IRS2
COMMON OWNERSHIP LINE		1/2 REBAR SET	IRS
EASEMENT LINE		IRON PIPE FOUND	IPF
PARCEL NUMBER	25	IRON ROD FOUND	IRF
EXISTING CENTERLINE		POWER POLE FOUND	PPF
PROPOSED CENTERLINE		"X" CUT ON CONCRETE	X
ACCESS DENIAL LINE		COTTON PICKER SPINDLE SET	CPS
CENTERLINE	C.L.		
RIGHT OF WAY	R.O.W.		

N

100 0 100 200

Scale 1" = 100'

STATE OF TEXAS
REGISTERED
JAMES ARANDA
4442
PROFESSIONAL
LAND SURVEYOR

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT

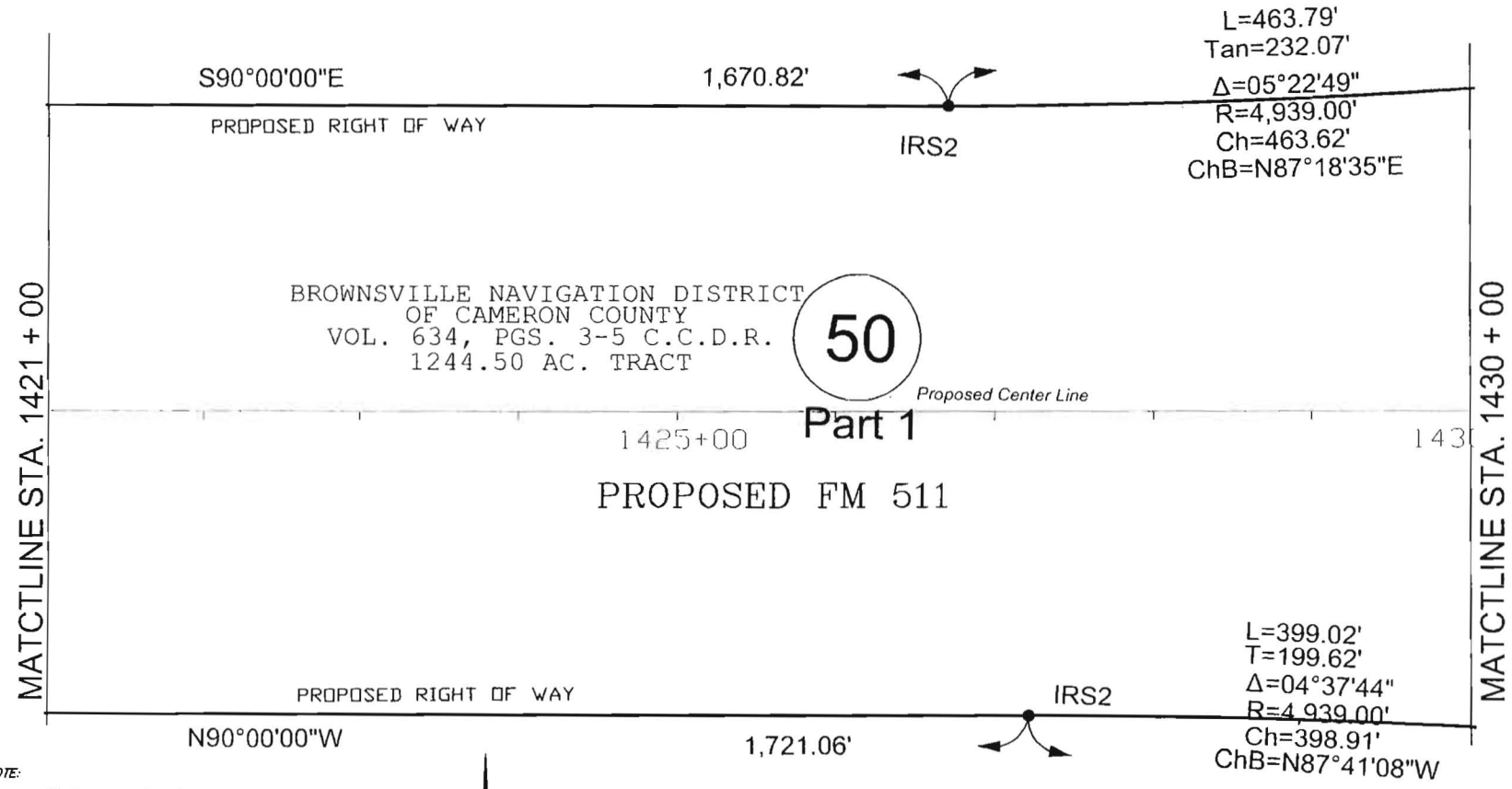
James Aranda 7/26/07

JAMES ARANDA, R.P.L.S. DATE:

ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY
1552 DOVE AVENUE 78504/P.O. BOX 3600, 78501/McALLEN, TEXAS
PH. 956-631-0944/FAX 956-631-0992/E-MAIL

TEXAS DEPARTMENT OF TRANSPORTATION

DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 50 PART 1	CAMERON
ROW CSJ	**PROJECT NAME**	**DATE OF SURVEY**
0684-01-060	FM 511 R.O.W.	03-01-2004
		REVISION DATE
		05-04-2007
ROW ACQUISITION		**SHEET NO.**
1,590,378 Sq. Ft./36.51 acres		Page 5 of 9 Pages



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PROPERTY LINE		END OF PROJECT	E.O.P.
FENCE LINE		5/8 REBAR SET W/ ALUMINUM DISK	IRS2
COMMON OWNERSHIP LINE		1/2 REBAR SET	IRS
EASEMENT LINE		IRON PIPE FOUND	IPF
PARCEL NUMBER	25	IRON ROD FOUND	IRF
EXISTING CENTERLINE		POWER POLE FOUND	PPF
PROPOSED CENTERLINE		"X" CUT ON CONCRETE	X
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CENTERLINE	C.L.		
RIGHT OF WAY	R.O.W.		

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JAMES ARANDA, R.P.L.S. DATE: 7/26/07

ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY
1552 DOVE AVENUE, 78501/P.O. BOX 3600, 78505/McALLEN, TEXAS
PH. 956-631-0944/FAX 956-631-0992/E-MAIL: aranda@aranda.com

TEXAS DEPARTMENT OF TRANSPORTATION

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PHARR	PARCEL 50 PART 1	CAMERON
ROW CSJ	**PROJECT NAME**	**DATE OF SURVEY**
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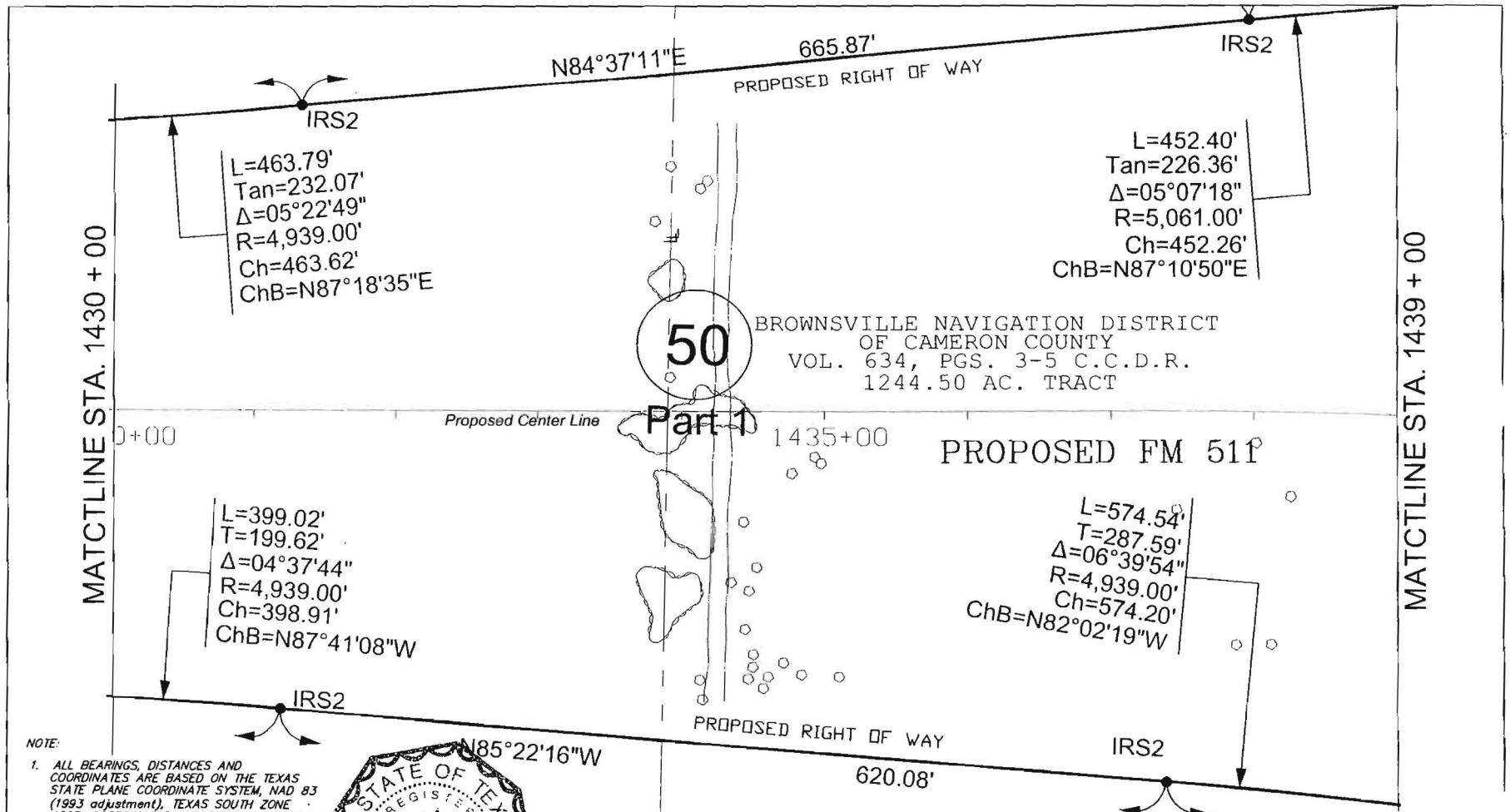

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PROPERTY LINE		END OF PROJECT	E.O.P.
FENCE LINE		5/8 REBAR SET W/ ALUMINUM DISK	IRS2
COMMON OWNERSHIP LINE		1/2 REBAR SET	IRS
EASEMENT LINE		IRON PIPE FOUND	IPF
PARCEL NUMBER	28	IRON ROD FOUND	IRF
EXISTING CENTERLINE		POWER POLE FOUND	PPF
PROPOSED CENTERLINE		"X" CUT ON CONCRETE	X
ACCESS DENIAL LINE		COTTON PICKER SPINDLE SET	CPS
CENTERLINE	C.L.		
RIGHT OF WAY	R.O.W.		

STATE OF TEXAS
REGISTERED
JAMES ARANDA
4442
PROFESSIONAL
LAND SURVEYOR

N

100 0 100 200

Scale 1" = 100'

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James Aranda 7/26/07

JAMES ARANDA, R.P.L.S. DATE:

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LAND SURVEYING AND MAPPING COMPANY
1552 DOVE AVENUE, 78504 / P.O. BOX 3600, 78502 / McALLEN, TEXAS
PH. 956-631-0944 / FAX 956-631-0992 / E-MAIL: aranda@aranda.com

TEXAS DEPARTMENT OF TRANSPORTATION

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PHARR	PARCEL 50 PART 1	CAMERON
ROW CSJ	**PROJECT NAME**	**DATE OF SURVEY**
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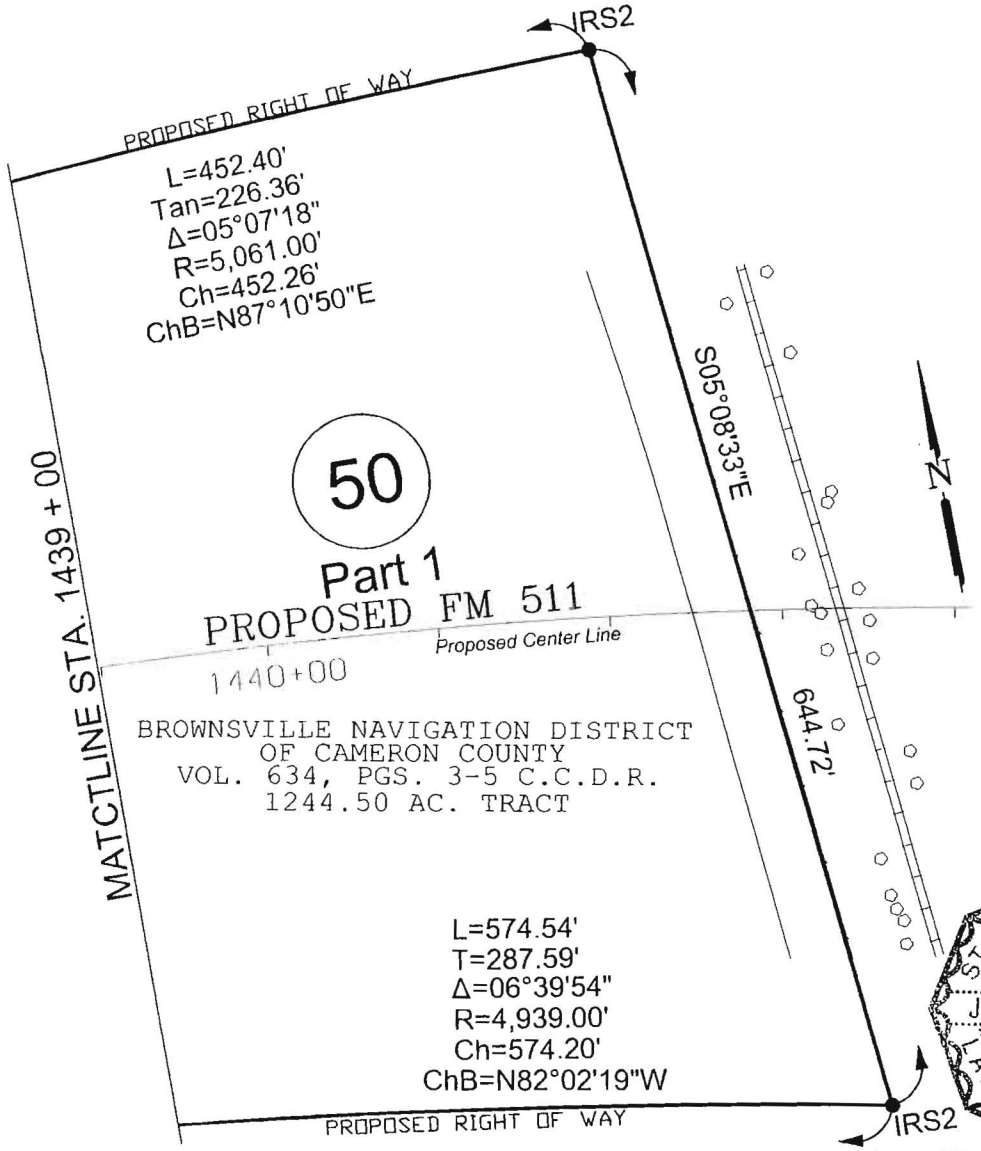

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PROPERTY LINE		END OF PROJECT	E.O.P.
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COMMON OWNERSHIP LINE		1/2 REBAR SET	IRS
EASEMENT LINE		IRON PIPE FOUND	IPF
PARCEL NUMBER	25	IRON ROD FOUND	IRF
EXISTING CENTERLINE		POWER POLE FOUND	PPF
PROPOSED CENTERLINE		"X" CUT ON CONCRETE	X
ACCESS DENIAL LINE		COTTON PICKER SPINDLE SET	CPS
CENTERLINE	C.L.		
RIGHT OF WAY	R.O.W.		

100 0 100 200

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STATE OF TEXAS
REGISTERED
JAMES ARANDA
4442
PROFESSIONAL
LAND SURVEYOR

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JAMES ARANDA, R.P.L.S. DATE: 7/26/07

ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY
1552 DOVE AVENUE, 78504/P.O. BOX 3660, 78501/McALLEN, TEXAS
Ph: 956-631-0944/FAX: 956-631-0952/E-MAIL: [illegible]

TEXAS DEPARTMENT OF TRANSPORTATION

DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 50 PART 1	CAMERON
ROW CSJ	**PROJECT NAME**	**DATE OF SURVEY**
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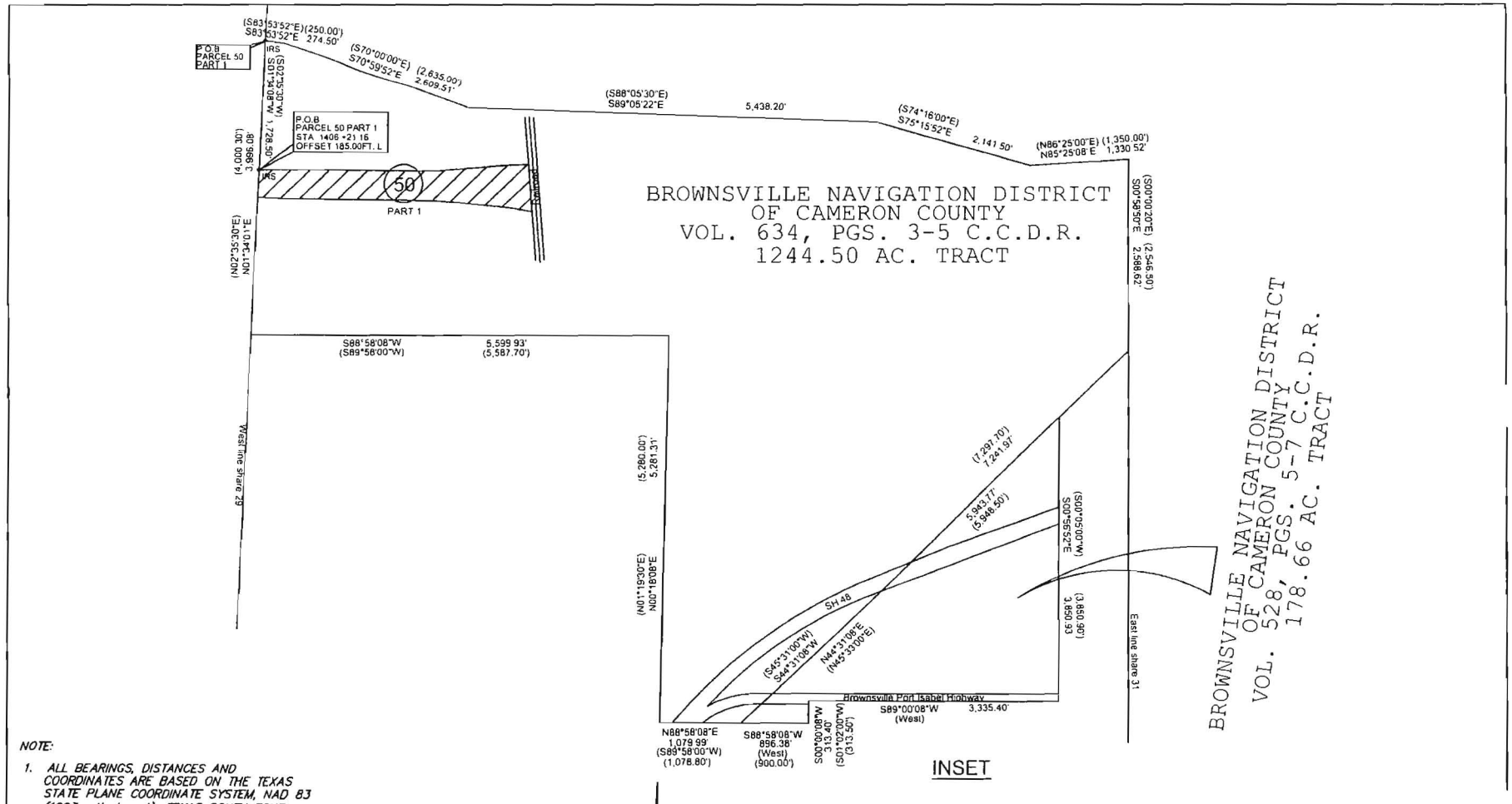
		REVISION DATE 05-04-2007
ROW ACQUISITION 1,590,378 Sq. Ft./36.51 acres		**SHEET NO.** Page 8 of 9 Pages



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PROPERTY LINE		END OF PROJECT	E.O.P.
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COMMON OWNERSHIP LINE		1/2 REBAR SET	IRS
EASEMENT LINE		IRON PIPE FOUND	IPF
PARCEL NUMBER	25	IRON ROD FOUND	IRF
EXISTING CENTERLINE		POWER POLE FOUND	PPF
PROPOSED CENTERLINE		"X" CUT ON CONCRETE	X
ACCESS DENIAL LINE		COTTON PICKER SPINDLE SET	CPS
CENTERLINE	C.L.		
RIGHT OF WAY	R.O.W.		

Not to Scale

STATE OF TEXAS REGISTERED JAMES ARANDA 4442 PROFESSIONAL LAND SURVEYOR

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT

JAMES ARANDA, R.P.L.S. DATE: 7/26/07

ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY
1553 DOVE AVENUE 78504/P.O. BOX 3820 78501/McALLEN, TEXAS
PH. 956-631-0944/FAX 956-631-0992/E-MAIL

TEXAS DEPARTMENT OF TRANSPORTATION

DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 50 PART 1	CAMERON
ROW CSJ	PROJECT NAME	DATE OF SURVEY
0684-01-060	FM 511 R.O.W.	03-01-2004
		REVISION DATE
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ROW ACQUISITION		SHEET NO.
1,590,378 Sq. Ft./36.51 acres		Page 9 of 9 Pages

County: Cameron
Highway: FM 511
RCSJ: 0684-01-060
CCSJ: 0684-01-046

Property Description for
Parcel 50 Part 2

A 20.66 acres (900,124 square feet) of land, more or less, being out of the 1,244.50 acres, more or less, tract of land out of Shares 29, 30, and 31, and being out of the 178.66 acres, more or less, tract of land out of shares 30 & 31 all of Espiritu Santo Grant, Cameron County Texas. Same also being a part or portion of the 1,244.50 acres tract of land described in the deed recorded in Volume 634, Pages 3-5, and also being part or portion of the 178.66 acres tract of land described in the Warranty Deed recorded in Volume 634, Pages 3-5 all from Cameron County Deed Records, conveyed to **BROWNSVILLE NAVIGATION DISTRICT OF CAMERON COUNTY**. Said 20.66 acres (900,124 square feet) being more particularly described by metes and bounds as follows;

COMMENCING on a 5/8" iron rod set on the west line of share 29, Espiritu Santo Grant, being also the northwest corner of said 1,244.50 acres tract of land mentioned above out of Shares 29, 30, and 31 Espiritu Santo Grant, Cameron County Texas; THENCE as follows:

S 83°53'52" E, along the north line of said 1,224.50 acre tract, a distance of 274.50 (250.00) feet to a point for the outside corner of said 1,224.50 acre tract. Thence, S 70°59'52" E (S 70°00'00" E), continuing along the north line of said 1,224.50 acre tract, a distance of 2,609.51 (2,635.00) feet to a point for the inside corner of said 1,224.50 tract. Thence, S 89°05'22" E (S 88°05'30" E), a distance of 2,745.53 feet to a point on the west line of a 40.0 foot dedicated road. Thence, S 00°18'08" W, along the west line of a 40.0 foot dedicated road, a distance of 1,600.31 feet to a 5/8" iron rod set for the northeast corner of this tract and the **POINT OF BEGINNING:**

(1) Thence, S 00°18'08" W, along the west line of a 40.0 dedicated road, a distance of 30.81 feet to a 5/8" iron rod set on the north line of a 40.0 foot dedicated road for the outside corner of this tract;

(2) Thence, S 88°58'08" W, along the north line of a 40.0 foot dedicated road, a distance of 877.25 feet to a 5/8" iron rod set on the beginning of the curve to the left for the southeast corner of this tract;

(3) Thence, along said curve to the left, having a radius of 3,086.00 feet, a tangent of 264.03 feet, an arc length of 526.79 feet, a delta of 09°46'50", a chord bearing of N

69°13'53" W, a chord distance of 526.14 feet to a 5/8" iron rod set for the inside corner of this tract;

(4) Thence, N 74°07'18" W, a distance of 381.67 feet to a 5/8" iron rod set on the east line of a railroad track right of way for the southwest corner of this tract;

(5) Thence, N 05°08'33" W, along the east right of way line of a railroad track, a distance of 680.91 feet to a 5/8" iron rod set for the northwest corner of this tract;

(6) Thence, continuing along said curve to the right, having a radius of 4,114.00 feet, a tangent of 1,042.05 feet, an arc length of 2,041.18 feet, a delta of 28°25'39", a chord bearing of S 62°49'45" E, a chord distance of 2,020.31 feet to **POINT OF BEGINNING,** containing an area of 20.66 acres (900,124 square feet) of land, more or less.

Access is permitted to the highway facility from the remainder of the abutting property.

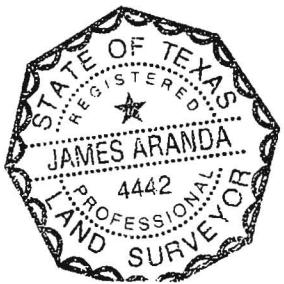
Note: The Point of Beginning of this description has coordinates of X = 1341402.8746 and Y = 16517200.6698; All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), South Zone. All coordinates shown are surface and maybe converted to grid by multiplying by TxDOT conversion factor of 1.00004000200;

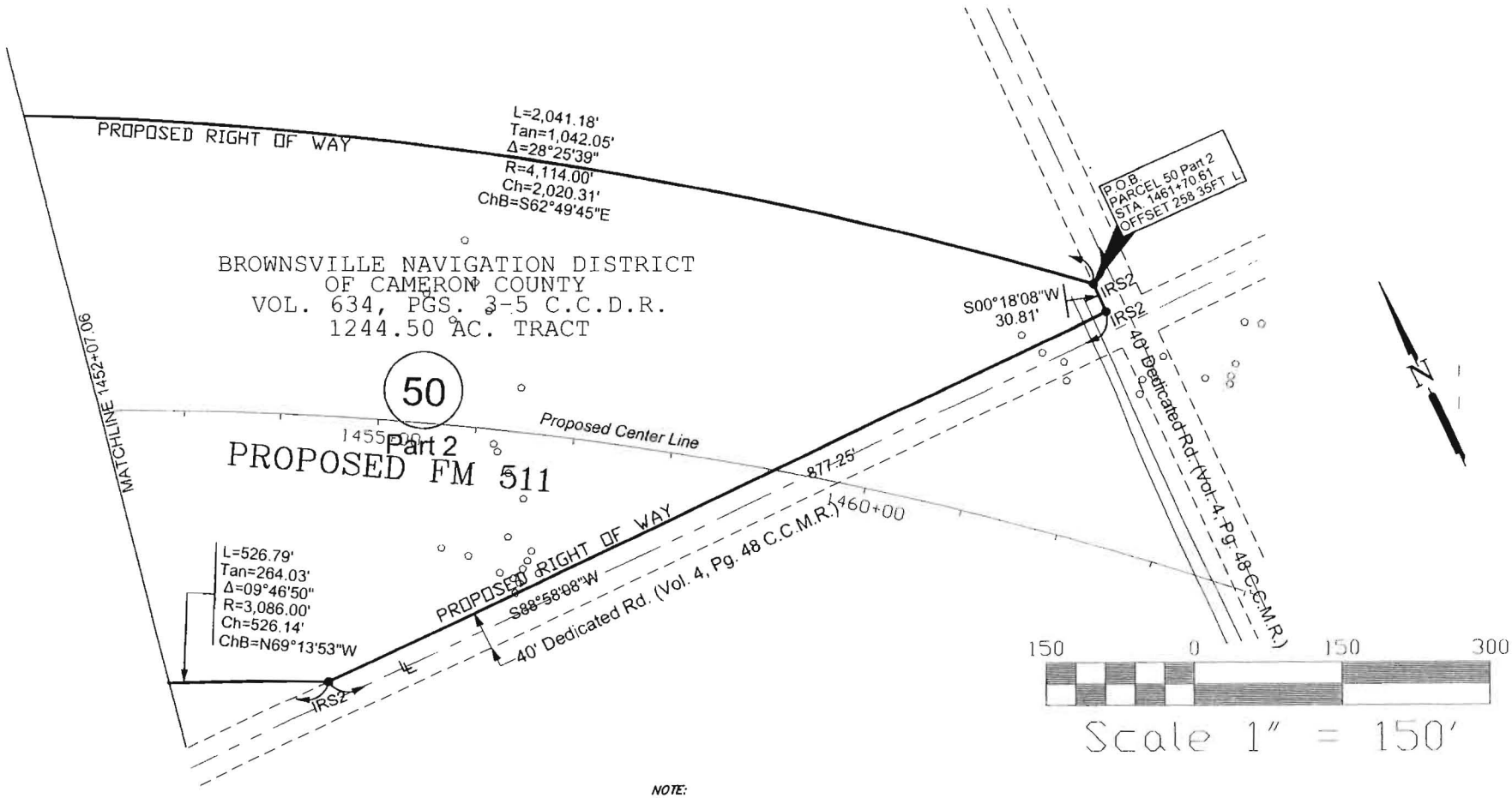
I, James Aranda, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

James Aranda 7/26/07

James Aranda, R.P.L.S. Date
Texas Registration No. 4442

RPLS SEAL





LEGEND:

EXIST. ROW LINE		POINT OF BEGINNING	P.O.B.
LOT LINE		BEGINNING OF PROJECT	B.O.P.
PROPERTY LINE		END OF PROJECT	E.O.P.
FENCE LINE		5/8 REBAR SET W/ ALUMINUM DISK	IRS2
COMMON OWNERSHIP LINE		1/2 REBAR SET	IRS
EASEMENT LINE		IRON PIPE FOUND	IPF
PARCEL NUMBER	25	IRON ROD FOUND	IRF
EXISTING CENTERLINE		POWER POLE FOUND	PPF
PROPOSED CENTERLINE		"X" CUT ON CONCRETE	X
ACCESS DENIAL LINE		COTTON PICKER SPINDLE SET	CPS
CENTERLINE	C.L.		
RIGHT OF WAY	R.O.W.		

NOTE:

1. ALL BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1993 adjustment), TEXAS SOUTH ZONE 4205. COORDINATES AND DISTANCES ARE U.S. SURVEY FEET.
2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00004000200
3. ALL BEARINGS AND DISTANCES IN PARENTHESIS "()" ARE RECORDED.

STATE OF TEXAS
REGISTERED
JAMES ARANDA
4442
PROFESSIONAL
LAND SURVEYOR

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT

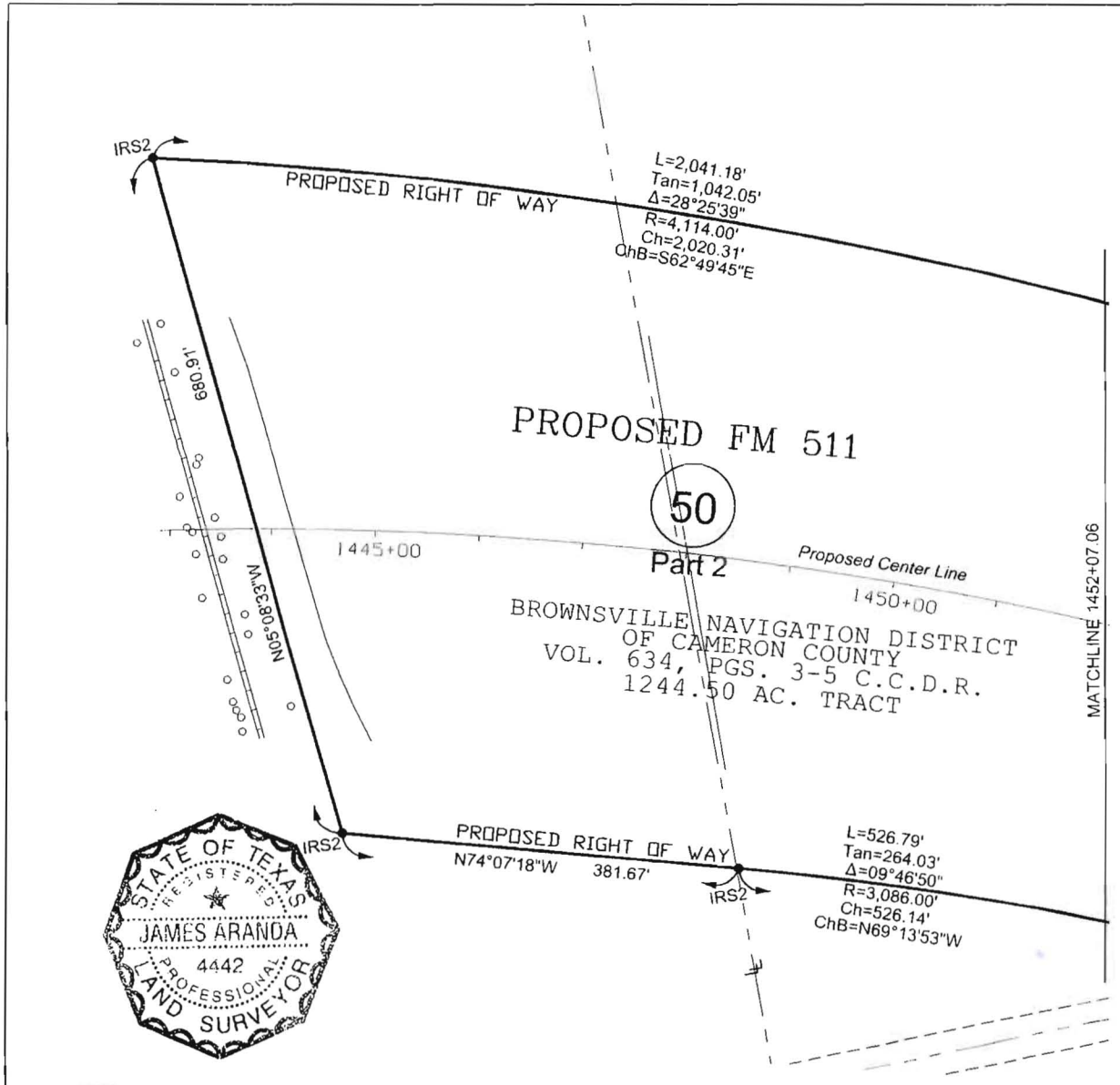
James Aranda 7/26/07

JAMES ARANDA, R.P.L.S. DATE:

ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY
1552 DOVE AVENUE 78501/P.O. BOX 3660, 78501/McALLEN, TEXAS
PH. 956-631-0044/FAX 956-631-0297/E-MAIL: thearandaassoc@aol.com

TEXAS DEPARTMENT OF TRANSPORTATION

DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 50 PART 2	CAMERON
ROW CSJ	**PROJECT NAME**	**DATE OF SURVEY**
0684-01-060	FM 511 R.O.W.	03-01-2004
		REVISION DATE
		06-26-2007
ROW ACQUISITION		**SHEET NO.**
900,124 Sq. Ft./20.66 acres		Page 3 of 5 Pages



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LEGEND:

EXIST. ROW LINE		POINT OF BEGINNING	P.O.B.
LOT LINE		BEGINNING OF PROJECT	B.O.P.
PROPERTY LINE		END OF PROJECT	E.O.P
FENCE LINE		5/8 REBAR SET W/ ALUMINUM DISK	IRS2
COMMON OWNERSHIP LINE		1/2 REBAR SET	IRS
EASEMENT LINE		IRON PIPE FOUND	IPF
PARCEL NUMBER	29	IRON ROD FOUND	IRF
EXISTING CENTERLINE		POWER POLE FOUND	PPF
PROPOSED CENTERLINE		"X" CUT ON CONCRETE	X
ACCESS DENIAL LINE		COTTON PICKER SPINDLE SET	CPS
CENTERLINE	C.L.		
RIGHT OF WAY	R.O.W.		

STATE OF TEXAS
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JAMES ARANDA
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PROFESSIONAL
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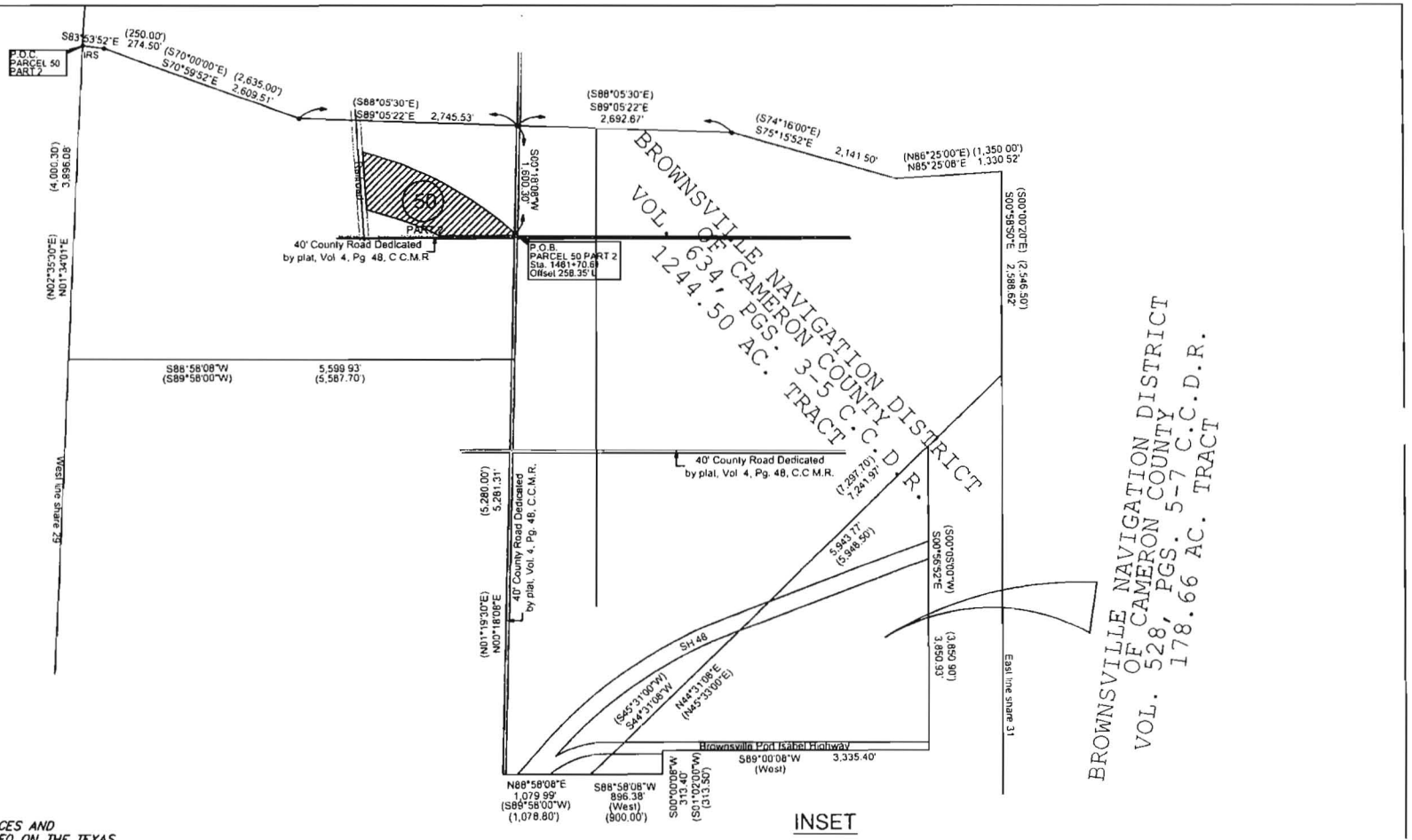
A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT

James Aranda 7/26/07
JAMES ARANDA, R.P.L.S. DATE:

ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY

TEXAS DEPARTMENT OF TRANSPORTATION

DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 50 PART 2	CAMERON
ROW CSJ	PROJECT NAME	DATE OF SURVEY
0684-01-060	FM 511 R.O.W.	03-01-2004
		REVISION DATE 06-26-2007
ROW ACQUISITION		SHEET NO.
900,124 Sq. Ft./20.66 acres		Page 4 of 5 Pages



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3. ALL BEARINGS AND DISTANCES IN PARENTHESIS "()" ARE RECORDED.

LEGEND:

EXIST. ROW LINE		POINT OF BEGINNING	P.O.B.
LOT LINE	L	BEGINNING OF PROJECT	B.O.P.
PROPERTY LINE	R	END OF PROJECT	E.O.P.
FENCE LINE		5/8 REBAR SET W/ ALUMINUM DISK	IRS2
COMMON OWNERSHIP LINE	Z	1/2 REBAR SET	IRS
EASEMENT LINE		IRON PIPE FOUND	IPF
PARCEL NUMBER	25	IRON ROD FOUND	IRF
EXISTING CENTERLINE		POWER POLE FOUND	PPF
PROPOSED CENTERLINE		"X" CUT ON CONCRETE	X
ACCESS DENIAL LINE		COTTON PICKER SPINDLE SET	CPS
CENTERLINE	C.L.		
RIGHT OF WAY	R.O.W.		

N

Not to Scale

STATE OF TEXAS
REGISTERED
JAMES ARANDA
4442
PROFESSIONAL
LAND SURVEYOR

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT

James Aranda 7/26/07
JAMES ARANDA, R.P.L.S. DATE:

ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY
1552 DOVE AVENUE, 78501/P.O. BOX 3860, 78501/MCALLEN, TEXAS
PH 956-631-0944/FAX 956-631-0992/E-MAIL

TEXAS DEPARTMENT OF TRANSPORTATION

DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 50 PART 2	CAMERON
ROW CSJ	**PROJECT NAME**	**DATE OF SURVEY**
0684-01-060	FM 511 R.O.W.	03-01-2004
		REVISION DATE 06-26-2007
ROW ACQUISITION		**SHEET NO.**
900,124 Sq. Ft./20.66 acres		Page 5 of 5 Pages

County: Cameron
Highway: FM 511
RCSJ: 0684-01-060
CCSJ: 0684-01-046

Property Description for
Parcel 50 Part 3

A 4.93 acres (214,749 square feet) of land, more or less, being out of the 1,244.50 acres, more or less, tract of land out of Shares 29, 30, and 31, and being out of the 178.66 acres, more or less, tract of land out of shares 30 & 31 all of Espiritu Santo Grant, Cameron County Texas. Same also being a part or portion of the 1,244.50 acres tract of land described in the deed recorded in Volume 634, Pages 3-5, and also being part or portion of the 178.66 acres tract of land described in the Warranty Deed recorded in Volume 634, Pages 3-5 all from Cameron County Deed Records, conveyed to **BROWNSVILLE NAVIGATION DISTRICT OF CAMERON COUNTY**. Said 4.93 acres (214,749 square feet) being more particularly described by metes and bounds as follows;

COMMENCING on a 5/8" iron rod set on the west line of share 29, Espiritu Santo Grant, being also the northwest corner of said 1,244.50 acre tract of land mentioned above out of Shares 29, 30, and 31 Espiritu Santo Grant, Cameron County Texas; THENCE as follows:

S 83°53'52" E, along the north line of said 1,224.50 acre tract, a distance of 274.50 (250.00) feet to a point for the outside corner of said 1,224.50 acre tract. Thence, S 70°59'52" E (S 70°00'00" E), continuing along the north line of said 1,224.50 acre tract, a distance of 2,609.51 (2,635.00) feet to a point for the inside corner of said 1,224.50 tract. Thence, S 89°05'22" E (S 88°05'30" E), a distance of 2,745.53 feet to a point on the west line of a 40.0 foot dedicated road. Thence, S 00°18'08" W, along the west line of a 40.0 foot dedicated road, a distance of 1,671.13 feet to a 5/8" iron rod set for the northeast corner of this tract and the **POINT OF BEGINNING:**

(1) Thence, S 00°18'08" W, along the west line of a 40.0 foot dedicated road, a distance of 603.55 feet to a 5/8" iron rod set on the beginning of a curve to the left for the southeast corner of this tract;

(2) Thence, along said curve to the left, having a radius of 3,086.00 feet, a tangent of 501.72 feet, an arc length of 994.74 feet, a delta of 18°28'07", a chord bearing of N 53°29'54" W, a chord distance of 990.43 feet to a 5/8" iron rod set on the south line of a 40.0 foot dedicated road for the northwest corner of this tract;

(3) Thence, N 88°58'08" E, along the south line of a 40.0 foot dedicated road, a distance of 799.46 feet to the **POINT OF BEGINNING,** containing an area of 4.93 acres (214,749 square feet) of land, more or less

Access is permitted to the highway facility from the remainder of the abutting property.

Note: The Point of Beginning of this description has coordinates of X = 1341402.5010 and Y = 16517129.8498; All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), South Zone. All coordinates shown are surface and maybe converted to grid by multiplying by TxDOT conversion factor of 1.00004000200;

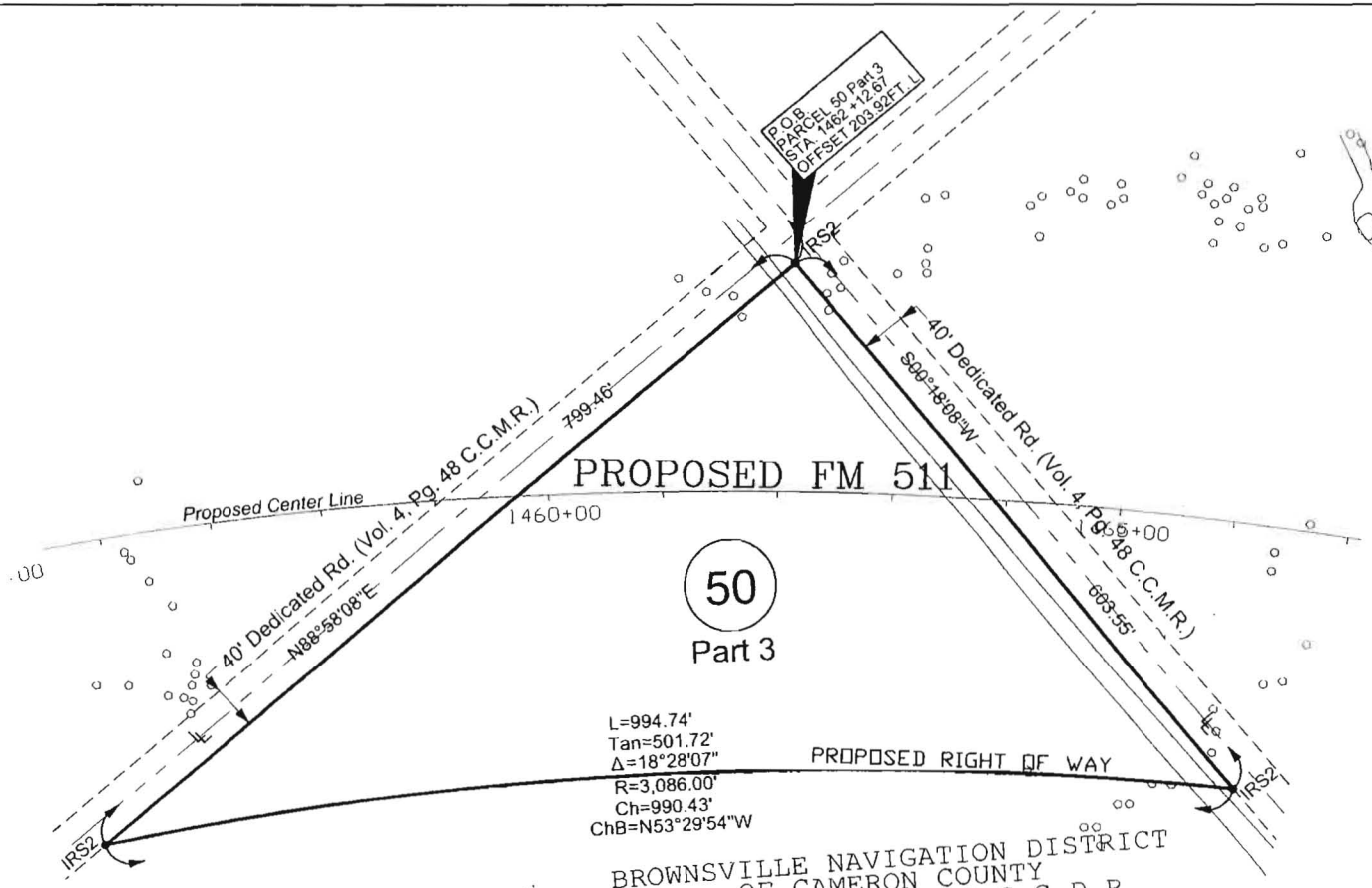
I, James Aranda, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

James Aranda 7/26/07

James Aranda, R.P.L.S. Date

Texas Registration No. 4442

RPLS SEAL



NOTE:

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3. ALL BEARINGS AND DISTANCES IN PARENTHESIS "()" ARE RECORDED.

LEGEND:

EXIST. ROW LINE		POINT OF BEGINNING	P.O.B.
LOT LINE		BEGINNING OF PROJECT	B.O.P.
PROPERTY LINE		END OF PROJECT	E.O.P.
FENCE LINE		5/8 REBAR SET W/ ALUMINUM DISK	IRS2
COMMON OWNERSHIP LINE		1/2 REBAR SET	IRS
EASEMENT LINE		IRON PIPE FOUND	IPF
PARCEL NUMBER	25	IRON ROD FOUND	IRF
EXISTING CENTERLINE		POWER POLE FOUND	PPF
PROPOSED CENTERLINE		"X" CUT ON CONCRETE	X
ACCESS DENIAL LINE		COTTON PICKER SPINDLE SET	CPS
CENTERLINE	C.L.		
RIGHT OF WAY	R.O.W.		

150 0 150 300

Scale 1" = 150'

STATE OF TEXAS
REGISTERED
JAMES ARANDA
4442
PROFESSIONAL
LAND SURVEYOR

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT

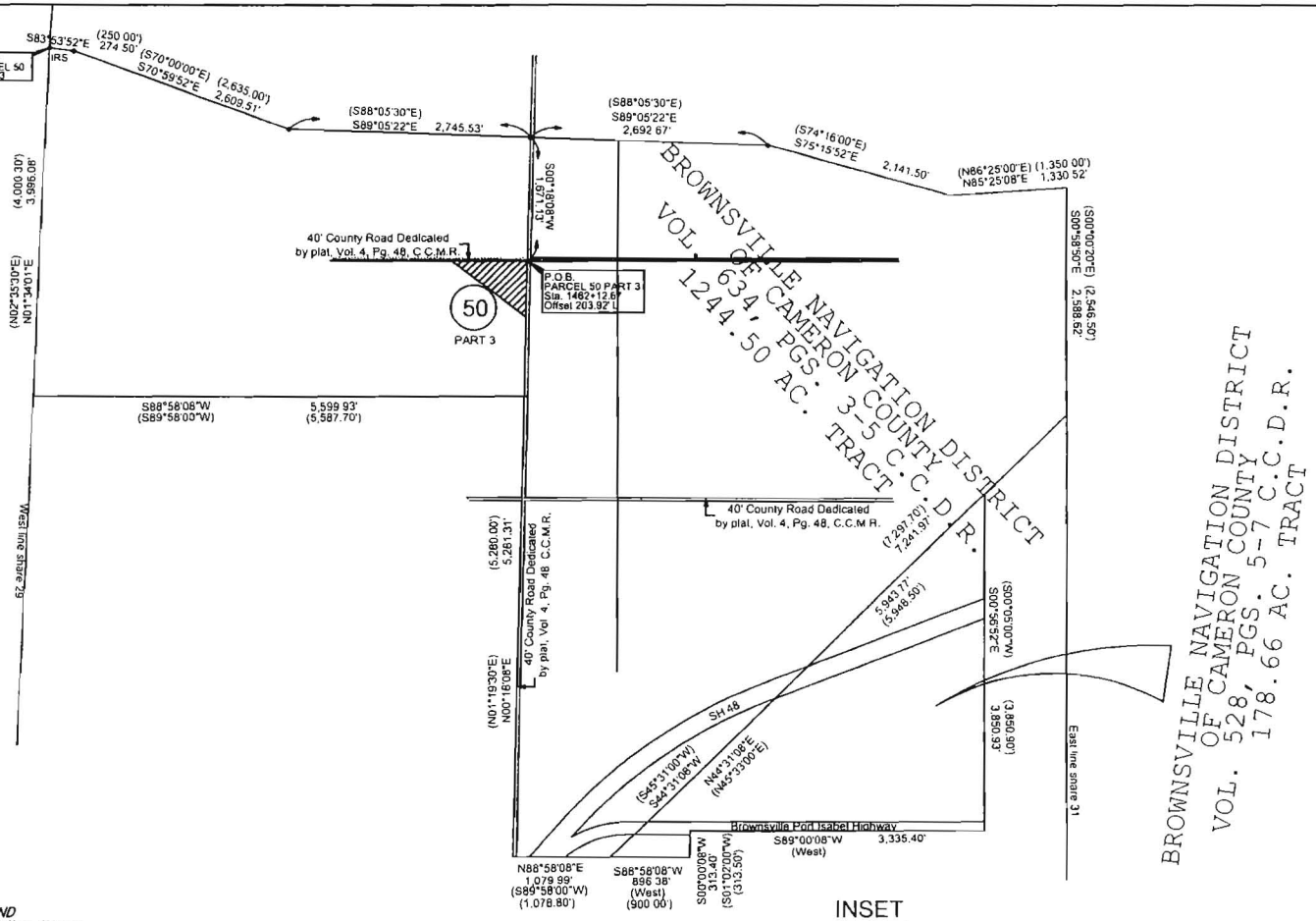
James Aranda 7/26/07

JAMES ARANDA, R.P.L.S. DATE:

ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY
1532 DOVE AVENUE, 78504/P.O. BOX 2669, 78591/ALLEN, TEXAS
PH: 956-631-0044/FAX: 956-631-0022/E-MAIL: Oa@aranda-inc.com

TEXAS DEPARTMENT OF TRANSPORTATION

DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 50 PART 3	CAMERON
ROW CSJ	PROJECT NAME	DATE OF SURVEY
0684-01-060	FM 511 R.O.W.	03-01-2004
		REVISION DATE
		06-26-2007
ROW ACQUISITION		SHEET NO.
214,749 Sq. Ft./4.93 acres		Page 3 of 4 Pages



INSET

NOTE:

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3. ALL BEARINGS AND DISTANCES IN PARENTHESIS "()" ARE RECORDED.

LEGEND:

EXIST. ROW LINE		POINT OF BEGINNING	P.O.B.
LOT LINE		BEGINNING OF PROJECT	B.O.P.
PROPERTY LINE		END OF PROJECT	E.O.P.
FENCE LINE		5/8 REBAR SET W/ ALUMINUM DISK	IRS2
COMMON OWNERSHIP LINE		1/2 REBAR SET	IRS
EASEMENT LINE		IRON PIPE FOUND	IPF
PARCEL NUMBER	85	IRON ROD FOUND	IRF
EXISTING CENTERLINE		POWER POLE FOUND	PPF
PROPOSED CENTERLINE		"X" CUT ON CONCRETE	X
ACCESS DENIAL LINE		COTTON PICKER SPINDLE SET	CPS
CENTERLINE	C.L.		
RIGHT OF WAY	R.O.W.		

N

Not to Scale

STATE OF TEXAS
REGISTERED
JAMES ARANDA
4442
PROFESSIONAL
LAND SURVEYOR

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT

JAMES ARANDA, R.P.L.S. DATE: 7/26/07

ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY

TEXAS DEPARTMENT OF TRANSPORTATION

DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 50 PART 3	CAMERON
ROW CSJ	PROJECT NAME	DATE OF SURVEY
06B4-01-060	FM 511 R.O.W.	03-01-2004
		REVISION DATE
		06-26-2007
ROW ACQUISITION		SHEET NO.
214,749 Sq. Ft./4.93 acres		Page 4 of 4 Pages

County: Cameron
Highway: FM 511
RCSJ: 0684-01-060
CCSJ: 0684-01-046

Property Description for
Parcel 50 Part 4

A 26.37 acres (1,148,621 square feet) of land, more or less, being out of the 1,244.50 acres, more or less, tract of land out of Shares 29, 30, and 31, and being out of the 178.66 acres, more or less, tract of land out of shares 30 & 31 all of Espiritu Santo Grant, Cameron County Texas. Same also being a part or portion of the 1,244.50 acres tract of land described in the deed recorded in Volume 634, Pages 3-5, and also being part or portion of the 178.66 acres tract of land described in the Warranty Deed recorded in Volume 634, Pages 3-5 all from Cameron County Deed Records, conveyed to **BROWNSVILLE NAVIGATION DISTRICT OF CAMERON COUNTY.** Said 26.37 acres (1,148,621 square feet) being more particularly described by metes and bounds as follows;

COMMENCING on a 5/8" iron rod set on the west line of share 29, Espiritu Santo Grant, being also the northwest corner of said 1,244.50 acres tract of land mentioned above out of Shares 29, 30, and 31 Espiritu Santo Grant, Cameron County Texas; THENCE as follows:

S 83°53'52" E, along the north line of said 1,224.50 acre tract, a distance of 274.50 (250.00) feet to a point for the outside corner of said 1,224.50 acre tract. Thence, S 70°59'52" E (S 70°00'00" E), continuing along the north line of said 1,224.50 acre tract, a distance of 2,609.51 (2635.00) feet to a point for the inside corner of said 1,224.50 tract. Thence, S 89°05'22" E (S 88°05'30" E), a distance of 2,785.53 feet to a point on the east line of a 40.0 foot dedicated road. Thence, S 00°18'08" W, along the east line of a 40.0 foot dedicated road, a distance of 1,669.77 feet to a 5/8" iron rod set for the northeast corner of this tract and the **POINT OF BEGINNING:**

(1) Thence, N 88°58'08" E, along the south line of a 40.0 foot dedicated road, a distance of 37.20 feet to a 5/8" iron rod set on the beginning of a curve to the right for the northeast corner of this tract;

(2) Thence, along said curve to the right, having a radius of 4,114.00 feet, a tangent of 951.14 feet, an arc length of 1,869.43 feet, a delta of 26°02'08", a chord bearing of S 34°09'19" E, a chord distance of 1,853.39 feet to a 5/8" iron rod set for the outside corner of this tract;

(3) Thence, S 21°08'15" E, a distance of 300.00 feet, being the beginning of an Access Denial Line, to a 5/8" iron rod set on the beginning of a curve to the right for the outside corner of this tract;

(4) Thence, along said curve to the right, having a radius of 10,078.00 feet, a tangent of 402.77 feet, an arc length of 805.11 feet, a delta of 04°34'38", a chord bearing of S 18°50'56" E, a chord distance of 804.90 feet, being also an Access Denial Line to a 5/8" iron rod set for the southeast corner of this tract;

(5) Thence, S 16°33'37" E, a distance of 1.90 feet, being the end an Access Denial Line, to a 5/8" iron rod set on the north line of a 40.00 foot dedicated road for the southwest corner of this tract;

(6) Thence, S 88°58'08" W, along the north line of a 40.00 foot dedicated road, a distance of 327.97 feet to a 5/8" iron rod set on the beginning of a curve to the left for the outside corner of this tract;

(7) Thence, along said curve to the left, having a radius of 7,950.00 feet, a tangent of 5.23 feet, an arc length of 10.48 feet, a delta of 00°04'32", a chord bearing of N 28°27'38" W, a chord distance of 10.45 feet, being the beginning of an Access Line, to a 5/8" iron rod set for the outside corner of this tract;

(8) Thence, N 28°29'54" W, a distance of 337.33 feet, being also an Access Denial Line, to a 5/8" iron rod set on the beginning of a curve to the left for the inside corner of this tract;

(9) Thence, along said curve to the left, having a radius of 10,078.00 feet, a tangent of 251.65 feet, an arc length of 503.20 feet, a delta of 02°51'39", a chord bearing of N 27°04'04" W, a chord distance of 503.14 feet, same being the end of Access Denial Line, to a 5/8" iron rod set for the outside corner of this tract;

(10) Thence, N 25°38'15" W, a distance of 450.00 feet to a 5/8" iron rod set on the beginning of a curve to the left for the inside corner of this tract;

(11) Thence, along said curve to the left, having a radius of 3,086.00 feet, a tangent of 476.58 feet, an arc length of 945.69 feet, a delta of 17°33'29", a chord bearing of N 34°24'59" W, a chord distance of 941.99 feet to a 5/8" iron rod set on the east line of a 40.0 foot dedicated rod for the outside corner of this tract;

(12) Thence, N 00°18'08" E, along the east line of a 40.0 foot dedicated road, a distance of 645.85 feet to the **POINT OF BEGINNING,** containing an area of 26.37 acres (1,148,621 square feet) of land, more or less.

Access is permitted to the highway facility from the remainder of the abutting property.

Note: The Point of Beginning of this description has coordinates of X = 1341442.5054 and Y = 16517130.5697; All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), South Zone. All coordinates shown are surface and maybe converted to grid by multiplying by TxDOT conversion factor of 1.00004000200;

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

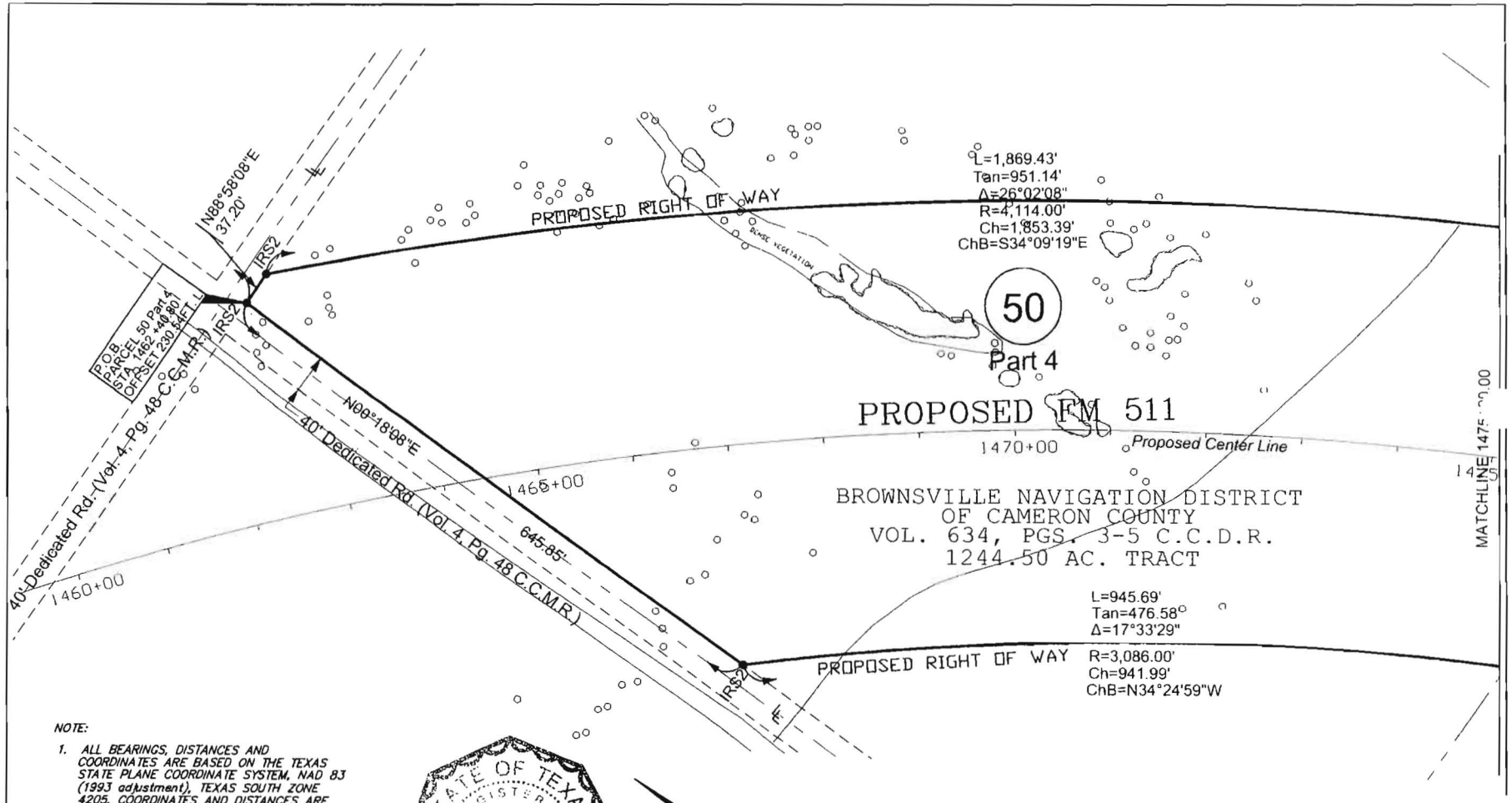
James Aranda 7/26/07

James Aranda, R.P.L.S. Date

Texas Registration No. 4442

RPLS SEAL

STATE OF TEXAS
REGISTERED
JAMES ARANDA
4442
PROFESSIONAL
LAND SURVEYOR



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LEGEND:

EXIST. ROW LINE		POINT OF BEGINNING	P.O.B.
LOT LINE	L	BEGINNING OF PROJECT	B.O.P.
PROPERTY LINE	P	END OF PROJECT	E.O.P.
FENCE LINE		5/8 REBAR SET W/ ALUMINUM DISK	IRS2
COMMON OWNERSHIP LINE	Z	1/2 REBAR SET	IRS
EASEMENT LINE		IRON PIPE FOUND	IPF
PARCEL NUMBER	25	IRON ROD FOUND	IRF
EXISTING CENTERLINE		POWER POLE FOUND	PPF
PROPOSED CENTERLINE		"X" CUT ON CONCRETE	X
ACCESS DENIAL LINE		COTTON PICKER SPINDLE SET	CPS
CENTERLINE	C.L.		
RIGHT OF WAY	R.O.W.		

STATE OF TEXAS
REGISTERED
JAMES ARANDA
4442
PROFESSIONAL
LAND SURVEYOR

N

0 150 300

Scale 1" = 150'

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT

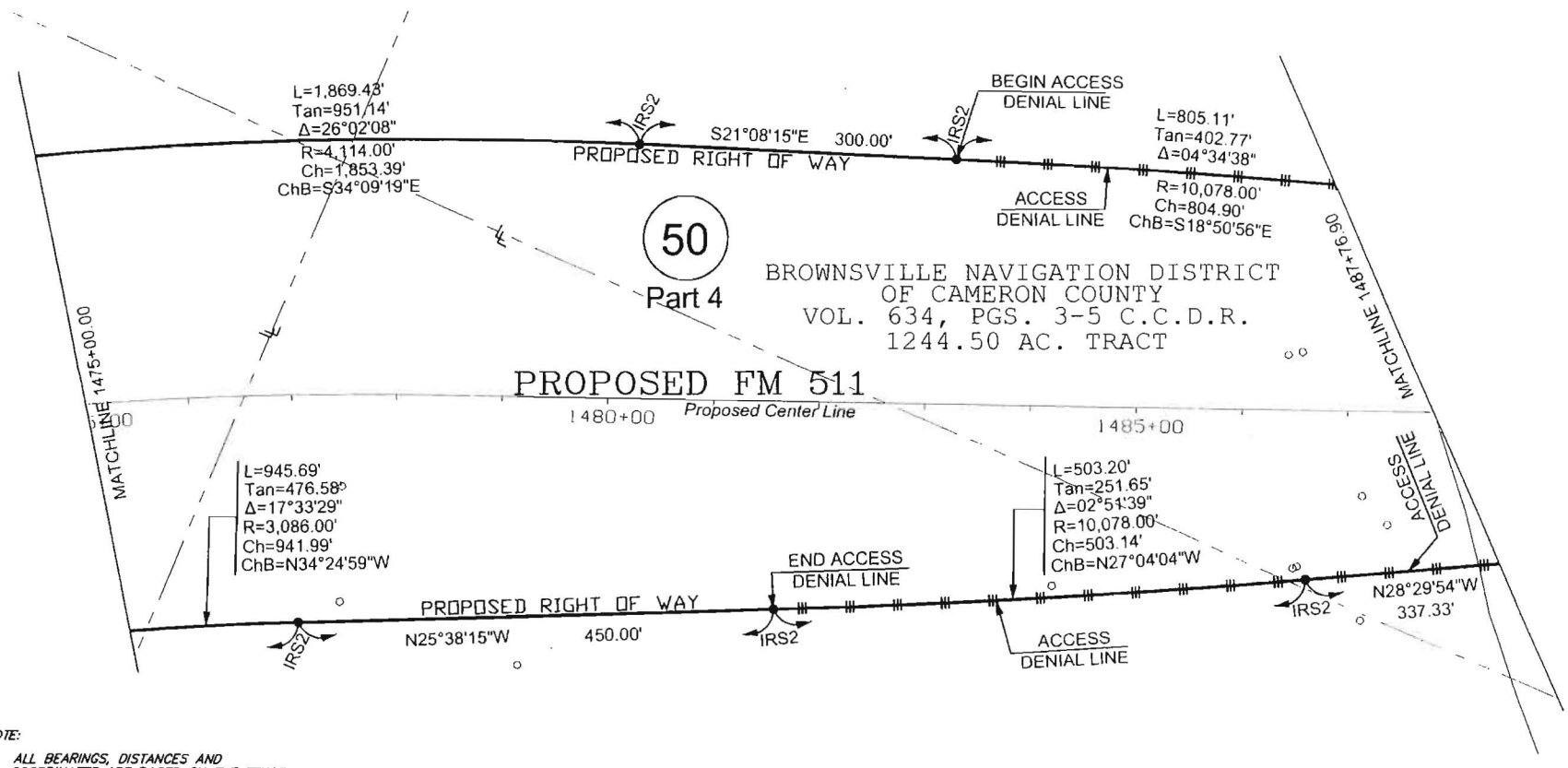
James Aranda 7/26/07

JAMES ARANDA, R.P.L.S. DATE

ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY
1502 SOUTH AVENUE, 78504/P.O. BOX 3692, 78501/McALLEN, TEXAS
PH: 956-631-0944/FAX: 956-631-0932/E-MAIL: aranda@swbell.com

TEXAS DEPARTMENT OF TRANSPORTATION

DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 50 PART 4	CAMERON
ROW CSJ	PROJECT NAME	DATE OF SURVEY
0684-01-060	FM 511 R.O.W.	03-01-2004
		REVISION DATE
		06-26-2007
ROW ACQUISITION		SHEET NO.
1,148,621 Sq. Ft./26.37 acres		Page 4 of 7 Pages



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LEGEND:

EXIST. ROW LINE		POINT OF BEGINNING	P.O.B.
LOT LINE		BEGINNING OF PROJECT	B.O.P.
PROPERTY LINE		END OF PROJECT	E.O.P.
FENCE LINE		5/8 REBAR SET W/ ALUMINUM DISK	IRS2
COMMON OWNERSHIP LINE		1/2 REBAR SET	IRS
EASEMENT LINE		IRON PIPE FOUND	IPF
PARCEL NUMBER	23	IRON ROD FOUND	IRF
EXISTING CENTERLINE		POWER POLE FOUND	PPF
PROPOSED CENTERLINE		"X" CUT ON CONCRETE	X
ACCESS DENIAL LINE		COTTON PICKER SPINDLE SET	CPS
CENTERLINE	C.L.		
RIGHT OF WAY	R.O.W.		

150 0 150 300

1" = 150'

STATE OF TEXAS REGISTERED JAMES ARANDA 4442 PROFESSIONAL LAND SURVEYOR

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT

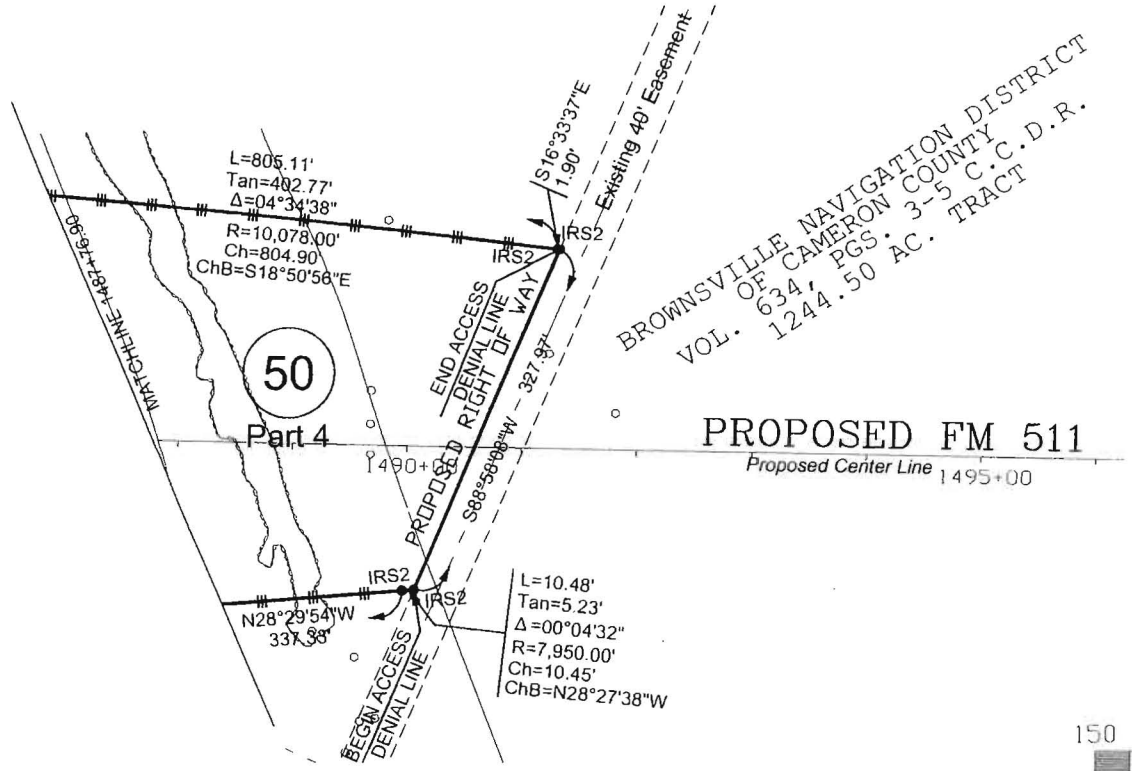
James Aranda 7/26/07

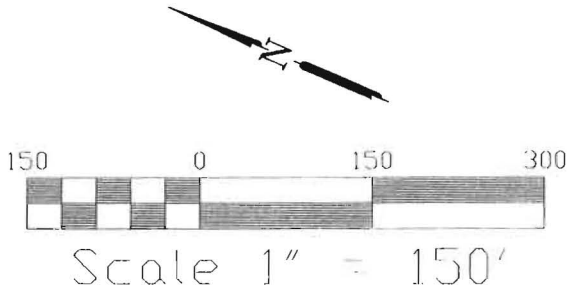
JAMES ARANDA, R.P.L.S. DATE:

ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY
1552 ROVE AVENUE, PROSPER/P.O. BOX 3600, 78501/McALLEN, TEXAS
PH: 956-631-0244/FAX: 956-631-0932/E-MAIL: [illegible]

TEXAS DEPARTMENT OF TRANSPORTATION

DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 50 PART 4	CAMERON
ROW CSJ	PROJECT NAME	DATE OF SURVEY
0684-01-060	FM 511 R.O.W.	03-01-2004
		REVISION DATE
		06-26-2007
ROW ACQUISITION		SHEET NO.
1,148,621 Sq. Ft./26.37 acres		Page 5 of 7 Pages





NOTE:

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2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00004000200
3. ALL BEARINGS AND DISTANCES IN PARENTHESIS "()" ARE RECORDED.

LEGEND:

EXIST. ROW LINE		POINT OF BEGINNING	P.O.B.
LOT LINE		BEGINNING OF PROJECT	B.O.P.
PROPERTY LINE		END OF PROJECT	E.O.P.
FENCE LINE		5/8 REBAR SET W/ ALUMINUM DISK	IRS2
COMMON OWNERSHIP LINE		1/2 REBAR SET	IRS
EASEMENT LINE		IRON PIPE FOUND	IPF
PARCEL NUMBER	(25)	IRON ROD FOUND	IRF
EXISTING CENTERLINE		POWER POLE FOUND	PPF
PROPOSED CENTERLINE		"X" CUT ON CONCRETE	X
ACCESS DENIAL LINE		COTTON PICKER SPINDLE SET	CPS
CENTERLINE	C.L.		
RIGHT OF WAY	R.O.W.		

STATE OF TEXAS
REGISTERED
JAMES ARANDA
4442
PROFESSIONAL
LAND SURVEYOR

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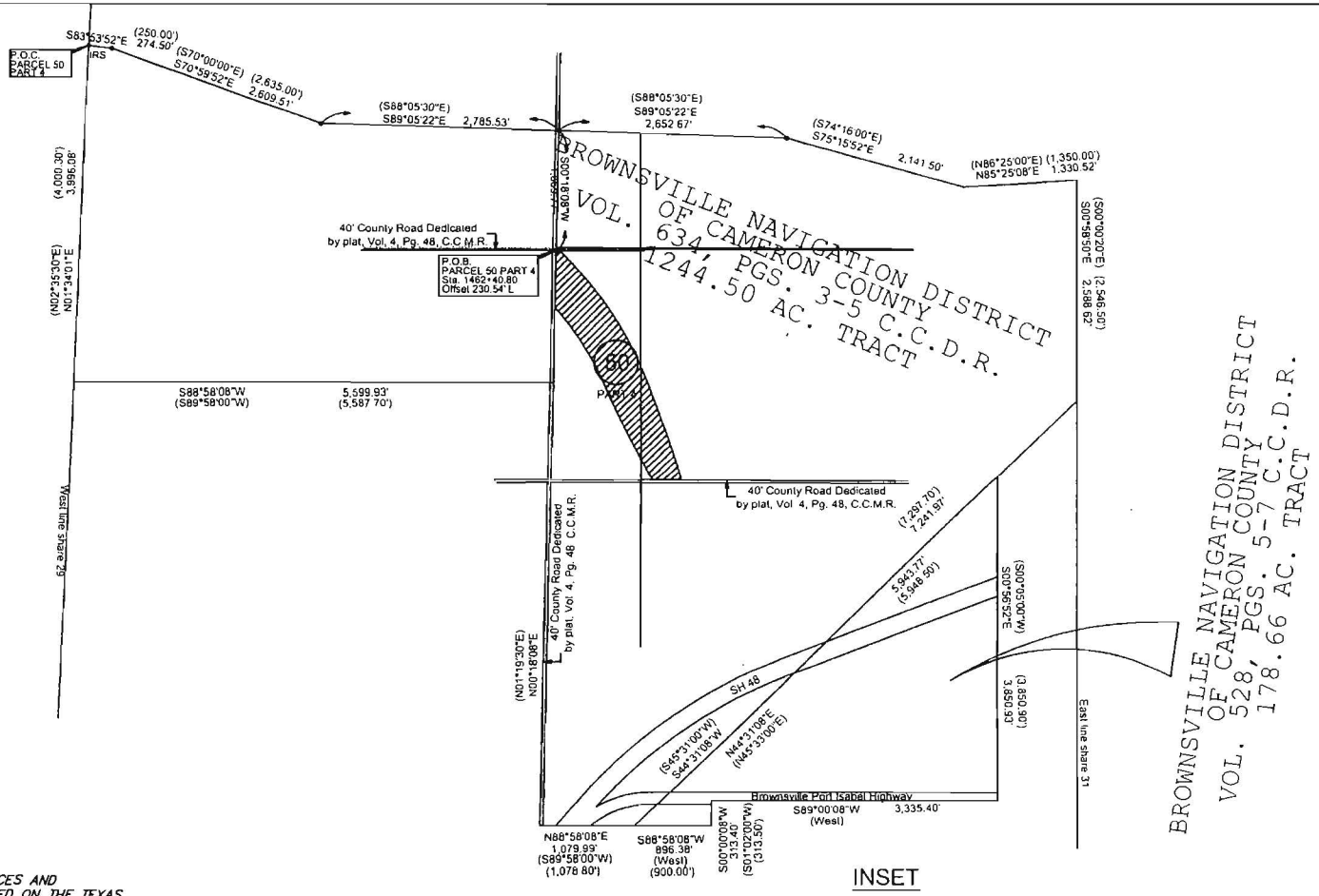

INSET

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COMMON OWNERSHIP LINE		1/2 REBAR SET	IRS
EASEMENT LINE		IRON PIPE FOUND	IPF
PARCEL NUMBER	29	IRON ROD FOUND	IRF
EXISTING CENTERLINE		POWER POLE FOUND	PPF
PROPOSED CENTERLINE		"X" CUT ON CONCRETE	X
ACCESS DENIAL LINE		COTTON PICKER SPINDLE SET	CPS
CENTERLINE	C.L.		
RIGHT OF WAY	R.O.W.		

N

Not to Scale

STATE OF TEXAS
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James Aranda 7/26/07

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1552 DOVE AVENUE, 78504/P.O. BOX 3600 78501/MCALLEN, TEXAS
PH. 956-631-0744/FAX 956-631-0992/E-MAIL

TEXAS DEPARTMENT OF TRANSPORTATION

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County: Cameron
Highway: FM 511
RCSJ: 0684-01-060
CCSJ: 0684-01-046

Property Description for
Parcel 50 Part 5

A 17.89 acres (779,311 square feet) of land, more or less, being out of the 1,244.50 acres, more or less, tract of land out of Shares 29, 30, and 31, and being out of the 178.66 acres, more or less, tract of land out of shares 30 & 31 all of Espiritu Santo Grant, Cameron County Texas. Same also being a part or portion of the 1,244.50 acres tract of land described in the deed recorded in Volume 634, Pages 3-5, and also being part or portion of the 178.66 acres tract of land described in the Warranty Deed recorded in Volume 634, Pages 3-5 all from Cameron County Deed Records, conveyed to **BROWNSVILLE NAVIGATION DISTRICT OF CAMERON COUNTY**. Said 17.89 acres (779,311 square feet) being more particularly described by metes and bounds as follows;

COMMENCING on a 5/8" iron rod set on the west line of share 29, Espiritu Santo Grant, being also the northwest corner of said 1,244.50 acres tract of land mentioned above out of Shares 29, 30, and 31 Espiritu Santo Grant, Cameron County Texas; THENCE as follows:

S 83°53'52" E, along the north line of said 1,224.50 acre tract, a distance of 274.50 (250.00) feet to a point for the outside corner of said 1,224.50 acre tract. Thence, S 70°59'52" E (S 70°00'00" E), continuing along the north line of said 1,224.50 acre tract, a distance of 2,609.51 (2635.00) feet to a point for the inside corner of said 1,224.50 tract. Thence, S 89°05'22" E (S 88°05'30" E), a distance of 3,731.99 feet to a point. Thence, S 00°09'08" W, a distance of 4,280.19 feet to a point on the south line of a 40.0 foot dedicated road. Thence, N 88°58'08" E, along the south line of a 40.0 foot dedicated road, a distance of 196.16 feet to a 5/8" iron rod set for the northwest corner of this tract and the **POINT OF BEGINNING:**

(1) Thence, N 88°58'08" E, along the south line of a 40.0 foot dedicated road, a distance of 318.51 feet, being a also the beginning of an Access Denial Line, to a 5/8" iron rod set for the northeast corner of this tract;

(2) Thence, S 16°33'37" E, a distance of 311.45 feet, being also an Access Denial Line, to a 5/8" iron rod set on the beginning of the curve to the left for the outside corner of this tract;

(3) Thence, along said curve to the left, being also an Access Denial Line having a radius of 7,950.00 feet, a tangent of 194.78 feet, an arc length of 389.47 feet, a delta of 02°48'25", a chord bearing of S 17°57'49" E, a chord distance of 389.45 feet to a 5/8" iron rod set for the inside corner of this tract;

(4) Thence, S 22°53'15" E, a distance of 1,389.45 feet, being also an Access Denial Line, to a 5/8" iron rod set for the inside corner of this tract;

(5) Thence, S 69°28'35" E, a distance of 68.83 feet, being also an Access Denial Line, to a 5/8" iron rod set for the inside corner of this tract;

(6) Thence, N 63°56'07" E, a distance of 48.27 feet, being also an Access Denial Line, to a 5/8" iron rod set on the beginning of the curve to the right for the outside corner of this tract;

(7) Thence, along said curve to the right, being also an Access Denial Line having a radius of 2,565.00 feet, a tangent of 249.95 feet, an arc length of 498.33 feet, a delta of 11°07'53", a chord bearing of N 69°30'04" E, a chord distance of 497.55 feet to a 5/8" iron rod set for the inside corner of this tract;

(8) Thence, N 75°04'00" E, a distance of 387.77 feet, being also an Access Denial Line, to a 5/8" iron rod set on the beginning of the curve to the left for the outside corner of this tract;

(9) Thence, along said curve to the left, being also an Access Denial Line having a radius of 10,735.00 feet, a tangent of 258.91 feet, an arc length of 517.69 feet, a delta of 02°45'47", a chord bearing of N 73°41'07" E, a chord distance of 517.67 feet to a 5/8" iron rod set on the existing north right of way line of SH 48 for the northeast corner and end of an Access Denial Line of this tract;

(10) Thence, S 68°11'25" W, along the existing north right of way line of SH 48, a distance of 990.78 feet to a 1/2" iron rod set on the beginning of the curve to the left for the outside corner of this tract;

(11) Thence, continuing along the said existing north right of way line of SH 48 (a curve to the left) having a radius of 5,836.14 feet, a tangent of 1,211.12 feet, an arc length of 2,388.33 feet, a delta of 23°26'50", a chord bearing of S 56°28'00" W, a chord distance of 2,371.71 feet to a 5/8" iron rod set along the existing north right of way line of SH 48 for the southwest corner and the beginning of another Access Denial Line of this tract;

(12) Thence, N 40°40'58" E, a distance of 600.87 feet, being also an Access Denial Line, to a 5/8" iron rod set on the beginning of the curve to the right for the inside corner of this tract;

(13) Thence, along said curve to the right, being also an Access Denial Line having a radius of 2,565.00 feet, a tangent of 527.74 feet, an arc length of 1,040.96 feet, a delta of 23°15'09", a chord bearing of N 52°18'32" E, a chord distance of 1,033.83 feet to a 5/8" iron rod set for the inside corner of this tract;

(14) Thence, N 63°56'07" E, a distance of 30.33 feet, being also an Access Denial Line, to a 5/8" iron rod set for the inside corner of this tract;

(15) Thence, N 20°31'27" E, a distance of 72.76 feet, being also an Access Denial Line, to a 5/8" iron rod set for the inside corner of this tract;

(16) Thence, N 22°53'15" W, a distance of 1,983.30 feet, being also an Access Denial Line, to a 5/8" iron rod set on the beginning of the curve to the left for the inside corner of this tract;

(17) Thence, along said curve to the left, being also an end of an Access Denial Line, having a radius of 7,950.00 feet, a tangent of 117.33 feet, an arc length of 234.61 feet, a delta of 01°41'27", a chord bearing of N 27°15'11" W, a chord distance of 234.61 feet to the **POINT OF BEGINNING,** containing an area of 17.89 acres (779,311 square feet) of land, more or less.

TWO ADDITIONAL Access Denial Lines delineating a denial of access to the transportation facility from the adjacent property along the common boundary of State Highway 48 in Cameron County, Texas, and a tract of land described in the Warranty Deed recorded in Volume 528, Pages 5-7, and Volume 634, Pages 3-5 from Cameron County Deed Records, both conveyed to **BROWNSVILLE NAVIGATION DISTRICT OF CAMERON COUNTY**. Said Access Denial Lines being more particularly described by metes and bounds as follows:

(1.) COMMENCING on a 5/8" iron rod set at the intersection of the existing north right of way line of Brownville Port Isabel Highway and the east line of the 178.66 acres tract of share 30 & 31, Espiritu Santo Grant, Cameron County Texas, which is N 89°03'18" E 928.08 feet from the east line of share 31; THENCE as follows:

N 00°56'52" W (N 00°05'00" W), along the east line of the above mentioned property, a distance of 2,549.22 feet to a point on the north right of way line of State Highway 48, being also the beginning of a curve to the left. Thence, along the said curve to the left, being also the existing north right of way line of State Highway 48 having a radius of 23,032.32 feet, a tangent of 187.17 feet, an arc length of 374.33 feet, a delta of 00°55'52", a chord bearing of S 68°39'21" W, a chord distance of 374.32 feet to a found iron rod for a corner. Thence, S 68°11'25" W, continuing along the existing north right of way line of State Highway 48, a distance of 899.41 feet to a 5/8" iron rod with aluminum disk set at the **POINT OF BEGINNING** of the Access Denial Line:

Thence, S 68°11'25" W, continuing along the north right of way line of State Highway 48, being also a Access Denial Line, a distance of 404.72 feet to a 5/8" iron rod set at the end of the Access Denial Line;

(2.) COMMENCING on a 5/8" iron rod set on the intersection of the existing north right of way line of Brownville Port Isabel Highway and the east line of the 178.66 acres tract of share 30 & 31, Espiritu Santo Grant, Cameron County Texas, which is N 89°03'18" E 928.08 feet from the east line of share 31; THENCE as follows:

N 00°56'52" W (N 00°05'00" W), along the east line of the above mentioned property, a distance of 2,549.22 feet to a point on the north right of way line of State Highway 48, being also the beginning of a curve to the left. Thence, along the said curve to the left, being also the existing north right of way line of State Highway 48 having a radius of 23,032.32 feet, a tangent of 187.17 feet, an arc length of 374.33 feet, a delta of 00°55'52", a chord bearing of S 68°39'21" W, a chord distance of 374.32 feet to a found iron rod for a corner. Thence, S 68°11'25" W, continuing along the existing north right of way line of State Highway 48, a distance of 2,294.92 feet to a point on the beginning of a curve to the left. Thence, along the said curve to the left, being also the existing north

right of way line of State Highway 48 having a radius of 5,836.14 feet, a tangent of 1,211.12 feet, an arc length of 2,388.34 feet, a delta of 23°56'50", a chord bearing of S 56°28'00" W, a chord distance of 2,371.71 feet to 5/8" iron rod with aluminum disk set at

the beginning of the curve to the left and the **POINT OF BEGINNING** of the Access Denial Line:

Thence, along the said curve to the left, being also a Access Denial Line having a radius of 5,836.14 feet, a tangent of 326.24 feet, an arc length of 651.79 feet, a delta of 06°23'56", a chord bearing of S 41°32'37" W, a chord distance of 651.45 feet to a 5/8" iron rod at the end of this Access Denial Line;

Access is prohibited across the "Access Denial Line" To the highway facility from the remainder of the abutting property.

Notes:

(1.) The Point of Beginning of this description has coordinates of X = 1342582.4060 and Y = 16514508.6275; All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), South Zone. All coordinates shown are surface and maybe converted to grid by multiplying by TxDOT conversion factor of 1.00004000200;

(2.) The Point of Beginning of the additional description no. 1 has coordinates of X = 1345471.2600 and Y = 16513132.3300; All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), South Zone. All coordinates shown are surface and maybe converted to grid by multiplying by TxDOT conversion factor of 1.00004000200;

(3.) The Point of Beginning of the additional description no. 2 has coordinates of X = 1342198.670 and Y = 16511303.6800; All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), South Zone. All coordinates shown are surface and maybe converted to grid by multiplying by TxDOT conversion factor of 1.00004000200;

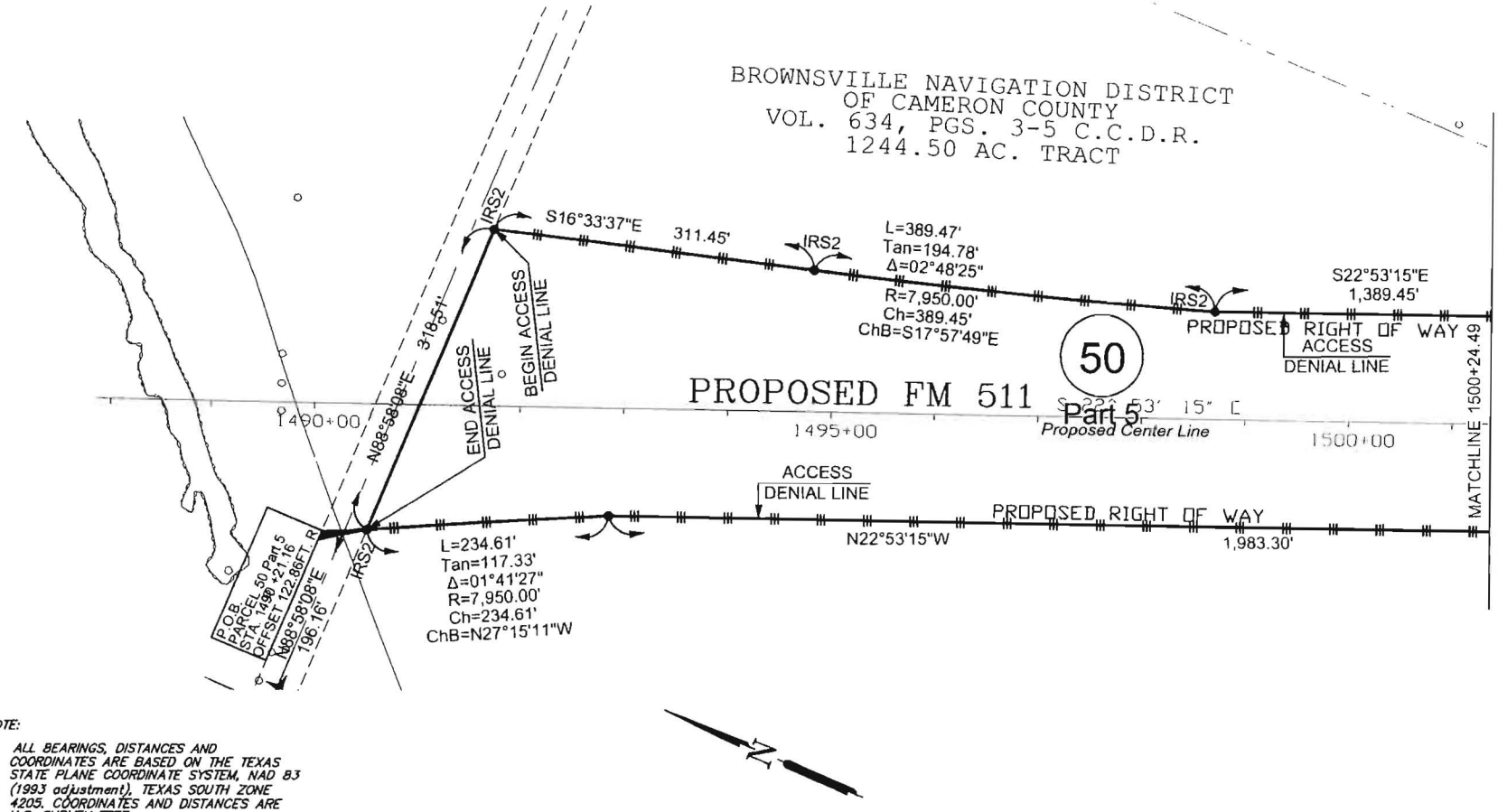
I, James Aranda, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

James Aranda 7/26/07

James Aranda, R.P.L.S. Date
Texas Registration No. 4442

RPLS SEAL

STATE OF TEXAS
REGISTERED
JAMES ARANDA
4442
PROFESSIONAL
LAND SURVEYOR



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COMMON OWNERSHIP LINE		1/2 REBAR SET	IRS
EASEMENT LINE		IRON PIPE FOUND	IPF
PARCEL NUMBER	(25)	IRON ROD FOUND	IRF
EXISTING CENTERLINE		POWER POLE FOUND	PPF
PROPOSED CENTERLINE		"X" CUT ON CONCRETE	X
ACCESS DENIAL LINE		COTTON PICKER SPINDLE SET	CPS
CENTERLINE	C.L.		
RIGHT OF WAY	R.O.W.		

150 0 150 300

Scale 1" = 150'

STATE OF TEXAS REGISTERED JAMES ARANDA 4442 PROFESSIONAL LAND SURVEYOR

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ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY

TEXAS DEPARTMENT OF TRANSPORTATION

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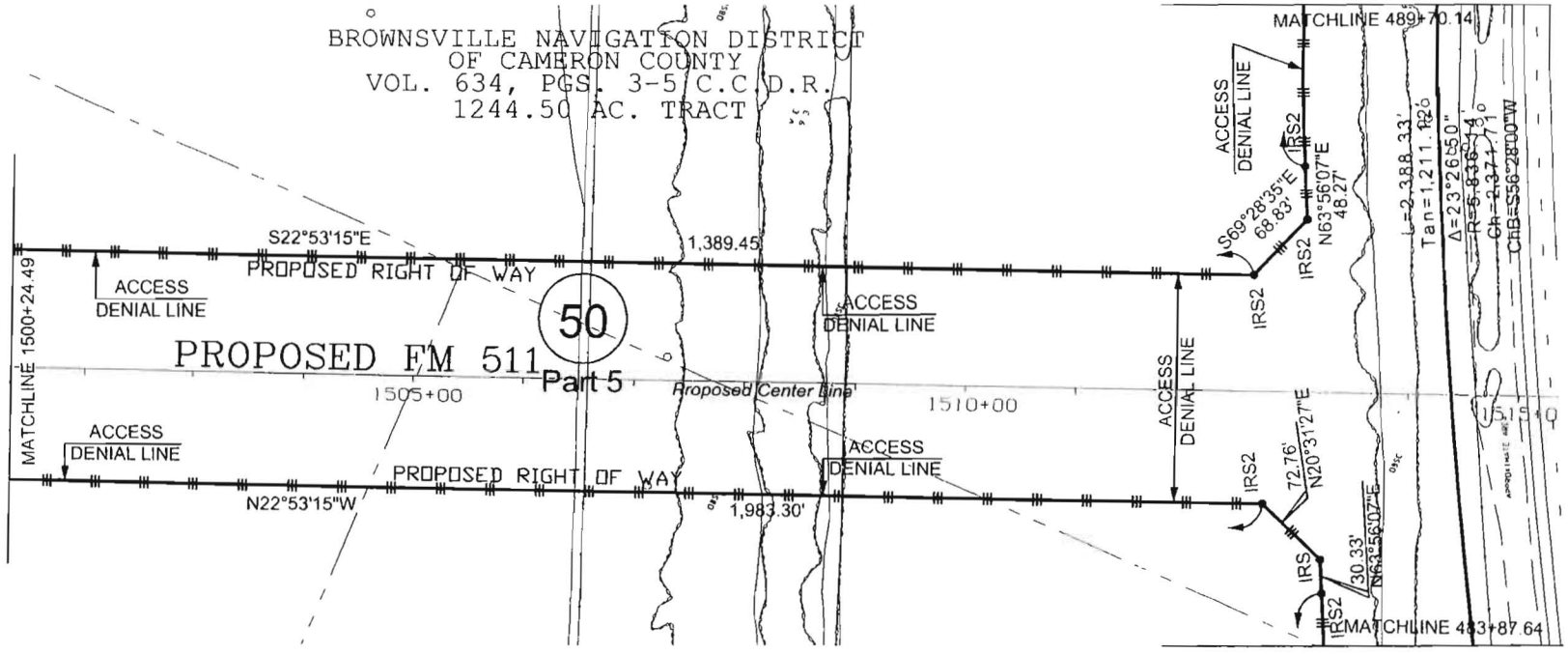

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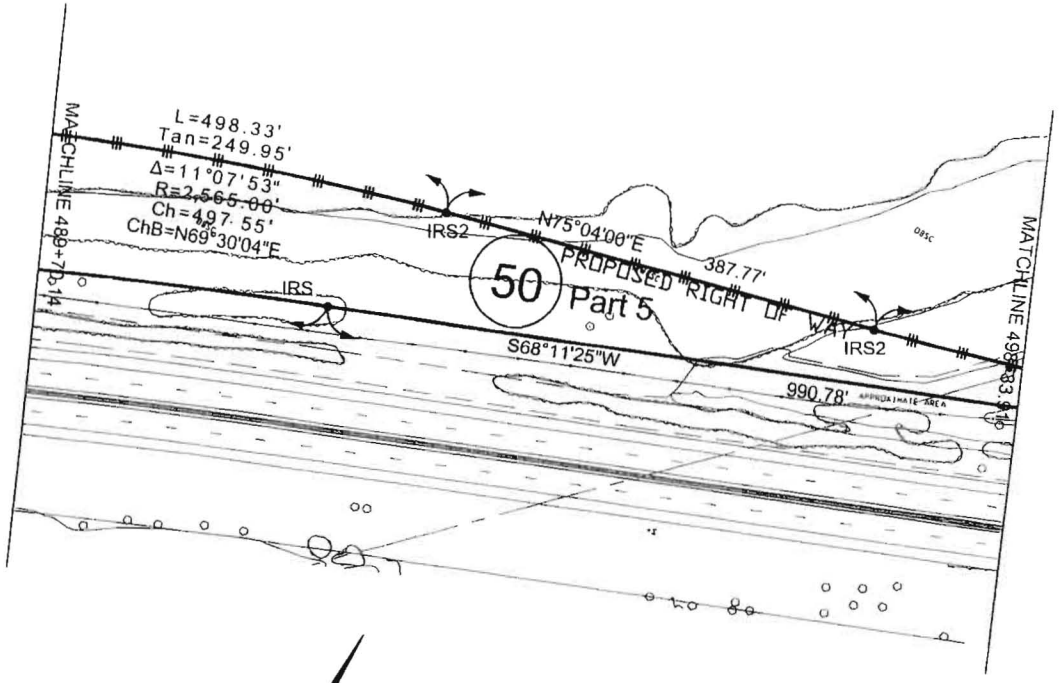

Scale 1" = 150'

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1552 DOVE AVENUE, 78504/P.O. BOX 3600, 78502/McALLEN, TEXAS
PH: 956-631-0944/FAX: 956-631-0952/E-MAIL: aranda@aaplm.com

TEXAS DEPARTMENT OF TRANSPORTATION

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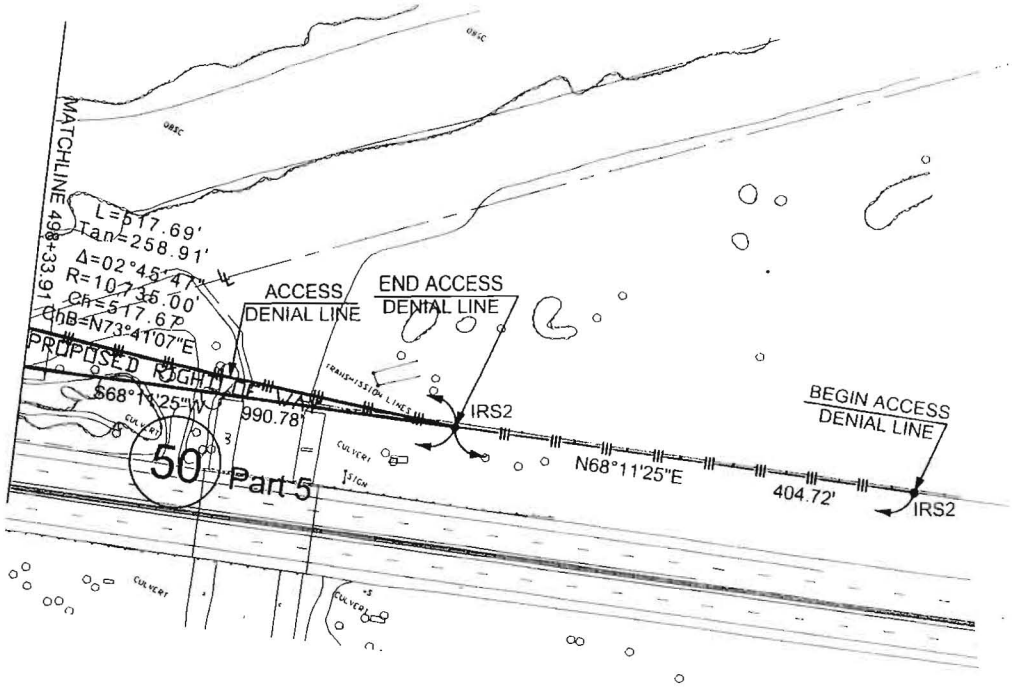

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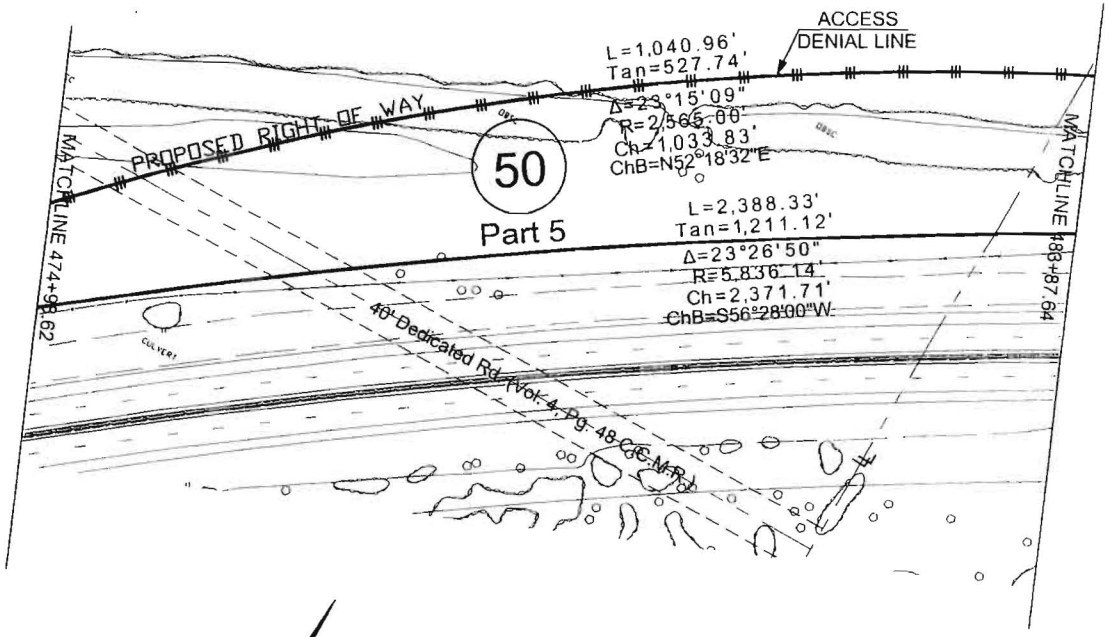
JAMES ARANDA, R.P.L.S. DATE: 7/26/07

ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY
1552 TOWE AVENUE, 78504/P.O. BOX 3000, 78501/McALLEN, TEXAS
PH: 956-631-0914/FAX: 956-631-0932/E-MAIL: [illegible]

TEXAS DEPARTMENT OF TRANSPORTATION

DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 50 PART 5	CAMERON
ROW CSJ	**PROJECT NAME**	**DATE OF SURVEY**
		03-01-2004
0684-01-060	FM 511 R.O.W.	**REVISION DATE**
		06-26-2007
ROW ACQUISITION		**SHEET NO.**
779,311 Sq. Ft./17.89 acres		Page 9 of 13 Pages



NOTE:

1. ALL BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1993 adjustment), TEXAS SOUTH ZONE 4205. COORDINATES AND DISTANCES ARE U.S. SURVEY FEET.
2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00004000200
3. ALL BEARINGS AND DISTANCES IN PARENTHESIS "()" ARE RECORDED.

LEGEND:

EXIST. ROW LINE		POINT OF BEGINNING	P.O.B.
LOT LINE		BEGINNING OF PROJECT	B.O.P.
PROPERTY LINE		END OF PROJECT	E.O.P.
FENCE LINE		5/8 REBAR SET W/ ALUMINUM DISK	IRS2
COMMON OWNERSHIP LINE		1/2 REBAR SET	IRS
EASEMENT LINE		IRON PIPE FOUND	IPF
PARCEL NUMBER	25	IRON ROD FOUND	IRF
EXISTING CENTERLINE		POWER POLE FOUND	PPF
PROPOSED CENTERLINE		"X" CUT ON CONCRETE	X
ACCESS DENIAL LINE		COTTON PICKER SPINDLE SET	CPS
CENTERLINE	C.L.		
RIGHT OF WAY	R.O.W.		

N

150 0 150 300

1" = 150'

STATE OF TEXAS REGISTERED JAMES ARANDA 4442 PROFESSIONAL LAND SURVEYOR

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT

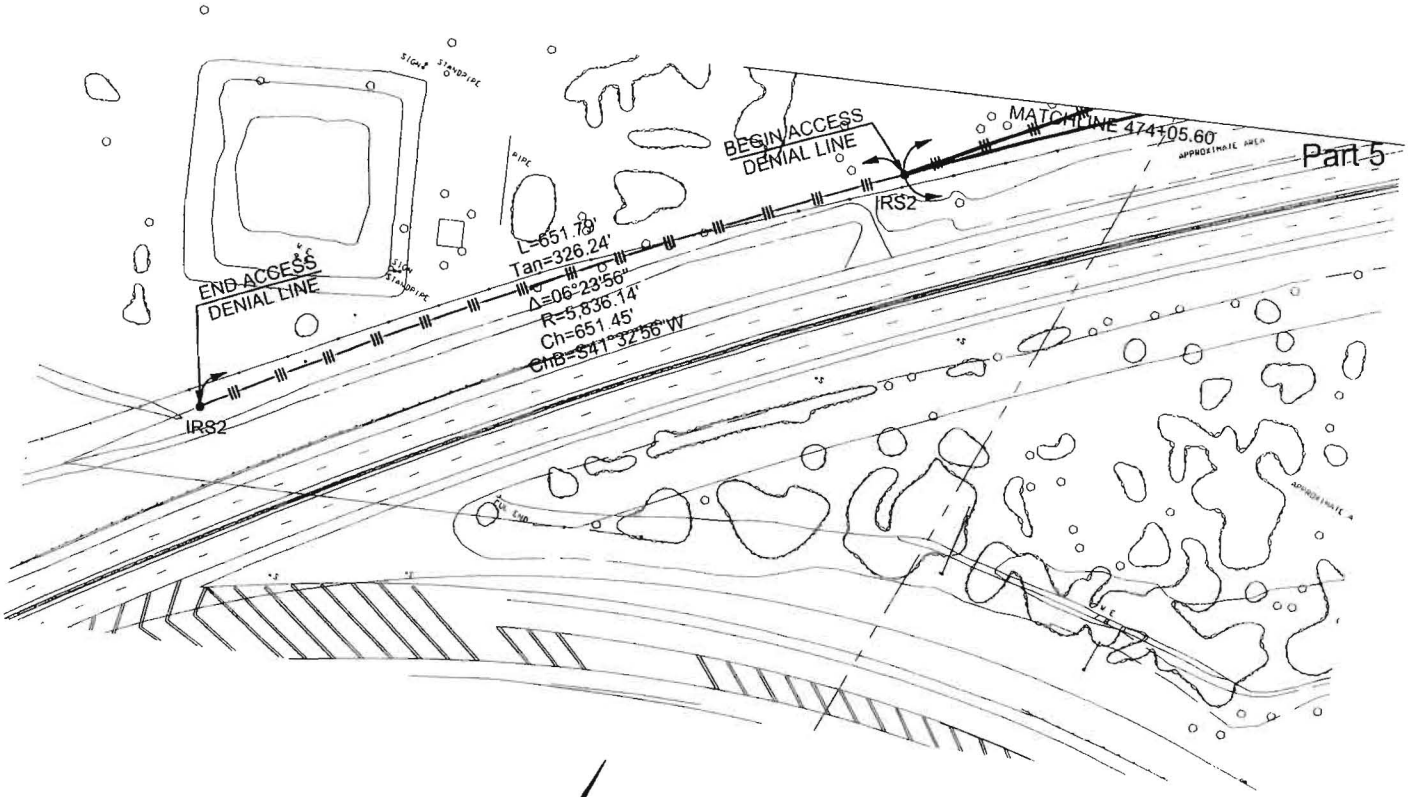
James Aranda 7/26/07

JAMES ARANDA, R.P.L.S. DATE:

ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY
1553 DOVE AVENUE, 78504/P.O. BOX 3600, 78501/McALLEN, TEXAS
PH. 956-631-0944/FAX 956-631-0997/E MAIL

TEXAS DEPARTMENT OF TRANSPORTATION

DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 50 PART 5	CAMERON
ROW CSJ	PROJECT NAME	DATE OF SURVEY
0684-01-060	FM 511 R.O.W.	03-01-2004
		REVISION DATE
		06-26-2007
ROW ACQUISITION		SHEET NO.
779,311 Sq. Ft./17.89 acres		Page 10 of 13 Pages



NOTE:

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3. ALL BEARINGS AND DISTANCES IN PARENTHESIS "()" ARE RECORDED.

LEGEND:

EXIST. ROW LINE		POINT OF BEGINNING	P.O.B.
LOT LINE	L	BEGINNING OF PROJECT	B.O.P.
PROPERTY LINE	P	END OF PROJECT	E.O.P.
FENCE LINE		5/8 REBAR SET W/ ALUMINUM DISK	IRS2
COMMON OWNERSHIP LINE	Z	1/2 REBAR SET	IRS
EASEMENT LINE		IRON PIPE FOUND	IPF
PARCEL NUMBER	29	IRON ROD FOUND	IRF
EXISTING CENTERLINE		POWER POLE FOUND	PPF
PROPOSED CENTERLINE		"X" CUT ON CONCRETE	X
ACCESS DENIAL LINE		COTTON PICKER SPINDLE SET	CPS
CENTERLINE	C.L.		
RIGHT OF WAY	R.O.W.		

N

150 0 150 300

Scale 1" = 150'

STATE OF TEXAS REGISTERED JAMES ARANDA 4442 PROFESSIONAL LAND SURVEYOR

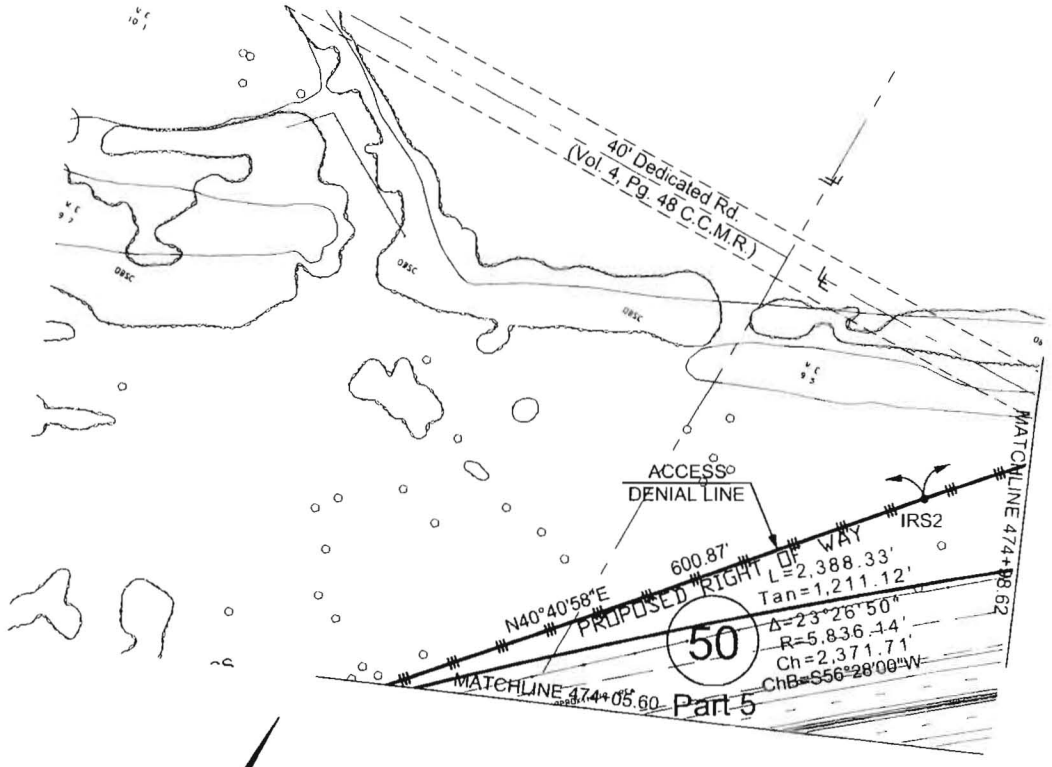
A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT

JAMES ARANDA, R.P.L.S. DATE: 7/26/07

ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY
1553 DOVE AVENUE, 78504/P.O. BOX 3600, 78501/McALLEN, TEXAS
PH: 956-631-0914/FAX: 956-631-0992/E-MAIL: bob@aandainc.com

TEXAS DEPARTMENT OF TRANSPORTATION

DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 50 PART 5	CAMERON
ROW CSJ	**PROJECT NAME**	**DATE OF SURVEY**
0684-01-060	FM 511 R.O.W.	03-01-2004
		REVISION DATE 06-26-2007
ROW ACQUISITION		**SHEET NO.**
779,311 Sq. Ft./17.89 acres		Page 11 of 13 Pages



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3. ALL BEARINGS AND DISTANCES IN PARENTHESIS "()" ARE RECORDED.

LEGEND:

EXIST. ROW LINE		POINT OF BEGINNING	P.O.B.
LOT LINE		BEGINNING OF PROJECT	B.O.P.
PROPERTY LINE		END OF PROJECT	E.O.P.
FENCE LINE		5/8 REBAR SET W/ ALUMINUM DISK	IRS2
COMMON OWNERSHIP LINE			
EASEMENT LINE			
PARCEL NUMBER	(25)	1/2 REBAR SET	IRS
EXISTING CENTERLINE		IRON PIPE FOUND	IPF
PROPOSED CENTERLINE		IRON ROD FOUND	IRF
ACCESS DENIAL LINE		POWER POLE FOUND	PPF
CENTERLINE	C.L.	"X" CUT ON CONCRETE	X
RIGHT OF WAY	R.O.W.	COTTON PICKER SPINDLE SET	CPS

N

150 0 150 300

Scale 1" = 150'

STATE OF TEXAS
REGISTERED
JAMES ARANDA
4442
PROFESSIONAL
LAND SURVEYOR

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT

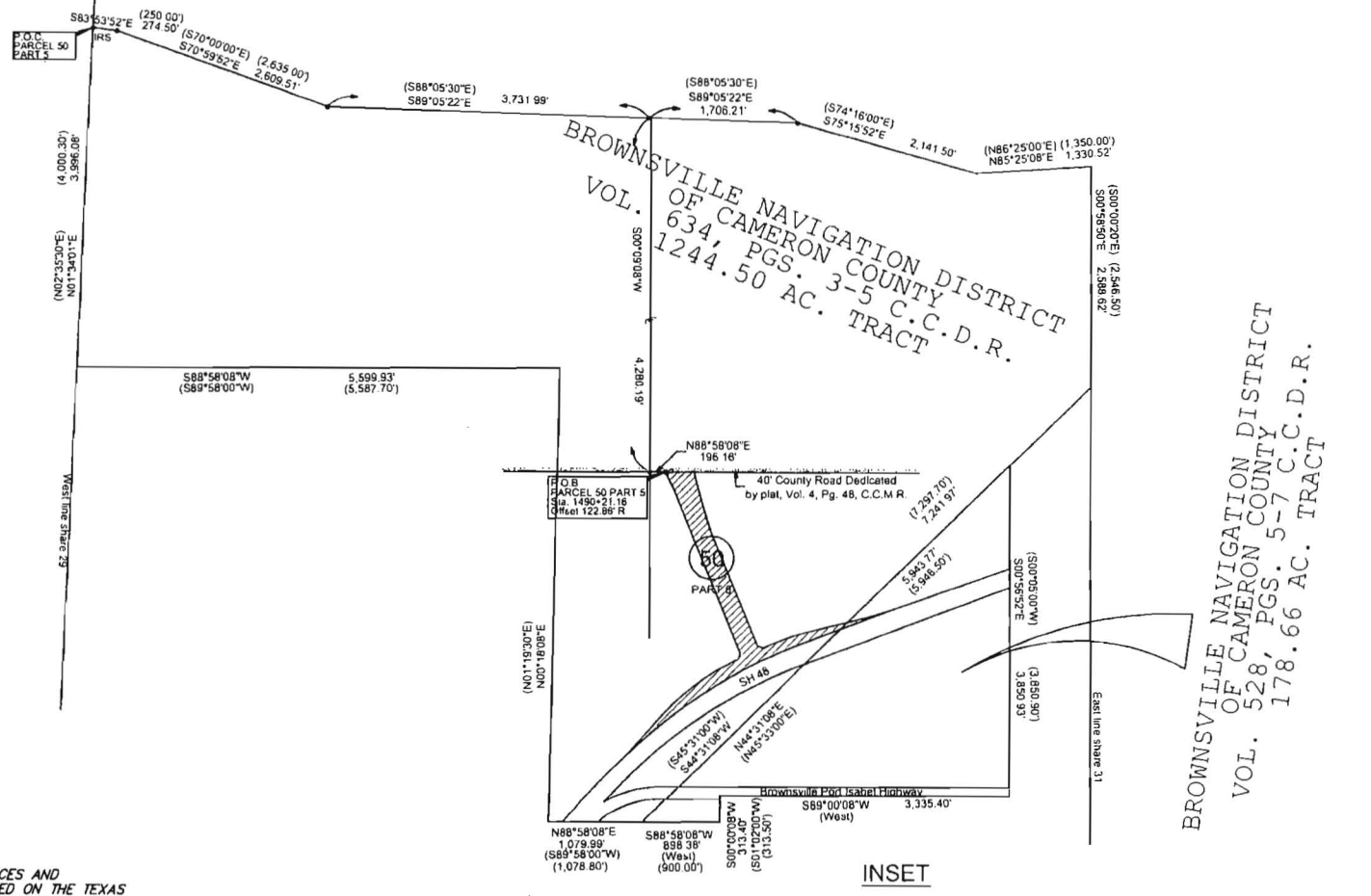
James Aranda 7/26/07

JAMES ARANDA, R.P.L.S. DATE:

ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY
1532 BOW AVENUE, 78504/P.O. BOX 3600, 78501/McALLEN, TEXAS
PH: 956-631-0944/FAX: 956-631-0992/E-MAIL: OFFICE@AANDA.COM

TEXAS DEPARTMENT OF TRANSPORTATION

DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 50 PART 5	CAMERON
ROW CSJ	**PROJECT NAME**	**DATE OF SURVEY**
0684-01-060	FM 511 R.O.W.	03-01-2004
		REVISION DATE
		06-26-2007
ROW ACQUISITION		**SHEET NO.**
779,311 Sq. Ft./17.89 acres		Page 12 of 13 Pages



INSET

NOTE:

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3. ALL BEARINGS AND DISTANCES IN PARENTHESIS "()" ARE RECORDED.

LEGEND:

EXIST. ROW LINE		POINT OF BEGINNING	P.O.B.
LOT LINE		BEGINNING OF PROJECT	B.O.P.
PROPERTY LINE		END OF PROJECT	E.O.P.
FENCE LINE		5/8 REBAR SET W/ ALUMINUM DISK	IRS2
COMMON OWNERSHIP LINE		1/2 REBAR SET	IRS
EASEMENT LINE		IRON PIPE FOUND	IPF
PARCEL NUMBER	(29)	IRON ROD FOUND	IRF
EXISTING CENTERLINE		POWER POLE FOUND	PPF
PROPOSED CENTERLINE		"X" CUT ON CONCRETE	X
ACCESS DENIAL LINE		COTTON PICKER SPINDLE SET	CPS
CENTERLINE	C.L.		
RIGHT OF WAY	R.O.W.		

N

Not to Scale

STATE OF TEXAS REGISTERED JAMES ARANDA 4442 PROFESSIONAL LAND SURVEYOR

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT

James Aranda 7/26/07

JAMES ARANDA, R.P.L.S. DATE:

ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY
1552 BOWIE AVENUE, 78504/P.O. BOX 3800, 78501/McALLEN, TEXAS
PH: 956-631-6944/FAX: 956-631-6992/E-MAIL: [illegible]

TEXAS DEPARTMENT OF TRANSPORTATION

DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 50 PART 5	CAMERON
ROW CSJ	PROJECT NAME	DATE OF SURVEY
0684-01-060	FM 511 R.O.W.	03-01-2004
		REVISION DATE
		06-26-2007
ROW ACQUISITION		SHEET NO.
779,311 Sq. Ft./17.89 acres		Page 13 of 13 Pages

County: Cameron
Highway: FM 511
Limits: From US 77/83 to SH 48
R.O.W. CSJ: 0684-01-060

Property Description for
Parcel 66

A 5.97 acres (259,952 square feet) of land, more or less, lying in the 1,244.50 acres, more or less, tract of land out of Shares 29, 30, and 31, and being out of the 178.66 acres, more or less, tract of land out of shares 30 & 31 all of Espiritu Santo Grant, Cameron County Texas. Same also being a part or portion of the 1,244.50 acres tract of land described in the deed recorded in Volume 634, Pages 3-5, and also being part or portion of the 178.66 acres tract of land described in the Warranty Deed recorded in Volume 528, Pages 5-7 all from Cameron County Deed Records, conveyed to **BROWNSVILLE NAVIGATION DISTRICT OF CAMERON COUNTY**. Said 5.97 acres (259,952 square feet) being more particularly described by metes and bounds as follows;

COMMENCING on a 5/8" iron rod set on the intersection of the existing north right of way line of Brownville Port Isabel Highway and the east line of the 178.66 acres tract of land mentioned above out of shares 30 & 31, Espiritu Santo Grant, Cameron County Texas, which is N 89°03'18" E 928.08 feet from the east line of share 31; THENCE as follows:

N 00°56'52" W, along the east line of the said 178.66 acres tract, to the intersection of the existing south right of way line of SH 48, a distance of 2,322.24 feet to a point on the beginning of the curve to the left; Thence, along the existing south right of way line of SH 48, being also a curve to the left having a radius of 22,819.06 feet, a tangent of 146.74 feet, an arc length of 293.48 feet, a delta of 00°44'13", a chord bearing of S 68°33'31" W, a chord distance of 293.48 feet to a point; Thence S 68°11'25" W, continuing along the existing south right of way line of SH 48, a distance of 1,148.78 feet, a 5/8" iron rod set on the beginning of the curve to the left, for the most northeasterly corner and also the beginning of a Access Denial Line, and the **POINT OF BEGINNING** of this tract:

(1) Thence, along said curve to the left, being also a Access Denial Line, having a radius of 10,731.00 feet, a tangent of 424.34 feet, an arc length of 848.27 feet, a delta of 04°31'45", a chord bearing of S 63°24'55" W, a chord distance of 848.01 feet to a 5/8" iron rod set for a corner of this tract;

(2) Thence, S 61°09'03" W, being also a Access Denial Line, a distance of 325.32 feet to a 5/8" iron rod set on the beginning of the curve to the right for a corner of this tract;

(3) Thence, along said curve to the right, being also a Access Denial Line, having a radius of 8,069.00 feet, a tangent of 196.09 feet, an arc length of 392.14 feet, a delta of 02°47'04", a chord bearing of S 62°32'35" W, a chord distance of 392.07 feet to a 5/8" iron rod set for a corner of this tract;

(4) Thence, S 63°56'07" W, passing a 5/8" iron rod set at a distance of 43.49 feet, to the end of a Access Denial Line, at a distance of 336.07 feet passing another 5/8" iron rod set for the beginning of another Access Denial Line and continuing a total distance of 420.61 feet to a 5/8" iron rod set on the beginning of the curve to the left for a corner of this tract;

(5) Thence, along said curve to the left, being also a Access Denial Line, having a radius of 4,931.00 feet, a tangent of 577.44 feet, an arc length of 1,149.65 feet, a delta of 13°21'30", a chord bearing of S 57°15'22" W, a chord distance of 1,147.04 feet to a 5/8" iron rod set for a corner of this tract;

(6) Thence, S 50°34'37" W, being also a Access Denial Line, a distance of 340.65 feet to a 5/8" iron rod set on the beginning of the curve to the left for a corner of this tract;

(7) Thence, along said curve to the left, being also a Access Denial Line, having a radius of 3,031.00 feet, a tangent of 77.19 feet, an arc length of 154.35 feet, a delta of 02°55'04", a chord bearing of S 49°07'05" W, a chord distance of 154.34 feet to the existing south right of way line of SH 48, a 5/8" iron rod set on the beginning of the curve to the right for the most southwesterly corner and end of a Access Denial Line of this tract;

(8) Thence, along the existing south right of way line of SH 48, and also along said curve to the right, having a radius of 5,622.88 feet, a tangent of 1,276.68 feet, an arc length of 2,510.77 feet, a delta of 25°35'03", a chord bearing of N 55°23'53" E, a chord distance of 2,489.98 feet to a 1/2" iron rod set for a corner of this tract;

(9) Thence, N 68°11'25" E, a distance of 1,146.14 feet to the **POINT OF BEGINNING**, containing an area of 5.96 acres (259,952 square feet) of land, more or less

TWO ADDITIONAL Access Denial Lines delineating a denial of access to the transportation facility from the adjacent property along the common boundary of State Highway 48 in Cameron County, Texas, and a tract of land described in the deed recorded in Volume 634, Pages 3-5, and in the Warranty Deed recorded in Volume 528, Pages 5-7 all from Cameron County Deed Records, both conveyed to **BROWNSVILLE NAVIGATION DISTRICT OF CAMERON COUNTY.** Said Access Denial Lines being more particularly described by metes and bounds as follows:

(1.) COMMENCING on a 5/8" iron rod set on the intersection of the existing north right of way line of Brownville Port Isabel Highway and the east line of the said 178.66 acres tract out of shares 30 & 31, Espiritu Santo Grant, Cameron County Texas, which is N 89°03'18" E 928.08 feet from the east line of share 31; THENCE as follows:

N 00°56'52" W, along the east line of the said 178.66 acres tract, to the intersection of the existing south right of way line of SH 48, a distance of 2,322.24 feet to a point on the beginning of the curve to the left; Thence, along the existing south right of way line of SH 48, being also a curve to the left having a radius of 22,819.06 feet, a tangent of 146.74 feet, an arc length of 293.48 feet, a delta of 00°44'13", a chord bearing of S 68°33'31" W, a chord distance of 293.48 feet to a point; Thence S 68°11'25" W, continuing along the existing south right of way line of SH 48, a distance of 430.98 feet to a 5/8" iron rod with aluminum disk set at the **POINT OF BEGINNING** of the Access Denial Line:

Thence, S 68°11'25" W, continuing along the existing south right of way line of State Highway 48, being also a Access Denial Line, a distance of 717.80 feet to a 5/8" iron rod set at the end of the Access Denial Line;

(2.) COMMENCING on a 5/8" iron rod set on the intersection of the existing north right of way line of Brownville Port Isabel Highway and the east line of the said 178.66 acres tract out of shares 30 & 31, Espiritu Santo Grant, Cameron County Texas, which is N 89°03'18" E 928.08 feet from the east line of share 31; THENCE as follows:

N 00°56'52" W, along the east line of the said 178.66 acres tract, to the intersection of the existing south right of way line of SH 48, a distance of 2,322.24 feet to a point on the beginning of the curve to the left;

Thence, along the existing south right of way line of SH 48, being also a curve to the left having a radius of 22,819.06 feet, a tangent of 146.74 feet, an arc length of 293.48 feet, a delta of 00°44'13", a chord bearing of S 68°33'31" W, a chord distance of 293.48 feet to a point;

Thence S 68°11'25" W, continuing along the existing south right of way line of SH 48, a distance of 1,148.78 feet to a 5/8" iron rod set on the beginning of the curve to the left for a corner;

Thence, along said curve to the left, having a radius of 10,731.00 feet, a tangent of 424.34 feet, an arc length of 848.27 feet, a delta of 04°31'45", a chord bearing of S 63°24'55" W, a chord distance of 848.01 feet to a 5/8" iron rod set for a corner;

Thence, S 61°09'03" W, a distance of 325.32 feet to a 5/8" iron rod set on the beginning of the curve to the right for a corner;

Thence, along said curve to the right, having a radius of 8,069.00 feet, a tangent of 196.09 feet, an arc length of 392.14 feet, a delta of 02°47'04", a chord bearing of S 62°32'35" W, a chord distance of 392.07 feet to a 5/8" iron rod set for a corner;

Thence, S 63°56'07" W, a distance of 420.61 feet to a 5/8" iron rod set on the beginning of the curve to the left for a corner;

Thence, along said curve to the left, having a radius of 4,931.00 feet, a tangent of 577.44 feet, an arc length of 1,149.65 feet, a delta of 13°21'30", a chord bearing of S 57°15'22" W, a chord distance of 1,147.04 feet to a 5/8" iron rod set for a corner;

Thence, S 50°34'37" W, a distance of 340.65 feet to a 5/8" iron rod set on the beginning of the curve to the left for a corner;

Thence, along said curve to the left, having a radius of 3,031.00 feet, a tangent of 77.19 feet, an arc length of 154.35 feet, a delta of 02°55'04", a chord bearing of S 49°07'05" W, a chord distance of 154.34 feet to the existing south right of way line of SH 48, a 5/8" iron rod with aluminum disk set on the beginning of the curve to the left and the **POINT OF BEGINNING** of the Access Denial Line:

Thence, continuing along the existing south right of way line of State Highway 48, and along the said curve to the left, being also a Access Denial Line, having a radius of 5,622.88 feet, a tangent of 74.85 feet, an arc length of 149.70 feet, a delta of 01°31'32", a chord bearing of S 41°50'35" W, a chord distance of 149.70 feet to a 5/8" iron rod set for a corner;

Thence, S 66°54'57" W, a along the existing south right of way line of SH 48, to the beginning of the curve to the left, a distance of 30.23 feet to a 5/8" iron rod set for a corner;

Thence, along the said curve to the left, having a radius of 3,031.00 feet, a tangent of 90.61 feet, an arc length of 181.18 feet, a delta of 03°25'29", a chord bearing of S 42°35'24" W, a chord distance of 181.15 feet to the north right of way line Brownville Port Isabel Highway, a 5/8" iron rod set for a corner and end of a Access Denial Line.

Access is prohibited across the "Access Denial Line" To the highway facility from the remainder of the abutting property.

Notes:

(1.) The Point of Beginning of this description has coordinates of X = 1345318.9689 and Y = 16512841.7006; All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), South Zone. All coordinates shown are surface and maybe converted to grid by multiplying by TxDOT conversion factor of 1.00004000200;

(2.) The Point of Beginning of the additional description no. 1 has coordinates of X = 1345985.3900 and Y = 16513108.3800; All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), South Zone. All coordinates shown are surface and maybe converted to grid by multiplying by TxDOT conversion factor of 1.00004000200;

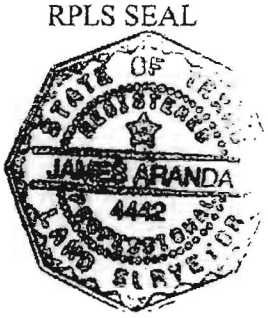
(3.) The Point of Beginning of the additional description no. 2 has coordinates of X = 1342205.3300 and Y = 16511001.890; All bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), South Zone. All coordinates shown are surface and maybe converted to grid by multiplying by TxDOT conversion factor of 1.00004000200;

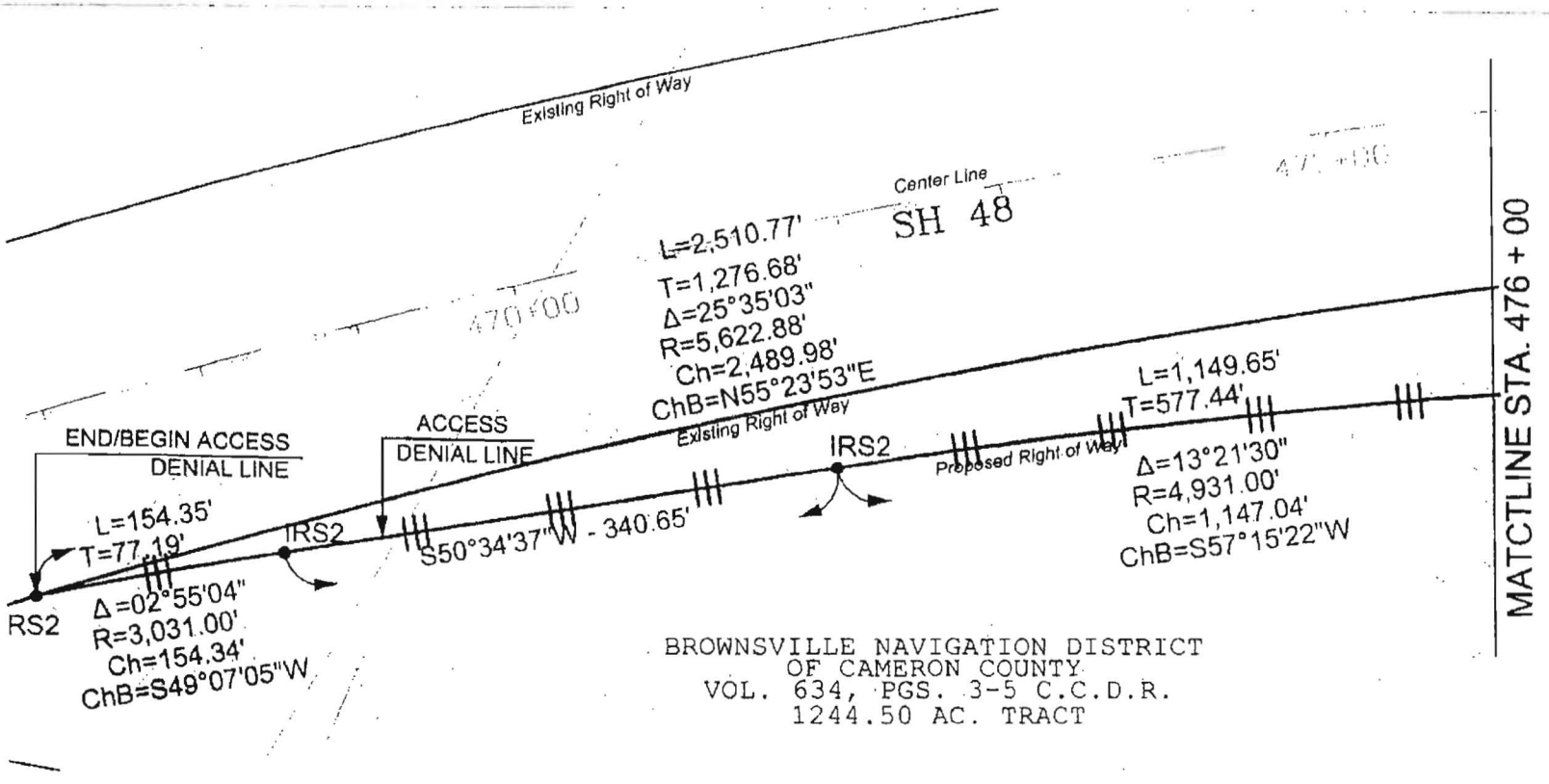
I, James Aranda, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

James Aranda 11/30/05

James Aranda, R.P.L.S. Date
Texas Registration No. 4442

RPLS SEAL





BROWNSVILLE NAVIGATION DISTRICT
OF CAMERON COUNTY
VOL. 634, PGS. 3-5 C.C.D.R.
1244.50 AC. TRACT

NOTE:

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3. ALL BEARINGS AND DISTANCES IN PARENTHESIS "()" ARE RECORDED.

LEGEND

EXIST. ROW LINE		POINT OF BEGINNING	P.O.B.
PROPERTY LINE		BEGINNING OF PROJECT	B.O.P.
FENCE LINE		END OF PROJECT	E.O.P.
COMMON OWNERSHIP LINE		5/8 REBAR SET W/ ALUMINUM DISK	IRS2
EASEMENT LINE		1/2 REBAR SET	IRS
PARCEL NUMBER	25	IRON PIPE FOUND	IPF
EXISTING CENTERLINE		IRON ROD FOUND	IRF
PROPOSED CENTERLINE		POWER POLE FOUND	PPF
ACCESS DENIAL LINE		"X" CUT ON CONCRETE	X
CENTERLINE	C.L.	COTTON PICKER SPINDLE SET	CPS
RIGHT OF WAY	R.O.W.		

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT

JAMES ARANDA, R.P.L.S. DATE: 11/30/05

100 0 100

Scale 1" = 10

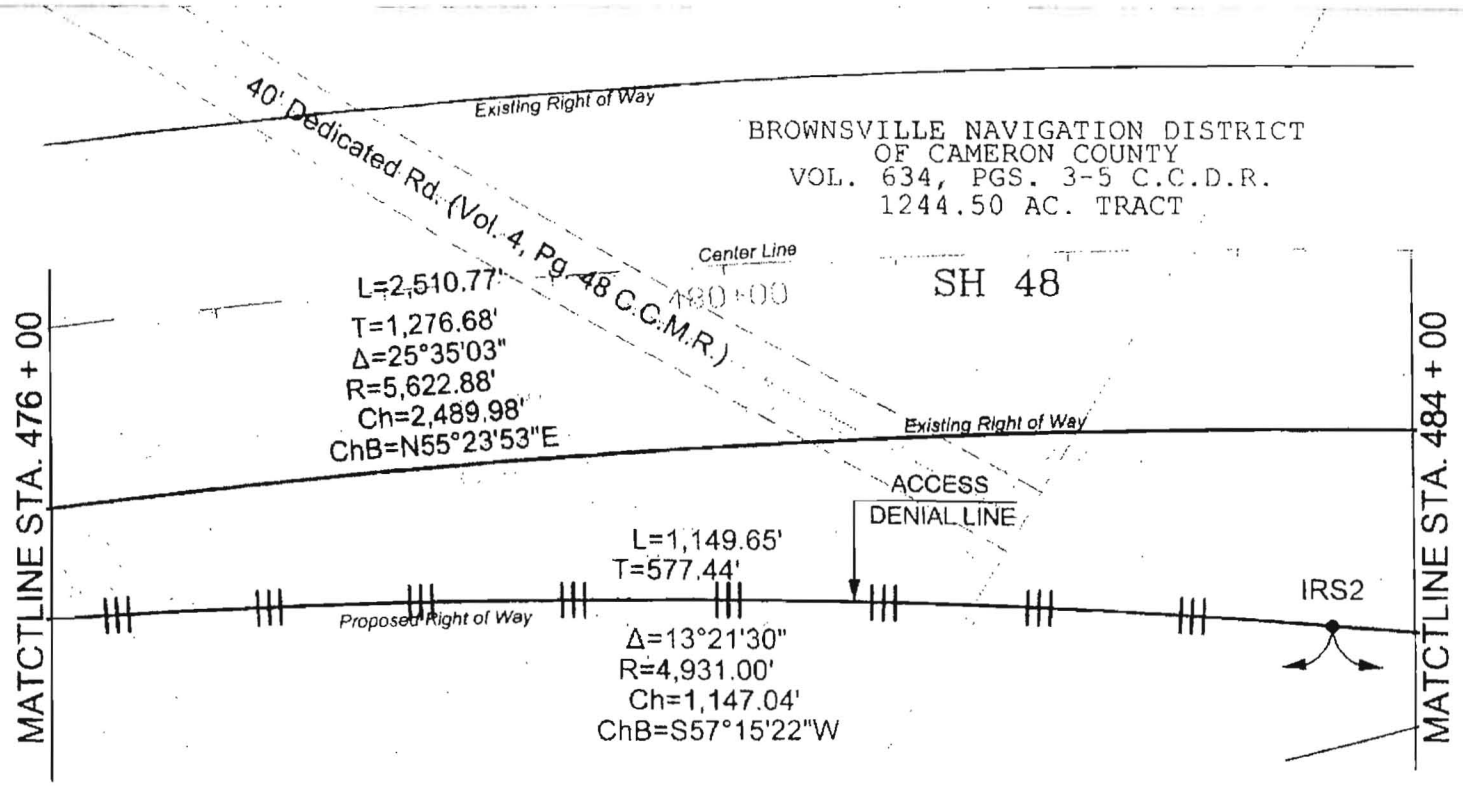
ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY

TEXAS DEPARTMENT OF TRANSPORTATION

DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 66	CAMERON
ROW CSJ	PROJECT NAME	DATE OF SURVEY
0684-01-060	FM 511 R.O.W.	03-01-2004
		REVISION DATE

ROW ACQUISITION 259,952 Sq. Ft./5.97 acres

SHEET NO. Page 7 of 11 Pages



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LEGEND

EXIST. ROW LINE		POINT OF BEGINNING	P.O.B.
PROPERTY LINE		BEGINNING OF PROJECT	B.O.P.
FENCE LINE		END OF PROJECT	E.O.P.
COMMON OWNERSHIP LINE		5/8 REBAR SET W/ ALUMINUM DISK	IRS2
EASEMENT LINE		1/2 REBAR SET	IRS
PARCEL NUMBER	99	IRON PIPE FOUND	IPF
EXISTING CENTERLINE		IRON ROD FOUND	IRF
PROPOSED CENTERLINE		POWER POLE FOUND	PPF
ACCESS DENIAL LINE		"X" CUT ON CONCRETE	X
CENTERLINE	C.L.	COTTON PICKER SPINDLE SET	CPS
RIGHT OF WAY	R.O.W.		

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

JAMES ARANDA, R.P.L.S. DATE: 11/30/05

100 0 100

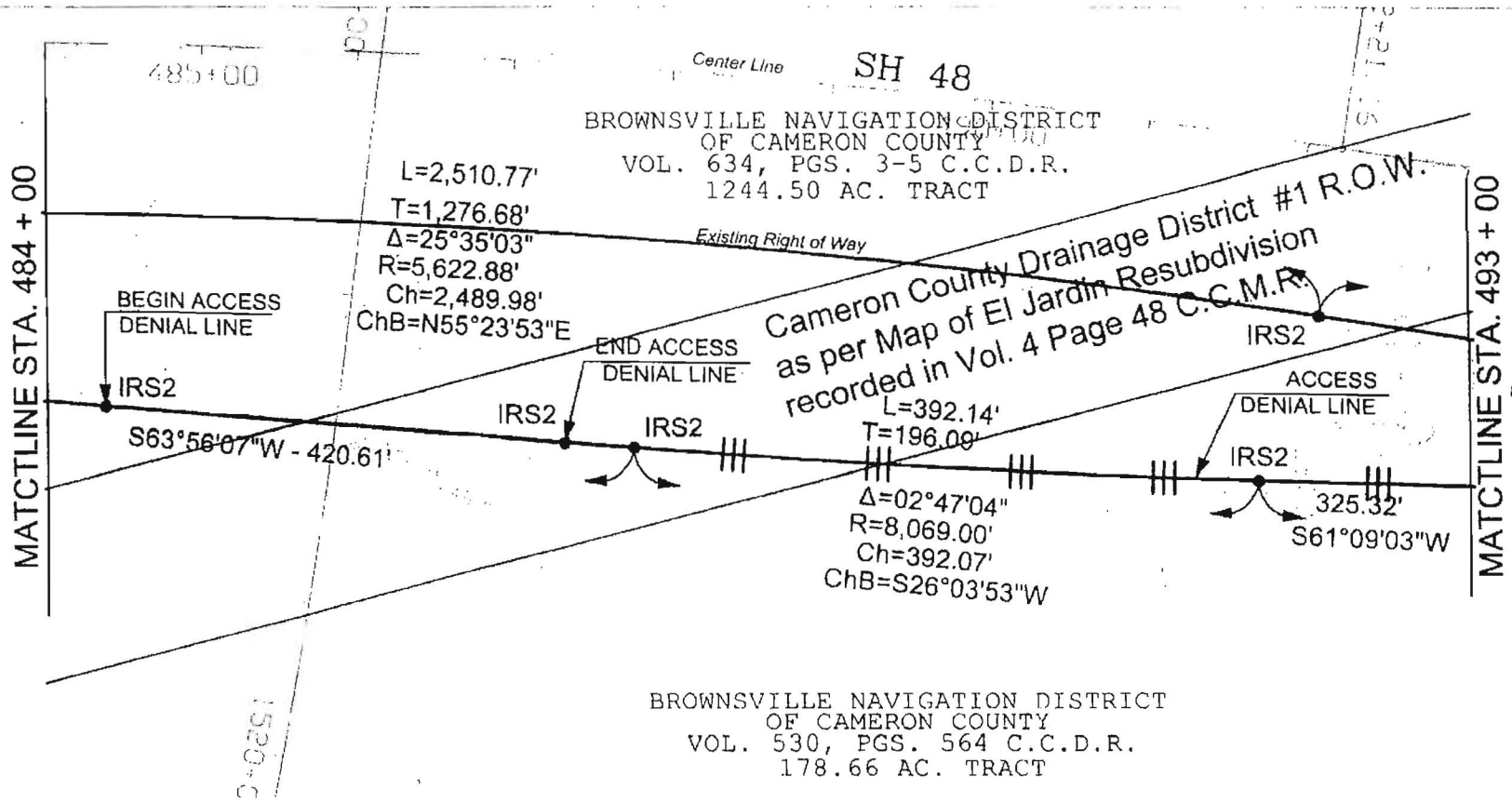
Scale 1" = 100

STATE OF TEXAS REGISTERED JAMES ARANDA 4442 LAND SURVEYOR

ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY

TEXAS DEPARTMENT OF TRANSPORTATION

DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 66	CAMERON
ROW CSJ	PROJECT NAME	DATE OF SURVEY
		03-01-2004
0684-01-060	FM 511 R.O.W.	REVISION DATE
ROW ACQUISITION		SHEET NO.
259,952 Sq. Ft./5.97 acres		Page 8 of 11 Pages



NOTE:

1. ALL BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1993 adjustment), TEXAS SOUTH ZONE 4205. COORDINATES AND DISTANCES ARE U.S. SURVEY FEET.
2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00004000200
3. ALL BEARINGS AND DISTANCES IN PARENTHESIS "()" ARE RECORDED.

LEGEND:

EXIST. ROW LINE		POINT OF BEGINNING	P.O.B.
PROPERTY LINE		BEGINNING OF PROJECT	B.O.P.
FENCE LINE		END OF PROJECT	E.O.P.
COMMON OWNERSHIP LINE		5/8 REBAR SET W/ ALUMINUM DISK	IRS2
EASEMENT LINE		1/2 REBAR SET	IRS
PARCEL NUMBER	(ES)	IRON PIPE FOUND	IPF
EXISTING CENTERLINE		IRON ROD FOUND	IRF
PROPOSED CENTERLINE		POWER POLE FOUND	PPF
ACCESS DENIAL LINE		"X" CUT ON CONCRETE	X
CENTERLINE	C.L.	COTTON PICKER SPINDLE SET	CPS
RIGHT OF WAY	R.O.W.		

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT

JAMES ARANDA, R.P.L.S. DATE: 11/30/05

ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY

N

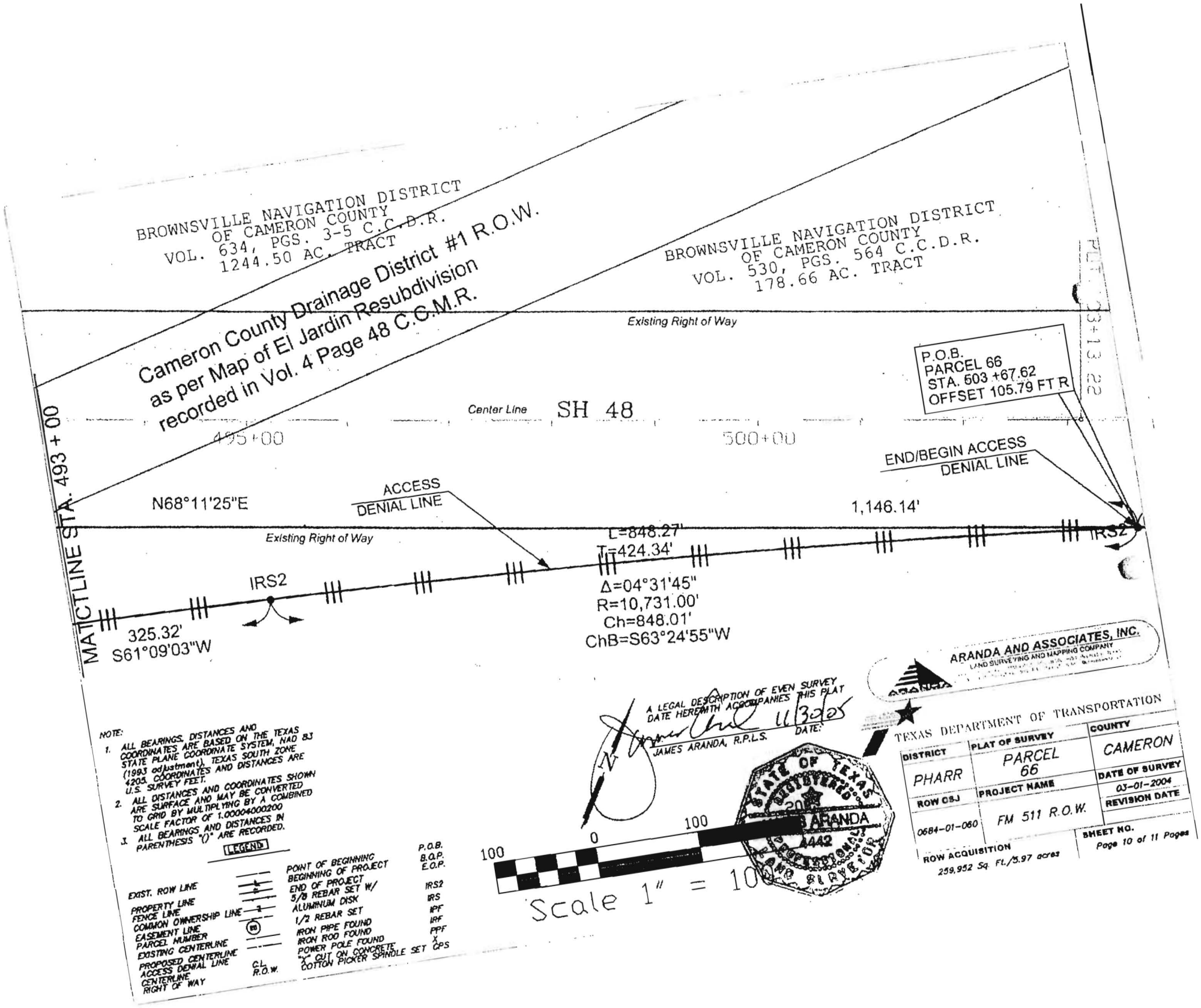
100 0 100

Scale 1" = 100'

STATE OF TEXAS REGISTERED JAMES ARANDA 4442 PROFESSIONAL LAND SURVEYOR

TEXAS DEPARTMENT OF TRANSPORTATION

DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 66	CAMERON
ROW CSJ	PROJECT NAME	DATE OF SURVEY 03-01-2004
0684-01-060	FM 511 R.O.W.	REVISION DATE
ROW ACQUISITION 259,952 Sq. Ft./5.97 acres		SHEET NO. Page 9 of 11 Pages


BROWNSVILLE NAVIGATION DISTRICT
OF CAMERON COUNTY
VOL. 634, PGS. 3-5 C.C.D.R.
1244.50 AC. TRACT
Cameron County Drainage District #1 R.O.W.
as per Map of El Jardin Resubdivision
recorded in Vol. 4 Page 48 C.C.M.R.
BROWNSVILLE NAVIGATION DISTRICT
OF CAMERON COUNTY
VOL. 530, PGS. 564 C.C.D.R.
178.66 AC. TRACT
Existing Right of Way
P.O.B.
PARCEL 66
STA. 503 +67.62
OFFSET 105.79 FT R
Center Line SH 48
495+00
500+00
END/BEGIN ACCESS
DENIAL LINE
MATCTLINE STA. 493 + 00
N68°11'25"E
ACCESS
DENIAL LINE
1,146.14'
Existing Right of Way
L=848.27'
T=424.34'
IRS2
IRS2
Δ=04°31'45"
R=10,731.00'
Ch=848.01'
ChB=S63°24'55"W
325.32'
S61°09'03"W
ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY
A LEGAL DESCRIPTION OF EVEN SURVEY
DATE HEREWITH ACCOMPANIES THIS PLAT
JAMES ARANDA, R.P.L.S.
DATE:
NOTE:
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LEGEND
POINT OF BEGINNING P.O.B.
BEGINNING OF PROJECT B.O.P.
END OF PROJECT E.O.P.
5/8 REBAR SET W/ ALUMINUM DISK IRS2
1/2 REBAR SET IRS
IRON PIPE FOUND IPF
IRON ROD FOUND IRF
POWER POLE FOUND PPF
"X" CUT ON CONCRETE X
COTTON PICKER SPINDLE SET CPS
EXIST. ROW LINE
PROPERTY LINE
FENCE LINE
COMMON OWNERSHIP LINE
EASEMENT LINE
PARCEL NUMBER
EXISTING CENTERLINE
PROPOSED CENTERLINE
ACCESS DENIAL LINE
CENTERLINE C.L.
RIGHT OF WAY R.O.W.
100 0 100
Scale 1" = 10
STATE OF TEXAS
REGISTERED
ARANDA
4442
PROFESSIONAL
LAND SURVEYOR
TEXAS DEPARTMENT OF TRANSPORTATION
DISTRICT
PHARR
PLAT OF SURVEY
PARCEL 66
COUNTY
CAMERON
ROW CSJ
0684-01-060
PROJECT NAME
FM 511 R.O.W.
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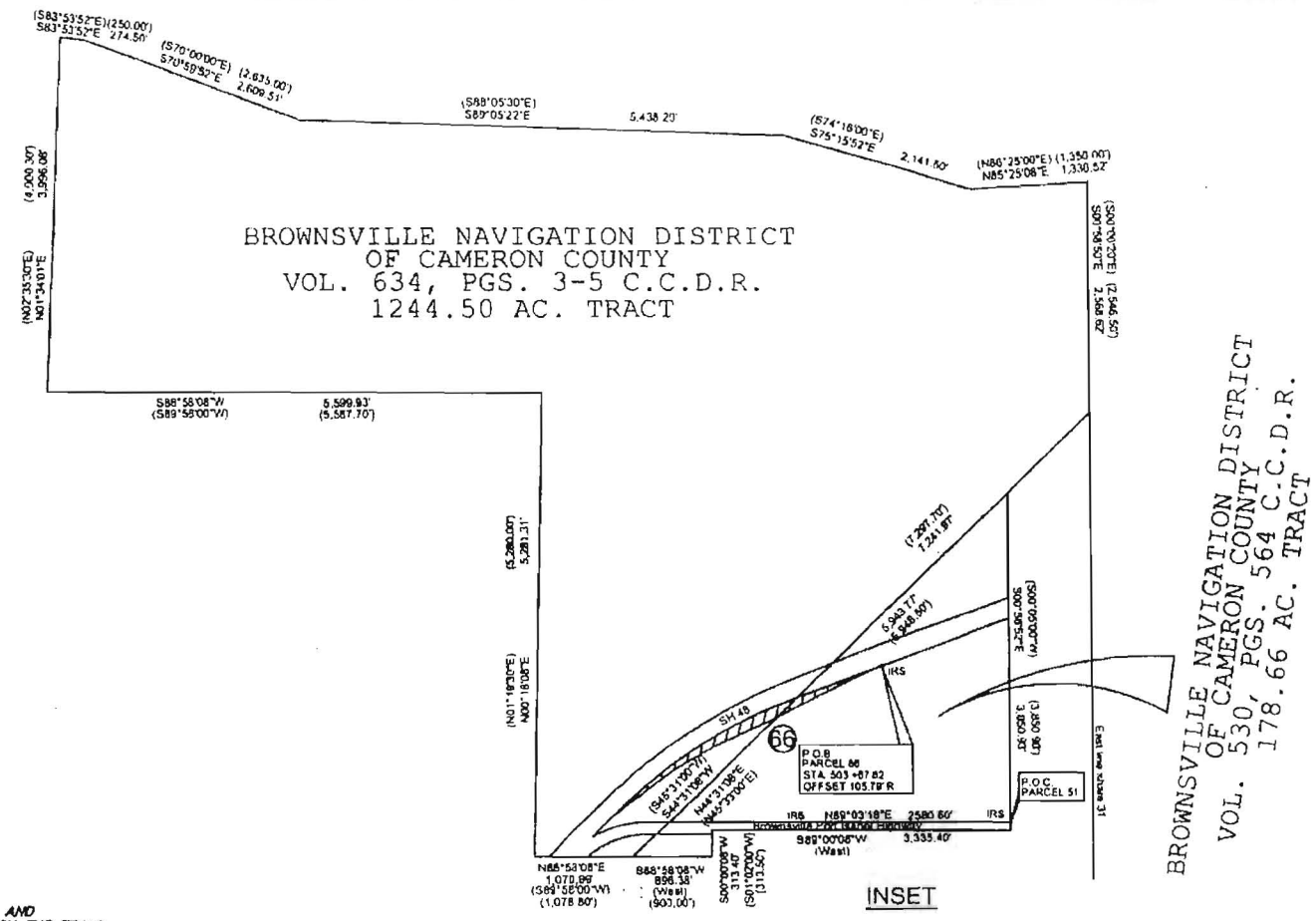
Page 10 of 11 Pages



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PROPERTY LINE		BEGINNING OF PROJECT	B.O.P.
FENCE LINE		END OF PROJECT	E.O.P.
COMMON OWNERSHIP LINE		5/8 REBAR SET W/ ALUMINUM DISK	IRS2
EASEMENT LINE		1/2 REBAR SET	IRS
PARCEL NUMBER	28	IRON PIPE FOUND	IPF
EXISTING CENTERLINE		IRON ROD FOUND	IRF
PROPOSED CENTERLINE		POWER POLE FOUND	PPF
ACCESS DENIAL LINE		"X" CUT ON CONCRETE	X
CENTERLINE	C.L.	COTTON PICKER SPINDLE SET	CPS
RIGHT OF WAY	R.O.W.		

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT

JAMES ARANDA, R.P.L.S. DATE 11/30/05

N

Not to Scale

STATE OF TEXAS REGISTERED JAMES ARANDA 4442 PROFESSIONAL LAND SURVEYOR

ARANDA AND ASSOCIATES, INC.
LAND SURVEYING AND MAPPING COMPANY

TEXAS DEPARTMENT OF TRANSPORTATION

DISTRICT	PLAT OF SURVEY	COUNTY
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