

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, ROBERT CLOSNER, VICE-PRESIDENT OF BASELINE PROPERTIES, LLC, OWNERS OF THE 14.09 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE BASELINE HEIGHTS SUBDIVISION UNIT NO. 3, HEREBY SUCCEEDS THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BY: ROBERT CLOSNER, VICE-PRESIDENT DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ROBERT CLOSNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED IN THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

MERCEDDES PLANNING AND ZONING COMMISSION

THIS PLAT OF BASELINE HEIGHTS SUBDIVISION UNIT NO. 3, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MERCEDDES, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

SECRETARY \_\_\_\_\_ CHAIRMAN \_\_\_\_\_

CITY OF MERCEDDES

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MERCEDDES, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MERCEDDES DATE \_\_\_\_\_

CERTIFICATION OF PLAT APPROVAL  
HIDALGO COUNTY AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURE DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE \_\_\_\_\_

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE \_\_\_\_\_

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.022(a)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

HIDALGO COUNTY JUDGE DATE \_\_\_\_\_

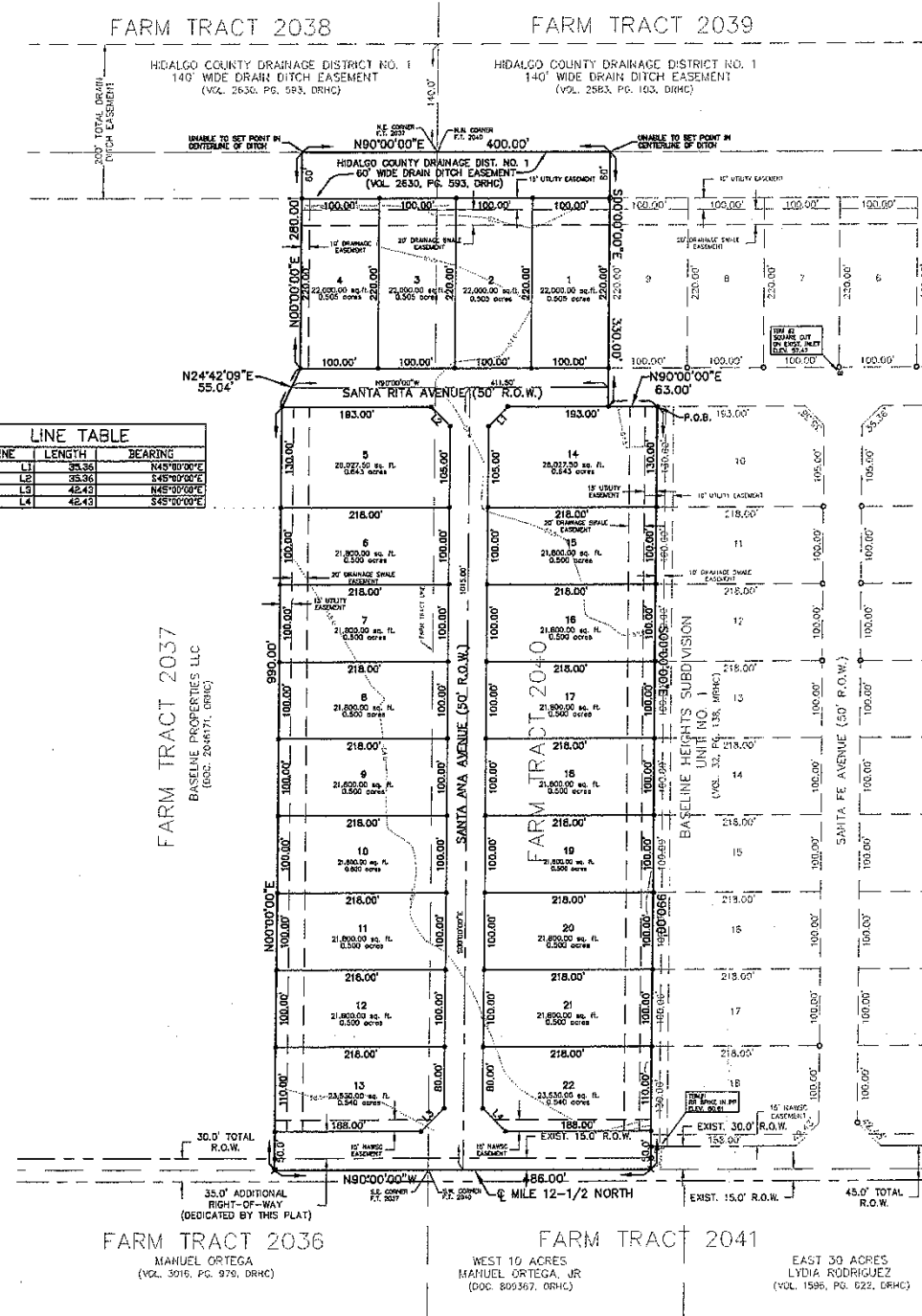
HIDALGO COUNTY CLERK DATE \_\_\_\_\_

COUNTY CLERK'S RECORDING CERTIFICATE

I, \_\_\_\_\_ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ ON \_\_\_\_\_ AND AS RECORDED IN BOOK \_\_\_\_\_ SHEET(S) \_\_\_\_\_ THE PLAT RECORDS OF HIDALGO COUNTY AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ ON \_\_\_\_\_

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: BASELINE PROPERTIES, LLC	ATTN: ROBERT CLOSNER	PO BOX 170	MERCEDDES, TX 75486	(936) 565-2688 (936) 565-0347
OWNER: ROBERT CLOSNER, JR.	PO BOX 170	MERCEDDES, TX 75486	(936) 565-2688	(936) 565-0347
SURVEYOR: ROBERT CLOSNER, JR.	PO BOX 170	MERCEDDES, TX 75486	(936) 565-2688	(936) 565-0347



**GENERAL PLAT NOTES & RESTRICTIONS:**

- FLOOD ZONE STATEMENT:**  
FLOOD ZONE DESIGNATION: ZONE "X"  
ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334-0450-C EFFECTIVE DATE: MAY 30, 2002 (LOAR)  
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:**  
FRONT: 25.00 FEET  
REAR: 35.00 FEET  
SIDE: 8.00 FEET  
CORNER: 20.00 FEET  
FRONT GARAGE/CAR PORT: 16.00 FEET  
SIDE ADJUTING R.O.W. MILE 12 1/2 NORTH: 20.00 FEET  
OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.** (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 12 AND LOTS 14 THROUGH 21.
- MINIMUM FINISH FLOOR NOTE:** MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:** THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
T.B.M. NO. 1-R.R. SPIKE IN POWERPOLE LOCATED AT S.E. CORNER OF SUBDIVISION (ELEV. 62.61).  
T.B.M. NO. 2-SQUARE-OUT IN EXIST. INLET LOCATED AT NORTH INTERSECTION OF SANTA FE AVE. AND SANTA RITA AVE., ELEV. 57.47  
BENCHMARK REFERENCE: TADOT BM 491-26 (NO. 5 IRON ROD W/ALUMINUM DISC SET IN CONCRETE) LOCATED ALONG EAST SIDE OF F.M. 491 APPROXIMATELY 700 LF. NORTH OF MILE 12-1/2 NORTH ROAD, ELEV. 56.5 (DATA: M.A.V.D. 88).
- DRAINAGE:** IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 28,749.83 CUBIC-FEET (0.68 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.3 FOR STORM SEWER IMPROVEMENTS).
- DRAINAGE SWALE EASEMENTS NOTE:** NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:** THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE AND MULTIFAMILY USE.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT  
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ROBERT CLOSNER, VICE-PRESIDENT, BASELINE PROPERTIES, LLC, THE OWNERS & CREDITORS OF BASELINE HEIGHTS SUBDIVISION UNIT NO. 3, RESERVE AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LAW LESS THAN 18 INCHES NATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, GAS, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- ALL LOTS IN BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE RUN-OFF FROM ALL LOTS IN BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF BASELINE HEIGHTS SUBDIVISION UNIT NO. 3, THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY, DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS ("COUNTY"), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 ("DRAINAGE DISTRICT") MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND/OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING BASELINE HEIGHTS SUBDIVISION UNIT NO. 3, BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS IS FULLY OPERATIONAL AND ACTUALLY SERVING ALL LOTS IN BASELINE HEIGHTS SUBDIVISION UNIT NO. 3, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO A LOT IN BASELINE HEIGHTS SUBDIVISION UNIT NO. 3, KNOWS AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY), TO RELEASE THE DRAINAGE EASEMENT WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**INDEX TO SHEET OF BASELINE HEIGHTS SUBDIVISION NO. 3**

SHEET	DESCRIPTION
SHEET 1	READING INDEX, LOCATION MAP AND ETC. PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; HIDALGO COUNTY RIGHT-OF-WAY DIRECTOR CERTIFICATE; HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR CERTIFICATE; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; R.C.O.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION VALLEY CUTTER SECTION.

**LEGEND**

- Conc. Monu. Set
- Conc. Monu. Found
- Conc. Monu. Set
- On Iron Pin Found
- Iron Pin Found
- 1/2" Iron Pin Set
- CPS Found
- CPS Set

**LOCATION MAP**  
SCALE 1"=2000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY

BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE EAST SIDE OF HIDALGO COUNTY ALONG THE NORTH SIDE OF MILE 12 1/2 NORTH ROAD APPROXIMATELY 1032 FEET WEST OF F.M. 491. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDDES, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE CITY SECRETARY OF THE CITY OF MERCEDDES (POP. 14,185). BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 LIES WITHIN THE CITY'S 5-MILE ETJ UNDER LOCAL GOVERNMENT CODE §212.001.

**METES AND BOUNDS**

BEING 14.09 ACRES, CONSISTING OF 8.25 ACRES OUT OF FARM TRACT 2040 AND 5.84 ACRES OUT OF FARM TRACT 2037, NORTH CAPISALLO DISTRICT SUBDIVISION, AS PER THE MAP RECORDED IN VOL. 2, PG. 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 14.09 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD W/ORANGE CAP STAMPED "JCS" SAID IRON ROD BEING THE NORTHWEST CORNER OF LOT 10, BASELINE HEIGHTS SUBDIVISION UNIT NO. 1, AS PER THE MAP RECORDED IN VOLUME 32, PAGE 136, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN OUTSIDE CORNER OF THIS TRACT.

THENCE ALONG THE WEST BOUNDARY LINE OF SAID BASELINE HEIGHTS SUBDIVISION UNIT NO. 1 AND PARALLEL TO THE WEST LINE OF SAID FARM TRACT 2040, SOUTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, PASSING AT 890.00 FEET A SET 1/2" IRON ROD W/ORANGE CAP STAMPED "JCS" ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 12 1/2 NORTH ROAD, A TOTAL DISTANCE OF 900.00 FEET TO A SET COTTON PICKER SPINDLE IN THE CENTERLINE OF MILE 12 1/2 NORTH ROAD AND IN THE SOUTH LINE OF SAID FARM TRACT 2040, FOR THE SOUTHWEST CORNER OF SAID BASELINE HEIGHTS SUBDIVISION UNIT NO. 1 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE ALONG THE CENTERLINE OF SAID MILE 12 1/2 NORTH ROAD AND THE SOUTH LINE OF SAID FARM TRACT 2040, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PASSING AT 288.00 FEET THE SOUTHWEST CORNER OF SAID FARM TRACT 2040 AND SOUTHWEST CORNER OF SAID FARM TRACT 2037, A TOTAL DISTANCE OF 486.00 FEET TO A SET COTTON PICKER SPINDLE, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE LEAVING THE CENTERLINE OF SAID MILE 12 1/2 NORTH ROAD, LEAVING THE SOUTH LINE OF FARM TRACT 2037 AND PARALLEL WITH THE EAST LINE OF SAID FARM TRACT 2037, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 900.00 FEET TO A SET 1/2" IRON ROD W/ORANGE CAP STAMPED "JCS", FOR AN INSIDE CORNER OF THIS TRACT.

THENCE NORTH 24 DEGREES 42 MINUTES 09 SECONDS EAST, A DISTANCE OF 55.04 FEET TO A SET 1/2" IRON ROD W/ORANGE CAP STAMPED "JCS" FOR AN INSIDE CORNER OF THIS TRACT.

THENCE PARALLEL WITH THE EAST LINE OF SAID FARM TRACT 2037, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PASSING AT 220.00 FEET A SET 1/2" IRON ROD W/ORANGE CAP STAMPED "JCS" ON THE NORTH LINE OF SAID FARM TRACT 2037, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE ALONG THE NORTH LINE OF SAID FARM TRACT 2037, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PASSING AT 175.00 FEET THE NORTHEAST CORNER OF SAID FARM TRACT 2037 AND NORTHWEST CORNER OF SAID FARM TRACT 2040, A TOTAL DISTANCE OF 400.00 FEET TO A POINT, FOR THE NORTHWEST CORNER OF SAID BASELINE HEIGHTS SUBDIVISION UNIT NO. 1 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE LEAVING THE NORTH LINE OF SAID FARM TRACT 2040, ALONG THE WEST BOUNDARY OF BASELINE HEIGHTS SUBDIVISION UNIT NO. 1, AND PARALLEL WITH THE WEST LINE OF SAID FARM TRACT 2040, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PASSING AT 60.00 FEET A FOUND 1/2" IRON ROD ON THE SOUTH LINE OF SAID 60.00' DRAIN DITCH EASEMENT, A TOTAL DISTANCE OF 330.00 FEET TO A SET 1/2" IRON ROD W/ORANGE CAP STAMPED "JCS", FOR AN INSIDE CORNER OF THIS TRACT.

THENCE PARALLEL WITH THE NORTH LINE OF SAID FARM TRACT 2040, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 63.00 FEET TO THE POINT OF BEGINNING, CONTAINING 14.09 ACRES, MORE OR LESS, OF LAND BY THIS METES AND BOUNDS.

**BASELINE HEIGHTS SUBDIVISION UNIT NO. 3**

BEING A 14.09 ACRE TRACT, CONSISTING OF 8.25 ACRES OUT OF FARM TRACT 2040 AND 5.84 ACRES OUT OF FARM TRACT 2037, NORTH CAPISALLO DISTRICT SUBDIVISION, AS PER THE MAP RECORDED IN VOLUME 2, PAGE 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**JCS JIMMY CLOSNER & SONS CONSTRUCTION CO., INC.**  
TEXAS ENGINEERING FIRM REGISTRATION NO. F-9911  
PO BOX 170 PHONE (936) 565-2688  
MERCEDDES, TEXAS 78570 FAX (936) 565-0347

SHEET 1 OF 3