




HIDALGO COUNTY RIGHT OF WAY DEPARTMENT

Jose N. Peña
Director

MEMO

TO: Commissioner's Court

FROM: Lupe Rodriguez
Right Of Way Agent 

DATE: April 8, 2011

RE: Cesar Chavez/Ridge Road Drainage Easement
H & J Holdomgs

John Petersen, Member, of H & J Holdings, has requested counter on a final amount to be approved.


Please consider.

A copy of Leonel Garza, Jr. & Associates' appraisal and a counter offer letter from Mr. Peterson is enclosed.

Thank you.

Appraised Value:	\$ 4,338.00
Amount requested:	<u>\$ 5,750.00</u>
Difference;	\$ 1,412.00

Approved;



Not Approved: _____



H&J Holdings, LLC

John R. Petersen, Member
2901 Country Club Drive ♦ Rapid City, SD 57702
Confidential Work Phone (605) 721-5704 ♦ Cell Phone: (605) 431-8994 ♦ Email: littlebro5@rap.midco.net

April 8, 2011

Mr. Lupe Rodriguez
Right of Way Agent
Hidalgo Co. ROW dept.
2401 N. Moorefield Road
Mission, TX 78752

RE: Being a 0.39 tract out of lot 12 Block 31 Alamo Land & Sugar S/D

Mr. Rodriguez:

On behalf of the members of H&J Holdings, LLC, I am submitting a counter offer in the amount of \$5,750.00 for the easement on the property referenced above.

If you have any questions, please contact me at your convenience.

Sincerely,

John R. Petersen
Member, H&J Holdings, LLC



REAL ESTATE APPRAISAL REPORT
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Located along the SWC of Cesar Chavez Road and Ridge Road, San Juan, Texas.

District: Pharr

Property Owner: H & J Holding

ROW CSJ: N/A

Address of Property Owner: 2901 Country Club Drive, Rapid City, South Dakota 57702

Parcel: N/A

Occupant's Name: Vacant

Federal Project No: N/A

Whole: **Partial:** **Acquisition**

Highway: Ridge Road and Cesar Chavez Road

County: Hidalgo

Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of the fee simple title to the real property to be acquired, encumbered by any easements not to be extinguished, less oil, gas and sulphur. If this acquisition is of less than the whole property, then any special benefits and/or damages to the remainder property must be included in accordance with the laws of Texas.

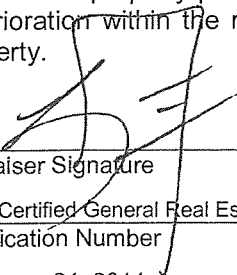
Market Value

Market value is defined as follows: "Market Value is the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

Certificate of Appraiser

I hereby certify that, it is my opinion the total compensation for the acquisition of the herein described property is \$4,338.00 as of February 16, 2011, based upon my independent appraisal and the exercise of my professional judgment; on February 16, 2011, (date)(s), I personally inspected in the field the property herein appraised; I did not afford H & J Holdings, Inc., the property owner or the representative (s) of the property owner, the opportunity to accompany me at the time of the inspection. The comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on February 17, 2011, I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the, Hidalgo County Precinct No. 2 Texas Department of Transportation, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

I certify to the best of my knowledge and belief that the statements of fact contained in this report are true and correct; the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions; I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved; and, my analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right of way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State, and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement other than that due to the physical deterioration within the reasonable control of the owner has been disregarded in estimating the compensation for the property.



Appraiser Signature

State Certified General Real Estate Appraiser – TX 1328375 – General
Certification Number

February 24, 2011

Date

To the best of my knowledge, the value does not include any items which are not compensable under the State law.

District Reviewing Appraiser Date

Certificate of Appraisal

This appraisal report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation. The subject property was analyzed utilizing the Cost Approach to value which is a Sales Comparison Approach to the subject as if vacant and includes the estimated depreciated market value of real estate improvements and site improvements located within the part to be acquired. This is further explained within each section of the appraisal report.

Client & Intended User

The client for this report is identified as Hidalgo County Precinct No. 2 under the direction of Honorable Hidalgo County Commissioner Hector "Tito" Palacios. Commissioner Palacios and others which would be involved with the acquisition of said proposed drainage easement. The part to be acquired is for the expansion of the existing roadway of Ridge Road and Cesar Chavez Road with an additional temporary work easement during the course of construction. The intended use of the report is to assist Lupe Rodriguez, Right-of-Way Agent and others involved with the project, for future negotiations of acquiring a portion of said property as a drainage easement in the name of the County of Hidalgo. This report is not intended for any other use, unless specified by the client. The clients have identified that the report shall be a limited restricted appraisal report, which is to conform to the ROW-A-6 Form Rev. 7/2004. The intended user of the report is defined as Hidalgo County Precinct No. 2, and may include other governmental entities which may be participating in the project. Lupe Rodriguez, Right-of-Way Agent of the Hidalgo County Right-of-Way Department, shall be the project manager for this project under the direction of Commissioner Hector Palacios. Mr. Rodriguez has a local office located at 2401 N Moorefield Road, Mission, Texas and can be contacted at (956) 283-8134.

Scope of the Assignment

By work order dated February 16, 2011 on behalf of Hidalgo County Precinct No. 2, Lupe Rodriguez, requested for Leonel Garza Jr. & Associates LLC to prepare an appraisal report of the part to be acquired as described by survey and metes and bounds created by R. Gutierrez Engineering Corporation. located 130 E. Park Avenue, Pharr, Texas. Leonel Garza III is the owner of Leonel Garza Jr. & Associates, LLC located at 1419 Dove Avenue Ste 1, McAllen, Texas. This office has been in operation for over 30 years of which Leonel Garza III, became owner of the family operation after the passing of Leonel Garza Jr. in 1998. Leonel Garza III has specialized in right-of-way acquisition field for over 10 years of which has performed projects in the following County's: Cameron County, Hidalgo County, Starr County, Zapata County, Webb County, Nueces County and Brooks County. Leonel Garza III, shall inspect each property personally along with staff member and General Certified Appraiser Luis C. Garza who has worked under the direction of Leonel Garza III for over five (5) years. Luis C. Garza will aid in the preparation of the report, however, all analysis, determination of comparables and the determination of compensable items shall be performed by Leonel Garza III. The scope of the assignment is to appraise the area as fee simple in its present "as is condition" subject to governmental regulation, and in terms of a cash transaction. In addition, the scope is requiring the appraiser to make the extraordinary condition that the subject property is free from contamination of which could affect the overall market value of the subject property as a whole and the part to be acquired. Each property owner shall be sent a letter of intent to inspect the subject property and offer any additional inspections on-site and in the presence of the owner(s) and or owner(s) representative (as requested). In the event access is not granted to enter the subject area, the appraiser is to proceed off-site along existing road right-of-way as indicated by survey. The scope of the assignment requires that comparable market sales within the area be identified and analyzed for comparability and for their reliability in determining the estimated market value of the subject property. The comparables have been collected, confirmed and analyzed with respect to comparability to the subject property. These comparable sales were gathered through various sources which included the Greater McAllen Multiple Listing Service, local Realtors & Brokers, Real Estate Appraisers, and conversations with various owners along the project. Listings along Ridge Road and Cesar Chavez Road were also reviewed in order to determine the current market asking price for property along the project. The appraisal report shall indicate the current market value of the subject property as per date of on-site and or off-site inspection without project influence as indicated by scope. The inspection is limited by the permissibility of the subject owner as per date of report. In the event an on-site inspection was not permitted, the appraiser continued the inspection off-site along existing road right of way.

Purpose of the Appraisal Report

This appraisal is prepared for the purpose of estimating the current market value of the fee simple estate of the subject property in order to determine the easement value of the proposed right-of-way to be acquired by the Hidalgo County Precinct No. 2, as defined within this report. This appraisal does not include any enhancement in value resulting from items of intangible personal property such as marketing and management skill, an assembled work force, working capital, trade names, franchises, patents, trademarks, contracts, leases (mineral and or ground lease), or operating agreements and project influence (if any exist). The area to be acquired may contain personal property items and or real estate items, which may be compensable for the purpose of right-of-way acquisition only. These items deemed compensable shall be included within the body of the report and itemized for clarity. Any improvements not located within the part to be acquired and outside of the permissibility of inspection as defined by the subject owner, shall be given a stated value based on the assessment established by the corresponding Appraisal District and or by off-site estimation by appraiser as they are not affected by the acquisition.

Property Rights Appraised

The property rights being appraised in this report consist of the fee simple estate and non fee simple estate of the subject property. Fee Simple Estate is defined by the Dictionary of Real Estate Appraisal, Fifth Edition, copyright 2010, page 78, by the Appraisal Institute as being: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." In addition to the valuation of fee simple, the scope of the assignment is to evaluate the subject as an "Easement". According to the Dictionary of Real Estate Appraisal "An easement is the conveyance of certain property rights, but not ownership, to a parcel of real estate." By definition, the ownership of real estate is endowed with a bundle of rights. If there are any questions or concerns as to this definition of fee simple estate or easement, please feel free to contact Leonel Garza III at (956) 687-7295 for further explanation.

Accessibility To Subject Property

As per scope of the assignment, the subject property shall be inspected in order to verify any and all improvements affected by the part to be acquired. In the event the remainder after the acquisition is affected by the proposed acquisition the remainder shall be inspected in order to determine damages (diminution) to market value if any exist. The property owner of record shall be sent a letter of intent to inspect and offer the opportunity for an on-site inspection in the presence of the appraiser. In the event no written or verbal permission was granted to the office of Leonel Garza Jr. & Associates LLC prior to date of inspection, the inspection shall proceed off-site along existing road right-of-way as per scope. The property owner shall always reserve the right to contact the office of Leonel Garza Jr. & Associates LLC (956) 687-7295, after the date of inspection for an additional on-site inspection in their presence with appraiser.

Analysis of Subject As A Whole

A survey of the property owners entire tract was not performed as the part to be acquired incorporates a portion of land located along the southern frontage of Ridge Road and Cesar Chavez Road. As per scope of the assignment, the subject property shall be analyzed based on the combined information of several sources including, the survey provided, on-site and or off-site inspection, personal interviews, and information gathered from the local appraisal district. The property was analyzed based on the whole property less any existing road right-of-way. Based on the inspection of the subject property and the evaluation of the subject as a whole, the remainder shall not be affected by the part to be acquired and therefore shall not be included within the valuation of this report.

Economic Unit Analysis

The subject property shall be analyzed based on a 33.27 acres tract of land as indicated by the Hidalgo County Appraisal District. The comparable sales used for the analysis of the subject property as whole and as the partial acquisition indicated a range of economic units of 5.0 acres to 21.63 acres. These indicated economic unit values are used for the valuation of the proposed acquisition as the part to be acquired does constitute an economic unit. Therefore, the pro-rata part of the whole is applied as the market valuation of the whole.

Easement To Be Acquired

The proposed acquisition is comprised of fee land area in which the net land area to be acquired is a 0.39 acre (16,988 square feet). The area for the subject property as a whole is indicated as per survey provided by R. Gutierrez Engineering Corporation dated October 27, 2010. The subject area of this report is separated into two tracts of equal size, Tract One is a 0.39 acres tract to be utilized as a temporary work easement; and Tract Two is a 0.39 acre tract to be utilized as a 15' foot drainage easement. The proposed acquisition has approximately 1,140.00 lineal feet of frontage along the southern side of Ridge Road and 15.00 lineal feet of frontage along the western frontage of Cesar Chavez Road. The proposed acquisition (0.39 acres), which is the subject of this report, shall be evaluated as a whole as determined by the approaches to market value selected. As per scope of the assignment, the temporary easement shall not be included in the valuation of the part to be acquired and shall be discussed during negotiations. The subject shall be valued based on the highest and best use as a residential use tract of land, which is based on the local market trends along Ridge Road and Cesar Chavez Road. This highest and best use is further explained on page 3.2 of this report.

To Be Acquired (Net)	0.39 Acres
	16,988 Square Feet

Legal Description: Temporary Work Easement

Tract One: A 15.00 foot temporary working easement, Being a 0.39 of an acre of land out of Lot 12, Block 31, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas as recorded in Volume 1, PAGES 24-26, M.R.H.C

Legal Description: Proposed Easement

Tract Two: A 15.00 foot drainage easement, Being a 0.39 of an acre of land out of Lot 12, Block 31, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas as recorded in Volume 1, PAGES 24-26, M.R.H.C

Remainder Before and After Acquisition

The remainder, before and after the acquisition, is defined as the partial acquisition subtracted from the whole property which is described as the subject property. It is determined at the time of appraisal whether or not damages to the remainder are caused by the proposed part to be acquired. The highest and best use of the subject property before and after the proposed partial acquisition is analyzed to determine whether or not the use of the subject property will be altered as a result of the proposed part to be acquired. As for the remainder, it was determined that the highest and best use before and after the acquisition shall remain and not be damaged or changed as a result of the proposed acquisition.

Property Tax Information

The Hidalgo County Appraisal District is located at 4405 S. Professional Dr., Edinburg, Texas and can also be accessed via www.hidalgoad.org. According to the information provided by the website, the subject property was confirmed to be under the ownership of H & J Holdings, Inc. This was found under the tax account R557013 and R111792 of which the subject property is current assessed at a combined assessment of \$295,911. The land portion of the assessment is indicated to be \$256,179 for 33.27 acres which equates to \$7,700 per acre. The property taxes for the subject appear to be current; however, further research with the Hidalgo tax office shall be required to confirm any outstanding tax liabilities attributable to the subject property..

General Site Assessment Statement

This appraiser has made an off-site inspection of the subject property, and no obvious adverse environmental concerns or potentially hazardous materials were observed. This appraiser is not qualified to make a detailed environmental study and highly recommends that an inspection be made by a qualified environmental engineer if any environmental concerns exist. Leonel Garza Jr. & Associates LLC has performed this appraisal report under the hypothetical condition and extraordinary assumption that the subject property has not experienced any adverse environmental concerns which may influence its marketability and or value. A survey of the remainder of the subject property was not provided or necessary due to the acquisition being a partial taking. The extraordinary assumption is that neither adverse easements nor encroachments are located within the subject property which would affect the value of the whole. The subject property was observed that the property is generally level and typical of the surrounding market area. No severe low lying areas were observed, however, this appraiser is not an engineer and cannot certify to the topography or drainage of the subject property.

Utility Services Available

The subject property is located in a region, which contains, municipal water, sewer, electricity, cable, and phone service, which is typical of the market area. The client, as per previous agreement with the public utility provider, informed the appraiser that all private utilities will be relocated, if affected by the part to be acquired and all necessary reconnections will be the responsibility of the utility provider. As such said relocation and reconnection cost shall not be included in the valuation of the part to be acquired.

Identification of Personal Property

As per scope of the assignment, no personal property located within the proposed right-of-way and the remainder before and after the acquisition shall be included for compensation, unless it was determined by the appraiser that these item shall be affected or damaged by the proposed acquisition. In the event the selected items are determined to be compensable, then they shall be included within the cost approach section of this report. A value which shall be either the cost to cure and or the cost of replacement shall be delineated for each item for clarity.

Current Listing Status

Based on the off-site inspection of the subject property no visible "For Sale" signs were located on-site indicated the subject property listed for sale. Additional research was conducted with local Realtor's® Multiple Listing Services and the subject property was not listed.

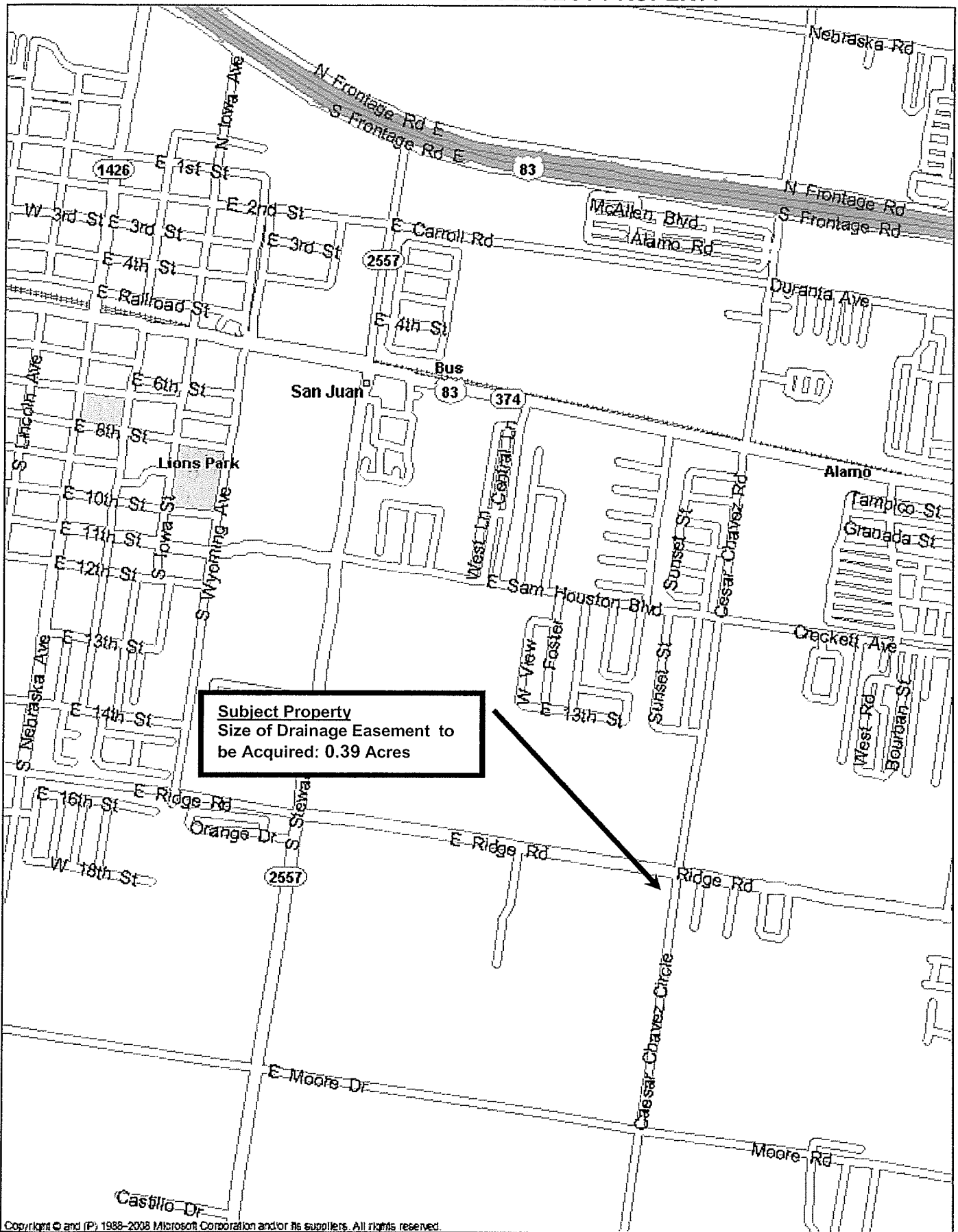
Exposure Time

Exposure time is defined as the "length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." Based on research performed within the market area, an indicated twelve (12) to twenty-four month (24) exposure time is indicated for the subject property. This was estimated based on current and past listings located within the market area which were reviewed during our sales search for comparables similar to the subject property.

Estimated Marketing Time Period

The indicated marketing period is based on the marketing periods of the comparable sales used in the Sales Comparison Approach and the surrounding sales found. Based on the research performed, a twelve (12) to twenty-four month (24) marketing time period appears to be adequate. This time period was selected after a review of multiple land sales within the Hidalgo County markets along Ridge Road and Cesar Chavez Road and neighboring thoroughfares. The analysis included the indicated "DOM" Days on Market as shown on the several multiple listing service which provides local Realtors® an avenue to advertise properties located in the Rio Grande Valley with the focus within Hidalgo County and the cities of San Juan and Alamo.

LOCATION MAP OF SUBJECT PROPERTY



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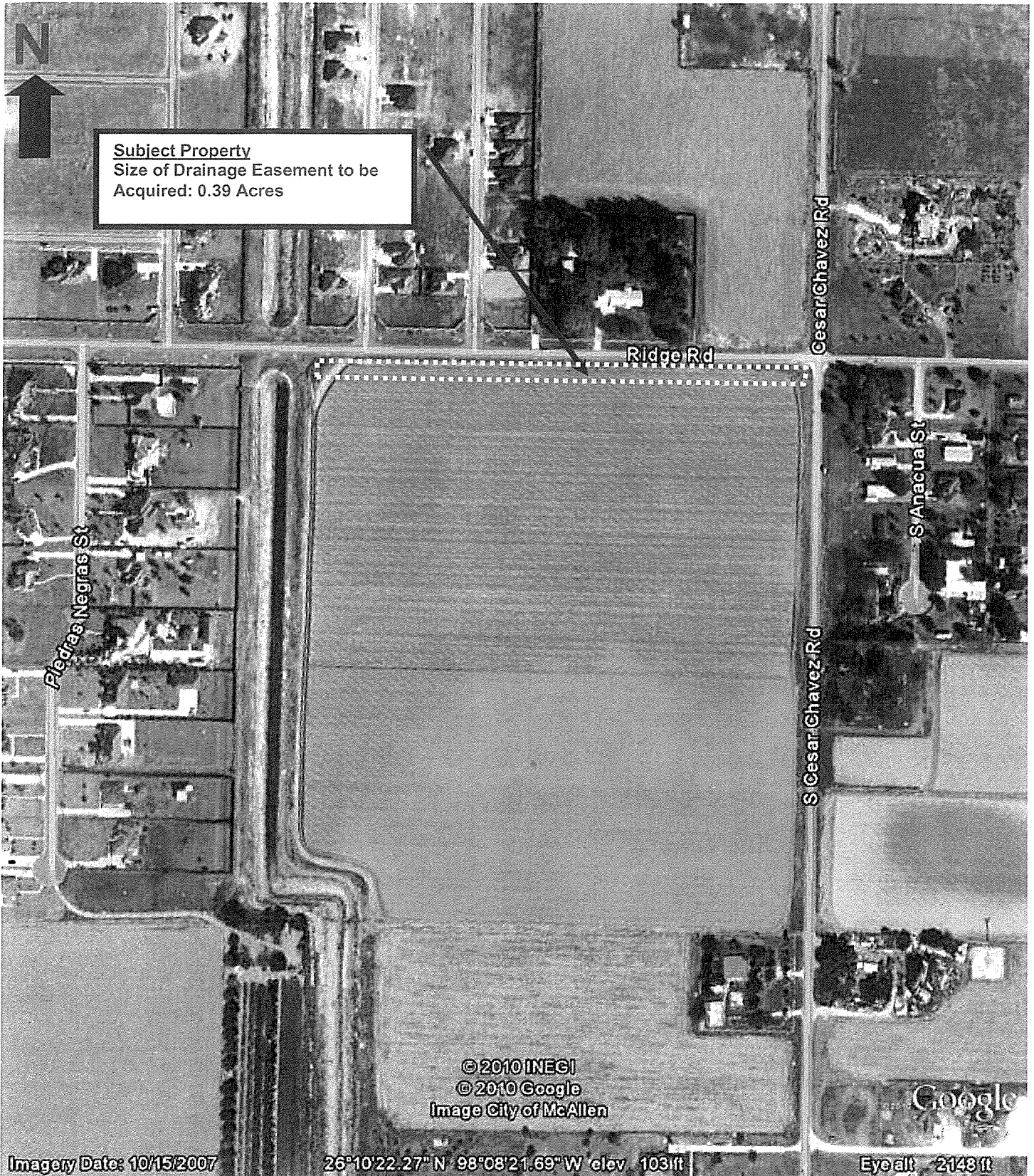
AERIAL PHOTOGRAPH OF SUBJECT PROPERTY

Google Earth



AERIAL PHOTOGRAPH OF SUBJECT PROPERTY

Google Earth (Closer View of Subject Property)



NOTE: THE PART TO BE ACQUIRED IS ESTIMATED AND DEPICTED BY THE YELLOW DASHED LINE. COMPLETE SURVEY OF SUBJECT AS A WHOLE WAS NOT PROVIDED BY R. GUTIERREZ ENGINEERING CORPORATION AND IS ESTIMATED BASED ON INFORMATION GATHERED DURING THE INSPECTION OF THE SUBJECT PROPERTY OR THE HIDALGO COUNTY APPRAISAL DISTRICT.

FIELD NOTES OF TEMPORARY WORK EASEMENT - TRACT ONE (Page 1 of 2)



R. Gutierrez Engineering Corporation

130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558

ENG09.022H
October 27, 2010

**METES AND BOUNDS DESCRIPTION
OF
(TRACT ONE)
A 15.00 FOOT TEMPORARY WORKING EASEMENT,
BEING A 0.39 OF AN ACRE OF LAND OUT
OF LOT 12, BLOCK 31,
ALAMO LAND AND SUGAR COMPANY SUBDIVISION,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 1, PAGES 24-26 M.R.H.C.**

Being a 0.39 of an acre of land out of Lot 12, Block 31, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas. Said 0.39 of an acre of land being more particularly described by metes and bounds as follows;

Commencing at a cotton picker spindle found at the Northwest corner of Lot 12, Block 31, Alamo Land and Sugar Company Subdivision; **Thence**, South 81 degrees 15 minutes 00 seconds East, with the North line of said Lot 12, Block 31, a distance of 150.00 feet to a cotton picker spindle found at the Southwest corner of VIP East II Subdivision (recorded in Volume 58, Page 72, Map Records of Hidalgo County, Texas); **Thence**, South 08 degrees 45 minutes 00 seconds West, a distance of 20.00 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) at the South Right of Way line of Ridge Road for the Northwest corner and the **POINT OF BEGINNING** of this tract of land;

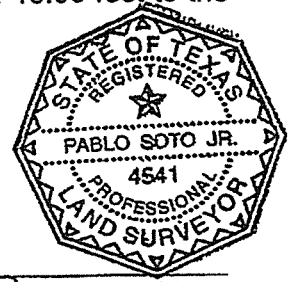
THENCE, South 81 degrees 15 minutes 00 seconds East, with the South Right of Way line of said Ridge Road, a distance of 1140.00 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) at the West Right of Way line of Cesar Chavez Road, for the Northeast corner of this tract of land;

THENCE, South 08 degrees 45 minutes 00 seconds West, with the West Right of Way line of said Cesar Chavez Road, a distance of 15.00 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) for the Southeast corner of this tract of land;

THENCE, North 81 degrees 15 minutes 00 seconds West, parallel to the North line of said Lot 12, Block 31, a distance of 1140.00 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) at the East line of Hidalgo County Drainage District No. One drainage ditch Right of Way (as recorded in Warranty Deed Doc. No. 884095, Official Records of Hidalgo County, Texas), for the Southwest corner of this tract of land;

FIELD NOTES OF TEMPORARY WORK EASEMENT - TRACT ONE (Page 2 of 2)

THENCE, North 08 degrees 45 minutes 00 seconds West, with the East line of said Hidalgo County Drainage District No. One drainage ditch Right of Way, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.39 of an acre of land more or less.



A handwritten signature in black ink, appearing to read "Pablo Soto, Jr.", written over a horizontal line.

Pablo Soto, Jr. - R.P.L.S. No. 4515

Date: 10/27/10

FIELD NOTES OF PART TO BE ACQUIRED - TRACT TWO (Page 1 of 2)



R. Gutierrez Engineering Corporation

130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558

ENG09.022H
October 25, 2010

**METES AND BOUNDS DESCRIPTION
OF
(TRACT TWO)
A 15.00 FOOT DRAINAGE EASEMENT,
BEING A 0.39 OF AN ACRE OF LAND OUT
OF LOT 12, BLOCK 31,
ALAMO LAND AND SUGAR COMPANY SUBDIVISION,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 1, PAGES 24-26 M.R.H.C.**

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Commencing at a cotton picker spindle found at the Northwest corner of Lot 12, Block 31, Alamo Land and Sugar Company Subdivision; **Thence**, South 81 degrees 15 minutes 00 seconds East, with the North line of said Lot 12, Block 31, a distance of 150.00 feet to a cotton picker spindle found at the Southwest corner of VIP East II Subdivision (recorded in Volume 58, Page 72, Map Records of Hidalgo County, Texas); **Thence**, South 08 degrees 45 minutes 00 seconds West, a distance of 20.00 feet pass a No. 4 rebar set at the South Right of Way line of Ridge Road and at a total distance of 35.00 to a No. 4 rebar set (with a plastic cap stamped RGEC) for the Northwest corner and the **POINT OF BEGINNING** of this tract of land;

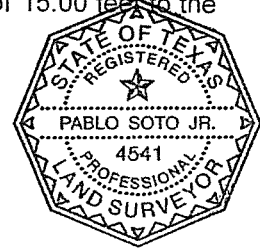
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FIELD NOTES OF PART TO BE ACQUIRED- TRACT TWO (Page 2 of 2)

THENCE, North 08 degrees 45 minutes 00 seconds West, with the East line of said Hidalgo County Drainage District No. One drainage ditch Right of Way, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.39 of an acre of land more or less.

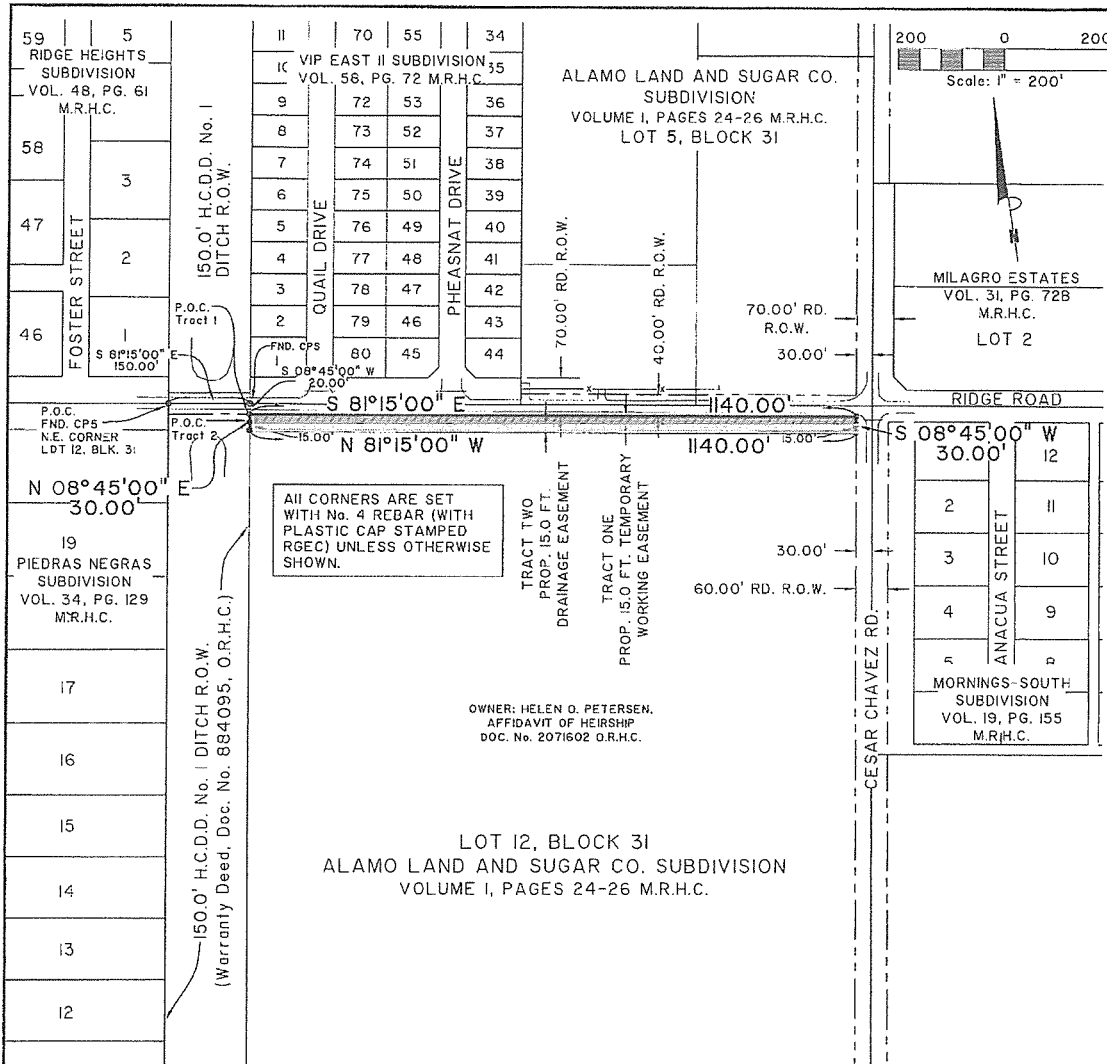


A handwritten signature in black ink, appearing to read "Pablo Soto, Jr.", written over a horizontal line.

Pablo Soto, Jr. - R.P.L.S. No. 4515

Date: 10/27/10

SURVEY OF PART TO BE ACQUIRED (Page 1 of 1)



ALL CORNERS ARE SET WITH No. 4 REBAR (WITH PLASTIC CAP STAMPED RGEC) UNLESS OTHERWISE SHOWN.

OWNER: HELEN O. PETERSEN.
AFFIDAVIT OF HEIRSHIP
DOC. No. 2071602 O.R.H.C.

LOT 12, BLOCK 31
ALAMO LAND AND SUGAR CO. SUBDIVISION
VOLUME I, PAGES 24-26 M.R.H.C.

SURVEY PLAT
OF
A COMBINED TOTAL OF 0.78-ACRES OF LAND
(TRACT ONE)
A 15.00 FOOT TEMPORARY WORKING EASEMENT
BEING A 0.39-ACRE TRACT OF LAND OUT
OF LOT 12, BLOCK 31 AND
(TRACT TWO)
A 15.00 FOOT DRAINAGE EASEMENT
BEING A 0.39 OF AN ACRE OF LAND
OUT OF LOT 12, BLOCK 31,
ALAMO LAND AND SUGAR COMPANY SUBDIVISION,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME I, PAGES 24-26 M.R.H.C.

 TRACT ONE
 TRACT TWO



R. Gutierrez Engineering Corporation Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No. 486 • SURVEYING FIRM No.: 101650-00

Pablo Soto Jr.
PABLO SOTO, JR., P.E., S. No. 4541
Date: 10/27/10
JOB No.: ENG09.022H DATE: OCT. 27, 2010
DRAWN BY: RG PAGE: 3 OF 3

Yellow Highlighted Area = Temporary Work Easement / Green Highlighted Area = Easement