



HIDALGO COUNTY RIGHT OF WAY DEPARTMENT

Jose N. Peña
Director

VIA: HAND DEIVERRD

March 31, 2011

Construction & More, LLC
C/O Gilbert Ortiz
212 North 38th St.
McAllen Texas 78504

RE: San Carlos Drainage Improvements
Trenton Drain Project

Parcel: # 14

Dear Mr. Ortiz,

The Commissioners' Court of Hidalgo County have authorized me to make an offer of for the property to be acquired under the above captioned parcel for right of way purposes in connection with the proposed Trenton Drain as part of the San Carlos Drainage Improvements Project.

Based on an Appraised by Leonel Garza, III with Leonel Garza Jr., & Associates, LLC, a State Certified General Real Estate Appraiser, Commissioners' Court of Hidalgo County have authorized me to make an offer of **\$ 4,527.00** for a taking of your property. The offer represents total compensation for the land and improvements. We are prepared to negotiate with you to acquire this parcel of land at its full - appraised value

BREAKDOWN

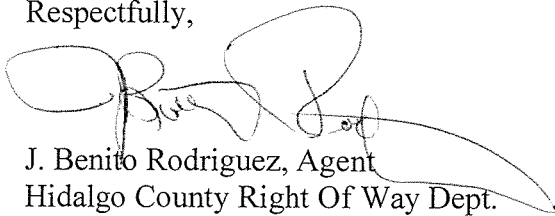
Land:		
0.180 Ac @ \$ 18,000.00	Per Ac. (As Fee Simple)	\$ 3,240.00
0.143 Ac @ \$ 9,000.00	Per Ac (As Easement)	\$ 1,287.00
Improvements: N/A		
Total Estimated Value:		\$ 4,527.00
Cost to Cure Damages		
Total Offer:		<u>\$ 4,527.00</u>

We would appreciate if you took the time to review the package of information sent. If this offer is not accepted or feel that you may need additional time to consider the offer, please contact our office, otherwise, within ten working days from the date receipt of this

letter, condemnation proceedings will be instituted for the acquisition of right of way. Thereafter, the County Court at Law will appoint three disinterested freeholders to serve as Special Commissioners, a date will be set for the hearing and you will be notified of the time and place set for the hearing at which the Special Commissioners will hear the evidence presented and arrive at an award at which will be filed with the court. The Commissioners' Court may then deposit the amount of the award, at which time the County of Hidalgo may take possession of the property involved. If either you or the Commissioners' Court is dissatisfied with the amount of the award, objections may be filed within the time prescribed by law, and the case subsequently tried before the County Court at Law as in other civil cases.

Should you have any questions or comments, please feel free to contact me at (956) 283-8134.

Respectfully,



J. Benito Rodriguez, Agent
Hidalgo County Right Of Way Dept.

METES AND BOUNDS

HIDALGO COUNTY PRECINCT No. 4
SAN CARLOS DRAINAGE IMPROVEMENTS
TRENTON DRAIN
PARCEL: No. 14 FEE SIMPLE

A 0.323 OF AN ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1859287, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 1 FOR THE SOUTHEAST CORNER OF THE ANASTACIO SANCHEZ TRACT (THE WEST HALF OF THE EAST HALF OF LOT 1, BLOCK 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1817328, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 81°28'09" E, 993.31 FEET FROM THE SOUTHWEST CORNER OF LOT 1.

THENCE; N 08°31'51" E, ALONG THE EAST LINE OF THE ANASTACIO SANCHEZ TRACT, A DISTANCE OF 65.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°28'09" E, A DISTANCE OF 84.53 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 06°38'21" W, A DISTANCE OF 30.02 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 81°28'09" E, A DISTANCE OF 244.56 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF LOT 1 FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°31'51" W, ALONG THE EAST LINE OF LOT 1, A DISTANCE OF 35.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF LOT 1 AND THE SOUTHEAST CORNER OF THIS TRACT.

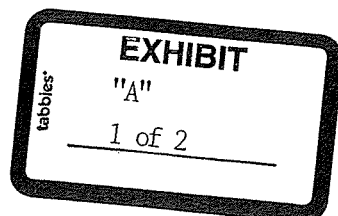
THENCE; N 81°28'09" W, ALONG THE SOUTH LINE OF LOT 1, A DISTANCE OF 330.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.323 OF AN ACRE OF LAND MORE OR LESS.

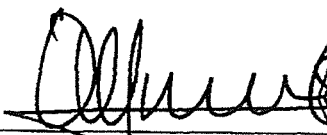
BEARINGS ARE IN ACCORDANCE WITH ALAMO ESTATES UNIT No. 2, RECORDED IN VOLUME 30, PAGE 153, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY DESCRIBED IN THIS METES AND BOUNDS MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

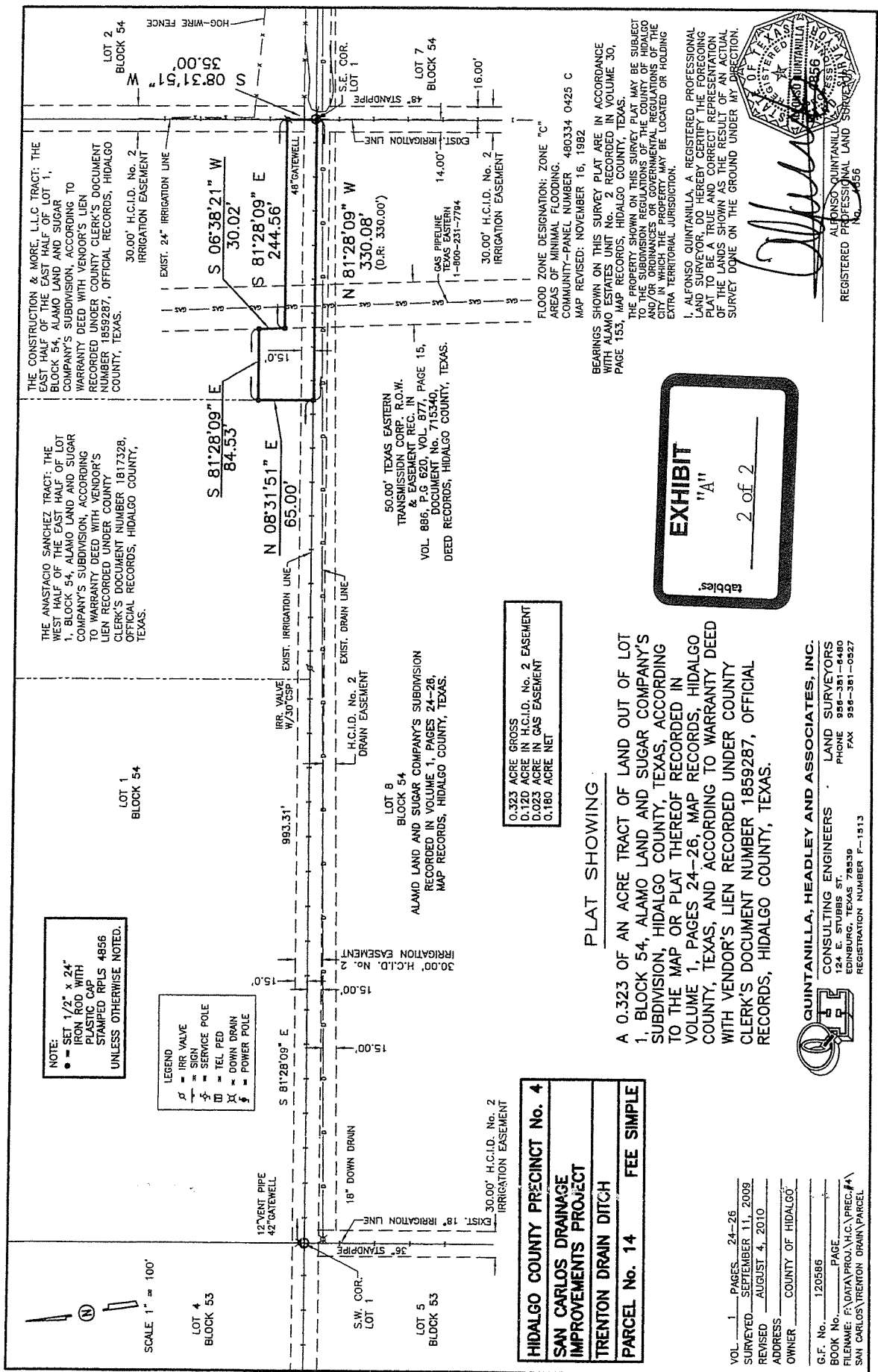
I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: August 3, 2010




ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856





NOTE:
 - SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 UNLESS OTHERWISE NOTED.

LEGEND
 ○ IRV VALVE
 ⊕ SIGN
 ⊕ SERVICE POLE
 ⊕ TEL PED
 ⊕ DOWN DRAIN
 ⊕ POWER POLE

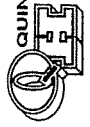
SCALE 1" = 100'
 LOT 4
 BLOCK 53

HIDALGO COUNTY PRECINCT No. 4
SAN CARLOS DRAINAGE IMPROVEMENTS PROJECT
TRENTON DRAIN DITCH
PARCEL No. 14 FEE SIMPLE

0.323 ACRE GROSS
 0.120 ACRE IN H.C.I.D. No. 2 EASEMENT
 0.023 ACRE IN GAS EASEMENT
 0.180 ACRE NET

PLAT SHOWING

A 0.323 OF AN ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN ACCORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1859287, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS · LAND SURVEYORS
 1501 W. 11TH STREET, SUITE 200
 DENVER, TEXAS 75203
 PHONE 956-361-4480
 FAX 956-361-0527
 REGISTRATION NUMBER F-1513

VOL. 1 PAGES 24-26
 SURVEYED SEPTEMBER 11, 2009
 REVISED AUGUST 4, 2010
 ADDRESS _____
 OWNER COUNTY OF HIDALGO
 G.F. No. 120586
 BOOK No. _____ PAGE _____
 FILENAME: F:\DATA\PROJ\H.C.\PREC\#1 SAN CARLOS\TRENTON DRAIN\PARCEL

EXHIBIT "A"
 2 of 2

[Signature]
 ALFONSO QUINTANILLA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 4856

FLOOD ZONE DESIGNATION: ZONE "C"
 AREAS OF MINIMAL FLOODING.
 COMMUNITY-PANEL NUMBER 480334 0425 C
 MAP REVISED: NOVEMBER 16, 1992
 BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH ALAMO ESTATES UNIT No. 2 RECORDED IN VOLUME 30, PAGE 153, MAP RECORDS, HIDALGO COUNTY, TEXAS.
 THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.
 I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

THE ANASTACIO SANCHEZ TRACT: THE WEST HALF OF THE EAST HALF OF LOT 1, BLOCK 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1859287, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE CONSTRUCTION & MORE, L.L.C. TRACT: THE EAST HALF OF THE EAST HALF OF LOT 1, BLOCK 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1859287, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

50.00' TEXAS EASTERN TRANSMISSION CORP. R.O.W. & EASEMENT REC. IN VOL. 886, P.G. 620, VOL. 1977, DOCUMENT No. 715340, DEED RECORDS, HIDALGO COUNTY, TEXAS.

ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS.