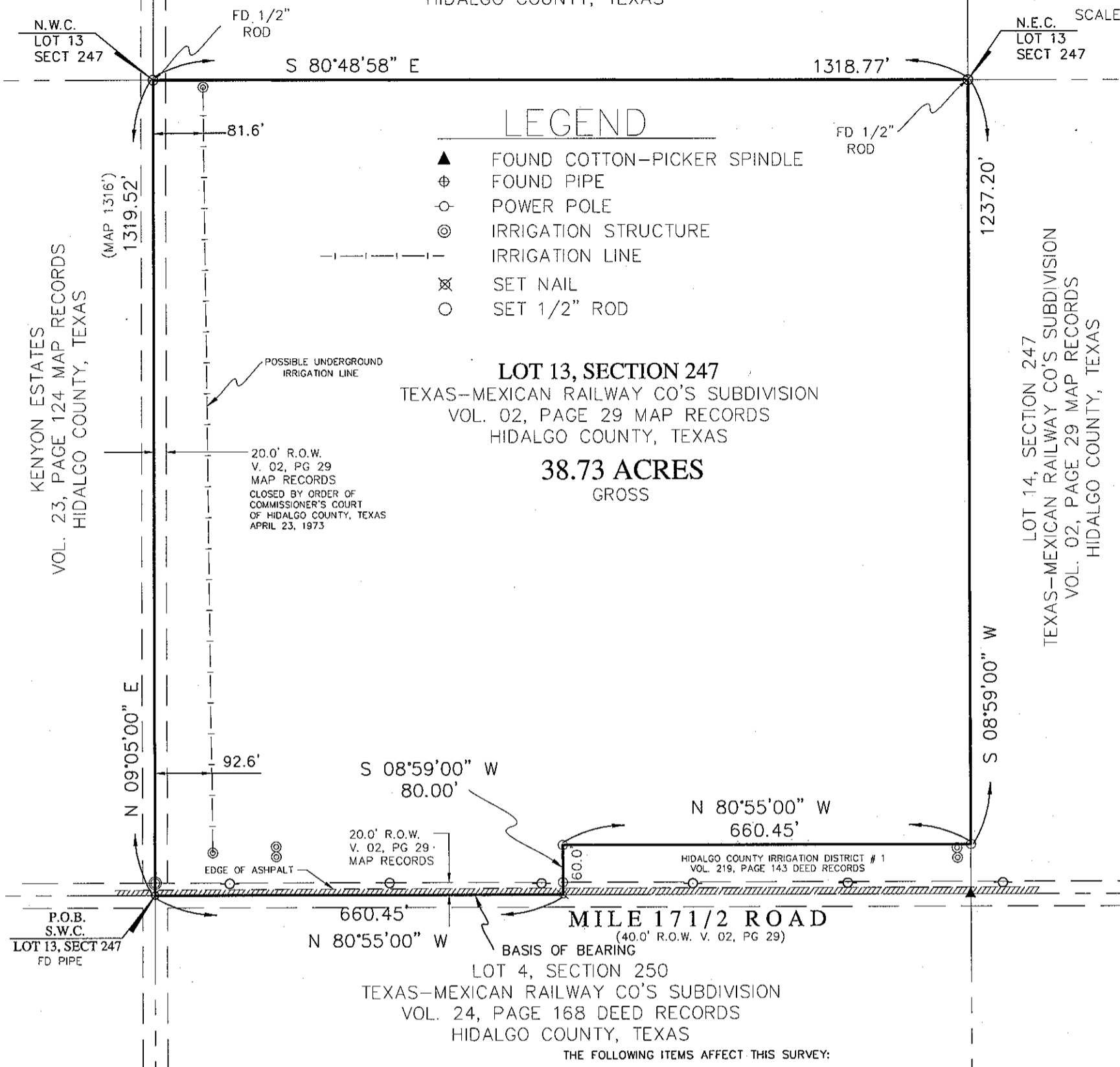


LOT 12, SECTION 247  
 TEXAS-MEXICAN RAILWAY CO'S SUBDIVISION  
 VOL. 02, PAGE 29 MAP RECORDS  
 HIDALGO COUNTY, TEXAS

SCALE: 1"=200'



**LEGEND**

- ▲ FOUND COTTON-PICKER SPINDLE
- ⊕ FOUND PIPE
- ⊙ POWER POLE
- ⊙ IRRIGATION STRUCTURE
- IRRIGATION LINE
- ⊗ SET NAIL
- SET 1/2" ROD

LOT 13, SECTION 247  
 TEXAS-MEXICAN RAILWAY CO'S SUBDIVISION  
 VOL. 02, PAGE 29 MAP RECORDS  
 HIDALGO COUNTY, TEXAS

**38.73 ACRES**  
 GROSS

KENYON ESTATES  
 VOL. 23, PAGE 124 MAP RECORDS  
 HIDALGO COUNTY, TEXAS

LOT 14, SECTION 247  
 TEXAS-MEXICAN RAILWAY CO'S SUBDIVISION  
 VOL. 02, PAGE 29 MAP RECORDS  
 HIDALGO COUNTY, TEXAS

**MILE 17 1/2 ROAD**  
 (40.0' R.O.W. V. 02, PG 29)

THE FOLLOWING ITEMS AFFECT THIS SURVEY:

10(B) EASEMENT AND RIGHT-OF-WAY IN FAVOR OF HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT No. ONE AS SHOWN BY INSTRUMENT DATED DECEMBER 8, 1959, RECORDED IN VOLUME 522, PAGE 243, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

GF#: 103275

SURVEYED: NOVEMBER 28, 2006

REQUESTED BY: BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM & TEXAS A&M FOUNDATION

FLOOD ZONE DESIGNATION: ZONE "X"  
 COMMUNITY-PANEL NUMBER: 480334 0325 D  
 MAP REVISED: JUNE 06, 2000

The undersigned Registered Professional Land Surveyor ("Surveyor") hereby certifies to the Board of Regents of The University of Texas System, Texas A&M Foundation and Valley Land Title Co., that (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property ("Property"); (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon: (i) there are no observable encroachments onto the Property or observable protrusions therefrom, (ii) there are observable improvements on the Property, (iii) there are no observable easements or rights-of-way either burdening or benefiting the Property, and (iv) there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are as shown hereon; (f) the Property has access to and from a public roadway; (g) recorded easements and rights-of-way referenced in Title Commitment GF No. 103275 (issued December 18, 2006) prepared by Valley Land Title Co. have been labeled and platted hereon, unless otherwise noted; (h) the boundaries, dimensions and other details shown hereon are true and correct and conform to the appropriate accuracy standards of the Manual of Practice for Land Surveying in Texas (1991) for a Category 1A Condition 1 (Standard Land Title Survey); (i) the Property is located in Zone "X" as delineated on the Edinburg, Texas, Flood Insurance Rate Map Panels Numbered 480334 0325 D, dated June 06, 2000, as published by the Federal Emergency Management Agency, which zone is defined as "Areas of 500 year flood; areas of 100-year flood with average depth of less than one foot or with drainage areas less than 1 square mile; and areas protected by levees from 100 year flood; base flood elevations are shown but no flood hazard factors are determined"; and (j) the basis of bearing for this survey is the South line of this survey as per recorded map.

**PLAT SHOWING**

A 38.73 ACRE TRACT OF LAND OUT OF LOT 13 SECTION 247, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 38.73 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 13, SECTION 247 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH 09°05'00" EAST, WITH THE WEST LINE OF SAID LOT 13, A DISTANCE OF 1319.52 FEET (MAP 1316') TO A 1/2" ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 13, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

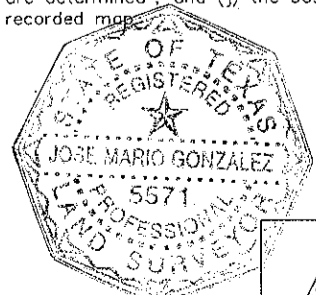
THENCE SOUTH 80°48'58" EAST, WITH THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 1318.77 FEET TO A 1/2" ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 13, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08°59'00" WEST, WITH THE EAST LINE OF SAID LOT 13, A DISTANCE OF 1237.20 FEET TO A 1/2" ROD SET AT THE NORTHEAST CORNER OF A CERTAIN TRACT OF LAND OWNED BY H.C.I.D. No. 1 RECORDED IN VOLUME 219, PAGE 143 DEED RECORDS FOR AN OUTER CORNER OF THIS TRACT OF LAND;

THENCE NORTH 80°55'00" WEST, WITH THE NORTH LINE OF SAID H.C.I.D. No. 1 TRACT A DISTANCE OF 660.45 FEET TO A 1/2" ROD SET AT THE NORTHWEST CORNER OF SAID H.C.I.D. No. 1 TRACT FOR AN INNER CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08°59'00" WEST, WITH THE WEST LINE OF SAID H.C.I.D. No. 1 TRACT, AT 60.00 FEET PASS A 1/2" ROD SET AT THE NORTH RIGHT-OF-WAY LINE OF MILE 17 1/2 ROAD, AT 80.00 FEET IN ALL TO A NAIL SET AT THE SOUTH LINE OF SAID LOT 13 FOR THE SOUTHWEST CORNER OF SAID H.C.I.D. No. 1 TRACT AND THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 80°55'00" WEST, WITH THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 660.45 FEET TO THE POINT OF BEGINNING, CONTAINING 38.73 ACRES OF LAND MORE OR LESS.



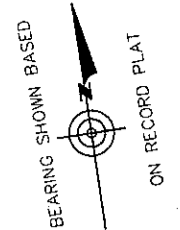
Name: JOSE MARIO GONZALEZ  
 Registered Professional Land Surveyor,  
 Texas, No. 5571  
 revised Date: DECEMBER 28, 2006

JOB NUMBER  
**RIO 06 1159**

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LOT 12, SECTION 247  
 TEXAS-MEXICAN RAILWAY CO'S SUBDIVISION  
 VOL. 02, PAGE 29 MAP RECORDS  
 HIDALGO COUNTY, TEXAS

N.W.C.  
 LOT 13  
 SECT 247

N.E.C.  
 LOT 13  
 SECT 247

S 80°48'58" E

1318.77'

SCALE: 1"=200'

**LEGEND**

- ▲ FOUND COTTON-PICKER SPINDLE
- ⊕ FOUND PIPE
- ⊙ POWER POLE
- ⊗ IRRIGATION STRUCTURE
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LOT 13, SECTION 247  
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 VOL. 02, PAGE 29 MAP RECORDS  
 HIDALGO COUNTY, TEXAS

**38.73 ACRES**  
 GROSS

KENYON ESTATES  
 VOL. 23, PAGE 124 MAP RECORDS  
 HIDALGO COUNTY, TEXAS

LOT 14, SECTION 247  
 TEXAS-MEXICAN RAILWAY CO'S SUBDIVISION  
 VOL. 02, PAGE 29 MAP RECORDS  
 HIDALGO COUNTY, TEXAS

POSSIBLE UNDERGROUND IRRIGATION LINE

20.0' R.O.W.  
 V. 02, PG 29  
 MAP RECORDS  
 CLOSED BY ORDER OF  
 COMMISSIONER'S COURT  
 OF HIDALGO COUNTY, TEXAS  
 APRIL 23, 1973

N 09°05'00" E

S 08°59'00" W

S 08°59'00" W  
 80.00'

N 80°55'00" W  
 660.45'

N 80°55'00" W  
 660.45'

**MILE 17 1/2 ROAD**  
 (40.0' R.O.W. V. 02, PG 29)

HIDALGO COUNTY IRRIGATION DISTRICT # 1  
 VOL. 219, PAGE 143 DEED RECORDS

P.O.B.  
 S.W.C.  
 LOT 13, SECT 247  
 FD PIPE

LOT 4, SECTION 250  
 TEXAS-MEXICAN RAILWAY CO'S SUBDIVISION  
 VOL. 24, PAGE 168 DEED RECORDS  
 HIDALGO COUNTY, TEXAS

THE FOLLOWING ITEMS AFFECT THIS SURVEY:

10(B) EASEMENT AND RIGHT-OF-WAY IN FAVOR OF HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT No. ONE AS SHOWN BY INSTRUMENT DATED DECEMBER 8, 1959, RECORDED IN VOLUME 522, PAGE 243, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

GF#: 103275

SURVEYED: NOVEMBER 28, 2006

REQUESTED BY: BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM & TEXAS A&M FOUNDATION

FLOOD ZONE DESIGNATION: ZONE "X"  
 COMMUNITY-PANEL NUMBER: 480334 0325 D  
 MAP REVISED: JUNE 06, 2000

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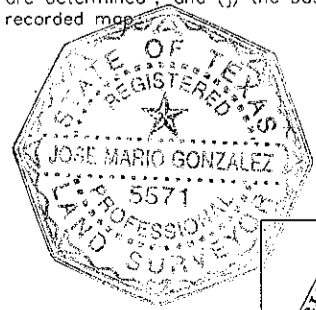
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*Jose Mario Gonzalez*  
 Name: JOSE MARIO GONZALEZ  
 Registered Professional Land Surveyor,  
 Texas, No. 5571  
 revised Date: DECEMBER 28, 2006



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