

# 57.725-ACRE DEVELOPMENT OPPORTUNITY

NE Corner of FM 1847 & Kretz Rd | Los Fresnos, Cameron County, TX



**ASKING PRICE \$2,599,875 (~\$45,040/Acre)**



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## The Opportunity

Presenting a rare 57.725-acre land assemblage strategically located in the high-growth corridor of Cameron County. Positioned halfway between HWY 100 and FM 510 at the hard corner of FM 1847 and Kretz Road, this property offers a ready-to-build advantage for residential subdivision, luxury ranchette estates, or neighborhood commercial use. With East Rio Hondo Water Supply Corporation (ERWSC) water lines — a 12" and 6" line along the east



side of FM 1847 and a 6" line along the south side of Kretz Road — sewer, and electricity already at or near the site, and a flexible county jurisdiction, this is one of the most versatile development tracts currently available in the Los Fresnos ISD area.



*FM 1847 looking north — approximately 1,320 linear feet of prime arterial frontage*

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## Development Highlights

- **Infrastructure Lead:** Unlike many rural tracts, this property features East Rio Hondo Water Supply Corporation (ERWSC) water lines — a 12" and 6" line running along the east side of FM 1847 and a 6" line along the south side of Kretz Road — plus Sewer (Los Fresnos force main directly on FM 1847) and electricity available on-site or at boundaries — significantly reducing up-front capital requirements and accelerating development timelines.
- **Zero Zoning Restrictions:** Located within the county, the property is not subject to municipal zoning, allowing a developer to maximize density or pivot between commercial and residential uses as market demands shift.
- **Platting Advantage:** Property I is already platted into three distinct tracts (~12.5 acres each), offering immediate liquidity or the option for a phased development approach — a rare head start in the county development process.
- **Minimal Environmental Risk:** The majority of the property sits in Flood Zone X (minimal flood hazard), simplifying the drainage study and permitting process.
- **Prime Frontage & Access:** Approximately 1,320 feet along high-traffic FM 1847 and 1,911 feet along Kretz Road, providing excellent exposure and ingress/egress for development.
- **Growth Market:** Los Fresnos population continues a steady upward trajectory (~8,500–8,700, with 1–2% annual growth), driven by RGV infrastructure improvements, SpaceX/Port of



Brownsville expansion, and broader regional momentum in housing and economic development.

- **Highest & Best Use:** Residential subdivision (single-family or multi-family), mixed-use, or commercial along FM 1847 frontage in a high-growth area poised for the Valley's continued boom.

## Strategic Configuration



*FM 1847 looking south along Property I*

The property's geometry and existing utility easements provide a natural framework for a Greenbelt community:

- **Property I — The Corner (37.725 Acres):** High-visibility hard corner at FM 1847 and Kretz Road — ideal for a flagship residential entrance or a small commercial anchor. Already platted into three tracts of ~12.5 acres each.
  - **Property II — North Section (20.00 Acres):** 458 feet of direct FM 1847 frontage. Perfectly suited for larger-lot estates or ranchettes that utilize the existing 150-foot transmission easement as a permanent buffer or recreational trail system.
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## Investment Summary

<b>Total Area</b>	57.725 Total Acres (two tax parcels)
<b>Location</b>	NE Corner of FM 1847 & Kretz Rd — Los Fresnos, Cameron County, TX
<b>Utilities</b>	ERWSC Water (12" & 6" lines on FM 1847; 6" line on Kretz Rd), Sewer (Los Fresnos Force Main on FM 1847) & Electricity (On-Site/at Boundaries)
<b>Sewer</b>	Los Fresnos Force Main runs directly along FM 1847 — on-site/at-boundary access along property
<b>Jurisdiction</b>	Cameron County — No Zoning
<b>Flood Zone</b>	Zone X (Per Surveys)— Area of Minimal Flood Hazard
<b>School District</b>	Los Fresnos ISD
<b>Platting Status</b>	Property I platted into 3 tracts (~12.5 ac each) — immediate liquidity or phased development option
<b>Irrigation</b>	Currently irrigated farmland — Cameron County Irrigation District #6 (CCID #6)
<b>CCAD Tax IDs</b>	Property I: 74-3450-0110-0100-10   Property II: 74-3450-0110-0200-10
<b>Asking Price</b>	<b>\$2,599,875 (~\$45,040/Acre)</b>

## COMPARABLE MARKET ANALYSIS

**FM 1847 & Kretz Rd | Los Fresnos, Cameron County, TX | Asking: \$2,599,875 (~\$45,040/Acre)**

The table below summarizes three (3) verified MLS closed sales from Cameron County within the past 15 months, alongside one active listing on the adjacent Kretz Road parcel. The subject property is asking \$45,040/acre — supported by actual market transactions in the \$17,183–\$38,215/acre range — and commands a justified premium given its materially superior combination of dual FM road frontage, full utility infrastructure, true hard corner position, and existing platting into three tracts.

### Market Comparables

Property / Location	Size	Frontage	Utilities	Hard Corner	Platted	\$/Acre
24 Ac — Kretz Rd (Adjacent Active Listing)	24.0 ac	573' Kretz Rd only (No FM 1847)	Water & Electric (No Sewer)	No	No	~\$18,000
71.66 Ac — E. Henderson Rd, Los Fresnos (SOLD 11/1/2025)	71.66 ac	City Street & County Rd	Irrigation, Water, Electric & Sewer avail.	No	No	~\$38,215
55.90 Ac — Garrett Rd, Harlingen (SOLD 1/15/2025)	55.90 ac	City Street & County Rd (3 roads)	Irrigation, City Water & Sewer	No	No	~\$26,835



61.71 Ac — US Hwy 281, Brownsville (SOLD 10/15/2025)	61.71 ac	US Highway 281	Electricity & Water	No	No	~\$17,183
<b>Avg. of 3 Verified Cameron County Sales (2025)</b>	—	Varied	Varied	—	—	~\$27,411
<b>SUBJECT — FM 1847 &amp; Kretz Rd, Los Fresnos</b>	<b>57.725 ac</b>	<b>1,320' FM 1847 + 1,911' Kretz Rd</b>	<b>ERWSC Water (12" &amp; 6" on FM 1847; 6" on Kretz Rd), Sewer &amp; Electric (On-Site/at Boundaries)</b>	<b>YES</b>	<b>YES (3 Tracts)</b>	<b>\$45,040</b>

† Three comps (Henderson Rd, Garrett Rd, HWY 281) are verified MLS closed sales from Cameron County within the past 15 months. The adjacent Kretz Rd comp (24 ac) remains an active listing for reference. See premium justification below.

## Premium Justification vs. Most Comparable Verified Sale

Henderson Rd, Los Fresnos (~\$38,215/Acre — SOLD 11/1/2025)

Factor	Henderson Rd, Los Fresnos (71.66 Ac — SOLD 11/1/2025)	SUBJECT — FM 1847 & Kretz Rd (57.725 Ac)
<b>FM 1847 Frontage</b>	None — interior lot; city street & county road access only	~1,320 linear feet — high-traffic FM arterial exposure
<b>Resaca / Waterfront Frontage</b>	Yes — significant resaca/waterfront frontage (premium amenity that elevated the sale price)	None — yet the subject still commands a higher \$/acre, driven entirely by development infrastructure & access advantages
<b>Sewer / Utility Access</b>	City Water, Public Sewer & Electric available; no FM road frontage to anchor utility access	Los Fresnos force main runs along FM 1847 — on-site/at-boundary access across all tracts; superior for phased development
<b>Hard Corner</b>	Interior lot; city street & county road access only	True hard corner: FM 1847 & Kretz Rd — commercial anchor potential
<b>Assemblage Size</b>	71.66 acres — sold as a single tract; no platting flexibility	57.725 acres — supports phased development, multiple product types
<b>Platting Status</b>	Not platted	Already platted into 3 tracts (~12.5 ac each) — immediate liquidity option
<b>Market Positioning</b>	Verified closed sale (Cash, 11/1/2025)	Priced above verified sold comps; premium justified by superior developer-ready attributes
<b>Price Per Acre</b>	~\$38,215/acre (SOLD)	\$45,040/acre — justified premium over Henderson Rd despite no resaca frontage; driven by FM frontage, hard corner & platting



### Valuation Conclusion

At \$45,040/acre, the subject property is priced above the average of three recent Cameron County verified sales (~\$27,411/acre), reflecting justified premiums for its hard corner location, dual FM road frontage, existing platting, and 57+ acre assemblage size in the RGV's fastest-growing development corridor. The most comparable verified sale — the 71.66-acre Henderson Rd tract in Los Fresnos (sold 11/1/2025 at ~\$38,215/acre) — lacked FM 1847 frontage, a hard corner position, and existing platting. Notably, the Henderson Rd comp also featured significant resaca/waterfront frontage — a premium aesthetic amenity that likely elevated its sale price. The subject property has no resaca frontage, yet still commands a higher \$/acre driven entirely by development infrastructure and access advantages: dual FM road frontage, a true hard corner, a Los Fresnos force main running directly along FM 1847, and existing platting into three tracts. This makes the \$38,215/acre Henderson Rd sale an especially conservative benchmark — confirming that the subject's \$45,040/acre asking price is well-grounded in verified market activity.

Sources: MLS verified sales (NaviCAMLS); Cameron County market data (2025). Three comps reflect actual closed sales within the past 15 months. The adjacent Kretz Rd comp is an active listing. Buyer should independently verify all comparable sales data.

## DENSITY, YIELD & DEAL ECONOMICS ANALYSIS

This analysis provides a developer-ready estimate of lot yield, gross revenue potential, and land cost ratios across three development scenarios. All figures are estimates based on current market conditions and publicly available data; buyers should conduct independent due diligence.

### Step 1 — Net Usable Acreage

Gross acreage is reduced by the 150-foot electrical transmission easement, drainage easements and estimated ROW dedications. The resulting net usable land available for vertical construction is approximately 39.86 acres.

Component	Gross Acres	Deduction	Net Usable Acres
Property I — South Section (Corner Tract)	37.725 ac	6.775 ac (easements/ROW est.)	~30.95 ac
Property II — North Section (FM 1847 Frontage)	20.00 ac	11.09 ac (easements/ROW est.)	~8.91 ac
<b>TOTAL SUBJECT SITE</b>	<b>57.725 ac</b>	<b>~17.864 ac</b>	<b>~39.86 ac</b>

\* Net usable figures per seller-provided survey data. Buyer to verify easement widths and ROW dedications during due diligence.

### Step 2 — Lot Yield & Gross Revenue Scenarios

The following scenarios model residential subdivision yield across a range of densities, consistent with Cameron County platting norms and current Los Fresnos market demand. Home price benchmarks are anchored to comparable active communities, including Falcons Landing (est. \$550K+) and standard RGV production builder price points (\$280K–\$420K).



Scenario	Density (Lots/Ac)	Net Usable Acres	Est. Lot Yield	Avg. Home Price	Est. Gross Revenue
Conservative — Large Lots (½–1 Ac Ranchettes)	1.5 lots/ac	39.86 ac	~60 lots	\$420,000	<b>\$25,200,000</b>
Base Case — Standard Subdivision (6,000–8,500 SF Lots)	3.5 lots/ac	39.86 ac	~140 lots	\$320,000	<b>\$44,800,000</b>
Optimistic — Higher Density (Mixed SF / Townhome)	5.0 lots/ac	39.86 ac	~199 lots	\$280,000	<b>\$55,720,000</b>
<b>★ Recommended Base Case</b>	<b>3.5 lots/ac</b>	<b>39.86 ac</b>	<b>~140 lots</b>	<b>\$320,000</b>	<b>\$44,800,000</b>

† Gross revenue = estimated lot yield × average home sale price. Does not account for development costs, carrying costs, or profit margin. For illustrative purposes only.

### Step 3 — Land Cost as % of Gross Revenue

A standard developer benchmark is to keep land acquisition cost at or below 10–15% of projected gross revenue. All three scenarios clear this threshold comfortably, with the base case coming in at 5.8%.

Scenario	Land Cost	Est. Gross Revenue	Land Cost as % of Revenue	Developer Benchmark (Target ≤ 15%)
Conservative (60 lots)	\$2,599,875	\$25,200,000	<b>10.3%</b>	✓ Within Benchmark
Base Case (140 lots)	\$2,599,875	\$44,800,000	<b>5.8%</b>	✓ Well Within Benchmark
Optimistic (199 lots)	\$2,599,875	\$55,720,000	<b>4.7%</b>	✓ Well Within Benchmark

### Step 4 — Suggested Phasing Strategy

The existing platting into three distinct tracts (Property I) plus the separate north section (Property II) creates a natural four-phase development framework that allows a developer to sequence capital deployment and de-risk the project.

Phase	Tract	Use / Product Type	Est. Lots / Units	Notes
1	Property I — Corner Tract (~12.5 ac)	Commercial anchor or flagship residential entrance	N/A or 30–45 lots	Highest visibility; immediate revenue potential
2	Property I — Interior Tracts (~25 ac)	Standard SF subdivision (6,000–8,500 SF lots)	~65–90 lots	Core subdivision phase; already platted
3	Property II — North Section (~8.91 net ac)	Ranchette estates or secondary residential phase	~18–27 lots	458' FM 1847 frontage; ideal for premium lots



## Deal Economics Summary

At the recommended base case (140 lots, \$320K avg. home price), the subject property offers an estimated gross revenue potential of ~\$44.8M against a \$2,599,875 land acquisition cost — a land cost ratio of just 5.8%, well inside the 10–15% threshold that regional developers typically target as their go/no-go benchmark. The existing platting into three tracts provides immediate flexibility: a developer can phase the project to self-fund later phases from early lot sales, sell individual tracts to reduce capital exposure, or pursue a single master-planned community. In all three scenarios, the land cost as a percentage of gross revenue remains well within acceptable parameters for a profitable residential development.

All projections are estimates for illustrative purposes. Density, lot yield, and revenue figures are subject to Cameron County platting approval, drainage study, and market conditions at time of development. Buyer to independently verify all assumptions.

## PROPERTY FEATURES & INFRASTRUCTURE OVERVIEW

### Site Composition & Configuration



*Irrigated farmland — young grain crop sprouting from rich dark soil, viewed from the north property line of Property I*

The subject property consists of 57.725 total acres, strategically divided into two primary sections that offer both immediate development potential and long-term land-hold value.

- **Property I — South Section (37.725 Acres):** Located at the hard NE corner of FM 1847 and Kretz Road. Already platted into three distinct tracts of approximately 12.5 acres each, allowing for immediate individual sale or phased development. The corner tract is the highest-visibility parcel, ideal for a flagship residential entrance or small commercial anchor.



- **Property II — North Section (20.00 Acres):** 458 feet of direct frontage on FM 1847. Ideal for larger estate lots or a secondary residential phase. Features four tin barns, a water well, tanks, and an active, metered East Rio Hondo Water Supply Corporation (ERWSC) connection already in place — eliminating the need for a new tap application. ERWSC 12" and 6" water mains run along the east side of FM 1847 at this tract's boundary.

## Utility Infrastructure

A significant value-add for this site is the proximity and availability of municipal-grade utilities — rare for a tract of this size in the county.

- **Sewer:** Los Fresnos force main runs directly along FM 1847 — providing on-site/at-boundary access along both properties and a superior connection point for phased development.
- **Water:** East Rio Hondo Water Supply Corporation (ERWSC) water lines serve the property directly at its boundaries: a 12" main and a 6" line run along the east side of FM 1847, and a 6" line runs along the south side of Kretz Road — providing robust, multi-point water access for phased development across all tracts. Property II has an active, metered ERWSC connection already in place — an established service point that eliminates the need for a new tap application and reduces upfront infrastructure costs.
- **Electricity:** On-site service provided; the site is currently powered for existing agricultural improvements.
- **Irrigation:** Currently active irrigated farmland under Cameron County Irrigation District #6 (CCID #6), providing excellent soil quality and drainage history.

## Technical Specifications

Feature	Property I — 37.725 Ac (Corner Tract)	Property II — 20.00 Ac (FM 1847 Frontage)
Frontage	861' FM 1847 + 1,911' Kretz Rd	458' FM 1847
Net Usable	~30.95 Acres (estimate)	~8.91 Acres (estimate)
Flood Zone	Zone X (Minimal Risk)	Zone X (Minimal Risk)
Topography	Level, cleared farmland/pasture	Level, cleared farmland/pasture
Improvements	None (Raw Land)	4 Tin Barns, Water Well, Tanks; Active ERWSC Water Meter (12" & 6" mains on FM 1847; 6" main on Kretz Rd)



## Easements & Land Use Efficiency



*Active cropland with transmission easement poles visible — easement corridor runs through the property*

The property is encumbered by a 150-foot wide electrical transmission easement. While this restricts vertical construction within the easement footprint, it offers unique advantages for a savvy developer:

- **Natural Greenbelts:** The easement areas can be utilized to meet county open space requirements without sacrificing buildable net usable land.
- **Recreational Amenities:** Ideal for the placement of walking trails, community parks, or detention ponds that serve the broader subdivision.

## Zoning & Jurisdiction

- **Municipality:** Located in unincorporated Cameron County — Extraterritorial Jurisdiction.
- **Zoning:** None. This allows for a wide array of uses ranging from high-density residential to light commercial or mixed-use, subject only to county platting and drainage requirements.

## Jurisdiction Contact Information

Agency	Phone
Cameron County Engineering	956-247-3516
East Rio Hondo Water Supply Corp.	956-748-3633
Los Fresnos Public Works	956-233-4102 / 233-9879
CC Irrigation District #6	956-399-7186
CC Drainage District #4	956-434-9587



## MARKET & LOCATION HIGHLIGHTS



*Property II pasture entrance — open pasture and gate access off FM1847*

### The "New Era" of Los Fresnos Growth

The property is positioned at the heart of a regional economic transformation. As Brownsville and Harlingen expand, Los Fresnos has emerged as the preferred upscale bedroom community for the region's growing professional workforce.

- **Explosive Job Creation:** The area is fueled by the massive expansion of SpaceX Starbase and the Port of Brownsville, both of which have recently surpassed the 5,000-employee mark.
- **Economic Drivers:** Multi-billion dollar infrastructure projects, including Rio Grande LNG and the Brazos Island Harbor Channel Improvement, are driving unprecedented demand for local housing.
- **Rising Household Incomes:** Los Fresnos has seen a 62% increase in median household income recently, signaling a shift toward higher-end residential buyers who are under-served by existing housing stock.



## Surrounding Development Activity



*Property II pasture looking northeast — old agricultural sheds and transmission line visible along the north property line*

Evidence of proof-of-concept is visible in the immediate vicinity:

- **Falcons Landing (2026):** Construction is underway on the city's first-ever gated community just minutes away, featuring 160 homes with price points estimated north of \$550,000.
- **Suburban Migration:** Major regional developers (like UR Home Texas) are shifting focus to Los Fresnos for its small-town charm combined with proximity to high-paying aerospace and energy jobs.

## Strategic Connectivity



*Kretz Road looking east — 1,911 linear feet of secondary road frontage*

- **The "Middle Ground":** Ideally situated exactly halfway between HWY 100 and FM 510, providing dual-arterial access to both the Port of Brownsville/SpaceX corridor and the Harlingen medical hub.



- **Coastal Access:** Located just 25 minutes from South Padre Island, making it an attractive location for both permanent residents and high-end second-home estates.
- **School District Prestige:** Served by Los Fresnos ISD, widely regarded as one of the top-performing districts in the Rio Grande Valley — a primary driver for family-oriented residential development. Los Fresnos High School is located to the south on FM 1847; Palmer-Laakso Elementary is located to the north on FM 1847.

## Demographic Snapshot — 2026 Estimates

Metric	Detail
Annual Growth Rate	1.17% (Steady & Sustainable)
Median Age	27.6 Years (Young, Growing Workforce)
Median Household Income	Increasing — 62% growth recently; shift toward higher-end residential demand
Industry Base	Healthcare, Aerospace, Energy & Education
Future Outlook	Los Fresnos TIRZ #1 has seen a \$69M+ value increase, proving strong public-private support for new projects

## SUMMARY

Expansive 57.725-acre tract situated at the highly visible NE corner of FM 1847 and Kretz Road, just north of Los Fresnos in unincorporated Cameron County, Texas. Currently irrigated farmland and pasture under CCID #6, the property boasts excellent utility infrastructure with East Rio Hondo Water Supply Corporation (ERWSC) water lines — a 12" and 6" main along the east side of FM 1847 and a 6" main along the south side of Kretz Road — sewer (Los Fresnos force main along FM 1847), and electricity readily available on-site or at the boundaries — particularly along the prime frontages of approximately 1,320 feet on FM 1847 and 1,911 feet on Kretz Road. Platted into multiple tracts with a portion featuring three subdivided parcels (including a true corner tract with dual frontage), the land offers flexibility for residential subdivision, multi-family, mixed-use, or commercial development in one of the RGV's fastest-growing areas. Located in Flood Zone X (minimal hazard), with no county zoning restrictions, this assemblage provides strong potential for future growth while allowing interim agricultural income. Note: a 150-foot wide electrical easement impacts portions of net usable acreage. Ideal for developers, investors, or builders seeking a strategic, high-traffic location poised for the Valley's continued boom. Asking \$2,599,875 (~\$45,040/acre).

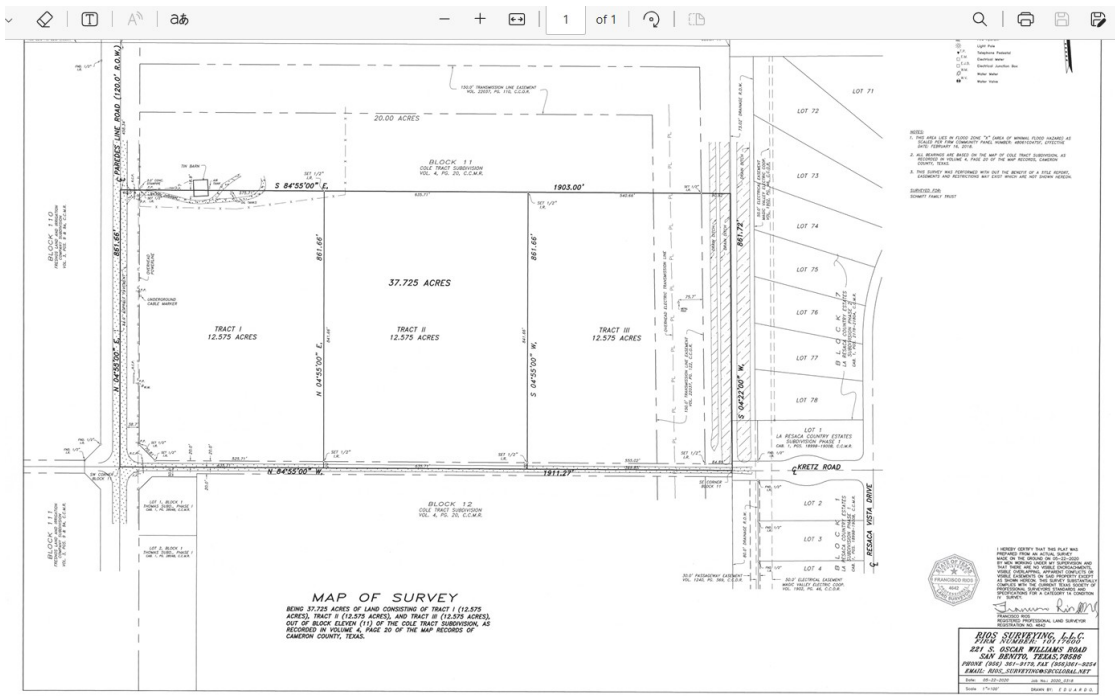
### ALSO AVAILABLE:

SW Corner FM 1847 @ Kretz Rd — 5.26 Acres, ALL Utilities, Flood Zone X, Survey available upon request. Asking \$500,000. Control both corners for \$3,100,000. Contact Jeff Waters for details.

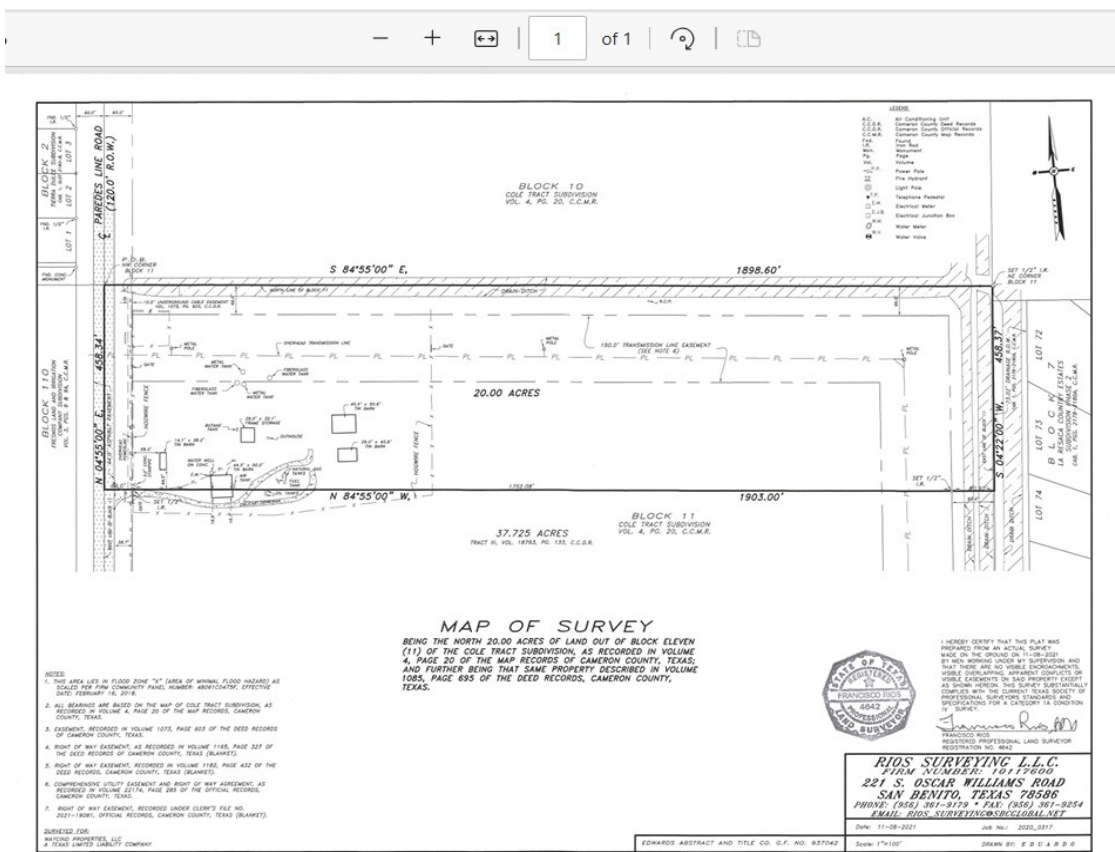
"Waters Realty and its agents have not verified the information and make no guarantees, warranties, or representations as to the completeness or accuracy thereof. It is your responsibility to independently confirm its accuracy and completeness."



**PROPERTY - CCAD Tax ID: 74-3450-0110-0100-10**



**PROPERTY II - CCAD Tax ID: 74-3450-0110-0200-10**



## EXHIBIT A — LEGAL DESCRIPTIONS

### 37.725 Acres — Cameron County, Texas

Being 37.725 acres of land out of Block Eleven (11), of the Cole Tract Subdivision, as recorded in Volume 4, Page 20 of the Map Records of Cameron County, Texas; and further being that same property recorded in Volume 18793, Page 133 of the Official Records of Cameron County, Texas; said 37.725 acre tract being more particularly described as follows:

COMMENCING at a point on the centerline of Paredes Line Road (120.00 feet of Right of Way), being the Northwest corner of said Block 11 and of a certain 20.00 acres recorded in Volume 243, Page 525 of the Deed Records of Cameron County, Texas;

THENCE, along the centerline of said Paredes Line Road and the West line of said Block 11 and of said 20.00 acre tract, South 04 degrees 55 minutes 00 seconds West, a distance of 458.34 feet to a point for the Southwest corner of said 20.00 acre tract, and for the POINT OF BEGINNING and the Northwest corner of the herein described tract;

THENCE, departing the centerline of said Paredes Line Road and the West line of said Block 11, South 84 degrees 55 minutes 00 seconds East, along the South line of said 20.00 acre tract, at a distance of 60.00 feet passing a ½ inch rod set for reference on the East Right of Way line of said Paredes Line Road, at a distance of 1812.08 feet passing a ½ inch iron rod set for reference, and continuing in all a total distance of 1903.00 feet to a point on the East line of said Block 11 for the Southeast corner of said 20.00 acre tract, and the Northeast corner of the herein described tract;

THENCE, along the East line of said Block 11, South 04 degrees 22 minutes 00 seconds West, a distance of 861.72 feet to a point on the centerline of Kretz Road for the Southeast corner of said Block 11 and of the herein described tract;

THENCE, along the South line of said Block 11 and the centerline of said Kretz Road, North 84 degrees 55 minutes 00 seconds West, a distance of 1911.27 feet to a point on the centerline of the aforementioned Paredes Line Road, for the Southwest corner of said Block 11 and of the herein described tract;

THENCE, along the centerline of said Paredes Line Road and the West line of said Block 11, North 04 degrees 55 minutes 00 seconds East, a distance of 861.66 feet to the POINT OF BEGINNING and containing 37.725 acres of land.

Compiled by: E.M. | Date: January 20, 2022 | Job No.: 2020 0318



## 20.00 Acres — Cameron County, Texas

Being the North 20.00 acres of land out of Block Eleven (11), of the Cole Tract Subdivision, as recorded in Volume 4, Page 20 of the Map Records of Cameron County, Texas; and further being that same property described in Volume 1085, Page 695 of the Deed Records of Cameron County, Texas; said 20.00 acre tract being more particularly described as follows:

BEGINNING at a point on the centerline of Paredes Line Road (120.00 feet of Right of Way), being the Northwest corner of said Block 11 and of the herein described tract;

THENCE, along the North line of said Block 11, South 84 degrees 55 minutes 00 seconds East, at a distance of 60.00 feet passing the East Right of Way line of said Paredes Line Road, and continuing in all a total distance of 1898.60 feet to a ½ inch iron rod set for the Northeast corner of said Block 11 and of the herein described tract;

THENCE, along the East line of said Block 11, South 04 degrees 22 minutes 00 seconds West, a distance of 458.37 feet to a point for the Northeast corner of a certain 37.725 acre tract recorded as "Tract III" in Volume 18793, Page 133 of the Official Records of Cameron County, Texas, and the Southeast corner of the herein described tract;

THENCE, departing the East line of said Block 11, North 84 degrees 55 minutes 00 seconds West, along the North line of said 37.725 acre tract, at a distance of 90.92 feet passing a ½ inch iron rod set for reference, at a distance of 1843.00 feet passing a ½ inch iron rod set for reference on the East Right of Way line of the aforementioned Paredes Line Road, and continuing in all a total distance of 1903.00 feet to a point on the centerline of said Paredes Line Road and the West line of said Block 11, for the Northwest corner of said 37.725 acre tract and the Southwest corner of the herein described tract;

THENCE, along the centerline of said Paredes Line Road and the West line of said Block 11, North 04 degrees 55 minutes 00 seconds East, a distance of 458.34 feet to the POINT OF BEGINNING and containing 20.00 acres of land.

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