

United States Border Patrol



Site Proposal

Developed by:

The Edinburg Economic Development Corporation



EDINBURG

ECONOMIC DEVELOPMENT CORPORATION



CITY OF EDINBURG

Proposal Highlights for HQ Site:

- 31.8 Acres.
- Property for sale.
- Property to be purchased by the City and to be **donated** to BP.
- Site located on frontage Hwy 281 (future I-69) and Trenton Rd.
- All utilities available near or on site. City will pay for all expenses for new lift station and bigger water lines.
- There are some gas tanks on East side of the property, outside from the property area. All gas lines run Eastward away from site.
- City has agreement with Magic Valley Electric Cooperative for a fixed reduced rate for a number of years.



August 31, 2001

U.S. Border Patrol
2301 S. Main Street
McAllen, Texas 78501

ATTN: Jorge A. Garza, Patrol Agent in Charge

RE: Station/Sector Site Selection Proposal

The City of Edinburg and the Edinburg Economic Development Corporation are pleased to present this proposal for your consideration. Edinburg is the ideal site for the location of the U.S. Border Patrol Sector and Station because of its central location, its population base, and its leadership in regional issues.

The City of Edinburg is prepared to work closely with the U.S. Border Patrol to implement a series of initiatives that will facilitate the location of the U.S. Border Patrol Sector and Station in the City of Edinburg. The proposal contains the following:

1. Land:

- a) The Edinburg Economic Development Corporation will donate a 31.8-acre tract of land for the U.S. Border Patrol Sector/Training Center located on US Hwy 281 and Trenton, Southeast corner, as shown on parcel "A".
- b) The Edinburg Economic Development Corporation will donate a 20-acre tract of land for the U.S. Border Patrol Station located on Trenton Road, ½ mile west of US Hwy 281, as shown on parcel "B".

2. Utilities:

Magic Valley Electric Cooperative (MVEC) has provided the following rate schedule based on a connection load estimated at 500 K.V.A.:

| | |
|--|------------------|
| \$75.00 per meter | |
| Demand Charge | \$5.02 per KW |
| First 200 KWH | \$.053437 per KW |
| Next 200 KWH | \$.045437 per KW |
| Over 400 KWH | \$.034371 per KW |
| Primary Discount – 3% | |
| Customer Owned Transformer Demand and Energy | |

In addition, MVEC has offered at no cost to install streetlights for the parking areas in front of the building up to a total of \$10,000. Primary work required to service the facility will also be done by MVEC at no cost that includes underground and overhead work. In reference to each property available, the following is a summary:

- a) Off-site improvements for the property attached as exhibit "A" includes the construction of a lift station for sanitary sewer service, and the extension of an 8" water line to the site. Total cost of improvements is estimated at \$357,000 which the City of Edinburg will provide. Water service is provided by North Alamo Water Supply Corporation. Power is provided by Magic Valley Co-op.
- b) All off-site infrastructure is available for the property attached as exhibit "B". Water service is provided by the City of Edinburg. Power is provided by Magic Valley Co-op.

3. Health Services

Edinburg Regional Medical Center has offered to partner with the U.S. Border Patrol to offer free physicals, vaccinations, training facility and a health fair to up to 500 Border Patrol Agents for a value of \$40,000. The training facility will be made available for ongoing training needed by the Border Patrol EMT personnel.

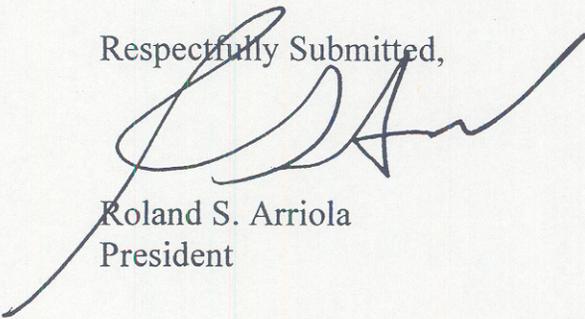
This offer is contingent upon the following:

- U.S. Border Patrol locating the sector headquarters/and station in Edinburg.
- Both properties being developed with buildings under construction within the next twenty-four (24) months.

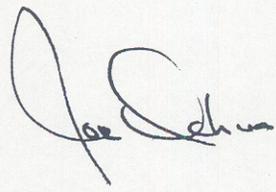
In the event that the U.S. Border Patrol is not able to fulfill these requirements within the next twenty-four (24) months, the properties will revert back to the Edinburg Economic Development Corporation

Please review the information provided and do not hesitate to call if you should have any questions. The City of Edinburg and the Edinburg Economic Development Corporation looks forward to working with the U.S. Border Patrol in selecting the All-America City as its site of operations.

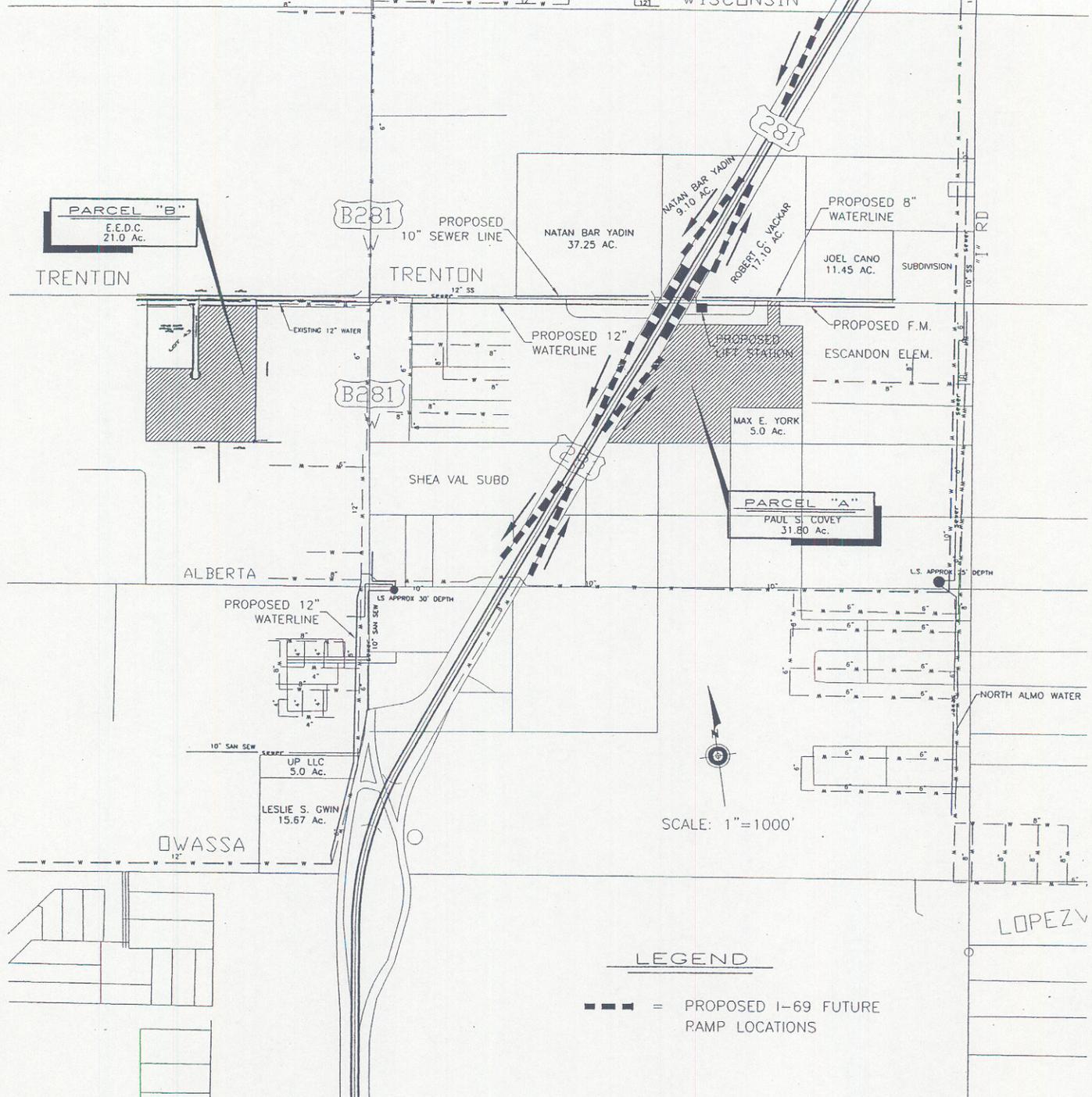
Respectfully Submitted,



Roland S. Arriola
President



Joe Ochoa
Mayor



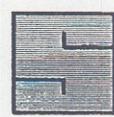
PARCEL "B"
E.E.D.C.
21.0 Ac.

PARCEL "A"
PAUL S. COVEY
31.80 Ac.

SCALE: 1"=1000'

LEGEND

--- = PROPOSED I-69 FUTURE RAMP LOCATIONS



J.E. SAENZ & ASSOCIATES, INC.

P.O. BOX 3293
EDINBURG, TEXAS 78540

TEL. (956) 383-2984
FAX (956) 383-3736

Parcel "B"

Parcel B is a tract of land, approximately 36 acres in size, located at the Southeast corner of US 281 and Trenton Rd.. Current appraised valuation by the appraisal district is approximately \$ 517,000. Cost of improvements is estimated at \$ 357,000.

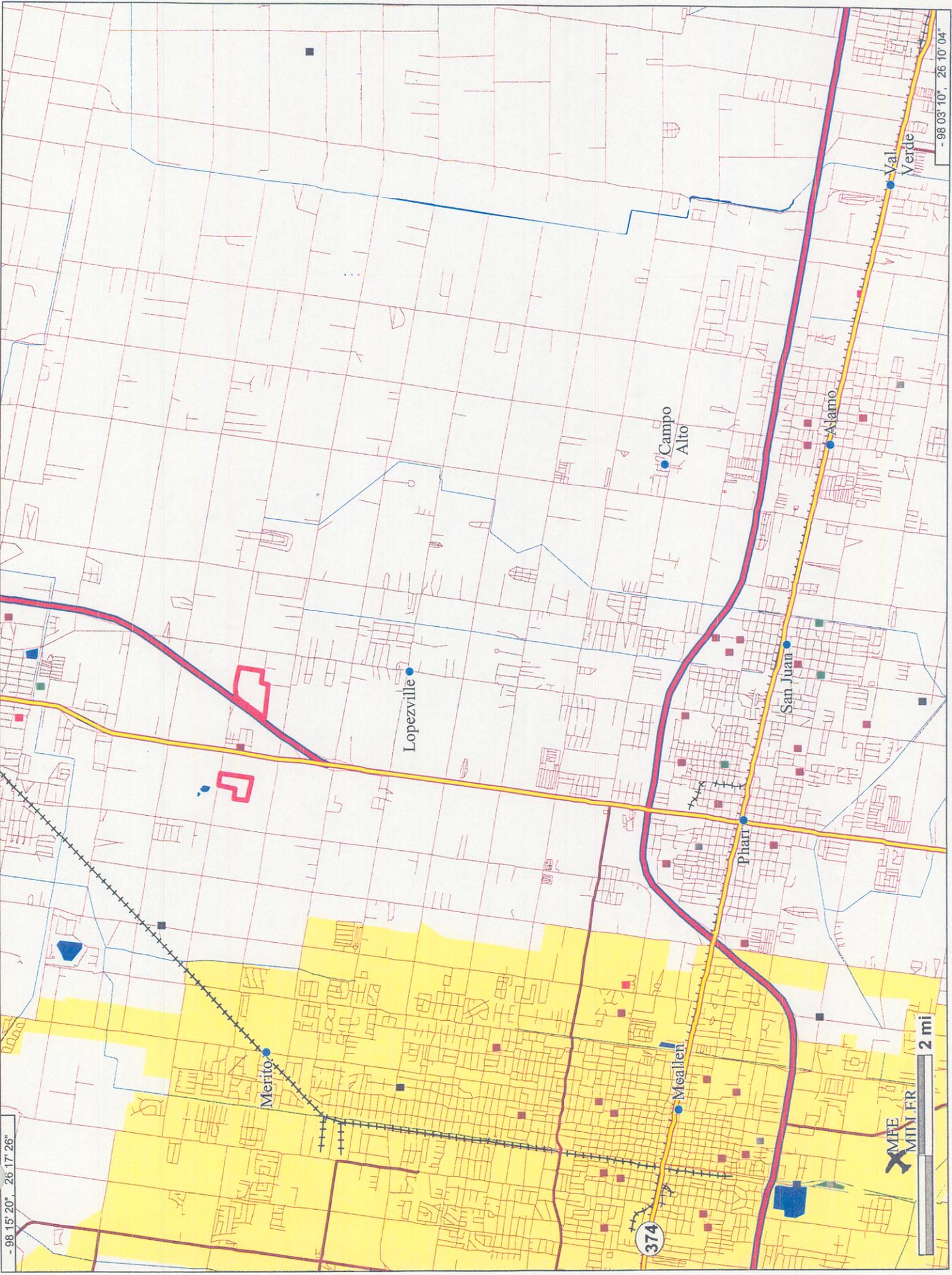
This property does not currently have sanitary sewer service, but it can be made available. Water service is provided by North Alamo Water Supply Corporation. Power is provided by Magic Valley Co-op. Natural gas service can be provided by Southern Union Gas.

Off-site improvements for this parcel would include the construction of a lift station for sanitary sewer service, and the extension of an 8" water line to the site.. This would be from the intersection of I Road and Trenton Rd .The land is out of the flood plain, and the soil properties are well within the limits recommended for construction of office, warehouse, and garage type structures.

This site is compatible with the existing neighborhood and the City's Future Land Use Plan. There are no power transmission lines within proximity to this site. A communication tower is located in close proximity to the southeast corner of the site. No environmental issues are evident.

Vehicular traffic patterns and circulation is excellent. This site has 1360 feet of frontage on US 281. TxDOT is about to begin extensive improvements of US 281, future I 69, including widening of main lanes and frontage roads to three each way. Trenton Rd. is designated as a major thoroughfare through Edinburg and west through McAllen.

The tower adjacent at the southeast corner could be an impediment to safe helicopter traffic. Fixed wing traffic would be accessible via US 281 to both Edinburg International Airport and McAllen Miller International Airport.

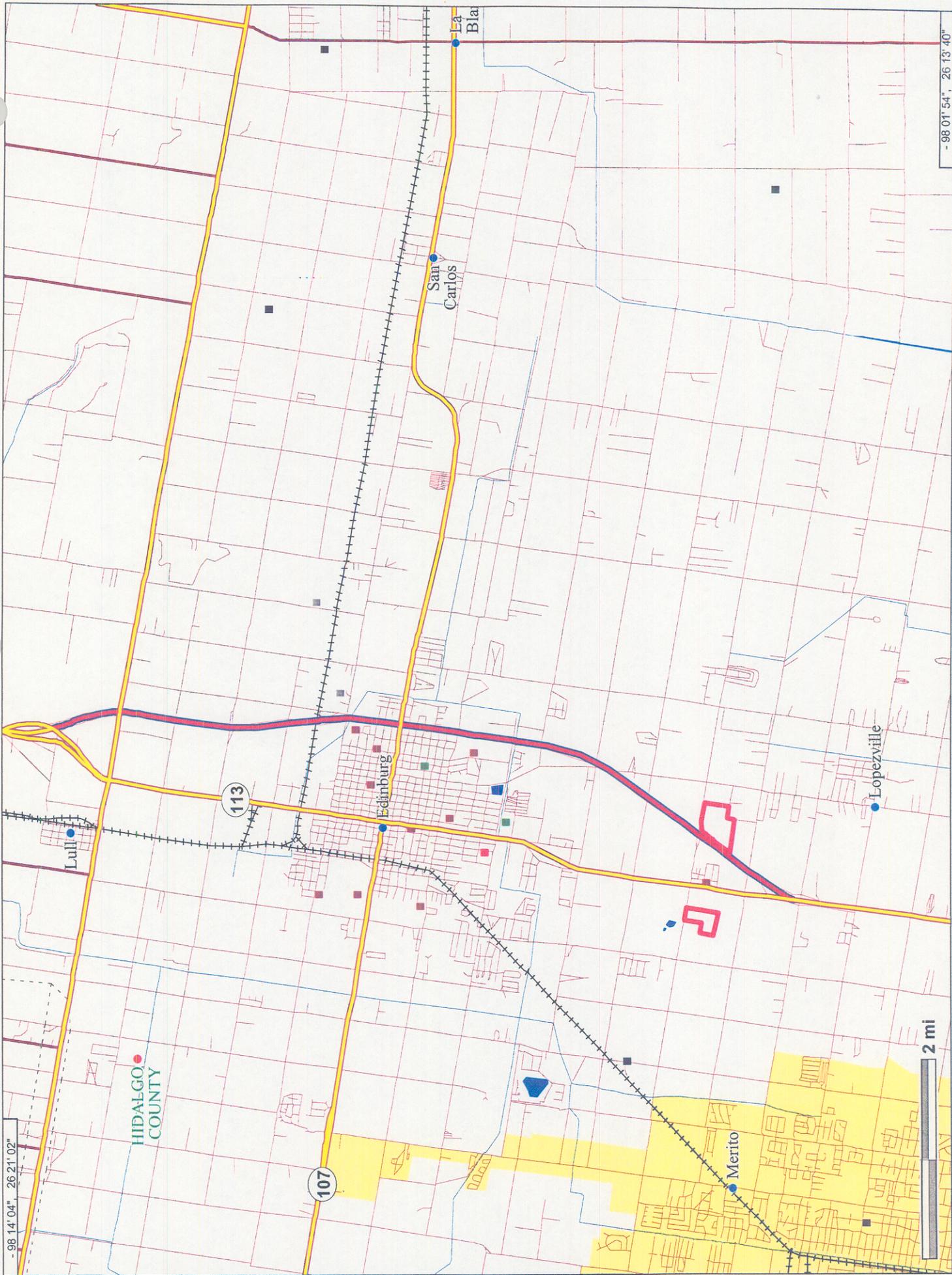


- 98 15' 20" 26 17' 26"

- 98 03' 10" 26 10' 04"

374

2 mi
MILE
KILOMETER





32.25 AC. GROSS
 0.72 AC. (40' ROAD NOT OPEN)
 0.06 AC. (CRENTON RD.)
 0.58 AC. (CANAL R-O-W)
 2.03 AC. (ARBAK IN WELL)
 28.84 AC. NET

MAP OF
 32.25 ACRES OF LAND OUT OF
 LOTS 16, 17, 18, 23, 24, & 25
 M.L. WOODS SUB'D. NO. 4
 HIDALGO COUNTY, TEXAS
 VOL. 5, PG. 51, M/R

FABIAN NELSON & MEDINA, INC.
 3209 N. 45. TH ST.
 FORT WORTH, TEXAS 76102
 TEL. (817) 352-3114
 STEPHEN WOODS, ATTORNEY AT LAW
 PROFESSIONAL ENGINEER
 J.C. # 43746
 BK. 357-HH, PG. 52
 VOL. 5, PG. 51, M/R

SECURITY LAND TITLE CO.
 BURGER, PAUL S. COVEY

COUNTY OF HIDALGO
 VOL. 1410, PG. 875, D/R

VOL. 1311, PG. 335, D/R

VOL. 1317, PG. 335, D/R











SAMSON COMPANIES

IN CASE OF EMERGENCY

- CALL -

1-409-336-2530

1-918-583-1791

SERVICES

CALLING OR IN EMERGENCY
Energy Field Services
Call at 318-227-2565



Legal Description
Expressway US 281 and Trenton, SEC

Property:

Tract One: All of Lots 17, 18, 24 and the North half of Lot 23, M. L. WOODS SUBDIVISION, UNIT NO. 4, out of the Kelly-Pharr Subdivision, Hidalgo County, Texas, according to plat recorded in Volume 5, Page 51 of the map records of said county; *less and except* (a) one square acre out of the Northeast corner of Lot 18 described in deed to Noe E. Escobar recorded in Volume 987, Page 59, Deed Records of Hidalgo County, Texas; and (b) 5.17 acres out of Lots 17 & 18 described in deed to State of Texas recorded in Volume 1317, Page 336, Deed Records of Hidalgo County, Texas.

Tract Two: A triangular tract out of the Southeast corner of Lot 16, M. L. WOODS SUBDIVISION, UNIT NO. 4 of lands in Porciones 69 and 70, Hidalgo County, Texas, according to subdivision map recorded in Volume 5, Page 51 of the map records of said county, described by metes and bounds as follows: BEGINNING at the Southeast corner of said Lot 16; THENCE North along the East boundary line of Lot 16 a distance of 126.82 feet for a point and corner; THENCE South $38^{\circ} 56' 10''$ West, a distance of 147.11 feet to a point in the South boundary line of Lot 16 for a corner; THENCE East along the South boundary line of Lot 16 a distance of 74.80 feet to the Southeast corner and point the beginning.

Tract Three: A triangular tract out of the Southeast corner of Lot 25, M. L. WOODS SUBDIVISION, UNIT NO. 4 of lands in Porciones 69 and 70, Hidalgo County, Texas, according to map recorded in Volume 5, Page 51 of the map records of said county, more particularly described as follows: BEGINNING at the Southeast corner of Lot 25; THENCE North along the East boundary line of Lot 25 a distance of 659.21 feet to the Northeast corner of Lot 25; THENCE West along the North boundary line of Lot 25 a distance of 74.80 feet to a point and the Northwest corner hereof; THENCE South $38^{\circ} 59' 10''$ West, a distance of 764.69 feet, to a point in the South boundary line of Lot 25 for the Southwest corner hereof; THENCE East along the South boundary line of Lot 25 a distance of 462.26 feet to the Southeast corner of Lot 25 and the point of beginning, containing 4.06 acres, more or less.

NON-DRILLING COVENANT

Property: 32.25 acres of land out of Lots 16, 17, 18, 23, 24 & 25, M.L. WOODS SUBDIVISION NO. 4, Hidalgo County, Texas, described more particularly by metes and bounds on attached Exhibit A, here incorporated for purpose of such description.

Reserved Property: The Northwest one-fourth (NW1/4) of Lot 23, and the East one-half (E1/2) of Lot 24, comprising 7.5 acres, more or less

Surface Owner: Milo F. Hindman and Oleta B. Hindman, Co-Trustees
Milo F. Hindman and Oleta B. Hindman Living Trust dated June 17, 1992
216 Pineridge
McAllen (Hidalgo County) Texas 78503

Lessee: Samson Lone Star Limited Partnership
Two West Second Street
Tulsa, Oklahoma 74103

WHEREAS, Lessee, by virtue of various assignments and/or farmout agreements holds the leasehold estate and working interest in the oil, gas and mineral lease that includes the Property, that is, that certain lease dated April 3, 1961, from Robert S. Hensley and wife, Rosemary Hensley to Charles A. Brandt, recorded in Volume 263, Page 359, et seq., Oil & Gas Lease Records, Hidalgo County, Texas; and

WHEREAS, Owner acknowledges the right and legal authority of Lessee, and its successors and assigns, to drill subsequent wells on the Property additional to the currently producing William E. Bean #2; and

WHEREAS, Owner desires to restrict the potential locations of subsequent wells in order to enhance marketability of the property;

NOW, THEREFORE, for the mutual considerations stated, Owner and Lessee, on behalf of themselves as well as their successors and assigns, do agree and covenant as follows:

LESSEE, in consideration for ten dollars and other valuable consideration, does hereby covenant to utilize no portion of the Property for subsequent oil, gas and mineral wells, other than that portion described above in this instrument as "Reserved Property." Lessee further agrees that no more than two additional drillsites will be utilized on the Reserved Property and that such drillsites insofar as possible will be located in the proximity of the William E. Bean #2 Well and that no portion of the Reserved Property will be fenced except during drilling operations or after a producing well is completed. Once two additional wells are drilled, Lessee will release all of the Reserved Property except that portion around each completed well that is reasonably necessary in Lessee's sole discretion for producing and operating such well so that such released portion of the Reserved Property will be subject to this Non-Drilling Covenant.

OWNER, in consideration for Lessee's covenant to restrict location of subsequent well sites, does hereby covenant to restrict subsequent use and development of the Reserved Property only to parking, roadways, or storage in non-permanent buildings without foundations. Owner may pave the Reserved Property, subject to the following conditions:

1. Owner shall bear exclusively all expenses of removing and disposing of paving if and when Lessee, in its sole discretion, elects to utilize all, or any portion of the Reserved Property for drilling or production purposes and designates in writing to Owner all areas in which removal of paving will be required.
2. To the extent Owner desires to repave or restore those portions of the Reserved Property identified in Paragraph (1) above, once said areas are no longer utilized for drilling or production purposes by Lessee, Owner shall bear exclusively all expenses of such repaving or restoration.
3. Owner waives all claims for damages against Lessee for loss of use or removal of paving if and when Lessee designates an area for paving removal for drilling purposes.
4. As further consideration for this Agreement, Owner agrees that in the event Lessee drills and operates additional wells or any other oil and gas facilities required for Lessee's operations on the Reserved Property, then Owner, for themselves and their heirs, successors and assigns does hereby release Lessee for any and all claims of loss, damage or injury to said Reserved Property and no additional damage payments shall be due Owner.

Time is of the essence in this agreement, which shall be interpreted and enforced in accordance with the Law of the State of Texas.

The mutual covenants stated in this agreement are intended as covenants running with the land, binding upon the parties and their respective successors and assigns.

SIGNED in duplicate originals, effective on the date of the later acknowledgment of the parties' respective executions of the agreement.

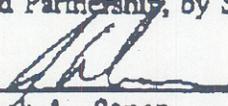
SURFACE OWNER:


Milo F. Hindman, Co-Trustee


Oleta B. Hindman, Co-Trustee

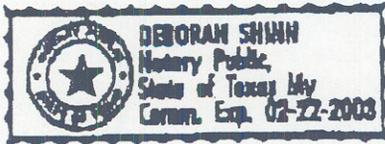
LESSEE:

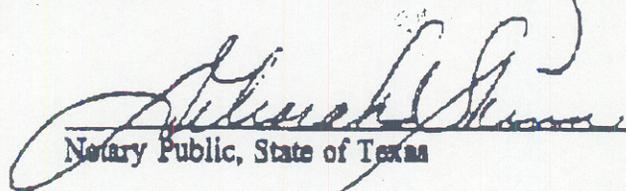
SAMSON LONE STAR LIMITED PARTNERSHIP
a Texas Limited Partnership, by Samson Resources Company, General Partner

By: 
Name: Jack A. Canon
Title: Attorney-in-Fact

STATE OF TEXAS

This instrument was acknowledged before me this 23rd day of March, 2000 by Milo F. Hindman and Oleta B. Hindman, Co-Trustees of the Milo F. and Oleta B. Hindman Living Trust under agreement dated June 17, 1992.




Notary Public, State of Texas

STATE OF OKLAHOMA

This instrument was acknowledged before me this 27th day of March, 2000, by
Jack A. Canon, Attorney-in-Fact of SAMSON LONE STAR LIMITED
PARTNERSHIP, on behalf of said partnership.

Mary Ickes
Notary Public, State of ~~Texas~~
Oklahoma
Mary Ickes

My Commission Expires:
June 22, 2002

BP SITE EVALUATION

| SITE No:Edinburg by: F.G. Lopez BPA | Importance | Rating | Value | Remarks: |
|--|------------|--------|-------|------------------|
| Site size | 1.00 | 10.00 | 10.00 | more than enough |
| Conflicts with MW transmission | 0.85 | 10.00 | 8.50 | |
| Conflicts with MW tower height | 0.85 | 10.00 | 8.50 | |
| Willingness of owner to sell | 0.90 | 9.00 | 8.10 | |
| Environmental clean up | 0.70 | 9.00 | 6.30 | |
| Compatibility with neighborhood | 0.95 | 10.00 | 9.50 | undeveloped area |
| Conflicts with Air Ops traffic | 0.85 | 10.00 | 8.50 | |
| Site terrain and drainage | 0.75 | 10.00 | 7.50 | |
| Shape of property | 0.60 | 10.00 | 6.00 | corner lot |
| Vehicular traffic and circulation patterns | 0.90 | 10.00 | 9.00 | future I-69 |
| Soil conditions | 0.90 | | 0.00 | |
| Availability of Water | 0.95 | 10.00 | 9.50 | provided by City |
| Availability of Sewer | 0.95 | 10.00 | 9.50 | " " " |
| Availability of Power | 0.95 | 10.00 | 9.50 | " " " |
| Availability of Gas | 0.95 | 10.00 | 9.50 | |
| Availability of Communications | 0.80 | 10.00 | 8.00 | |
| Threatened or endangered species | 1.00 | 9.00 | 9.00 | |
| Conditions of existing access roads | 0.90 | 10.00 | 9.00 | |
| Demolition cost (existing site improvements) | 0.00 | 10.00 | 0.00 | |
| Land cost | 0.90 | 10.00 | 9.00 | 0.00 |
| Location with respect to border | 0.75 | 8.00 | 6.00 | |
| Location with respect to other USBP facilities | 1.00 | 9.00 | 9.00 | |
| Ability to purchase additional acreage | 0.50 | 10.00 | 5.00 | |

SITE SCORE:

174.90

Comments: Great vehicular access to major thoroughfares. Great visibility.

4 Miles North from Hwy 83 Hwy 281 exchange.

9/13/01

F.G. Lopez 3/28/01