

INSTRUCTIONS TO CANCEL ESCROW

To: Valley Land Title Co.

RE: GF: 108814

Legal Description: Being 2.258 acres out of the West 3.64 acres of the East 5.00 acres of the North 10.00 acres of Lot 109, KELLY PHARR SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 3, Page 133, Deed Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes, said 2.258 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point located on the North line of Lot 109 for the Northeast corner of said tract herein described; said corner bears North 81 degrees, 35 minutes West (Deed North 81 degrees, 32 minutes, 08 seconds West), 362.0 feet from the Northeast corner of said Lot 109;

THENCE, South 08 degrees, 25 minutes West (Deed South 08 degrees, 28 minutes, 11 seconds), at a distance of 60.0 feet pass a 5/8 inch iron rod found for reference on the South right of way line of Nolana Loop and continuing for a total distance of 330.0 feet to a 1/2 inch iron rod found for the Southeast corner of said tract herein described;

THENCE, North 81 degrees, 35 minutes West (Deed North 81 degrees, 32 minutes, 08 seconds West), 298.0 feet to a 1/2 inch iron rod set for the Southwest corner of said tract herein described;

THENCE, North 08 degrees, 25 minutes East (Deed North 08 degrees, 28 minutes, 11 seconds East), at a distance of 270.0 feet pass a 1/2 inch iron rod found for reference on the South right of way line of said Nolana Loop and continuing for a total distance of 330.0 feet to a point for the Northwest corner of said tract herein described;

THENCE, South 81 degrees, 35 minutes East (Deed South 81 degrees, 32 minutes, 08 degrees East), 298.0 feet, with the North line of said Lot 109 to the POINT OF BEGINNING.

Ladies/Gentlemen:

Hector Guerra, the Seller(s), and, County of Hidalgo, Texas, the Purchaser(s), who are the undersigned parties to the referenced transaction, instruct you to cancel your escrow and hereby agree that the earnest money contract executed between the parties is hereby terminated.

It is herein understood and agreed by all parties hereto that this cancellation is a complete release of any and all obligations by all the undersigned; and by our signatures below, we hereby release the Title Company from any obligations and/or liability by virtue of having acted as escrow agent and/or closing agent in the referenced transaction.

You are instructed to disburse funds held with Valley Land Title Co. as follows:

Total Amount Held	\$ 10,000.00
To Seller(s):	\$ 10,000.00
To Purchaser(s):	\$
To Broker:	\$
To Attorney:	\$
To Title Company:	\$
To Surveyor:	\$
To:	\$
TOTAL:	\$ 10,000.00

When the Purchaser and Seller is only one person, or when one of the said parties is a corporation, this form shall read as though pertinent verbs, nouns and pronouns were changed correspondingly.

EXECUTED BY THE PARTIES HERETO ON THE DATE INDICATED

County of Hidalgo, Texas

By: _____ Hector Guerra _____

RECEIVED this _____ day of November, 2007

VALLEY LAND TITLE CO.

By: _____ Patricia Galindo, Escrow Officer _____