

THE STATE OF TEXAS §  
COUNTY OF HIDALGO §

TITLE REPORT  
NO. 2990579

Prepared For: HIDALGO COUNTY PURCHASING DEPARTMENT

ATTENTION: MS. OLGA T. MONTERO

Project Name: { "PRIMARY CARE AND SUBSTANCE ABUSE" }

C/o Quintanilla, Headley & Associates, Inc.  
Mr. Alfonso Quintanilla, RPLS

TAX ACCOUNT NUMBER: M7020-00-000-0000-00

I, Jorge A. López, hereby certify that after a careful search of the records and files in the office of LandTitleUSA, INC. formerly, HIDALGO COUNTY ABSTRACT & TITLE CO., INC., and THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, affecting title to the following described tract of land situated in Hidalgo County, Texas to-wit:

THE RECORDS SHOW THE FOLLOWING:

DESCRIPTION: ALL of MULTI-PURPOSE FACILITY FOR PRECINCT NO. 4 SUBDIVISION, being a subdivision out of a 13.30 acre tract of land out of Lot Fifteen (15), Section (245) of the TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY of lands in Hidalgo County, Texas, according to the map thereof recorded in Volume 27, Page 181, Map Records, Hidalgo County, Texas.

TITLE APPEARS TO BE VESTED IN: HIDALGO COUNTY, TEXAS  
13504 W. Pavillion Dr.  
Sun City West, AZ 85375

Warranty Deed dated October 30, 1990, recorded in Volume 2990, Page 579, Official Records, Hidalgo County, Texas, from Oscar L. Garza and Leo Longoria, d/b/a GARZA LONGORIA CATTLE COMPANY, To: COUNTY OF HIDALGO, TEXAS.  
{See copy hereto attached}

APPARENT LIEN HOLDER OF RECORD: NONE OF RECORD

**HIDALGO COUNTY PURCHASING DEPARTMENT**

**PG. 2**

**Title Report No. 2990579**

**SUBJECT TO THE FOLLOWING:**

Easements and reservations as may appear upon the recorded map of said subdivision recorded in **Volume 27, Page 181, Map Records** of Hidalgo County, Texas.  
{See copy hereto attached}

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 of said property.

Rights, rules, regulations easements and Liens in favor of **HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE**  
{See copy of map hereto attached}

**Warranty Deed** dated **October 18, 1935**, recorded in **Volume 379, Page 596, Deed Records**, Hidalgo County, Texas, from **Mrs. James McLeod, To: THE STATE OF TEXAS.**  
**[a strip of land 50 feet wide off of the South side of Lot 15, Block 245, Tex-Mex]**

**Irrigation Easement** reserved in favor of **HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE (1)**, as reserved in Deed with Reservation of Right of Way recorded in **Volume 519, Page 167**; and in **Volume 593, Page 498, Deed Records**, Hidalgo County, Texas.  
{See copies hereto attached}

**Right-of-Way Easement** dated **May 24, 1973**, recorded in **Volume 1411, Page 614, Deed Records**, Hidalgo County, Texas, from **Garza-Longoria Cattle Company, TO: NORTH ALAMO WATER SUPPLY CORPORATION.**  
{See copy hereto attached}

**Utility Easement** dated **April 13, 1992**, recorded in **Volume 3242, Page 201, Official Records**, Hidalgo County, Texas, from **The County of Hidalgo, Texas, to: CENTRAL POWER AND LIGHT COMPANY.**  
{Re: a 10 foot wide Utility Easement}

As of the 27<sup>th</sup> . Day of February 2008, at 5:00 o'clock P.M.

**SOUTH TEXAS LAND INVESTIGATIONS**  
114 NORTH 12TH. STREET, EDINBURG, TEXAS 78539

PHONE NO.: (956) 383-1657

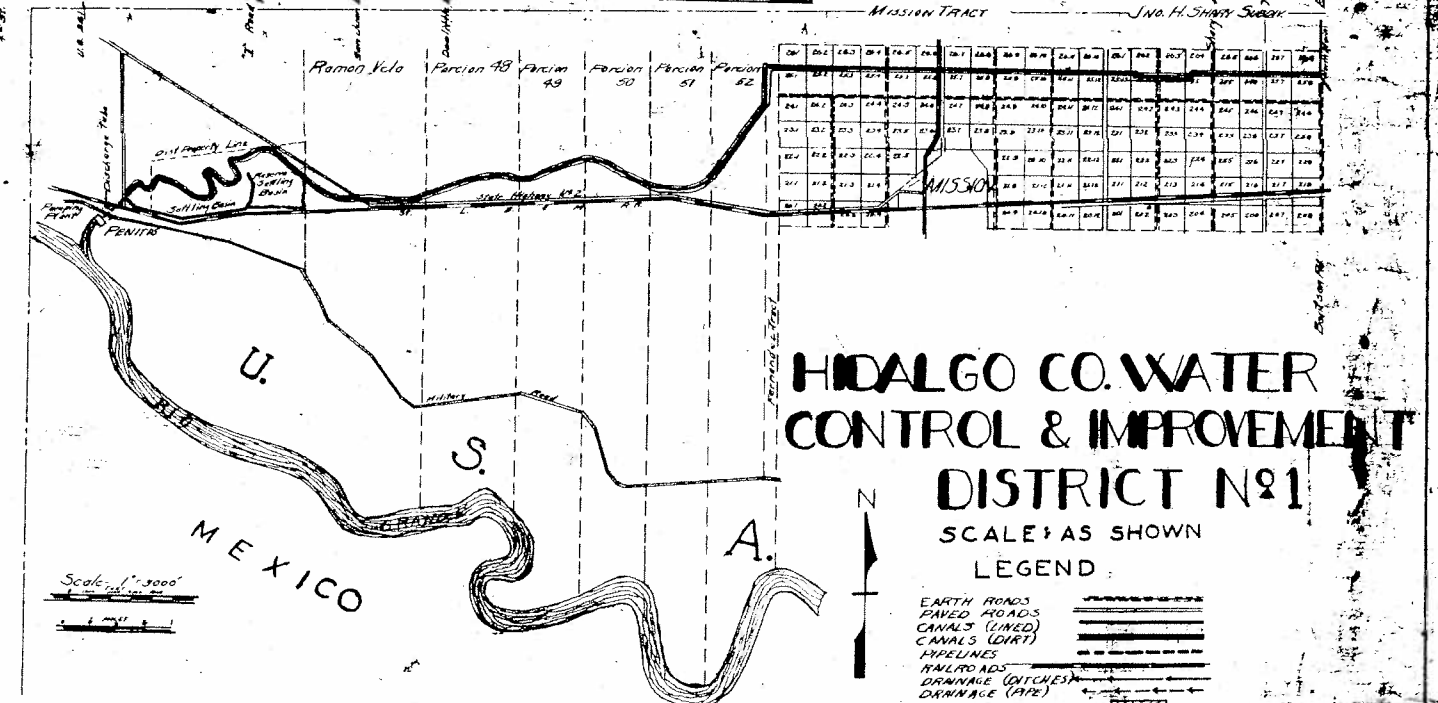
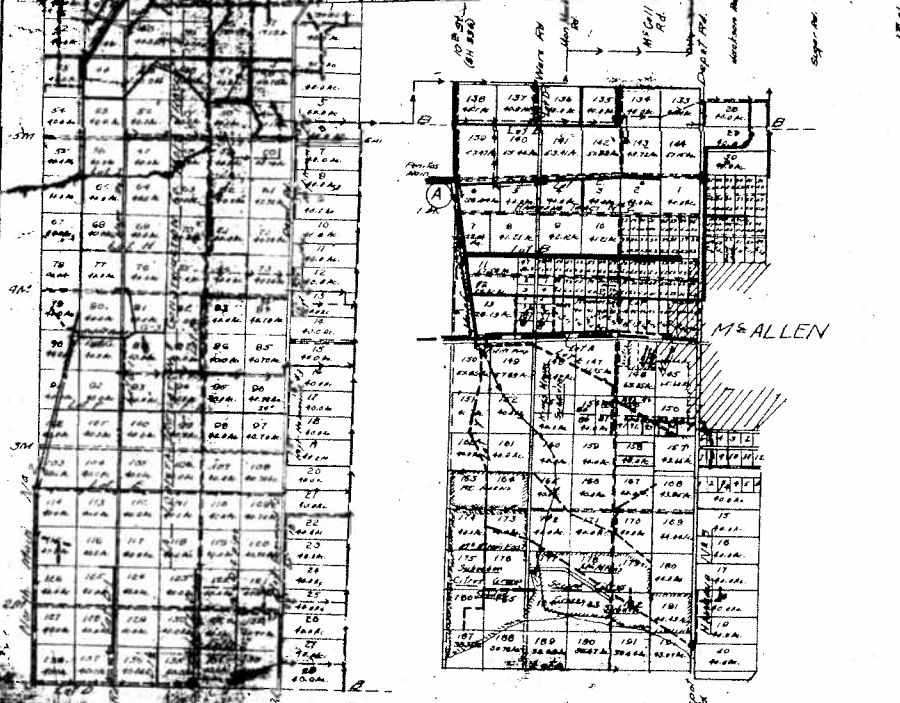
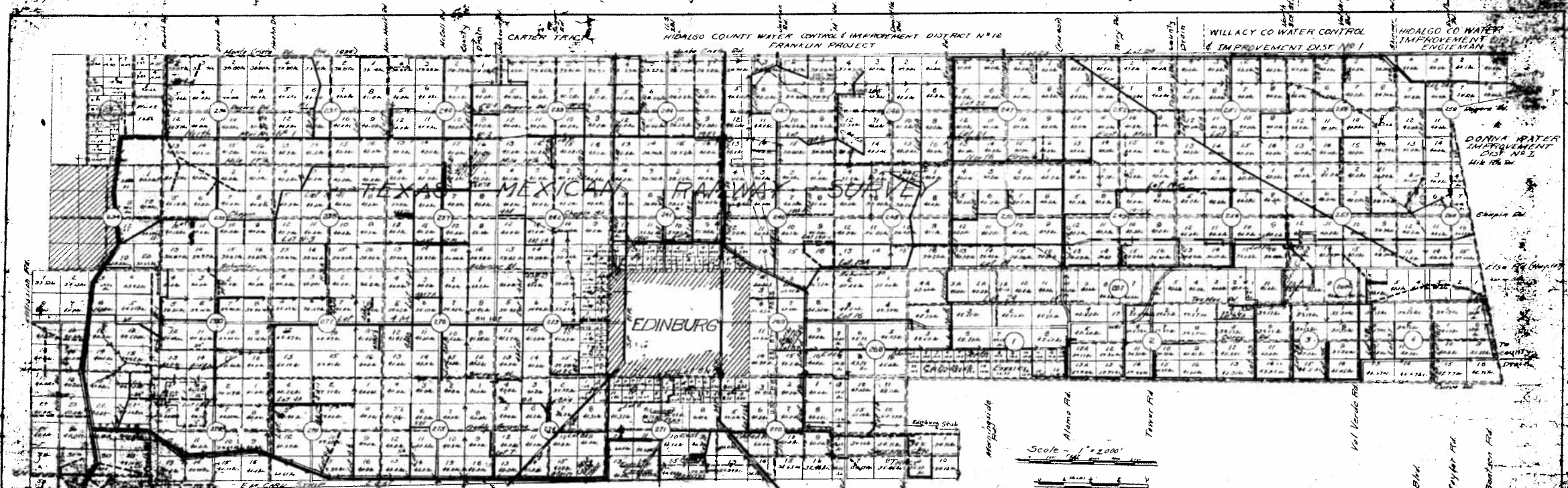
E-MAIL: ~~george@landtitleusa.com~~

FAX NO.: (956) 380-1497

**Jorge A. Lopez**  
Title Examiner  
(TIC# CERTIFICATE NO.: 2458135981700 )

The undersigned certifies that this Title Report has been prepared with the same standard of care as would be used for the preparation and issuance of a Commitment of Title Insurance for the property. This Title Report is delivered with the understanding evidence by the acceptance hereof that (1) it is neither a guaranty, warranty nor opinion of title, and (2) any liability arising hereunder shall be limited to the cost of this Title Report.







Jorge: Advanced User -- Primary County Expires Title Insurance

Search | LT - Ads |

Chief Appraiser  
PO Box 208  
4405 S Professional Drive  
Edinburg, Tx 78539

Hidalgo County  
Appraisal Records

Account Number  
M7020-00-000-0000-00

Information current as of 8/12/2007

HIDALGO COUNTY  
13504 W PAVILLION DR  
SUN CITY WEST, AZ 85375

Property ID  
R512925

Certified 2007 Values

Related Information  
Tax Office

Appraisal Notices

**Taxing Entities**

City of Edinburg  
Drainage Dist. No. 1  
Edinburg ISD  
Hidalgo County  
Road District # 15  
South Texas College  
South Texas ISD

**2007 Tax Rates**

0.635  
0.0492  
1.1152  
0.59  
0  
0.154  
0.0492

**Subdivision**

Plat  
[7 credits]

**Property Legal Description**

MULTI-PURPOSE FACILITY FOR  
PRECINT #4 AN IRR TR BEING 12.14AC

**Property Physical Address**

810 N DOOLITTLE RD  
EDINBURG, TX

**Restrictions**

[7 credits]

**Exemptions**

EX

**Property Tax Valuation**

Land: \$159,617.00  
Improvements: \$452,469.00  
Total: **\$612,086.00**  
Agriculture Use: \$0.00

**Sale Information**

Sale Date    Deed Vol. / Inst.    Deed Pg. / Clerk #    Deed Type

**Land**

Land Type	SPTB Code	Homesite Y/N	Mkt. Value	Acre Size	SQ FT	Unit Price	Front Footage	Depth	Eff Front Footage	Eff Depth
L	X	N	\$159,617.00	532055		\$0.30				

**Improvements**

Sketch	Picture	Type	SPTB Code	Home Site	Value	Market Modifier
	N/A	M	X		\$452,469.00	N/A

**Improvement Segments**

Seg. No.	Type	Class	Unit Price	Area	Seg. Value	Const	FNDN	Wall	Int. Finish	Roof	Floor	HT/AC	Bath	Year Built
1	CLC	52CA	\$8.32	7778	\$0.00		SLB	STU	FLT-CMP	AND				1992
2	CAN	52CA	\$8.32	24	\$0.00									1992
3	POR	52CA	\$8.32	360	\$0.00									1992
4	CAN	52CA	\$8.32	24	\$0.00									1992
5	PAT	52CA	\$8.32	414	\$0.00									1995
6	ASP		\$8.32	45790	\$0.00									1995

Back <<<

New Search >>>

185602

WARRANTY DEED

Vol. 2990 PAGE 579

Date: October 26, 1990

Grantor: OSCAR L. GARZA and LEO LONGORIA, d/b/a GARZA LONGORIA CATTLE COMPANY

Grantor's Mailing Address (including county): 1111 S. 15th  
Edinburg, Hidalgo County, Texas 78539

Grantee: COUNTY OF HIDALGO, TEXAS

Grantee's Mailing Address (including county): 111 S. 10th Street  
Edinburg, Hidalgo County, Texas 78539

Consideration: Ten and NO/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

Being (579,711.68 square feet) or 13.30 gross acres of land, more or less, out of and forming a part of Lot 15, Section 245, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 16, Map Records of Hidalgo County, Texas; said 13.30 gross acre tract is more particularly described by metes and bounds as follows:

COMMENCING at a 60-D nail set on the Southwest corner of said Lot 15 lying in F.M. 2128 for the Southwest corner and point of beginning of this herein described tract;

THENCE, North, coincident with the West line of said Lot 15, a distance of 49.18 feet to a 60-D nail set in Doolittle Road for an outside corner of this herein described tract;

THENCE, South 89 degrees 52 minutes 40 seconds East, along a line parallel to and 35.0 feet South at a right angle from the Westerly centerline projection of an existing 4.0 foot concrete canal whose total right-of-way is 70.0 feet being 35.0 feet each side from said canal centerline, a distance of 35.0 feet pass a 1/2 inch diameter iron rod set on the apparent East right of way line of Doolittle Road, at 215.69 feet to a 1/2 inch diameter iron rod set on for an inside corner of this herein described tract; said inside corner lies within the 50.0 foot road right-of-way easement of F.M. 2128 granted to the State of Texas by instrument recorded in Volume 412, page 382 and Volume 379, Page 596, Deed Records, Hidalgo County, Texas;

THENCE, along a curve to the left whose radius is 62.82 feet and being along a line parallel to and 35.0 feet Southeasterly from said canal centerline, an arc length distance of 92.05 feet to a 1/2 inch diameter iron rod set at the end of said arc for an inside corner of this herein described tract;

THENCE, North 06 degrees 10 minutes 10 seconds East, along a line parallel to and 35.0 feet Southeasterly from said canal centerline, a distance of 174.42 feet to a 1/2 inch diameter iron rod set for an inside corner of this herein described tract;

THENCE, along a curve to the right whose radius is 417.50 feet and being along a line parallel to and 35.0 feet Southeasterly from said canal centerline, an arc length distance of 218.65 feet to a 1/2 inch diameter iron rod set at the end of said arc for an inside corner of this herein described tract;

THENCE, North 36 degrees 11 minutes 47 seconds East, along a line parallel to and 35.0 feet Southeasterly from said canal centerline, a distance of 917.64 feet to a 1/2 inch diameter iron rod set for an inside corner of this herein described tract;

THENCE, along a curve to the left whose radius is 76.44 feet and being along a line parallel to and 35.0 feet Southeasterly from said canal centerline, an arc length distance of 37.08 feet to a 1/2 inch diameter iron rod set on intersection with the South line of an 80.0 foot Southern Pacific Railroad strip of land for the Northwest corner of this herein described tract; said rod lies 40.0 feet at a right angle from the North line of said Lot 15 being the center of said 80.0 foot strip of land and bears East, coincident with the South line of said railroad strip of land, a distance of 931.62 feet from the intersection of the South line of said railroad strip of land with the West line of said Lot 15;

THENCE, East, coincident with the South line of said railroad strip of land, a distance of 41.20 feet to a 1/2 inch diameter iron rod set for the Northeast corner of this herein described tract; said Northeast corner bears West, coincident with the South line of said railroad strip of land, a distance of 347.18 feet from a 1/2 inch diameter iron pipe found on the intersection of the East line of said Lot 15 with the South line of said railroad strip of land;

THENCE, South, along a line parallel to the East line of said Lot 15, a distance of 1,204.26 feet pass a 1/2 inch diameter iron rod set on the North right-of-way line of said F.M. 2128, at 1,254.26 feet in all to a 60-D nail set in asphalt on the South line of said Lot 15 for the Southeast corner of this herein described tract;

THENCE, North 89 degrees 52 minutes West, coincident with the South line of said Lot 15 lying in said F.M. 2128, a distance of 399.78 feet to a 60-D nail set on an outside corner of said Lot 15 and this herein described tract;  
THENCE, South 89 degrees 56 minutes West, continuing with the South line of said Lot 15, a distance of 573.03 feet to the place of beginning, containing 13.30 gross acres of land, more or less, of which approximately 1.16 acres lie in F.M. 2128 and Doolittle Roads.

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Reservations from, and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas and other minerals.

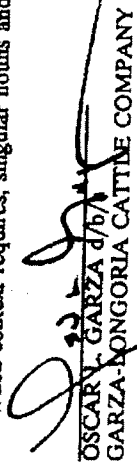
**SUBJECT TO THE FOLLOWING:**

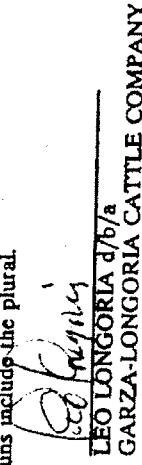
- (1) Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1 and easements for roadways as shown on the recorded map of the above described subdivision.
- (2) Highway easement in favor of the State of Texas as shown by instrument dated December 13, 1932, recorded in Volume 379, Page 596, Deed Records of Hidalgo County, Texas.
- (3) Highway easement in favor of the State of Texas as shown by instrument dated February 21, 1936, recorded in Volume 412, Page 382, Deed Records of Hidalgo County, Texas.
- (4) Irrigation line easement in favor of Hidalgo County Water Control and Improvement District No. 1 as shown by instrument dated March 31, 1939, recorded in Volume 519, Page 167 and dated September 5, 1946, recorded in Volume 593, Page 498, both in the Deed Records of Hidalgo County, Texas.
- (5) Water Line easement in favor of North Alamo Water Supply Corporation as shown by instrument dated May 24, 1973, recorded in Volume 1411, Page 614, Deed Records of Hidalgo County, Texas.
- (6) Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by C. O. Hagan to Peter Verhaelem, dated November 3, 1982, recorded in Volume 423, Page 964, Oil and Gas Records of Hidalgo County, Texas. Said lease has been assigned to PYRO Energy Corp.
- (7) Rights of parties in possession.
- (8) Visible or apparent easements on or across the property herein described.
- (9) Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City holding extra-territorial jurisdiction of said property.
- (10) Grantors, their heirs, executors, administrators, successors or assigns, warrant, represent and agree that any mineral deed or mineral lease executed in the future, conveying any mineral interest they may have in the above described property, shall contain and shall be subject to the following provision:

Notwithstanding any provisions contained herein to the contrary and without impairment of the validity of this lease/deed in any respect, it is agreed and understood that lessee/grantee, its successors or assigns or heirs and assigns shall not use all or any part of the surface of the above described lands for the purposes of mining, exploring or drilling, in the production of oil, gas and other minerals, laying of pipe line, building of tanks, power stations or other structures thereon, to produce, save, take care of, treat, transport or any other activities that may have anything to do with the mining, drilling for oil, gas, or any other operations. It is the intention of the parties hereto that lessee/grantee, his heirs and assigns, its successors or assigns shall not have the right to use the surface of the above described land or any part thereof nor have the right of ingress and egress upon described land. This prohibition with respect to the use of the surface of said land shall in no way impair the right of lessee to produce oil, gas or other mineral from said land, either by directional drilling from a well located on adjacent land or by some other method which will not require entry upon the surface of the above described leased premises or by including the land or a portion thereof with a pooled unit or units pursuant to the terms hereof.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When context requires, singular nouns and pronouns include the plural.

  
OSCAR V. GARZA d/b/a  
GARZA-LONGORIA CATTLE COMPANY

  
LEO LONGORIA d/b/a  
GARZA-LONGORIA CATTLE COMPANY

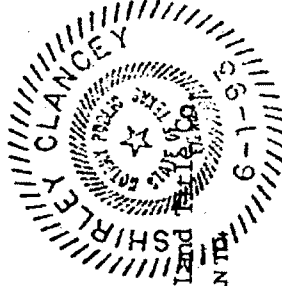
STATE OF TEXAS

COUNTY OF HIDALGO

(Acknowledgment)

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This instrument was acknowledged before me on the 30th day of October, 1990, by OSCAR L. GARZA and LEO LONGORIA, d/b/a GARZA LONGORIA CATTLE COMPANY.



*Shirley Clancey*  
 Notary Public, State of Texas  
 Notary's name (printed): Shirley Clancey

Notary's commission expires: June 1, 1993

Charge to: Valley Land  
 AFTER RECORDING RETURN TO:  
 ATLAS & HALL  
 P. O. Drawer 3725  
 McAllen, Texas 78502

PREPARED IN THE LAW OFFICE OF:  
 L. G. "JERRY" CANALES  
 123B East McIntyre  
 Edinburg, Texas 78539  
 GF# 38798

GF 38,798

VOL. 2990 PAGE 582

FILED FOR RECORD

'80 NOV 5 PM 2 33

WILLIAM BILLY LEO  
PROPERTY CLERK  
DALLAS COUNTY TEXAS

185602

**VOLUME 519, PAGE 167, DEED RECORDS**

32897

HIDALGO WATER CONTROL &  
IMPROVEMENT DISTRICT NO.1

THE STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

That Hidalgo County Water Control & Improvement District No. One, acting herein by and through its president and attested by its secretary, they each being thereunto duly authorized by resolution of the Board of directors of said district, for and in consideration of Ten Dollars (\$10.00), to it paid by C. J. Siegrist of Hidalgo County, Texas, receipt of which is hereby acknowledged, and other good and valuable consideration by it also received.

HAS GRANTED, SOLD AND CONVEYED, and By these Presents, Does Grant, Sell and Convey unto the said C. J. Siegrist, the canal right of way, consisting of a strip of land 150 ft. wide, taken off the south side of Lot 15 in Section 245 of the Texas Mexican Railway Surveys in Hidalgo County, Texas, said strip of land which is 150 ft. wide begins at the west line of said Lot 15 in said Section 245 and runs east along the south part of said Lot 15, with

DEED WITH RESERVATION OF RIGHT  
OF WAY

TO C. J. SIEGRIST

the south line of said Lot 16 as the south line of the tract hereby conveyed, said strip running a distance of 128 feet east of the west line of said Lot 15 to said East line of Lot 16; reserving however, and not hereby conveying, an easement in said strip of land hereby conveyed 10 ft. wide on either side of the center line of the underground pipe for irrigation purposes under said strip of land. The said easement is here now reserved, in perpetuity on, over and under said land for the purpose of maintaining and operating said underground pipe line and for any other purposes that grantor may deem necessary in the operation, carrying on and maintenance of its irrigation system.

TO HAVE AND TO HOLD the above described strip of land, subject to the reservation of the easement aforesaid, unto the said C. J. Siegrist, his heirs and assigns forever. And grantor herein does hereby warrant the title thereto unto the said C. J. Siegrist, his heirs and assigns against the claim or claims of every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under this district and no further.

Witness the signature of Hidalgo County Water Control & Improvement District No. One this March 31 A.D. 1939.



ATTEST:

T. G. MURROW  
Secretary

THE STATE OF TEXAS  
COUNTY OF HIDALGO

HIDALGO COUNTY WATER CONTROL AND  
IMPROVEMENT DISTRICT NUMBER ONE

BY: W. H. ATWOOD  
President

Before me the undersigned authority in and for Hidalgo County, Texas, on this day personally appeared W. H. Atwood, President of Board of Directors of Hidalgo County Water Control & Improvement District No. One, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and is the act and deed of Hidalgo County Water Control & Improvement District No. One.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31 day of March, A.D. 1939.



J. F. CARL  
NOTARY PUBLIC,  
HIDALGO COUNTY, TEXAS

I, T. G. MURROW, Secretary of the Board of Directors of Hidalgo County Water Control & Improvement District No. One, do hereby certify that the above and foregoing instrument was authorized by a resolution of the board of directors of said water district passed on the 31 day of March, A.D. 1939 and recorded in Minute Book III at page 450 of the minutes of said board.

Given under my hand and official seal this 31 day of March, A.D. 1939.



T. G. MURROW  
Secretary of Board of Directors of  
Hidalgo County Water Control &  
Improvement District Number One

Filed for record this the 9th day of October A.D. 1943 at 10:30 o'clock A.M. and duly recorded this the 3rd day of November, A.D. 1943, at 11:25 o'clock A.M.



O. D. KIRKLAND, COUNTY CLERK  
HIDALGO COUNTY, TEXAS  
BY BILL LEVERMAN, DEPUTY

\*\*\*\*\*

# VOLUME 593, PAGE 498, DEED RECORDS

#16627

HIDALGO COUNTY WATER CONTROL &  
IMPROVEMENT DISTRICT NUMBER 1

THE STATE OF TEXAS )

COUNTY OF HIDALGO ) KNOW ALL MEN BY THESE PRESENTS:

#####  
SPECIAL WARRANTY DEED

TO C. O. HAGAN

That Hidalgo County Water Control and Improvement District Number One (1), acting herein by and through its Vice-President, whose act is attested by its Secretary, they each being duly authorized by resolution of its Board of Directors to execute these presents, for and in consideration of the sum of One (\$1.00) Dollar in cash to it paid by C. O. Hagan, receipt of which is hereby acknowledged, and cumulative and in addition to that certain Special Warranty Deed executed by this Grantor to C. J. Siegrist dated March 31, 1939, recorded in Volume 519, page 167, of the Deed Records of Hidalgo County, Texas, to which reference is here made;

HAVE GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the said C. O. Hagan of Hidalgo County, Texas, all that certain place, parcel or tract of land situated in Hidalgo County, Texas, and more particularly described as follows, to-wit:

A strip of land 150 feet wide taken off the south side of Lot Fifteen (15) in Section Two Hundred Forty-five (245) of the Texas-Mexican Railway Company's Surveys in Hidalgo County, Texas, said strip of land, which is 150 feet wide, begins at the West line of said Lot 15 in said section 245 and runs East along the South part of said Lot 15 with the South line of said Lot 15 as the South line of the tract hereby conveyed, said strip running a distance of 1128 feet East of the West line of said lot 15 to the East line of lot 15, reserving however, and not hereby conveyed, an easement in said strip of land hereby conveyed 10 feet wide on either side of the center line of the underground pipe for irrigation purposes under said strip of land. The said easement is here now reserved in perpetuity on, over and under said land for the purpose of maintaining and operating said underground pipe line and for any other purposes that Grantor may deem necessary in the operation, carrying on and maintenance of its irrigation system.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights, privileges and appurtenances thereto in any-wise belonging or appertaining unto the said C. O. Hagan, his heirs and assigns forever; and it does hereby bind itself, its successors and assigns to warrant and forever defend

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the title to said premises unto the said C. O. Hagan, his heirs and assigns, against the claim or claims of every person whomsoever lawfully claiming or to claim the same by, through, or under it and no further.

IN WITNESS WHEREOF Grantor has caused these presents to be signed in its name by the President of its Board of Directors, and its seal to be affixed and attested by its Secretary, on this, the 5th day of September, A.D. 1946.

HIDALGO COUNTY WATER CONTROL & IMPROVEMENT  
DISTRICT NUMBER ONE.

BY John C. Hobson Vice-President, Board of Directors

(SEAL)

Attest,  
Frank B. Waters  
Secretary.

THE STATE OF TEXAS )  
COUNTY OF HIDALGO )

BEFORE ME, the undersigned, a Notary Public in and for Hidalgo County, Texas, on this day personally appeared John C. Hobson, Vice-President of the Board of Directors of Hidalgo County Water Control and Improvement District Number One (1), known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 5th day of September, A. D. 1946.

(SEAL)

A. G. Haigh  
A. G. Haigh

Notary Public, Hidalgo County,  
Texas.

I, Frank B. Waters, Secretary of the Board of Directors of Hidalgo County Water Control and Improvement District Number One (1), do hereby certify that the above and foregoing Special Warranty Deed from this Water District to C. O. Hagan, was authorized by a resolution of the Board of Directors of said District, dated September 5th 1946 and the same appears of record in Volume 4, on page 348, of the Minutes of said Board.

To certify which, I have hereunto signed my name to this certificate as Secretary of said Board of Directors on this, the 5th day of September, A.D. 1946.

(SEAL)

Frank B. Waters

Secretary, Board of Directors,  
Hidalgo County Water Control &  
Improvement District Number One

AFFIDAVIT

OF PUBLICATION IN THE DONNA NEWS-ADVOCATE  
STATE OF TEXAS )  
COUNTY OF HIDALGO ) SS.

Personally appeared before me this day, R. A. Jeffreys, known to me to be the editor of The Donna News-Advocate, who, being duly sworn according to law, deposes and says that the foregoing attached Notice of Private Sale Case-No. — containing — words, was published in The Donna News-Advocate on 23 1946, and thereafter each week for a total of 2 weeks that the rate charged therefor is not in excess of the legal rate prescribed by law and does not exceed the usual rate charged private individuals for like services; that the cost of said publication is \$3.68

R. A. Jeffrey

SUBSCRIBED AND SWORN BEFORE ME THIS 3rd day of Sept. A.D. 1946.

(SEAL)

L. H. Hinkle L. H. Hinkle  
Notary Public, Hidalgo County, Texas

My commission expires 6/1/47

## NOTICE OF PRIVATE SALE

The Board of Directors of Hidalgo County Water Control and Improvement District No One, hereby gives notice under the provisions of Article 7880-125, R. C. S. of Texas of 1925, as amended, that it will receive bids to be opened at its regular meeting to be held in its office in Edinburg, Texas, on September 5, 1946, for the sale of the following described tracts of land situated in Hidalgo County, Texas:

A strip of land 150 feet wide taken off the South side of Lot 15 in Section 245 of the Texas-Mexican Railway Company's Surveys in Hidalgo County, Texas, said strip of land, which is 150 feet wide, begins at the West line of said Lot 15 in said section 245 and runs East along the south part of said Lot 15 with the South line of said Lot 15 as the South line of the tract hereby conveyed, said strip running a distance of 1128 feet East of the West line of said lot 15 to the East line of lot 15, there being reserved in the District an easment in said strip of land 10 feet wide on either side of the center line of the underground pipe for irrigation purposes under said strip of land in perpetuity.

The Board reserves the right to reject any and all bids.

C. I. Haven,  
Manager-Engineer

Filed for record the 19th day of September, 1946, at 4:00 P. M., and duly recorded the 4th day of October, 1946, at 3:00 o'clock P. M.,



SEAL

D. C. HOGAN COUNTY CLERK,  
HIDALGO COUNTY, TEXAS.  
BY M. Waterstradt, Deputy.

#####

# VOLUME 1411, PAGE 614, DEED RECORDS

THE STATE OF TEXAS

COUNTY OF HIDALGO

RIGHT-OF-WAY EASEMENT

14783

KNOW ALL MEN BY THESE PRESENTS: That OSCAR L. GARZA and LEO LONGORIA.

d/b/a GARZA-LONGORIA CATTLE COMPANY hereinafter called Grantors, in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by NORTH ALAMO WATER SUPPLY CORPORATION, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell, transfer and convey to said Grantee, its successors and assigns, a perpetual easement with the right to erect, construct, install and lay and thereafter use, operate, inspect, repair, maintain, replace and remove, reconstruct and service a water line, water valves, hydrants, including distributing lines, over and across the following land owned by Grantors in Hidalgo County, State of Texas, except the Grantee agrees to bury all pipe lines at least three feet deep and to construct the same so as not to interfere with the use of the land for the grazing of livestock or farming in the usual manner, said easement to be located parallel to and adjacent to the South line of said property (provided that in the event the property line extends to the center of a road or canal, then said easement to commence at the edge of said road or canal right-of-way; on the following described property:

25 acres lying East of canal out of Lot 15, Section 245, Texas Mexican Railway Company's Survey, Hidalgo County, Texas, according to Map recorded in Volume 1, Page 16, Map Records of said County;

together with the right of ingress and egress over Grantors' adjacent lands for the purposes for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15 ft. in width, and the Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipe line is installed, the easement herein granted shall be limited to a strip of land 15 ft. in width with the center line thereof being the pipe line as installed.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantors by reason of the installation of the structures referred to herein and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantors' premises. This agreement, together with other provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns. The Grantors covenant that they are the owners of the above described lands and that said lands are free and clear of all encumbrances and liens except the following:

Deed of Trust from Oscar L. Garza and Leo Longoria, d/b/a Garza-Longoria Cattle Company to Nathan Winters, Trustee for First State Bank and Trust Company of Edinburg, dated March 8, 1973, filed March 12, 1973, County Clerk's File No. 5980, Deed of Trust Records;

IN WITNESS WHEREOF the said Grantors have executed this instrument this the 24th day of May, 1973.

GARZA-LONGORIA CATTLE COMPANY

BY: Oscar L. Garza

Oscar L. Garza

BY: Leo Longoria

Leo Longoria

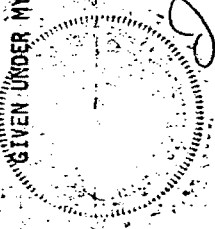
STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Oscar L. Garza and Leo Longoria, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 24th day of May, 1973.

*[Signature]*  
Notary Public in and for Hidalgo County, Texas  
ANNA JO NEFF



*J. W. Johnson*

14783

FILED FOR RECORD THIS DATE  
At 8:38 o'clock P.M.  
JUN 24 1974  
SANTOS SALDANA  
County Clerk, Hidalgo County, Texas  
By *[Signature]* Deputy

STATE OF TEXAS :  
 COUNTY OF HIDALGO :

THAT the COUNTY OF HIDALGO, TEXAS, acting by and through its Commissioners' Court, by virtue of motion and resolution introduced and adopted by said Commissioners' Court on the 13<sup>th</sup> day of April, 1992, does by these presents GRANT, GIVE AND RELINQUISH to

CENTRAL POWER AND LIGHT COMPANY

hereinafter called Permittee, of the County of Hidalgo, Texas, the right, privilege and authority to construct, reconstruct, lay and maintain an underground electrical cable, including a padmount transformer, over and across the property described as follows, to-wit:

BEING A STRIP OF LAND 10.0 FEET WIDE, 5.0 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE FOR THE PURPOSES OF A UTILITY EASEMENT TO CENTRAL POWER AND LIGHT COMPANY:

COMMENCING AT A 60-D NAIL FOUND ON THE CENTER OF F.M. 2128; SAID 60-D NAIL BEARS SOUTH 89 DEGREES 56 MINUTES EAST, A DISTANCE OF 573.03 FEET, AND THENCE, SOUTH 89 DEGREES 52 MINUTES EAST, A DISTANCE OF 399.78 FEET FROM A 60-D NAIL FOUND ON THE SOUTHWEST CORNER OF LOT 15, SECTION 245, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS OF HIDALGO COUNTY, TEXAS; THENCE,

NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 265.0 FEET TO A 60-D NAIL SET; THENCE,

NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, AT A RIGHT ANGLE TO THE PREVIOUS CALL, A DISTANCE OF 259.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOR THE POINT OF BEGINNING OF SAID 10.0 FOOT WIDE STRIP OF LAND;

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 111.0 FEET TO A 1/2 INCH DIAMETER IRON ROD;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 394.65 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE END OF THIS HEREIN DESCRIBED CENTERLINE; SAID ROD LIES ON THE WEST LINE OF A 13.30 GROSS ACRE TRACT LAND ALSO BEING THE EASTERLY LINE OF A 70.0 FOOT CANAL RIGHT-OF-WAY.

The granting, giving and authorizing of permission for said aforementioned Permittee to so construct, reconstruct, lay and maintain an underground electrical cable, including a padmount transformer over and across the property described above, being conditioned that Permittee agrees that:

1. The Permittee will employ a competent person or firm to do such installation.
2. That Permittee will use all proper caution in performing the work to prevent injury to all persons and property and that it will indemnify Hidalgo County against all damages that may be assessed against it by reasons of the work here permitted and the maintenance of such lines.

This permit shall terminate and extinguish upon 30 days notice being given to Permittee by the County of Hidalgo, Texas.

HIDALGO COUNTY, TEXAS

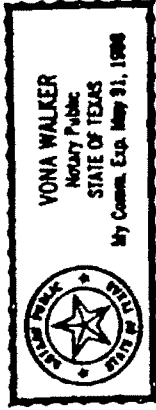
By:  J. Edgar Ruiz, County Judge

WV 3242 REG. 202

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS ON THIS DAY PERSONALLY APPEARED J. EDGAR RUIZ, COUNTY JUDGE OF HIDALGO COUNTY, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 13<sup>th</sup>  
DAY OF April, 1992.



Vona Walker  
NOTARY PUBLIC, STATE OF TEXAS

656852

HIDALGO COUNTY DRAINAGE DIST. #1  
COUNTY ADMINISTRATOR'S OFFICE  
100 E. GAY - SECOND FLOOR  
EDINBURG, TX 78539 - 512-318-2642

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*K. Smith*

*Print*  
*District Justice*  
*W. D. [unclear]*  
FILED FOR RECORD  
APR 20 AM 10 09  
CLERK  
COUNTY TEXAS