

AFFIDAVIT AS TO DEBTS AND LIENS

THE STATE OF TEXAS

§

COUNTY OF HIDALGO

§

§

GF# 115968

BEFORE ME, the undersigned authority, on this day, personally appeared the undersigned (hereinafter called Affiant) (whether one or more) and each on his oath, deposes and says, as follows:

1. Affiant is the owner of the following described property, to-wit:

See Exhibit "A"

2. Affiant is desirous of selling the above described property and has requested **Valley Land Title Co.**, agent for **Commonwealth Land Title Insurance Company**, to issue a title policy guarantying the title of same to his purchaser.
3. In connection with the issuance of such policy, Affiant makes the following statement of facts:
 - a. That Affiant owes no past due Federal or State taxes and that there are no delinquent Federal assessments presently existing against Affiant, and that no Federal or State Liens have been filed against Affiant.
 - b. That there are no delinquent State, County, City, School District, Water District or other governmental agency taxes due or owing against said property and that no tax suit has been filed by any State, County, Municipal Water District or other governmental agency for taxes levied against said property.
 - c. All labor and material used in the construction of improvements or repairs, if any, on the above described property have been paid for and there are now no unpaid labor or material claims against the improvements or repairs, if any, or the property upon which same are situated, and Affiant hereby declares that all sums of money due for the erection of improvements or repairs, if any, have been fully paid and satisfied and there are no Mechanic's or Materialmen's liens against the hereinabove property.
 - d. That no paving assessments or lien has been filed against the hereinabove described property, and Affiant owes no paving charges.
 - e. That there are no judgment liens filed against Affiant.
 - f. That there are no suits pending against Affiant in Federal or State Court.
 - g. That Affiant knows of no adverse claim to the hereinabove described property and that so far as Affiant knows there are no encroachments or boundary conflicts.
 - h. That there are no outstanding home improvements loans, recorded or unrecorded, except as follows:

None

 - i. That Affiant has not heretofore sold, contracted to sell or conveyed any part of said property other than in connection with this sale.

- j. No unpaid debts for electric or plumbing fixtures, water heaters, floor furnaces, air conditioners, radio or television antennae, carpeting, rugs, lawn sprinkling systems, venetian blinds, window shades, draperies, electric appliances, fences street paving, or any personal property or fixtures that are located on the subject property described above, and that no such items have been purchased on time payment contracts, and there are no security interests on such property secured by financing statements, security agreement or otherwise except the following:

Secured Party	Approximate Amount
None _____	_____
_____	_____

- k. No loans of any kind on such property except the following:

Creditor	Approximate Amount
None _____	_____
_____	_____

4. Affiant recognizes that but for the making of the hereinabove statements of fact relative the hereinabove described property **Valley Land Title Co.** would not issue a title policy on said property and that such statements have been made as a material inducement for the issuance of such policy.

Witness my hand this day of December, 2009.


 RUBEN RAUL CARDENAS


 SYLVIA CARDENAS

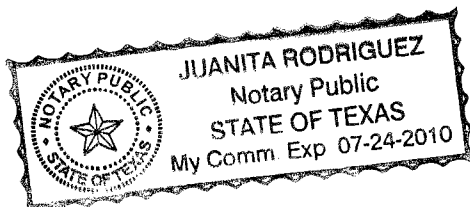
SWORN TO AND SUBSCRIBED BEFORE, by the said **RUBEN RAUL CARDENAS** and **SYLVIA CARDENAS**, at McAllen, Hidalgo County, Texas, this 4th day of December, 2009.




 Notary Public State of Texas

THE STATE OF TEXAS
 COUNTY OF HIDALGO

This instrument was acknowledged before me on this 4th day of December, 2009, by **RUBEN RAUL CARDENAS** and **SYLVIA CARDENAS**.




 Notary Public State of Texas

Legal Description:

A 301.06 acre tract of land (Deed Records: 300.00 acres) known as Tract 154-B out of SAN SALVADOR DEL TULE GRANT, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 10, Pages 58-60, Map Records, Hidalgo County, Texas, and according to Deed recorded in Volume 730, Page 461, and Quitclaim Deed recorded in Volume 1136, Page 870, Deed Records, Hidalgo County, Texas, reference to which is here made for all purposes and being more particularly described by metes and bounds as follows.

BEGINNING at an old mesquite post found on the North line of Tract 154 for the Northwest corner of the Matias Pena, Jr. Tract (a 300.00 acre tract known as Tract 154-C, San Salvador del Tule Grant, according to Deed of Trust recorded in Volume 2963, Page 939, Official Records, Hidalgo County, Texas) and the Northeast corner of this tract, said rod bears North 80 degrees, 09 minutes, 47 seconds West (Map Record: North 80 degrees, 13 minutes West), 5,164.28 feet from the Northeast corner of Tract 154.

THENCE; South 09 degrees, 25 minutes, 15 seconds West, along the West line of the Matias Pena, Jr. Tract, a distance of 4,203.62 feet to a wood fence post found on the South line of Tract 154 for the Southwest corner of said tract and the Southeast corner of this tract.

THENCE; North 80 degrees, 18 minutes, 20 seconds West (Map Record: N 80 degrees, 19 minutes West), along the South line of Tract 154, a distance of 3,113.10 feet to a metal fence post found the Southeast corner of the Maria del Carmen Moreno Tract (a 21.40 acre tract out of Tract 154, San Salvador del Tule Grant, according to Warranty Deed recorded in Volume 2370, Page 904, Deed Records, Hidalgo County, Texas) and the Southwest corner of this tract.

THENCE; North 09 degrees, 19 minutes, 08 seconds East, along the East line of the Maria del Carmen Moreno Tract, the East line of the Missouri-Pacific Railroad Tract (a tract of land out of tract 154, San Salvador del Tule Grant, according to Deed recorded in Volume 331, Page 454, Deed Records, Hidalgo County, Texas), the East line of the Guerra Brothers Tract (a 2.29 acre tract out of Tract 154, San Salvador del Tule Grant, according to Deed recorded in Volume 1531, Page 176, Deed Records, Hidalgo County, Texas), and the East line of the Hidalgo County Drainage District No.1 Tract (a 238.65 acre tract out of tracts 153 and 154, San Salvador del Tule Grant, according to Special Warranty Deed recorded under County Clerk's Document Number 1971952, Official Records, Hidalgo County, Texas), a distance of 4,211.43 feet to a ½ inch iron rod found on the North line of Tract 154 for the Northwest corner of this tract.

THENCE; South 80 degrees, 09 minutes, 47 seconds East (Map Record: South 80 degrees, 13 minutes East), along the North line of Tract 154 and the South line of the Hidalgo County Drainage District No.1 Tract, a distance of 3,120.64 feet to the POINT OF BEGINNING.

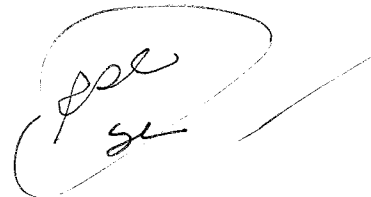


Exhibit "A"