

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

RIGHT-OF-WAY DEED

THE STATE OF TEXAS           §                               KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HIDALGO       §                               

That, we, DANIEL ALMARAZ, Joined herein Pro forma by his wife, NURYAM ALMARAZ, Rt. 9, Box 415 C, Weslaco of the County of Hidalgo, State of Texas, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of FORTY-NINE THOUSAND FOUR HUNDRED THREE AND NO/100THS DOLLARS (\$49,403.00) and other good and valuable consideration to Grantors in hand paid by the County of Hidalgo, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Sell and Convey unto the County of Hidalgo all that certain tract or parcel of land in Hidalgo County, Texas, more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.



SUBJECT TO THE FOLLOWING:

1. Visible and apparent easements not appearing of record;
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show; and
3. Easements, rights of way, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments (other than liens and conveyances) presently of record in the Official Public Records of Hidalgo County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas and sulphur in and under the land herein conveyed but waive all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same, however, nothing in this reservation shall affect the title and rights of the County to take and use all other minerals and materials thereon, therein and thereunder.

TO HAVE AND TO HOLD the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto the County of Hidalgo and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto the County of Hidalgo and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

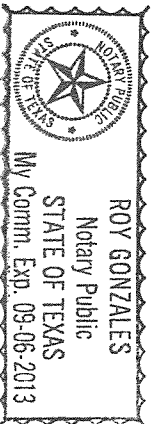
IN WITNESS WHEREOF, this instrument is executed on this the 26<sup>th</sup> day of JANUARY, 2010.

  
DANIEL ALMARAZ  
  
NURYAM ALMARAZ

STATE OF TEXAS  
COUNTY OF HIDALGO

ALMARAZ.

This instrument was acknowledged before me on January 26<sup>th</sup>, 2009 by DANIEL

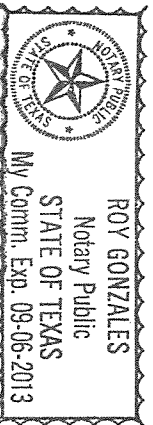


Roy Gonzales  
NOTARY PUBLIC - STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO

ALMARAZ.

This instrument was acknowledged before me on January 26<sup>th</sup>, 2009 by NURYAM



Roy Gonzales  
NOTARY PUBLIC - STATE OF TEXAS

AFTER RECORDING RETURN TO :  
THE COUNTY OF HIDALGO  
2401 N. Moorefield Rd.  
Mission, Texas 78572

PREPARED IN THE LAW OFFICE OF:  
L.G. 'JERRY' CANALES  
217 W. Cano  
Edinburg, Texas 78539  
File No.: 118489

*FIELD NOTE DESCRIPTION*

Being 2.50 acres of land situated in Hidalgo County, Texas, and being out of Lot 10, Block 99 Campacuas Addition, Llano Grande Grant: said subdivision being recorded in Volume 1, Page 2 of the Hidalgo County Map Records, and said 2.50 acre tract being more particularly described by the metes and bounds as follow:

Commencing at a P-K nail set for the northwest corner of Lot 10, Block 99, of said subdivision, said point being at the centerline of Mile 1 ½ west road (40 feet wide), thence south along the west line of said Lot 10, a distance of 660.00 feet to a P-K nail set.

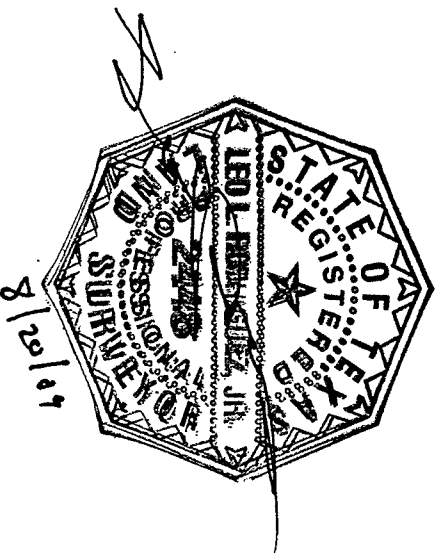
Thence, east, at a distance of 20.00 feet pass a ½ inch iron rod found as the east right-of-way line of Mile 1 ½ west road, and continuing east for a total distance of 660.00 feet, to a ½ inch iron rod set for the northwest corner and the point of beginning of this herein described tract of land.

Thence, continuing east, 660.00 feet along the north line of this tract to a 1/2 inch iron rod found for the northeast corner of this tract.

Thence south, along the east line of Lot 10, Block 99 a distance of 165.00 feet to a 1/2 inch iron rod found for the southeast corner of this herein described tract of land.

Thence west, along the south line of this tract, a distance of 660.00 feet to a 1/2 inch iron rod set for the southwest corner of this tract.

Thence, north distance of 165.00 feet to the place of beginning and containing within these metes and bounds, a 2.50 acre parcel of land, more or less.





I, LEO L. RODRIGUEZ JR., CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND INDICATED.  
THAT ALL CORNERS HAVE BEEN LOCATED AS

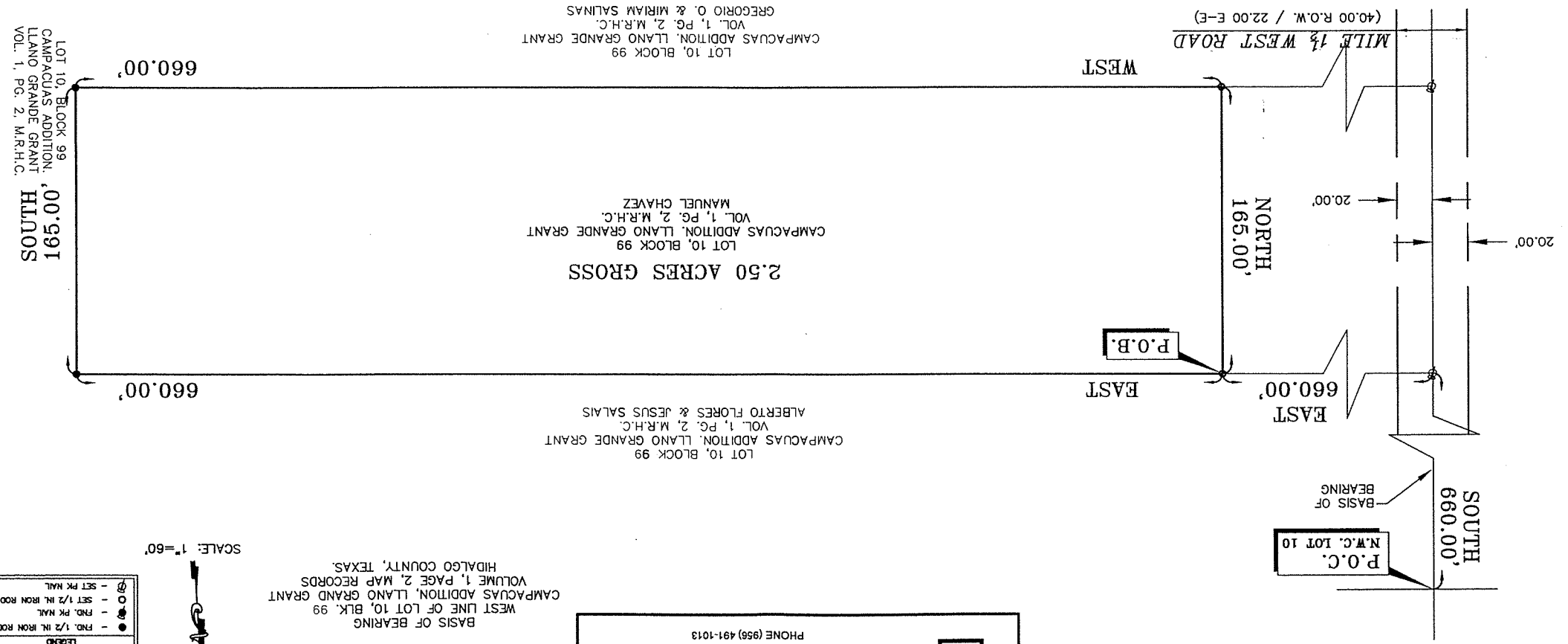
LEO L. RODRIGUEZ JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448  
DATE

A 5.00 ACRE (217,800 SQ. FT.) TRACT OF LAND OUT OF LOT 10 BLOCK 99, CAMPACUAS ADDITION, LLANO GRANDE GRANT, RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS, HIDALGO COUNTY, TEXAS.


PLAT SHOWING

SURVEYED: AUGUST 14, 2009  
REQUESTED BY: COUNTY OF HIDALGO  
FLOOD ZONE DESIGNATION: ZONE "X"  
COMMUNITY-PANEL NUMBER: 480334 0450  
MAP REVISED: JUNE 6, 2000

THE FOLLOWING SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.



**RODRIGUEZ ENGINEERING**  
CONSULTING ENGINEER • SURVEYOR



P.O. BOX 1830 • EDINBURG, TEXAS • 78540  
PHONE (956) 491-1013

BASIS OF BEARING  
WEST LINE OF LOT 10, BLK. 99  
CAMPACUAS ADDITION, LLANO GRANDE GRANT  
VOLUME 1, PAGE 2, MAP RECORDS  
HIDALGO COUNTY, TEXAS.

SCALE: 1"=60'

LEGEND

	FND. 1/2 IN. IRON ROD
	FND. PK NAIL
	FND. 1 1/2 IN. IRON ROD
	SET PK NAIL



*FIELD NOTE DESCRIPTION*

Being 2.50 acres of land situated in Hidalgo County, Texas, and being out of Lot 10, Block 99 Campaecas Addition, Llano Grande Grant: said subdivision being recorded in Volume 1, Page 2 of the Hidalgo County Map Records, and said 2.50 acre tract being more particularly described by the metes and bounds as follow:

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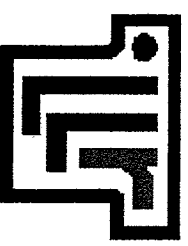
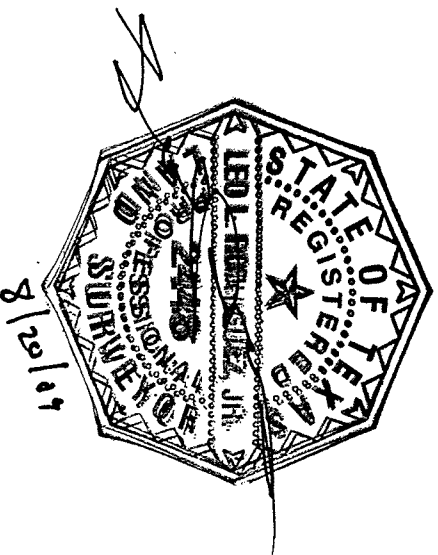
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**EXHIBIT "A"**



**L. G. 'JERRY' CANALES**

ATTORNEY AT LAW

217 W. Cano, Edinburg, Texas 78539

(956) 383-2708

ATTORNEY REPRESENTATION AND FEE LETTER

The legal documents needed for this closing have been prepared by the law office of L.G. 'JERRY' CANALES. The legal fees for preparation of the documents are based on the customary fees charged for document preparation in similar transactions. Mr. Canales has undertaken to prepare documents only, and has not in any way undertaken to assist or advise the seller or buyer about this transaction or the documents executed in connection with it.

All documents were prepared by Mr. Canales based on information provided to him by third parties (e.g. the earnest money contract, title commitment and loan closing instructions), and he has not made any independent effort to verify this information.

Mr. Canales may have prepared the legal documents for both seller and buyer and may also have given legal advice to Valley Land Title Company concerning this transaction. Under the strict rules which lawyers must follow to avoid conflicts of interest, he has determined that he would be able to prepare the documents in such a case.

We agree to pay the fees charged by Mr. Canales for document preparation as shown on the closing statement and acknowledge that we have been given the opportunity to have our own attorney review the documentation.

**SELLER:**

  
DANIEL ALMARAZ

  
NURYAM ALMARAZ

**BUYER:**

THE COUNTY OF HIDALGO

BY:   
JOSE N. PENA, Director for HIDALGO COUNTY  
RIGHT-OF-WAY DEPT.

Date: December 18, 2009

GF# 118,489

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

DATE: December 18, 2009

TO: SELLER: DANIEL ALMARAZ, Joined herein Pro forma by his wife, NURYAM ALMARAZ

BUYER: THE COUNTY OF HIDALGO

FROM: VALLEY LAND TITLE CO.

PROPERTY: A 2.50 acre tract of land, more or less, out of Lot 10, Block 99, CAMPACUAS ADDITION, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 2, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and more described in Exhibit "A", which is attached hereto and incorporated herein for all purposes.

This is to give you notice that VALLEY LAND TITLE CO. has a business relationship with HIDALGO COUNTY PROPERTY TAX SERVICE. The shareholders of VALLEY LAND TITLE CO. composes a majority of the shareholders of HIDALGO COUNTY PROPERTY TAX SERVICE. Because of this relationship, this referral may provide VALLEY LAND TITLE CO. a financial or other benefit. HIDALGO COUNTY PROPERTY TAX SERVICE is contracted to obtain tax information and guarantee taxes to VALLEY LAND TITLE CO. on all real estate related closings.

HIDALGO COUNTY PROPERTY TAX SERVICE will charge \$50.00 for the first tax account and \$20.00 for each additional tax account from the various taxing authorities, plus tax. THERE MAY BE OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES OR YOU MAY SECURE TAX CERTIFICATES FROM THE VARIOUS TAXING AUTHORITIES ON YOUR OWN AND DELIVER THEM TO VALLEY LAND TITLE CO. THE NORMAL FEE PAID TO EACH TAXING AUTHORITY IS \$10.00 FOR EACH TAX ACCOUNT AND THERE ARE USUALLY 2 TO 4 TAXING AUTHORITIES TAXING YOUR PROPERTY. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

I/WE HAVE READ THIS DISCLOSURE FORM, AND UNDERSTAND THAT VALLEY LAND TITLE CO. IS REFERRING ME/US TO HIDALGO COUNTY PROPERTY TAX SERVICE AND MAY RECEIVE A FINANCIAL OR OTHER BENEFIT AS THE RESULT OF THIS REFERRAL.

I \_\_\_\_\_ prefer to use HIDALGO COUNTY PROPERTY TAX SERVICE \_\_\_\_\_ PREFER TO OBTAIN TAX CERTIFICATES ON MY OWN AND AGREE TO DELIVER THE SAME TO VALLEY LAND TITLE CO. PRIOR TO CLOSING.

SELLER:

BORROWER:

  
DANIEL ALMARAZ

THE COUNTY OF HIDALGO

  
NURYAM ALMARAZ

By:   
JOSE N. PENA, Director for HIDALGO  
COUNTY RIGHT-OF-WAY DEPT.

*FIELD NOTE DESCRIPTION*

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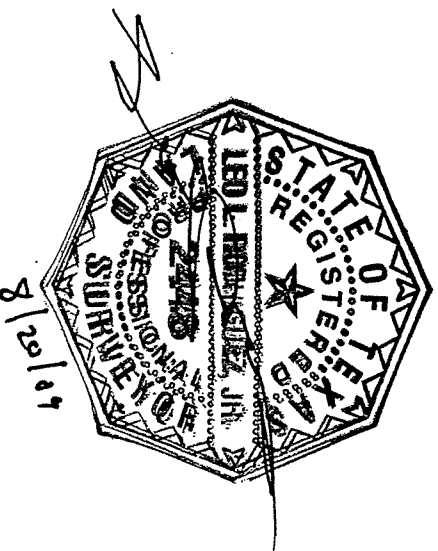
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**EXHIBIT "A"**

JOB NUMBER  
SUR 09 801



I, LEO L. RODRIGUEZ, JR., CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND INDICATED.

LEO L. RODRIGUEZ, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448  
DATE

*2/26/09*

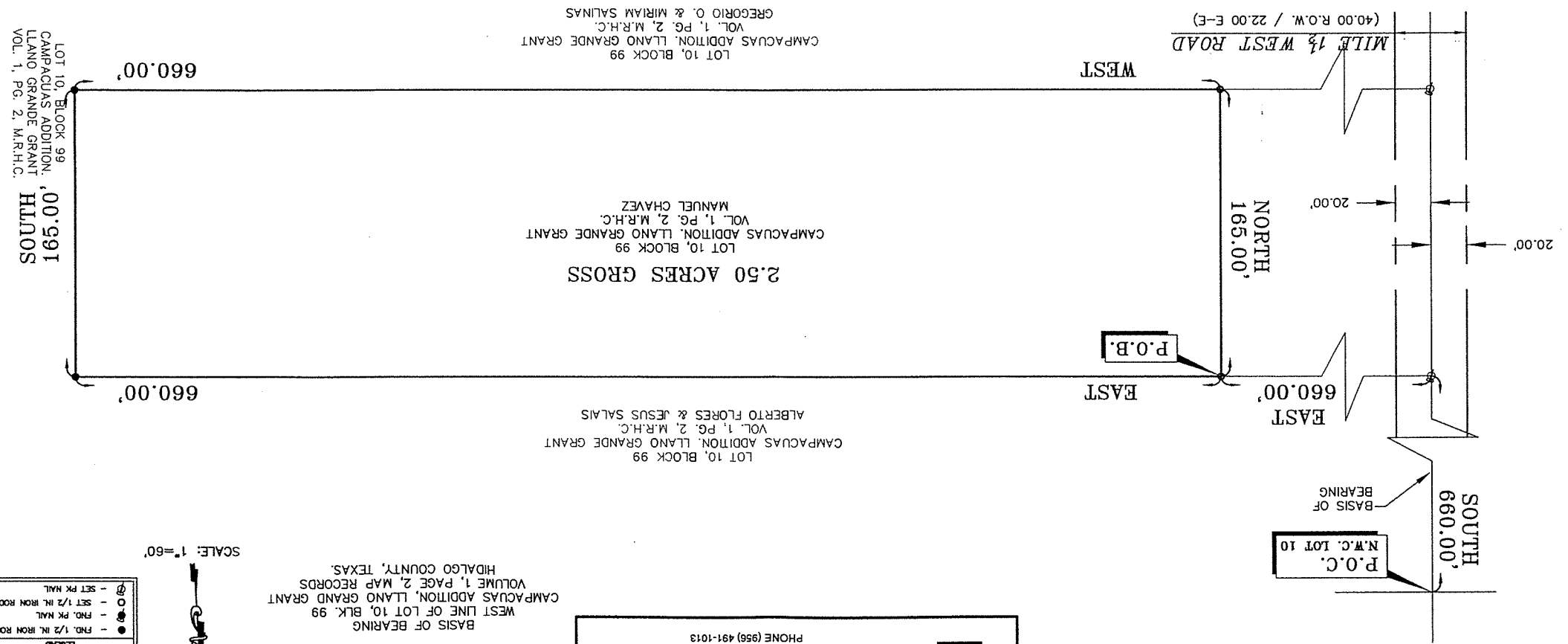
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PLAT SHOWING

FLOOD ZONE DESIGNATION: ZONE "X"  
COMMUNITY-PANNEL NUMBER: 480334 0450 C  
MAP REVISED: JUNE 6<sup>th</sup>, 2000

SURVEYED: AUGUST 14, 2009  
REQUESTED BY: COUNTY OF HIDALGO

THE FOLLOWING SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.



**RODRIGUEZ ENGINEERING**  
CONSULTING ENGINEER • SURVEYOR  
P.O. BOX 1830 • EDINBURG, TEXAS • 78540  
PHONE (956) 491-1013

BASIS OF BEARING  
WEST LINE OF LOT 10, BLK. 99  
CAMPACUAS ADDITION, LLANO GRANDE GRANT  
VOLUME 1, PAGE 2, MAP RECORDS  
HIDALGO COUNTY, TEXAS.

SCALE: 1"=60'

LEGEND

○	- SET PK NAIL
○	- SET 1/2 IN. IRON ROD
●	- FND. PK NAIL
●	- FND. 1/2 IN. IRON ROD

NONFOREIGN AFFIDAVIT--INDIVIDUAL  
(Pursuant to 26 U.S.C. Sec. 1445  
& Treas. Reg. Sec 1.1445-2(b) (2) (iii))

Date: **December 18, 2009**

Transferor: **DANIEL ALMARAZ, Joined herein Pro forma by his wife, NURYAM ALMARAZ**

Transferor's Home Address (including county): **Rt. 9, Box 415C  
Westaco, Texas 78596**

Transferor's U.S. Taxpayer Identification Number:

Transferee: **THE COUNTY OF HIDALGO**



Property: **A 2.50 acre tract of land, more or less, out of Lot 10, Block 99, CAMPACUAS ADDITION, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 2, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and more described in Exhibit "A", which is attached hereto and incorporated herein for all purposes.**

Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person. To inform Transferee that withholding of tax is not required upon my disposition of a U.S. real property interest, I swear on oath that the contents of this affidavit are true.

I am not a nonresident alien for purposes of U.S. income taxation.

I understand that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement I have made here could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this affidavit and to the best of my knowledge and belief it is true, correct, and complete.

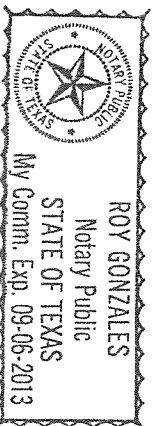
  
DANIEL ALMARAZ  
  
NURYAM ALMARAZ

(Acknowledgment)

STATE OF TEXAS

COUNTY OF Hidalgo

This instrument was acknowledged before me on JANUARY 26<sup>th</sup>, 20 10, by **DANIEL ALMARAZ AND NURYAM ALMARAZ.**



  
NOTARY PUBLIC, STATE OF TEXAS

*FIELD NOTE DESCRIPTION*

Being 2.50 acres of land situated in Hidalgo County, Texas, and being out of Lot 10, Block 99 Campacuas Addition, Llano Grande Grant: said subdivision being recorded in Volume 1, Page 2 of the Hidalgo County Map Records, and said 2.50 acre tract being more particularly described by the metes and bounds as follow:

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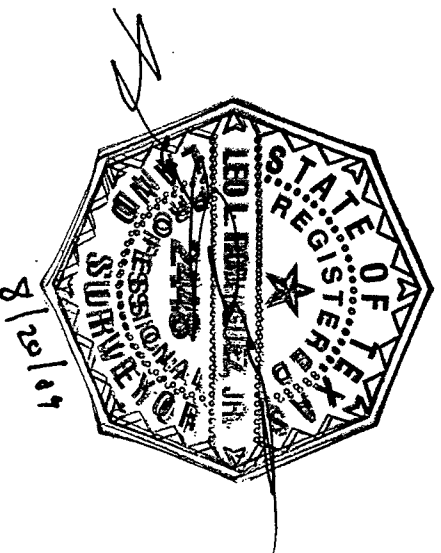
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LEO L. RODRIGUEZ, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448  
DATE

*2/20/09*

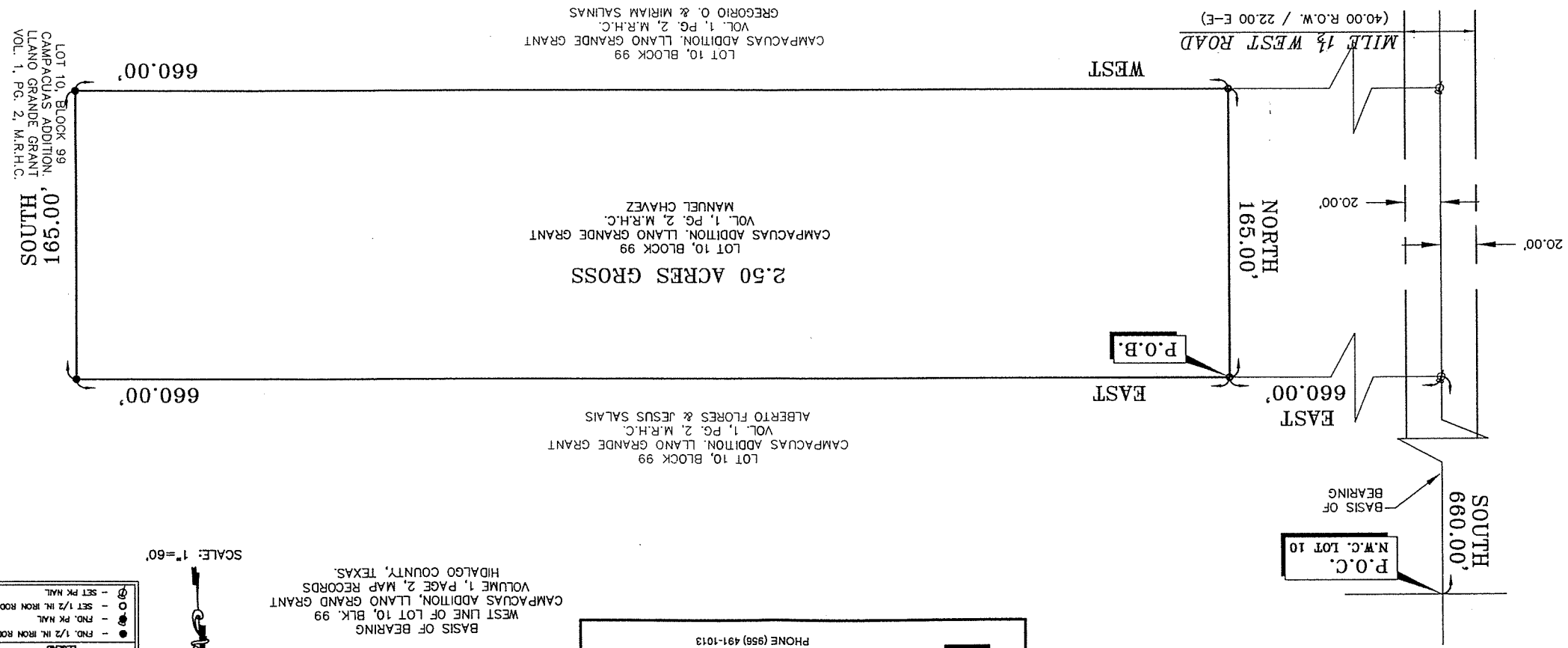
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PLAT SHOWING

FLOOD ZONE DESIGNATION: ZONE "X"  
COMMUNITY-PANNEL NUMBER: 48033+ 0+50 C  
MAP REVISED: JUNE 6, 2000

SURVEYED: AUGUST 14, 2009  
REQUESTED BY: COUNTY OF HIDALGO

THE FOLLOWING SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.



**RODRIGUEZ ENGINEERING**  
CONSULTING ENGINEER • SURVEYOR

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BASIS OF BEARING  
WEST LINE OF LOT 10, BLK. 99  
CAMPACUAS ADDITION, LLANO GRANDE GRANT  
VOLUME 1, PAGE 2, MAP RECORDS  
HIDALGO COUNTY, TEXAS.

SCALE: 1"=60'

LEGEND

○	- SET PK NAIL
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