

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

SPECIAL WARRANTY DEED

Date: July 13, 2010

Grantors: Norma Linda Tovar, Jose Cantu and wife Alicia Cantu, Juanita Alcantar, Carlos and Ernestina Perez

Grantor's Mailing Address:

C/o Jose &
Alicia Cantu
1025 W. St
Jude Ave Alton,
Texas 78573
Hidalgo County

Grantee: County of Hidalgo, State of Texas

Grantee's Mailing Address:

100 N. Closner
Edinburg, Texas 78539
Hidalgo County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

See Exhibit "A" Attached Hereto

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2010, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties.

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

Norma L. Tovar
Name: Norma Linda Tovar

Name: Jose Cantu

Alicia Cantu
Name: Alicia Cantu

San Juanita Alcantar San Juanita Alcantar
Name: San Juanita Alcantar

Carlos Perez
Name: Carlos Perez

Ernestina Perez
Name: Ernestina Perez

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on July 14, 2010, by Norma Linda Tovar.

Airika Stevens
Notary Public, State of Texas



STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on July 14, 2010, by Jose and Alicia Cantu.

Airika Stevens
Notary Public, State of Texas



STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on July 14, 2010, by Sany Juanita Alcantar.

Airika Stevens

Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on July 14, 2010, by Carlos and Ernestina Perez.

Airika Stevens

Notary Public, State of Texas





Revised: July 2, 2010
METES AND BOUNDS DESCRIPTION
0.75 OF ONE ACRE OF LAND
WEST ADDITION TO SHARYLAND SUBDIVISION
HIDALGO COUNTY, TEXAS

A tract of land containing 0.75 of one acre (32649 square feet), situated in Hidalgo County, Texas and also being a part or portion of **LOT 45-4, WEST ADDITION TO SHARYLAND SUBDIVISION**, map reference: Volume 1, Page 56, H.C.M.R., and said 0.75 of one acre (32649 square feet) also being more particularly described as follows;

COMMENCING on the southwest corner of said Lot 45-4 and the right-of-way of Mile 6 North Road; **THENCE** S 81° 26' 25" E, along the South line of said Lot 45-4 and the right-of-way of said Mile 6 North Road, a distance of 140.15 feet; **THENCE** N 08° 33' 35" E, a distance of 20.00 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set on the North right-of-way line of said Mile 6 North Road, for the southwest corner of this tract and the **POINT OF BEGINNING**;

THENCE N 08° 33' 35" E, a distance of 1004.00 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set on the South line of a tract deeded to Luis Alcantar and Hilda Alcantar, recorded in Volume 1705, Page 288, H.C.D.R., for the northwest corner of this tract;

THENCE S 81° 26' 25" E, along the South line of said Alcantar tract, a distance of 30.00 feet to a ½" iron rod found, for a point of curvature and the northern most outside corner of this tract;

THENCE, with said curve to the right with a radius of 40.00 feet, an interior angle of 168° 27' 47", a tangent of 395.96 feet, an arc length of 117.61 feet, and a chord the bears S 02° 47' 28" W a distance 79.59 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for a reverse curvature of this tract;

THENCE, with said curve to the left with a radius of 10.00 feet, an interior angle of 78° 27' 47", a tangent of 8.16 feet, an arc length of 13.69 feet, and a chord the bears S 47° 47' 28" W a distance 12.65 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for a point of tangency and an inside corner of this tract;

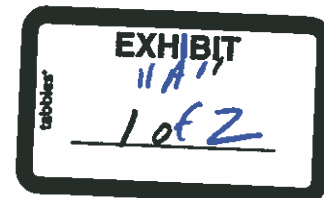
THENCE S 08° 33' 35" W, a distance of 915.01 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set on the North right-of-way line of said Mile 6 North Road, for the southeast corner of this tract;

THENCE N 81° 26' 25" W, along the North right-of-way line of said Mile 6 North Road, a distance of 30.00 feet to the **POINT OF BEGINNING** containing 0.75 of one acre (32649 square feet) of land, more or less.

Bearing basis as per **WEST ADDITION TO SHARYLAND SUBDIVISION**, Recorded in Volume 1, Page 56, H.C.M.R.

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON MAY 21, 2010


Carlos Vasquez, R.P.L.S. No. 4608
CVQ Land Surveyors LLC



LUIS ALCANTAR
AND HILDA ALCANTAR
VOL. 1782, PG. 298, H.C.R.R.

S 81°26'25" E
30.00'

D = 168°27'47"
R = 40.00'
T = 395.98'
L = 117.61'
CH = 79.59'
S 02°47'28" W

CARLOS AND
ERNESTINA PEREZ
BOC # 2085972, H.C.R.R.

D = 78°27'47"
R = 10.00'
T = 8.18'
L = 13.69'
CH = 12.85'
S 47°47'28" W

NORMA LINDA TOVAR
(VOL. 1185878, H.C.R.R.)

MARIA IMELDA CANTU
(VOL. 2085973, H.C.R.R.)

SAN JUANITA ALCANTAR
(VOL. 1694, PG. 431, H.C.R.R.)

MARIA IMELDA CANTU
(VOL. 2085973, H.C.R.R.)

0.75 ACRES

JOSE CANTU
AND ALICIA CANTU
(VOL. 2020007, H.C.R.R.)

N 08°33'35" E
255.00'

S 08°33'35" W
255.00'

BASILIO DIAZ AND ANTONIA DIAZ
(VOL. 2199, PG. 31, H.C.R.R.)

NORMA LINDA TOVAR
(VOL. 1185878, H.C.R.R.)

BASILIO DIAZ JR.
(VOL. 2199, PG. 31, H.C.R.R.)

P.O.C.
S.V. CDR.
LOT 45-4

P.O.B.

S 81°26'25" E
140.15'

N 08°33'35" E
20.00'

1/4 MILE 6 NORTH ROAD
(40.0' R.O.W.)

N 81°28'25" W
30.00'

EXHIBIT
"A"
2012

LEGEND

- P = PROPERTY LINE
- IPF = FOUND IRON PIPE
- IRS = SET IRON ROD
- R.O.W. = RIGHT OF WAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- H.C.R.R. = HIDALGO COUNTY DEED RECORDS
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS

FLOOD DESIGNATION

The flood designation for this property is "Zone X", which are "Areas of 500-year flood; areas of 100-year flood with average depths of less than one (1) foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood". As per F.E.M.A.'s Flood Insurance Rate Map Panel No. 480334 0295 D Map Revised: June 8, 2000

Flood Zone is determined by graphic plotting only. We do not assume responsibility for exact determination.

NOTES

1. If this survey does not bear an original seal and signature, it is INVALID as per Section 563.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

LEGAL DESCRIPTION

This plot is a true and correct representation of a survey made on the ground of the property located at: MILE 6 NORTH ROAD AVE, Hidalgo County, Texas, described as follows: 0.75 ACRE OUT OF LOT 45-4 WEST ADDITION TO SHARYLAND SUBDIVISION, Hidalgo County, Texas, according to the map of plot thereof recorded in Volume J, Page 55, Map Records, Hidalgo County, Texas.

PROJECT INFORMATION

SURVEYED DATE: 05/21/10
JOB No.: 100512
DRAWN BY: GTC
CHECKED BY: C.V.
REVISIONS: 07/02/10
RIGHT-OF-WAY

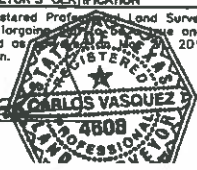


519 BEAUMONT AVE.
SHELLEY, TEXAS 78661
PH. (854) 818-2501
FAX (854) 818-1547
www.cvsj.com

SURVEYOR'S CERTIFICATION

I, Carlos Vasquez, a Registered Professional Land Surveyor, do hereby certify the above foregoing is a true and correct representation of the land as surveyed on the 20th day of May, 2010, on the ground under the direction.

Carlos Vasquez
R.P.L.S. No. 4608
STATE OF TEXAS



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GIS Homepage & Disclaimer



We Norma Linda Tovar, Jose and Alicia Cantu, San Juanita Alcantar, Carlos and Ernestina Perez all agree that the street shall be named Trinidad Lane.

Norma L. Tovar
Norma Linda Tovar

Jose D. Cantu
Jose Cantu

Alicia Cantu
Alicia Cantu

San Juanita Alcantar
San Juanita Alcantar

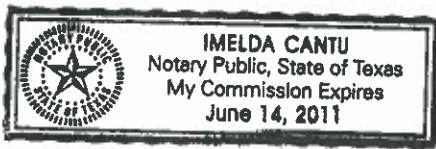
Carlos Perez
Carlos Perez

Ernestina Perez
Ernestina Perez

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on July 14, 2010 by Norma Linda Tovar.



Imelda Cantu
Notary Public for the State of Texas