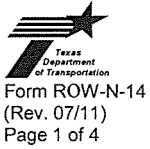


Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.



DEED

STATE OF TEXAS

§

ROW CSJ: 0669-01-052

§

COUNTY OF HIDALGO

§

WHEREAS, the Texas Transportation Commission has been authorized under the Texas Transportation Code Chapters 203, 224, and 361 to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary and convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any other purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project, and including the acquisition of such other property rights deemed necessary for the purposes of operating a designated state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled access facilities, as well as facilitating the construction, maintenance and operation of designated controlled access highways and turnpike projects;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Hidalgo County of the County of Hidalgo, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Thirty Seven Thousand Two Hundred Fifty Six Dollars (\$ 37,256.00) to Grantors in hand paid by the State of Texas, acting by and through the Texas Transportation Commission, 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, Bargain, Sell and Convey unto the State of Texas all that certain tract or parcel of land lying and being situated in the County of Hidalgo, State of Texas, more particularly described in Exhibit "A," which is attached hereto and incorporated herein for any and all purposes.

SAVE and EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the property described in said Exhibit "A" to wit:

None.

Grantors covenant and agree to remove the above-described improvements from said land by the N/A day of N/A, N/A, subject, however, to such extensions of time as may be granted by Grantee, its successor and assigns, in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the Grantee, its successors and assigns, forever.

Grantors reserve 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 Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.



Grantors hereby acknowledge that their use of and access to the state highway facilities and/or turnpike project (hereafter called highway facility) to be constructed in conjunction with the highway facility of which the land hereby conveyed shall become a part, shall be and forever remain subject to the same regulation by legally constituted authority as applies to the public's use thereof; and Grantors further acknowledge that the design and operation of such highway facility requires that rights of ingress and egress and the right of direct access to and from Grantors' remaining property (if any) to said Highway facility, shall hereafter be governed by the provisions set out in said Exhibit "A", **SAVE AND EXCEPT** in the event access, or access points may be specifically allowed or permitted in said Exhibit "A", such access shall be subject to such regulation as is determined by the Texas Department of Transportation and/or the Texas Turnpike Authority Division to be necessary in the interest of public safety and in compliance with approved engineering principles and practices and subject to compliance with any applicable local municipal or county zoning, platting and/or permit requirements.

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 State of Texas 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 State of Texas 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 _____ day of _____, _____.

Acknowledgement

State of Texas
County of Hidalgo

This instrument was acknowledged before me on _____

by _____.

Notary Public's Signature

Corporate Acknowledgment

State of Texas
County of Hidalgo

This instrument was acknowledged before me on _____ by

_____ , _____

of _____,

a _____ corporation, on behalf of said corporation.

Notary Public's Signature

EXHIBIT "A"

County: Hidalgo
Highway: FM 681 & FM 2221
RCSJ: 0669-01-052

Parcel 58
Property Description

A tract of land containing 0.489 acre (21,289 square feet), situated in Hidalgo County, Texas and also being a part or portion of **LOT 48-3, WEST ADDITION TO SHARYLAND**, recorded in Volume 1, Page 56, H.C.M.R., and said 0.489 acre (21,289 square feet) also being a part or portion of a 19.090 Acre tract of land deeded to Hidalgo County, recorded in Document #1810864, H.C.D.R., by Leonel G. & Maria N. Bazan on September 28, 2007, and said 0.489 acre (21,289 square feet) also being more particularly described as follows;

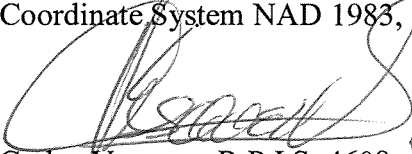
COMMENCING on the southwest corner of said Hidalgo County tract;

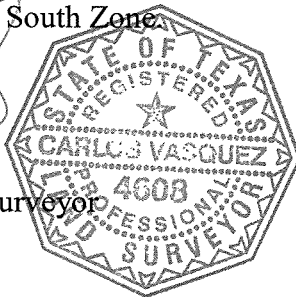
THENCE N 08° 31' 53" E (N08°50'E), along the West line of said Hidalgo County tract, a distance of 781.58 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, for the southwest corner of this tract and the **POINT OF BEGINNING**; having surface coordinates of X=1042192.65 and Y=16641447.46 All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment), English units. All distances and coordinates are surface and may be converted to grid by multiplying by a combined scale factor of 0.999960;

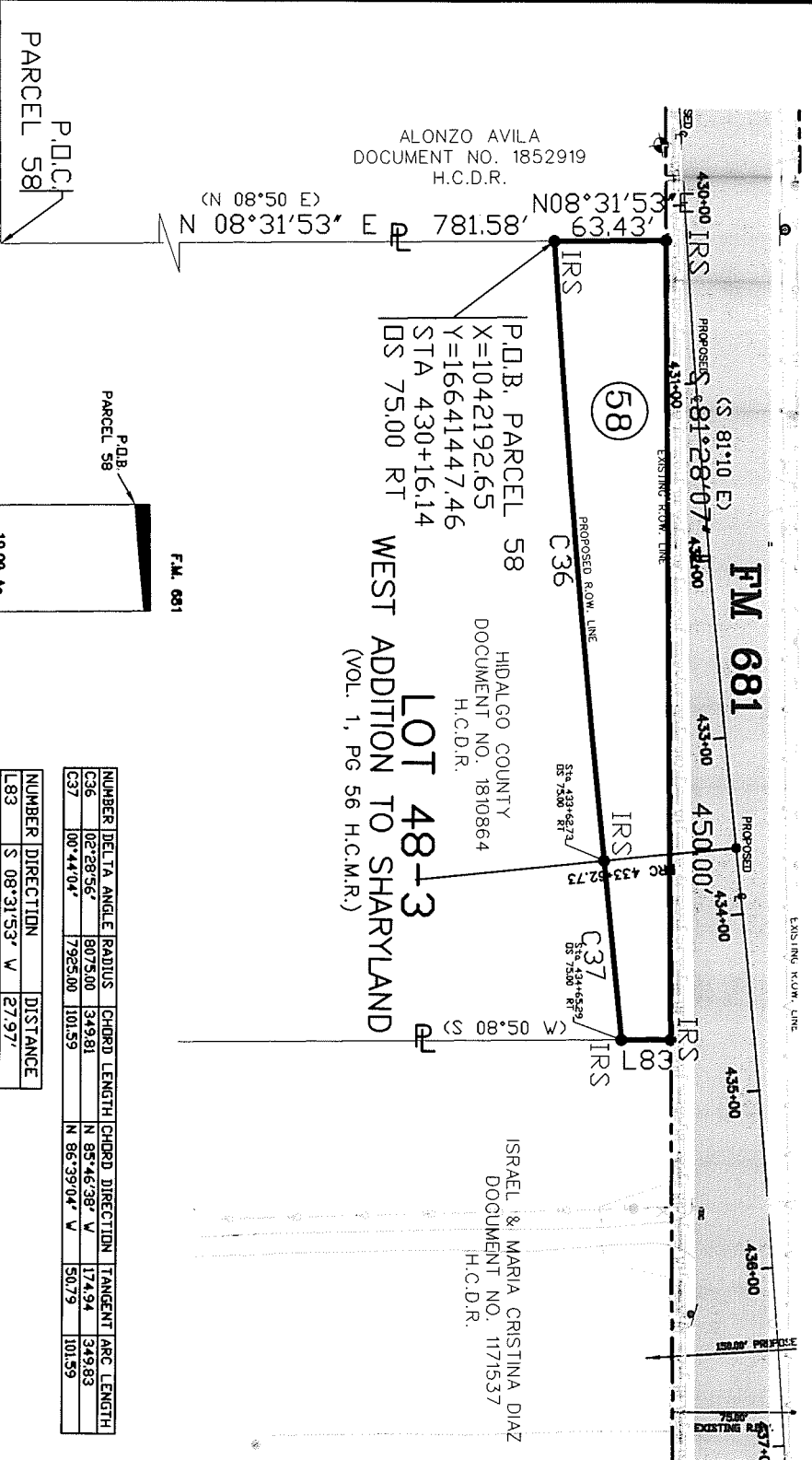
1. **THENCE** N 08° 31' 53" E (N08°50'E), continuing along the West line of said Hidalgo County tract, a distance of 63.43 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set on the South right-of-way line of said FM 681, for the northwest corner of this tract;
2. **THENCE** S 81° 28' 07" E (S81°10'E), along the South right-of-way line of said FM 681, a distance of 450.00 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set on the East line of said Hidalgo County tract, for the northeast corner of this tract;
3. **THENCE** S 08° 31' 53" W (S08°50'W), along the East line of said Hidalgo County tract, a distance of 27.97 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set on the proposed South right-of-way line of said FM 681, for a point of curvature and the southeast corner of this tract;

4. **THENCE** along the proposed South right-of-way line of said FM 681 and said curve to the right with a radius of 7,925.00 feet, an interior angle of $00^{\circ} 44' 04''$, an arc length of 101.59 feet, a tangent of 50.79 feet and a chord that bears $N 86^{\circ} 39' 04'' W$, a distance of 101.59 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set on the East line of said Silguero tract, for a point of curvature and an outside corner of this tract;
5. **THENCE** continuing along the proposed South right-of-way line of said FM 681 and said curve to the right with a radius of 8,075.00 feet, an interior angle of $02^{\circ} 28' 56''$, an arc length of 349.83 feet, a tangent of 174.94 feet and a chord that bears $N 85^{\circ} 46' 38'' W$, a distance of 349.81 feet to the **POINT OF BEGINNING**, containing 0.489 acre (21,289 square feet), more or less.

A survey exhibit map accompanies this description. Bearings are based on the State Plane Coordinate System NAD 1983, South Zone.


Carlos Vasquez, R.P.LS. 4608
Registered Professional Land Surveyor
State of Texas No. 4605
Date: July 13, 2009





ALONZO AVILA
DOCUMENT NO. 1852919
H.C.D.R.

P.D.B. PARCEL 58
X=1042192.65
Y=16641447.46
STA 430+16.14
DS 75.00 RT

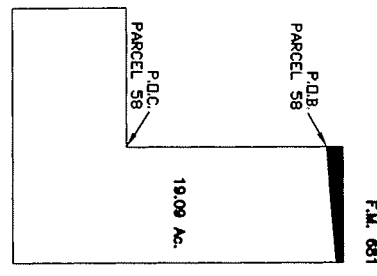
WEST ADDITION TO SHARPLAND
(VOL. 1, PG 56 H.C.M.R.)

HIDALGO COUNTY
DOCUMENT NO. 1810864
H.C.D.R.

ISRAEL & MARIA CRISTINA DIAZ
DOCUMENT NO. 1171537
H.C.D.R.

SCALE: 1" = 100.00'

- NOTE:**
1. ALL BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM NAD 1983, SOUTH ZONE.
 2. ALL CORNERS WILL BE MARKED WITH A #5 IRON ROD, 24" LONG WITH A PLASTIC CAP STAMPED "CVQ LS" SET, UNLESS OTHERWISE NOTED.



NUMBER	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT ARC LENGTH
C36	02°28'56"	8075.00	349.81	N 85°46'38" V	349.83
C37	100°44'04"	7985.00	101.59	N 85°39'04" V	50.79
L83	S 08°31'53" V		27.97'		101.59

- LEGEND:**
- RIGHT-OF-WAY POST
 - CHAIN/LINK FENCE
 - WOOD FENCE
 - FOUND 1/2" IRON ROD
 - FOUND IRON PIPE
 - SET # 5 24" IRON ROD WITH PLASTIC CAP STAMPED "CVQ LS"
 - FOUND 1/2" IRON ROD OVERHEAD POWER
 - SIGN
 - MANHOLE (TELEPHONE)
 - TRAFFIC SIGNAL LIGHT
 - TELEPHONE PEDESTAL
 - LIGHT POLE
 - WATER METER
 - FIRE HYDRANT
 - GUY
 - POWER POLE

**RIGHT OF WAY SKETCH
SHOWING PROPERTY OF**

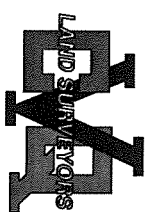
HIDALGO COUNTY

A LEGAL DESCRIPTION OF THE PROPERTY SHOWN ON THIS SKETCH IS SET FORTH IN THE ATTACHED PLAT.

DATE HEREBY RECORDED: 07/13/09

CARLOS VASQUEZ, R.P.L.S. 4608

517 BEAUMONT AVE.
MCKALEN, TEXAS 78502
PH. (956) 618-1551
FAX (956) 618-1547



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
418 E. DOWE AVENUE HEALDEN, TEXAS 78504
PHONE (956) 648-1588

REVISED OCTOBER 22, 2010	PLAT OF SURVEY	COUNTY
REVISED AUGUST 26, 2010	FM 681	HIDALGO
REVISED MAY 14, 2010	AND FM 2221	

AGGREGATE NO.	RCGS/NO.	DATE OF SURVEY:
EXISTING 19.09 Ac.	0669-01-052	07/13/09
ROW TAKING: 0.489 Ac.		SHEET: 3 OF 3
REMAINING: (21,289 Sq Ft)		