

**AGREEMENT REGARDIN
AD VALOREM TAXES**

GF# 3140421

SELLER: HIDALGO COUNTY, TEXAS

BUYER: STATE OF TEXAS

LEGAL:

A tract of land containing 0.182 acre (7,910 square feet), situated in Hidalgo County, Texas and also being a part or portion of Lot 80, Block 2, **LA HOMA RANCH CITRUS GROVES UNIT 2**, recorded in Volume 8, Page 9, H.C.M.R., and said 0.182 acre (7,910 square feet) also being a part or portion of a 1.000 Acre tract of land deeded to Cam Vacuum Oilfield Service, LLC, recorded in Document No. 11899593, H.C.D.R., by Eli and Hortencia Camargo on January 3, 2008, and said 0.182 acre (7,910) square feet) also being more particularly described as follows; **SEE EXHIBIT "A" ATTACHED FOR DESCRIPTION OF PARCEL 12.**

Buyer and Seller hereby agree that there will not be a proration of the Real Estate Taxes at closing for the year 2012.

Buyer and Seller agree to hold harmless Sierra Title of hidalgo County, Inc., from any losses either party may incur due to the non-proration of the taxes.

Agreed to this _____ day of _____, 2012

HIDALGO COUNTY, TEXAS

**BY: RAMON GARCIA
COUNTY JUDGE**

STATE OF TEXAS

Grantors hereby acknowledge that their use of and access to the state highway facilities and/or turnpike project to be constructed in conjunction with the highway facility of which the land hereby conveyed shall become a part (herein called Highway Facility), 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 _____, 2012.

FOR: Hidalgo County, Texas

Hon. Ramon Garcia, Hidalgo County Judge

Acknowledgement

State of Texas
County of _____

This instrument was acknowledged before me on _____

by _____.

Notary Public's Signature

Corporate Acknowledgment

State of Texas
County of _____

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: 0862-01-046

Parcel 12
Property Description

A tract of land containing 0.182 acre (7,910 square feet), situated in Hidalgo County, Texas and also being a part or portion of **LOT 80, BLOCK 2, LA HOMA RANCH CITRUS GROVES UNIT 2**, recorded in Volume 8, Page 9, H.C.M.R., and said 0.182 acre (7,910 square feet) also being a part or portion of a 1.000 Acre tract of land deeded to Cam Vacuum Oilfield Service LLC., recorded in Document No. 1899593, H.C.D.R., by Eli & Hortencia Camargo on January 03, 2008, and said 0.182 acre (7,910 square feet) also being more particularly described as follows;

COMMENCING on the northeast corner of said 1.0 Acre Tract;

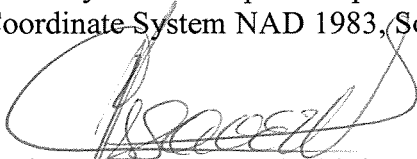
THENCE S 08° 56' 45" W (S 08° 50' W), along the East line of said 1.0 Acre Tract, a distance of 274.65 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, on the proposed North right-of-way line of FM 2221, for the northeast corner of this tract and the **POINT OF BEGINNING**; having surface coordinates of X=1034816.79 and Y=16642796.21. 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;

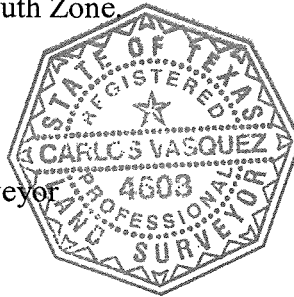
1. **THENCE** S 08° 56' 45" W (S 08° 50' W), continuing along the East line of said 1.0 Acre Tract, a distance of 70.00 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, on the North right-of-way line of said FM 2221, for the southeast corner of this tract;
2. **THENCE** N 81° 04' 54" W (N 81° 10' W), along the North right-of-way line of said FM 2221, a distance of 113.00 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, on the west line of said 1.0 Acre Tract, for the southwest corner of this tract;

3. **THENCE** N 08° 56' 45" E (N 08° 50' E), along the West line of said 1.0 Acre Tract, a distance of 70.00 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, on the proposed North right-of-way line of said FM 2221, for the northwest corner of this tract;

4. **THENCE** S 81° 04' 54" E, along the proposed North right-of-way line of said FM 2221, a distance of 113.00 feet to the **POINT OF BEGINNING**, containing 0.182 acre (7,910 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.L.S. 4608
Registered Professional Land Surveyor
State of Texas No. 4605
Date: July 13, 2009



P.O.C. PARCEL 12

LOT 80, BLK 2
LA HOMA RANCH CITRUS GROVES UNIT 2
(VOL. 8, PG 9, H.C.M.R.)

CAM VACUUM OILFIELD SERVICE LLC
DOCUMENT NO. 1899593
H.C.D.R.

OLIVIA ESPRIGUETA
DOCUMENT NO. 1629818
H.C.D.R.

P.O.B. PARCEL 12
X=1034816.79
Y=16642796.21
STA 476+24.91
OS 75.00 LT

Sta 475+11.91
OS 75.00 LT

S 81°04'54" E 113.00'

(N 08.50' E)
N 08.56'45" W 70.00'

(S 08.50' W)
S 08.56'45" W 70.00'

PROP. & ALIGNMENT
IPF

15.00' SWSC EASEMENT
VOL. 1980, PG. 941, H.C.D.R.

N 81°04'54" W 113.00'

EXISTING RIGHT-OF-WAY

475+00

476+00

477+00

40.00' R.O.W. EASEMENT
VOL. 773, PG. 462, H.C.D.R.

FM 2221 80' ROW

80.00'

PC 476+80.93

100.00'

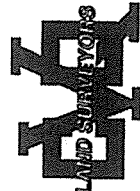
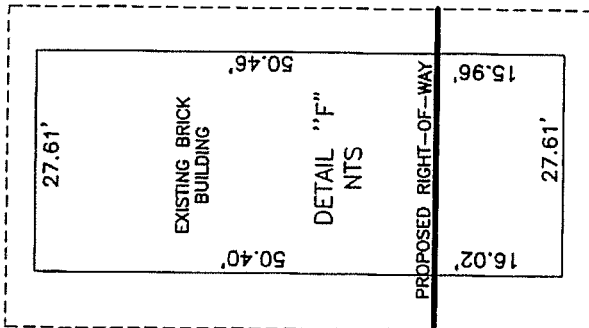
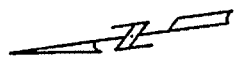
EXISTING RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY

LEGEND:

- SIGN
- MANHOLE (TELEPHONE)
- TRAFFIC SIGNAL LIGHT POLE
- TELEPHONE PEDESTAL
- LIGHT POLE
- WATER METER
- FIRE HYDRANT
- GUY
- POWER POLE
- RIGHT-OF-WAY POST
- CHAINLINK FENCE
- WOOD FENCE
- FOUND 1/2" IRON ROD
- FOUND 1/2" IRON PIPE
- SET # 5 3/8" IRON ROD
- WITH PLASTIC CAP
- STAMPED "CVQ LS"
- FOUND 1/2" IRON ROD
- OVERHEAD POWER

SCALE: 1" = 40.00'

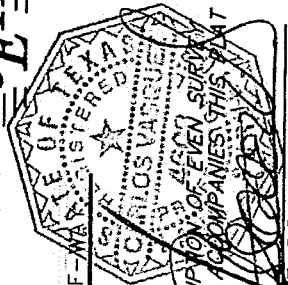


LLC
517 BEAUMONT AVE.
MCALLEN, TEXAS 78502
PH. (956) 618-1551
FAX. (956) 618-1547

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
418 E. DOWE AVENUE, McALLEN, TEXAS 78504
PHONE (956) 966-1146

REVISED JANUARY 26, 2012
REVISED OCTOBER 22, 2010
REVISED AUGUST 26, 2010
REVISED MAY 14, 2010

PLAT OF SURVEY	FM 681 AND FM 2221	COUNTY	HIDALGO
ACCOUNT NO.	0862-01-046	DATE OF SURVEY:	07/13/09
EXISTING	1.0 AC.	TAKING	0.182 AC.
		REMAINING	0.818 AC.
		LEFT SHEET:	3 OF 3



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

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF

CAM VACUUM OILFIELD SERVICE LLC

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

**AGREEMENT REGARDIN
AD VALOREM TAXES**

GF# 3140422

SELLER: HIDALGO COUNTY, TEXAS

BUYER: STATE OF TEXAS

LEGAL:

A tract of land containing 0.182 acre (7,906 square feet), situated in Hidalgo County, Texas and also being a part or portion of Lot 80, Block 2, LA HOMA RANCH CITRUS GROVES UNIT 2, recorded in Volume 8, Page 9, H.C.M.R., and said 0.182 acre (7,906 square feet) also being a part or portion of a 1.000 Acre tract of land deeded to Cam Vacuum Oilfield Service, LLC recorded in Document No. 1168124, H.C.D.R., by Hortencia Camargo on February 14, 2003, and said 0.182 acre (7,906) square feet) also being more particularly described as follows; SEE EXHIBIT "A" ATTACHED FOR DESCRIPTION OF PARCEL 13.

Buyer and Seller hereby agree that there will not be a proration of the Real Estate Taxes at closing for the year 2012.

Buyer and Seller agree to hold harmless Sierra Title of hidalgo County, Inc., from any losses either party may incur due to the non-proration of the taxes.

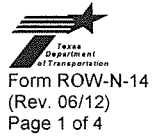
Agreed to this _____ day of _____, 2012

HIDALGO COUNTY, TEXAS

**BY: RAMON GARCIA
COUNTY JUDGE**

STATE OF TEXAS

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
Parcel 13**

STATE OF TEXAS

§ **ROW CSJ:0862-01-046**

COUNTY OF HIDALGO

§
§
§

WHEREAS, the Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or 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

WHEREAS, the Texas Transportation Commission is also authorized under Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a 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 facilities and designated controlled access highways and turnpike projects;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, *Hidalgo County, Texas* 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 ***One hundred twenty-two thousand, five hundred ninety-three dollars and no cents, (\$122,593.00)*** to Grantors in hand paid by the State of Texas, acting by and through the Texas Transportation Commission, hereinafter sometimes referred to as Grantee, 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 to be constructed in conjunction with the highway facility of which the land hereby conveyed shall become a part (herein called Highway Facility), 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 _____, 2012.

For: Hidalgo County, Texas

Hon. Ramon Garcia, Hidalgo County Judge

Acknowledgement

State of Texas
County of

This instrument was acknowledged before me on _____

by _____.

Notary Public's Signature

Corporate Acknowledgment

State of Texas
County of

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: 0862-01-046

Parcel 13
Property Description

A tract of land containing 0.182 acre (7,906 square feet), situated in Hidalgo County, Texas and also being a part or portion of **LOT 80, BLOCK 2, LA HOMA RANCH CITRUS GROVES UNIT 2**, recorded in Volume 8, Page 9, H.C.M.R., and said 0.182 acre (7,906 square feet) also being a part or portion of a 1.000 Acre tract of land deeded to Cam Vacuum Oilfield Service LLC., recorded in Document No. 1168124, H.C.D.R., by Hortencia Camargo on February 14, 2003, and said 0.182 acre (7,906 square feet) also being more particularly described as follows;

COMMENCING on the northeast corner of said 1.0 Acre Tract;

THENCE S 08° 56' 45" W (S 08° 50' W), along the East line of said 1.0 Acre Tract, a distance of 274.85 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, on the proposed North right-of-way line of FM 2221, for the northeast corner of this tract and the **POINT OF BEGINNING**; having surface coordinates of X=1034928.39 and Y=16642778.49. 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** S 08° 56' 45" W (S 08° 50' W), continuing along the East line of said 1.0 Acre Tract, a distance of 69.80 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, on the North right-of-way line of said FM 2221, for the southeast corner of this tract;
2. **THENCE** N 81° 04' 54" W (N 81° 10' W), along the North right-of-way line of said FM 2221, a distance of 113.00 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, on the west line of said 1.0 Acre Tract, for the southwest corner of this tract;

July 13, 2009

Revised May 14, 2010

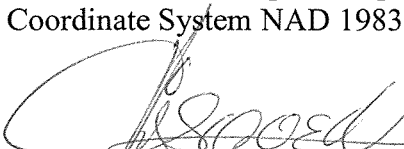
Revised August 26, 2010

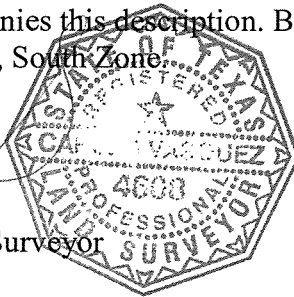
Revised October 22, 2010

Parcel 13

3. **THENCE** N 08° 56' 45" E (N 08° 50' E), along the West line of said 1.0 Acre Tract, a distance of 70.00 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, on the proposed North right-of-way line of said FM 2221, for the northwest corner of this tract;
4. **THENCE** S 81° 04' 54" E, along the proposed North right-of-way line of said FM 2221, a distance of 56.15 feet to a #5 iron rod, 24" long with a plastic cap stamped "CVQ LS" set, for a point of curvature of this tract;
5. **THENCE** along the proposed North right-of-way line of said FM 2221 and said curve to the left with a radius of 8075.00 feet, an interior angle of 00° 24' 12", an arc length of 56.84 feet, a tangent of 28.42 feet and a chord that bears S 80° 52' 48" E, a distance of 56.84 feet to the **POINT OF BEGINNING**, containing 0.182 acre (7,906 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.L.S. 4608
Registered Professional Land Surveyor
State of Texas No. 4605
Date: July 13, 2009



P.O.C. PARCEL 13

CAM VACUUM OILFIELD SERVICE LLC
DOCUMENT NO. 1168124

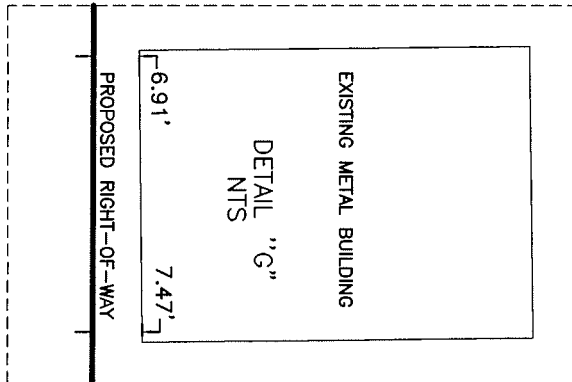
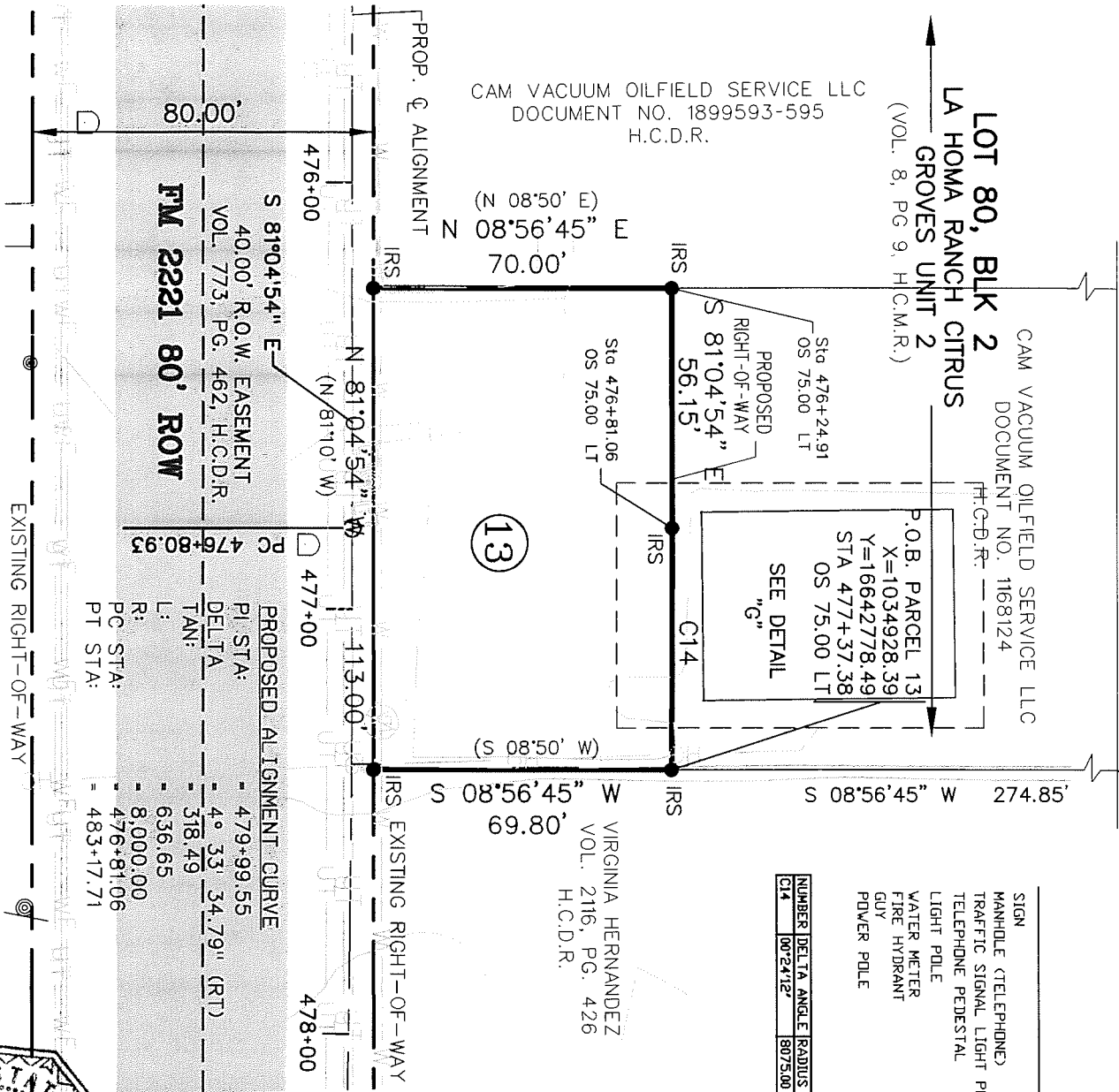
LOT 80, BLK 2
LA HOMA RANCH CITRUS
GROVES UNIT 2
(VOL. 8, PG 9, H.C.M.R.)

CAM VACUUM OILFIELD SERVICE LLC
DOCUMENT NO. 1899593-595
H.C.D.R.

LEGEND:

⊙	SIGN	⊙	RIGHT-OF-WAY POST
⊙	MANHOLE (TELEPHONE)	⊙	CHAINLINK FENCE
⊙	TRAFFIC SIGNAL LIGHT POLE	⊙	WOOD FENCE
⊙	TELEPHONE PEDESTAL	⊙	FOUND 1/2" IRON ROD
⊙	LIGHT POLE	⊙	FOUND IRON PIPE
⊙	WATER METER	⊙	SET # 5 3/8" IRON ROD
⊙	FIRE HYDRANT	⊙	WITH PLASTIC CAP
⊙	GUY	⊙	STAMPED "CVG LS"
⊙	POWER POLE	⊙	FOUND 1/2" IRON ROD
⊙		⊙	OVERHEAD POWER
⊙		⊙	

SCALE: 1" = 40.00'



PROPOSED ALIGNMENT CURVE

PI STA:	479+99.55
DELTA:	4° 33' 34.79" (RT)
TAN:	318.49
L:	636.65
R:	8,000.00
PG STA:	476+81.06
PT STA:	483+17.71

NOTE:

1. ALL BEARING AND DISTANCE 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 "CVG LS" SET, UNLESS OTHERWISE NOTED.

RIGHT OF WAY SKETCH

SHOWING PROPERTY OF
CAM VACUUM OILFIELD
SERVICE LLC

JH
JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
418 E. DOVE AVENUE KALLER, TEXAS 75004
PHONE (956) 668-1585

REVISED OCTOBER 22, 2010
REVISED AUGUST 26, 2010
REVISED MAY 14, 2010

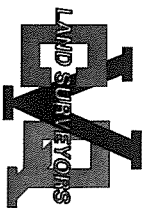
PLAT OF SURVEY
COUNTY

PHARR AND FM 2221
FM 681
HIDALGO

ACCOUNT NO. RCSI No. 0862-01-046
DATE OF SURVEY: 07/13/09

EXISTING	TAKING	REMAINING	SHEET
1.0 AC.	0.182 AC. (7,906 Sq Ft)	LEFT 0.818 AC.	3 OF 3

A LEGAL DESCRIPTION OF THE PROPERTY DATE HERWITH APPROVED BY THIS PLAT
CARLOS VASQUEZ, R.P.L.S. 4608



517 BEAUMONT AVE.
MOLLEN, TEXAS 78052
PH. (956) 618-1551
FAX (956) 618-1547

ADDENDUM

G.F. No. 3140422

DATE: August 4, 2012

FM 2221 ROAD , MISSION, Texas 78572

Line 303 Amount:

Line 603 Amount:

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

The Seller's and Purchaser's/Borrower's signatures hereon acknowledge their approval and signify their understanding that tax and insurance pro-rations and reserves are based on figures for the preceding year or supplied by others or estimated for the current year, and in the event of any change for the current year, all necessary adjustments will be made between Purchaser/Borrower and Seller directly. Any deficit in delinquent taxes or mortgage payoffs will be promptly reimbursed to the Settlement Agent by the Seller.

The parties have read the above sentences, recognize that the recitations herein are material, agree to same, and recognize Title Company is relying on the same.

I hereby authorize the Settlement Agent to make expenditures and disbursements as shown above and approve same for payment.

HIDALGO COUNTY, TEXAS

By: Ramon Garcia, County Judge

STATE OF TEXAS

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: _____

Date: _____

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details, see: Title 18 U.S. Code Sections 1001 and 1010.

DATE:

SUBJECT: HIDALGO COUNTY SUBDIVISION REGULATIONS

RE: GF# 3140422

SIERRA TITLE OF HIDALGO COUNTY, INC. hereby advises you that this property may be subject to the Subdivision Regulations of the County of Hidalgo or the nearest City.

One of the provisions of the regulations is that no permit shall be issued or utilities connected until an approved Subdivision Plat has been recorded.

IT WILL BE YOUR RESPONSIBILITY to comply with the appropriate Subdivision Regulations by contacting the Hidalgo County Planning Department and/or the Planning Department of the appropriate City.

A receipt of a copy of this letter is hereby acknowledged by the undersigned.

STATE OF TEXAS
