

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540



70 2013 02393930

Instrument Number: 2013-2393930

As
Recording

Recorded On: March 20, 2013

Parties:

To

Billable Pages: 5

Number of Pages: 6

Comment: DONATION DEED

**** Examined and Charged as Follows: ****

Recording	32.00
Total Recording:	32.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2013-2393930
Receipt Number: 1344814
Recorded Date/Time: March 20, 2013 03:47P

Record and Return To:

HIDALGO COUNTY ROW DEPT.
2802 S. BUS 281
EDINBURG TX 78539

User / Station: I Hidalgo - Cash Station 04



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

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 LICENCE NUMBER.

Chapter 11, Sec. 11.008 Texas Property Code

**DONATION DEED
Border Road Project
Parcel # 6**

2393930

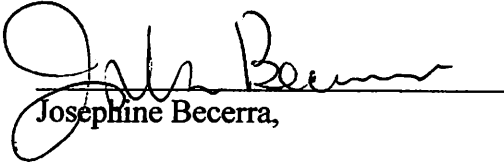
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HIDALGO §

That, I, **Josephine Becerra**, 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 One Dollars (\$1.00) to Grantor in hand paid by the County of Hidalgo, acting by and through 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, Give and Convey unto the County of Hidalgo 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.

Grantor 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 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 Grantor does hereby bind themselves, their 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 18th day of March, 2013.


Josephine Becerra,

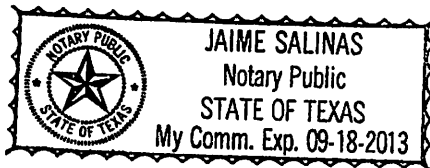
ACKNOWLEDGMENT

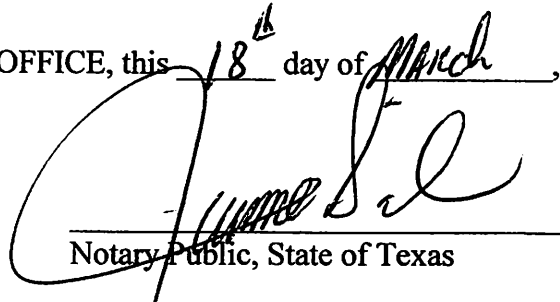
THE STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared **Josephine Becerra**, known to me to be the person whose name are subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18th day of March, 2013.





Notary Public, State of Texas

County: Hidalgo

Eng11.107
February 25, 2013

Road: BORDER ROAD

Project Limits: from El Gato Road to 2640 feet North of Moore Road

FIELD NOTES FOR PARCEL-6

Being a 1.26-acre tract of land out of 17.56 acres out of Lot Ten (10), Block Thirty-Four (34), Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 24-26, Map Records Hidalgo County, Texas. Said 17.56-acres of land being vested to Josephine Becerra and Josephine Cortez, (both single) from Jose E. Becerra and Concepcion Becerra, (aka) Dorothy Becerra, (husband and wife) by virtue of a Warranty Deed, dated January 30, 1992, recorded in Volume 3203, Page 512, Official Records of Hidalgo County, Texas. Said 1.26-acre of land being more particularly described by metes and bounds as follows;

Beginning at a cotton picker spindle set at the Southeast corner of Lot 10, Block 34, Alamo Land and Sugar Company Subdivision and the Southeast corner of 17.56 acres of land (as recorded in Volume 3203, Page 512, O.R.H.C.) for the Southeast corner of this tract of land and the **POINT OF BEGINNING**;

THENCE, North 81 degrees 23 minutes 07 seconds West, with the South line of said Lot 10, Block 34, a distance of 50.00 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) for the Southwest corner of this tract of land;

THENCE, North 08 degrees 42 minutes 02 seconds East, parallel to the East line of said Lot 10, Block 34, a distance of 898.55 feet (Deed calls 900.00 feet) to a No. 4 rebar found at the South line of a 4.20 acre tract of land (vested to AEP Texas Central Company as per General Warranty Deed recorded in Document No. 1800039, O.R.H.C.) for the most Southerly Northwest corner of this tract of land;

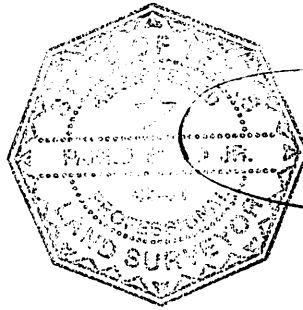
THENCE, South 81 degrees 23 minutes 07 seconds East, with the South line of said 4.20 acre tract of land, a distance of 25.00 feet to a No. 4 set (with a plastic cap stamped RGEC) at the Southeast corner of said 4.20 acre tract of land for an interior corner of this tract of land;

THENCE, North 08 degrees 42 minutes 02 seconds East, with the West line of said 4.20 acre tract of land, a distance of 400.00 feet to No. 4 rebar found at the South Right of Way line of Ridge Road for the most Northerly Northwest corner of this tract of land;

THENCE, South 81 degrees 23 minutes 07 seconds East, with the South Right of Way line of said Ridge Road, a distance of 25.00 feet to a cotton picker spindle set at East line of said Lot 10, Block 34 for the Northeast corner of this tract of land;

THENCE, South 08 degrees 42 minutes 02 seconds West, with the East line of said Lot 10, Block 34, a distance of 1298.55 feet (Deed call 1300.00 feet) to the **POINT OF BEGINNING** and containing a **Proposed Net Taking of 1.26 acres** of land, more or less;

I, Pablo Soto, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above metes and bounds are true and are the result of an actual survey performed on the ground under my direction.



Pablo Soto, Jr.

Pablo Soto, Jr. - R.P.L.S. No. 4541
Date: 2/28/13

LOT 15,
BLOCK 34

OWNER: CONCEPCION BECERRA, (aka)
MARIA CONCEPCION BECERRA,
JOSE ESPARZA BECERRA, (aka)
JOSE ZARAGOSA BECERRA, (aka)
JOSE Z. BECERRA
WARRANTY DEED
DOCUMENT No. 419789, O.R.H.C.

GENERAL POWER OF ATTORNEY
VOLUME 2717, PAGE 093, O.R.H.C.

GENERAL WARRANTY DEED RESERVING
LIFE ESTATE IN GRANTOR
DOCUMENT No. 1607502, O.R.H.C.

30.00' H.C.I.D. No 2
DRAINAGE LINE EASEMENT

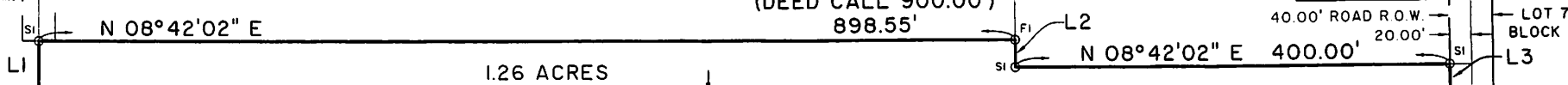
ALAMO LAND AND SUGAR COMPANY SUBDIVISION
LOT 10, BLOCK 34
VOL. I, PG. 24-26, M.R.H.C.
OWNER: JOSEPHINE BECERRA and JOSEPHINE CORTEZ, (both single)
WARRANTY DEED,
VOLUME 3203, PAGE 512, O.R.H.C.
Subject To: A Life Estate in favor of JOSE E. BECERRA and
CONCEPCION BECERRA, (AKA) DOROTHY DECERRA

SCALE: 1" = 100'

OWNER: AEP TEXAS
CENTRAL COMPANY
GENERAL WARRANTY DEED
DOCUMENT No. 1800039,
O.R.H.C.

LINE DATA

LINE No.	BEARING	DISTANCE
L1	N 81°23'07" W	50.00'
L2	S 81°23'07" E	25.00'
L3	S 81°23'07" E	25.00'



BORDER ROAD

S 08°42'02" W

1.26 ACRES

(DEED CALL 900.00')
898.55'

N 08°42'02" E 400.00'

40.00' ROAD R.O.W.

20.00'

LOT 7,
BLOCK 34

L3

1298.55'
(DEED CALL 1300.00')

BASIS OF
BEARING

30.00' ROAD
R.O.W.

N.E. CORNER OF
LOT 10, BLOCK 34,
ALAMO LAND &
SUGAR Co. SUBD.
VOL. I, PAGES 24-26,
M.R.H.C.

RIDGE ROAD

80.00' ROAD R.O.W.

30.00'

OWNER:
FELIPE GUTIERREZ, Jr.
and wife DORA GUTIERREZ
GIFT WARRANTY DEED
DOC. No. 1578263, O.R.H.C.

OWNER:
EARL FRANCIS and
WILMA IRENE COHRS
as TRUSTEES
or their successors in trust of
THE COHRS FAMILY
REVOCABLE LIVING TRUST
WARRANTY DEED
DOC. No. 716434, O.R.H.C.

LOT 230

P.O.B.
S.E. CORNER OF
LOT 10, BLOCK 34,
ALAMO LAND &
SUGAR Co. SUBD.
VOL. I, PAGES 24-26,
M.R.H.C.

OWNER:
EARL FRANCIS and WILMA IRENE COHRS
as TRUSTEES or their successors in trust of
THE COHRS FAMILY REVOCABLE LIVING TRUST
WARRANTY DEED
DOC. No. 716434, O.R.H.C.

LOT 227

OWNER:
FELIPE ESCOBEDO
WARRANTY DEED W/
VENDOR'S LIEN
VOL. 1013, PG. 633, D.R.H.C.

OWNER:
Maria del Carmen
Escobedo,
and husband,
Wilfredo Garza,
Warranty Deed
Doc. No. 781607,
O.R.H.C.

HALL-FIFIELD SUBDIVISION, EL GATO GRANT,
VOL. I, PG. 53, M.R.H.C.

SI- SET No. 4 REBAR WITH
PLASTIC CAP STAMPED RGEC
SC- SET COTTON PICKER SPINDLE
FI- FOUND No. 4 REBAR

OWNER: JOSEPHINE BECERRA and JOSEPHINE CORTEZ,
(both single) BY VIRTUE OF A WARRANTY DEED, DATED
JANUARY 30, 1992, RECORDED IN VOLUME 3203, PAGE
512, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

SUBJECT TO: A LIFE ESTATE in favor of JOSE E.
BECERRA and CONCEPCION BECERRA, (aka) DOROTHY
BECERRA

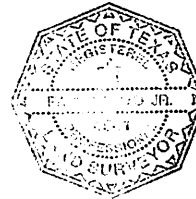
DESCRIPTION: A 21.76 ACRE TRACT OF LAND OUT OF
THE EAST HALF OF LOT 10, BLOCK 34, ALAMO LAND
AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY,
TEXAS, AS PER MAP RECORDED IN VOLUME I, PAGES
24-26, M.R.H.C.

SAVE AND EXCEPT: A 4.20 ACRE TRACT OF LAND
VESTED TO AEP TEXAS CENTRAL COMPANY, BY
VIRTUE OF A GENERAL WARRANTY DEED, RECORDED
IN DOCUMENT No. 1800039, OFFICIAL RECORDS OF
HIDALGO COUNTY, TEXAS

Total Acreage: 17.56 AC
To Be Acquired: 1.26 AC
Proposed Net Taking: 1.26 AC
Remainder: 16.30 AC

Document: _____

SURVEY PLAT
OF
(PARCEL-6)
BEING A 1.26-ACRE TRACT OF
LAND OUT OF 17.56 ACRES OUT OF
LOT TEN (10),
BLOCK THIRTY-FOUR (34),
ALAMO LAND AND SUGAR COMPANY
SUBDIVISION,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME I, PAGES 24-26, M.R.H.C.



PABLO SOTO, Jr. - R.P.L.S. No. 4541

Date: 2/28/13

THE UNDERGROUND HEREBY CERTIFIES THAT THIS SURVEY, AS DESCRIBED
HEREON, WAS MADE ON THE GROUND AND THAT THE ONLY IMPROVEMENTS
ARE AS SHOWN AND THAT THERE ARE NO VISIBLE ENCROACHMENTS,
VISIBLE OVERLAPPING, APPARANT CONFLICTS, OR VISIBLE EASEMENTS,
EXCEPT AS SHOWN HEREON.
*THIS SURVEY SUBSTANTIALLY CONFORMS TO THE MINIMUM STANDARDS
OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL
LAND SURVEYORS.

Job No.: ENGI107	Drawn By: RG
Date: FEB. 25, 2013	PAGE 3 OF 3

R. Gutierrez Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No. 486 • SURVEYING FIRM No. 101650-0