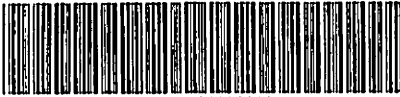


Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540



70 2013 02393929

Instrument Number: 2013-2393929

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: 2013-2393929
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 # 4**

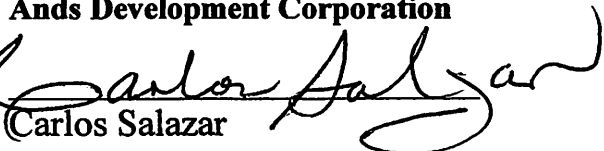
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HIDALGO §

That, I, **Carlos Salazar Construction and Development Corporation**, 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 Dollars (\$1.00) to Grantors 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.

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 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 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 20th day of March, 2013.

**Carlos Salazar Construction
Ands Development Corporation**

Carlos Salazar

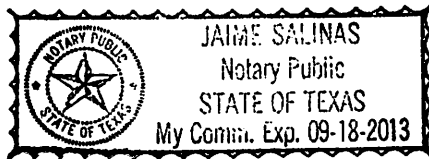
ACKNOWLEDGMENT

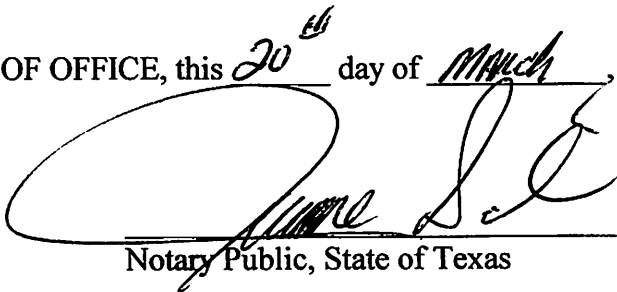
THE STATE OF TEXAS

COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of MARCH,
2013.




Notary Public, State of Texas

County: Hidalgo

Eng11.107
October 30, 2012

Road: BORDER ROAD

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

FIELD NOTES FOR PARCEL-4

Being a 2.37-acre tract of land out of the East 95.00 feet of Roadrunner Subdivision, Hidalgo County, Texas, as per map recorded in Volume 25, Page 193, Map Records of Hidalgo County, Texas. Said East 95.00 feet of Roadrunner Subdivision is vested to Carlos Salazar Construction and Development Corporation from Francisco Martinez, Jr., and wife Carmen T. Martinez, Arturo Martinez and wife Teresa Martinez, and Adolfo Martinez and wife Berta Martinez by virtue of a Warranty Deed with Vendor's Lien, dated February 1, 1989, recorded in Volume 2714, Page 601, Official Records of Hidalgo County, Texas. Said 2.37-acre tract of land being more particularly described by metes and bounds as follows;

Commencing at a No. 4 rebar set (with a plastic cap stamped RGEC) at the Southeast corner of Roadrunner Subdivision; Thence, North 08 degrees 43 minutes 09 seconds East, with the East line of Roadrunner Subdivision, a distance of 95.77 feet (95.00 feet recorded) to a No. 4 rebar set (with a plastic cap stamped RGEC) at the Northeast corner of Parcel "P" Drainage Ditch Right of Way Hidalgo County Drainage District No. One for the Southeast corner of this tract of land and the **POINT OF BEGINNING**;

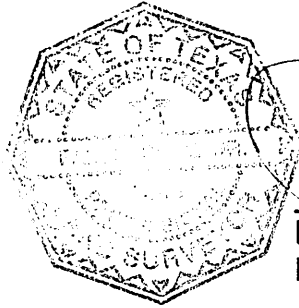
THENCE, North 81 degrees 23 minutes 07 seconds West, with the North line of said Parcel "P", a distance of 87.08 feet (95.00 feet recorded) to a No. 4 rebar set (with a plastic cap stamped RGEC) at the Southwest corner of Lot 37, Roadrunner Subdivision for the Southwest corner for the Southwest corner of this tract of land;

THENCE, North 08 degrees 42 minutes 02 seconds East, with the East line of Lots 37 through Lot 48, Roadrunner Subdivision, a distance of 1185.00 feet to a No. 4 rebar found at the Northeast corner of said Lot 48 and the South Right of Way line of Moore Road for the 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 Moore Road, a distance of 87.46 feet (95.00 feet recorded) to a No. 4 rebar set (with a plastic cap stamped RGEC) at the Southwest intersection of Moore Road and Border Road and the Northeast corner of said Roadrunner Subdivision for the Northeast corner of this tract of land;

THENCE, South 08 degrees 43 minutes 09 seconds West, with the West Right of Way line of said Border Road and the East line of said Roadrunner Subdivision, a distance of 1185.00 feet to the **POINT OF BEGINNING** and containing a **Proposed Net taking** of 2.37-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. - R.P.L.S. No. 4541

Date: 10/30/12

ALAMO LAND AND SUGAR Co. SUBD. LOT 7, BLOCK 30 VOL. I, PG. 25, M.R.H.C.

OWNER: J.O.A. Construction, L.L.C. a Texas Limited Liability Co General Warranty Deed w/ Vendor's Lien Doc No 2291600, O.R.H.C

(PARCEL - "O") HCDD, No 1 DRAINAGE DITCH R.O.W.

500' HCDD, No 1 DRAINAGE DITCH R.O.W.
 (PARCEL - "P") 95.0' HCDD, No 1 DRAINAGE DITCH R.O.W. (VOL. 1045, PG. 589, O.R.H.C)

SCALE: 1" = 100'

PLASTIC CAP STAMPED RGECC
 FI- FOUND No. 4 REBAR

ROADRUNNER SUBDIVISION
 VOL. 25, PG. 193, M.R.H.C.

LINE No.	BEARING	DISTANCE	(RECORD DISTANCE)
LI	N 81°23'07" W	87.08'	95.00'
45		46	47
		60.00' ROAD R.O.W.	
		40.00'	
		1185.00'	

37 38 39 40 41 42 43 44

N 08°42'02" E

S 08°43'09" W

P.O.C. SE CORNER OF ROADRUNNER SUBD VOL. 25, PG 193, M.R.H.C.

BORDER ROAD

LA FRONTERA ESTATES VOL. 50, PG 38, M.R.H.C

JUAREZ AVENUE

HALEIGH STREET

BORDER HEIGHTS VOL. 34, PG 61, M.R.H.C.

ASHLYN STREET

MOORE ROAD

2 3

15.00' UTILITY EASEMENT
 20.00' DRAINAGE EASEMENT
 50.00' ROAD R.O.W.

18 19

50.00' ROAD R.O.W.

20 21

15.00' M.H.W.S.C. EASEMENT

22 23

50.00' ROAD R.O.W.

80.00' ROAD R.O.W.
 15.00' UTILITY EASEMENT
 20.00' DRAINAGE EASEMENT

31 30

29 28

27 26

25

20.00' DRAINAGE EASEMENT

SURVEY PLAT OF (PARCEL-4)

BEING A 2.37-ACRE TRACT OF LAND OUT OF THE EAST 95.00 FEET OF

ROADRUNNER SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 25, PAGE 193, M.R.H.C.

OWNER: CARLOS SALAZAR CONSTRUCTION AND DEVELOPMENT CORPORATION BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN, DATED FEBRUARY 1, 1989, RECORDED IN VOLUME 2714, PAGE 601, O.R.H.C

DESCRIPTION: THE EAST 95 FEET OF ROADRUNNER SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 25, PAGE 193, M.R.H.C

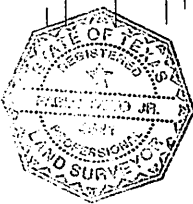
Total Acreage:
 To Be Acquired:
 Existing Road R.O.W:
 Proposed Net Taking:
 Remainder:

Document: _____

The undersigned hereby certifies that this survey, as described hereon, was made on the ground and that there are no visible encroachments, visible overlapping, apparent 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.: ENGH107	Drawn By: RG
Date: OCT. 29, 2012	PAGE 3 OF 3

PABLO SOTO, Jr. R.P.L.S. No. 4541
 Date: 10/30/12



R. Gutierrez Professional Engineers & Land Surveyors
 Engineering Corporation
 130 E. PARK AVENUE PHARR, TEXAS 78877
 (TEL) 956 782 2557 (FAX) 956 782 2558
 ENGINEERING FIRM No. 486 SURVEYING FIRM No. 101050