

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



70 2013 02393931

Instrument Number: 2013-2393931

Recorded On: March 20, 2013

As  
Recording

Parties:

To

Billable Pages: 5

Number of Pages: 6

Comment: DONATION DEED

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

Recording	32.00
<b>Total Recording:</b>	<b>32.00</b>

\*\*\*\*\* 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: 2013-2393931  
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 # 3**

2393931


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

That, I, **Jose Esparza Becerra, aka Jose Zaragosa Becerra, aka Jose Z. Becerra**, 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 18<sup>th</sup> day of March, 2013.

  
Jose Esparza Becerra, aka Jose Zaragosa Becerra,  
Aka Jose Z. Becerra

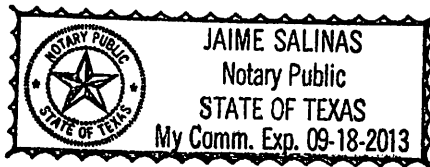
ACKNOWLEDGMENT

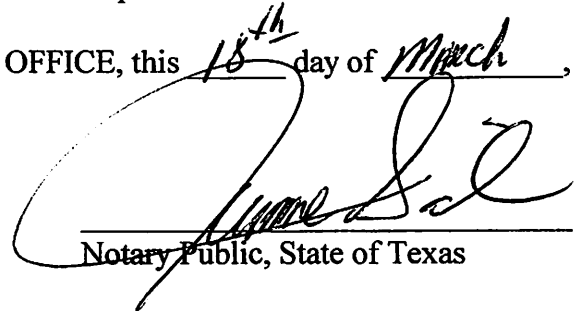
THE STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared **Jose Esparza Becerra, aka Jose Zaragosa Becerra, aka Jose Z. Becerra**, 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 18<sup>th</sup> day of March, 2013.



  
\_\_\_\_\_  
Notary Public, State of Texas

County: Hidalgo

Eng11.107  
November 6, 2012

Road: BORDER ROAD

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

### FIELD NOTES FOR PARCEL-3

Being a 1.49-acre tract of land out of the East 21.46-acres (21.64 acres recorded) of Lot Fifteen (15), 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 of Hidalgo County, Texas. Said 21.46-acres of land is vested to Concepcion Becerra, aka Maria Concepcion Becerra, Jose Esparza Becerra, aka Jose Zargosa Becerra, aka Jose Z. Becerra from Jose Zaragosa Becerra, Jr., and Josefina Becerra, jointly, by virtue of a Warranty Deed dated October 28, 1994, recorded in Document No. 419789, Official Records of Hidalgo County, Texas, General Power of Attorney dated February 23, 1989, recorded in Volume 2717, Page 893, Official Records of Hidalgo County, Texas, and by General Warranty Deed Reserving Life Estate in Grantor dated April 28, 2005, recorded in Document No. 1607582, Official Records of Hidalgo County, Texas. Said 1.49-acre of land being more particularly described by metes and bounds as follows;

**Commencing** at a cotton picker spindle set at the Southeast corner of Lot 15, Block 34, Alamo Land and Sugar Company Subdivision; Thence, North 08 degrees 43 minutes 09 seconds East, with the East line of Lot 15, Block 34, Alamo Land and Sugar Company Subdivision, a distance of 20.00 feet to a cotton picker spindle set at the North Right of Way line of Moore Road for the Southeast corner of this tract of land and the **POINT OF BEGINNING**;

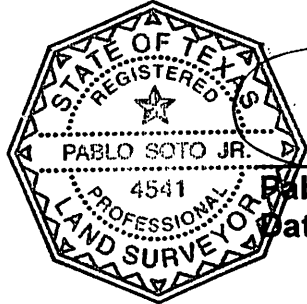
**THENCE**, North 81 degrees 23 minutes 07 seconds West, with the North Right of Way line of said Moore Road, a distance of 50.00 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) for the Southwest corner of this tract of land;

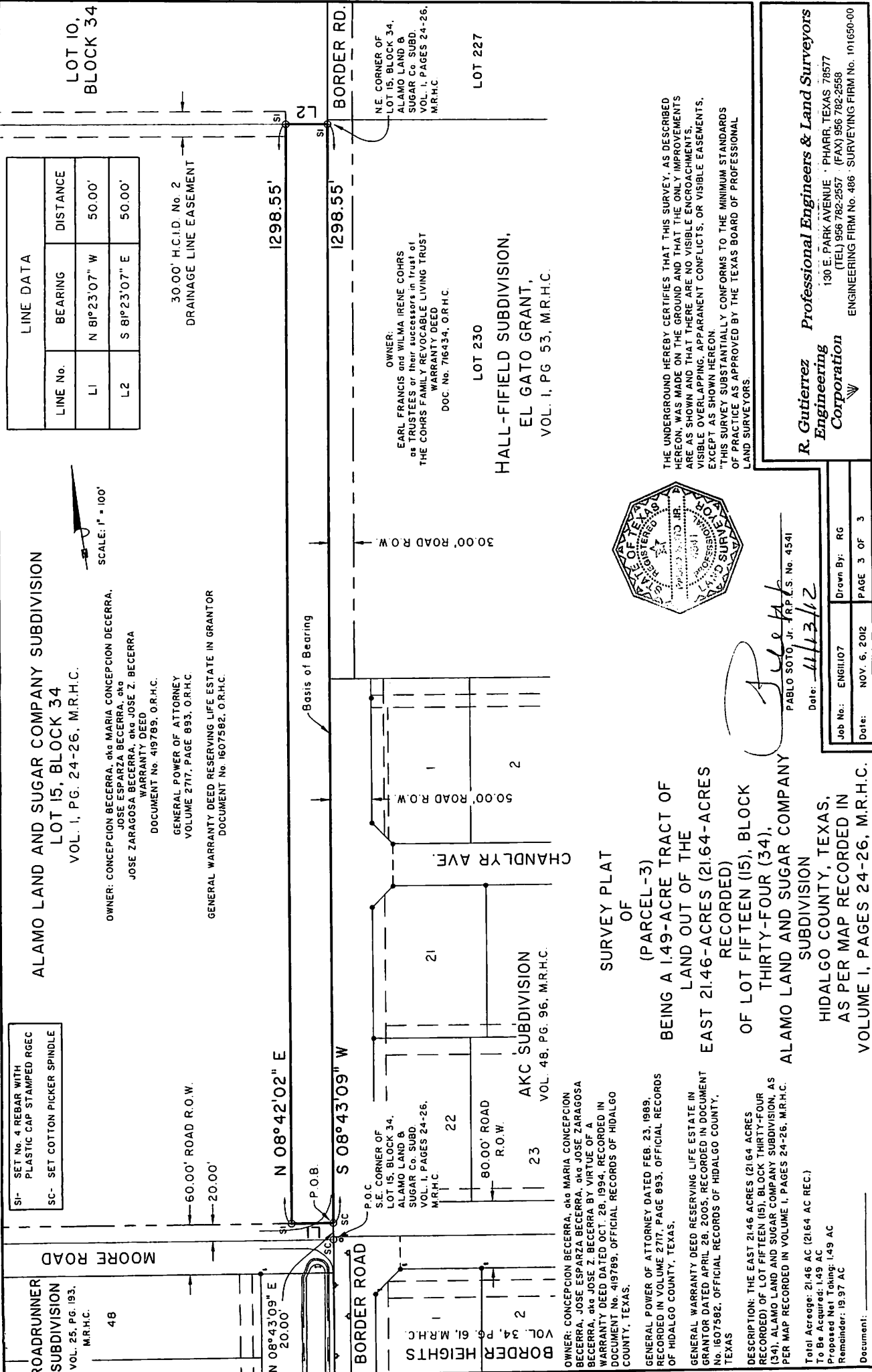
**THENCE**, North 08 degrees 42 minutes 02 seconds East, a distance of 1298.55 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) at the North line of said Lot 15, Block 34 for the Northwest corner of this tract of land;

**THENCE**, South 81 degrees 23 minutes 07 seconds East, with the North line of said Lot 15, Block 34, a distance of 50.00 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) for the Northeast corner of this tract of land;

**THENCE**, South 08 degrees 43 minutes 09 seconds West, with the East line of said Lot 15, Block 34, a distance of 1298.55 feet to the **POINT OF BEGINNING** and containing a **Proposed Net Taking of 1.49-acre** 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: 11/13/12



ALAMO LAND AND SUGAR COMPANY SUBDIVISION  
LOT 15, BLOCK 34  
VOL. 1, PG. 24-26, M.R.H.C.

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

GENERAL POWER OF ATTORNEY  
VOLUME 2717, PAGE 893, O.R.H.C.  
GENERAL WARRANTY DEED RESERVING LIFE ESTATE IN GRANTOR  
DOCUMENT No. 1607582, O.R.H.C.

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

ROADRUNNER SUBDIVISION  
VOL. 25, PG. 193, M.R.H.C.  
48

MOORE ROAD

N 08°43'09" E  
20.00'

P.O.B.

S 08°43'09" W

P.O.C.  
S.E. CORNER OF LOT 15, BLOCK 34, ALAMO LAND & SUGAR Co SUBD. VOL. 1, PAGES 24-26, M.R.H.C.

21  
50.00' ROAD R.O.W.  
CHANDLER AVE.

23  
80.00' ROAD R.O.W.  
AKC SUBDIVISION  
VOL. 48, PG. 96, M.R.H.C.

SURVEY PLAT OF (PARCEL-3) BEING A 1.49-ACRE TRACT OF LAND OUT OF THE EAST 21.46-ACRES (21.64-ACRES RECORDED) OF LOT FIFTEEN (15), 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.

OWNER: CONCEPCION BECERRA, aka MARIA CONCEPCION BECERRA, JOSE ESPARZA BECERRA, aka JOSE ZARAGOSA BECERRA, aka JOSE Z. BECERRA BY VIRTUE OF A WARRANTY DEED DATED OCT. 28, 1994, RECORDED IN DOCUMENT No. 419789, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL POWER OF ATTORNEY DATED FEB. 23, 1989, RECORDED IN VOLUME 2717, PAGE 893, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL WARRANTY DEED RESERVING LIFE ESTATE IN GRANTOR DATED APRIL 28, 2005, RECORDED IN DOCUMENT No. 1607582, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

DESCRIPTION: THE EAST 21.46 ACRES (21.64 ACRES RECORDED) OF LOT FIFTEEN (15), BLOCK THIRTY-FOUR (34), ALAMO LAND AND SUGAR COMPANY SUBDIVISION, AS PER MAP RECORDED IN VOLUME I, PAGES 24-26, M.R.H.C.

Total Acreage: 21.46 AC (21.64 AC REC.)  
To Be Acquired: 1.49 AC  
Proposed Net Taking: 1.49 AC  
Remainder: 19.97 AC

Document: \_\_\_\_\_

**R. Gutierrez Professional Engineers & Land Surveyors**  
Engineering Corporation  
130 E. PARK AVENUE PHARR, TEXAS 78577  
(TEL) 956 782-2557 (FAX) 956 782-2558  
ENGINEERING FIRM No. 486 SURVEYING FIRM No. 101650-00