

WAIVER OF INSPECTION

_____, 2013

**Valley Land Title Co.
2406 W. University Drive
Edinburg, TX 78539**

RE: Owner's Title Policy of Insurance
Your GF# **134098**

Gentlemen:

We agree that the Owner's Title Policy you are to issue covering

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

will be on the usual Texas form which contains the following printed exceptions:

1. Restrictive covenants affecting the land described or referred to above.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
3. Standby fees and taxes for the year 2013, and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership, and that the policy to be issued on this particular transaction will contain the following special exceptions:
4. Lien or liens created or assumed in conjunction with this transaction, if any.
5. Rights of parties in possession.

Since **Valley Land Title Co.** examines only the record title and does not actually see the property, we hereby waive inspection by **Valley Land Title Co.** of this property and accept our policy subject to the rights of parties in possession. We agree that it is our responsibility to inspect said premises and to obtain possession of it from the present occupants, if any.

We acknowledge we are not relying upon any representation, statement or other assertion about the property condition or parties in possession, but are relying upon our inspection of the property. We take the property under the express understanding that the title insurance agent and title insurance company have made no express or implied warranties. We understand the title insurance agent and title insurance company have determined the insurability of title solely for their own benefit.

Very truly yours,

HIDALGO COUNTY, TEXAS

By: _____
Ramon Garcia, County Judge

EXHIBIT "A"

Being a 10.00 (435,600,910 sq.ft) acre tract of land out of Tract 84, SAN SALVADOR DEL TULE GRANT, according to the map recorded in Volume 10, Pages 58-60, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes, said 10.00 acres (435,600.910 sq.ft) also being more particularly described by metes and bounds as follows:

COMMENCING at a found half inch (1/2) iron rod, located at the intersection of the North right-of-way line of F.M. Road 1017 and the Southeast corner of Brewster Elementary Campus, Thence South 55 degrees 35 minutes 15 seconds East, along the North right-of-way line of said F.M. 1017, a distance of 52.32 feet to a half inch (1/2) iron rod, set for the point of beginning and the Southwest corner of this tract of land;

THENCE, North 34 degrees, 22 minutes, 32 seconds East, parallel with the East line of Brewster Elementary Campus, a distance of 1080.12 feet to a set half (1/2) inch iron rod for the Northwest corner of this tract of land;

THENCE, South 55 degrees, 35 minutes, 15 seconds East, at a right angle from the previous call a distance of 50.12 feet to a half inch (1/2) iron rod found for the Northeast corner of this tract of land;

THENCE, South 13 degrees, 05 minutes, 37 seconds East, a distance of 705.17 feet to a half inch (1/2) iron rod found for an exterior corner of this tract of land;

THENCE, South 34 degrees, 24 minutes, 00 seconds West, a distance of 428.77 feet to a half inch (1/2) iron rod found for the Southeast corner of this tract of land;

THENCE, North 55 degrees, 35 minutes, 15 seconds West, along the North line of a 2.00 acre tract a distance of 319.83 feet to a half inch (1/2) iron rod found for an interior corner of this tract of land;

THENCE, South 34 degrees, 24 minutes, 45 seconds West, along the West line of said 2.00 acre tract, a distance of 175.00 feet to a half inch (1/2) iron rod found at the Southwest corner of said 2.00 acre tract and the North right-of-way line of said F.M. Road 1017, being an exterior corner of this tract of land;

THENCE, North 55 degrees, 35 minutes, 15 seconds West, along the North right-of-way line of said F.M. Road 1017, a distance of 249.53 feet to the POINT OF BEGINNING.