

Requisition

Req # 00256335

PO #

Date: 05/02/14

Bill To: x
x

Vendor: 167134
HIDALGO COUNTY IRRIGATION DIST. #1
P.O. BOX 870
EDINBURG TX 78540

Ship To: HIDALGO CO. PCT 4
1051 N. DOOLITTLE
EDINBURG TX 78542

Contact: DCANTU
956-383-3112

Contract No:

Special Instructions:
PCT#508

QUANTITY	UOM	DESCRIPTION	UNIT PRICE	AMOUNT
		Property Desc: S19.52 Sub: 4 Block: 260 Lot: 15 General Warranty Deed- 1988931 03/24/2009 DO NOT DUPLICATE ORDER		
5.00	YEAR	2010-2014 IRRIGATION TAXES (ORIGINAL AMT.) \$313.20/yr.	313.20	1,566.00
1.00	EACH	PROCESSING FEE	300.00	300.00
1.00	EACH	ATTORNEY FEES and Interest for 2010- 2014: Attorney Fees- 2010- \$77.56 2011- \$68.74 2012- \$62.27 2013- \$5.21 Interest- 2010- \$203.84 2011- \$145.04 2012- \$101.92 2013- \$54.88 2014- \$7.84	777.30	777.30
		Account No _____	Encumbrance	
		4-1100-452-00-124-009-0-851	1,866.00	
		4-1100-452-00-124-009-0-855	777.30	
			Freight	.00
			Total	2,643.30
		REPORT ROAD HAZARDS 1-866-HCR-SAFE OR 1-866-427-7233		

Authorized By: _____

HIDALGO COUNTY IRRIGATION #1
P.O. BOX 870
EDINBURG TX 78540-0000
956-383-3886

3/31/2014

1018
COUNTY OF HIDALGO
1051 NORTH DOOLITTLE RD
EDINBURG TX 78542-0000
SUB: 4 BLOCK: 260 LOT: 15 SEQ:

DELINQUENT
STATEMENT

PROPERTY DESC: E19.52

PLEASE ADVISE HCID #1 IF YOU ARE NO LONGER THE
OWNER OF SAID PROPERTY - ESTELLA MATA,
TAX ASSESSOR/COLLECTOR

YEAR	ORIGINAL AMOUNT	ATT. FEE AMOUNT	INTEREST AMOUNT	PENALTY AMOUNT	PAYMENT AMOUNT	AMOUNT DUE
2010 F	313.20	77.56	203.84			594.60
2011 F	313.20	68.74	145.04			526.98
2012 F	313.20	62.27	101.92			477.39
2013 F	313.20	55.21	54.88			423.29
2014 F	313.20		7.84			321.04
	1566.00	263.78	513.52			2343.30

851
Add 300.00 processing fee
1,866.00

855
963-79
777.30
Act 508
Reg 256335
10

CHARGE SIERRA TITLE
STG# 2009-04-16-1988931

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: March 24, 2009

Grantor: ROLANDO R. GUERRA, joined herein proforma by my wife, CASTULA O. GUERRA

1988931

Grantor's Mailing Address: P.O. Box 598
La Blanca, Texas 78558-0598
Hidalgo County

Grantee: COUNTY OF HIDALGO, TEXAS

Grantee's Mailing Address: P.O. Box 758
Edinburg, Texas 78540-0758
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

As 18.76 acre tract of land out of Lot 15, Section 260, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, Hidalgo County, Texas according to the map or plat thereof recorded in Volume 2, Page 29, Map Records, Hidalgo County, Texas, and according to Warranty Deed with Vendor's Lien recorded in Volume 2574, Page 640, Official Records, Hidalgo County, Texas, reference to which is here made for all purposes and being more particularly described by metes and bounds as follows.

Beginning at a cotton picker spindle set in the centerline of Sunflower Road for the Northeast corner of Lot 15 and the Northeast corner of this tract.

Thence, South 00 degrees 38 minutes 03 seconds East, along the East line of Lot 15, a distance of 985.51 feet to a point within the right of way of State Highway 107 for the Southeast corner of this tract.

Thence, South 89 degrees 36 minutes 27 seconds West (Deed Record: South 89 degrees 37 minutes West), within the right of way of State Highway 107, a distance of 921.58 feet to a point for the Southwest corner of this tract.

Thence, North 09 degrees 01 minute 04 seconds East (Map Record: North 09 degrees 05 minutes East), a distance of 50.69 feet to a point within the right of way of State Highway 107 for the Southwest corner of the State of Texas Tract (a 1.254 acre tract of land out of the East 10.0 acres North of Highway 107 out of Lot 15, Section 260, Texas-Mexican Railway Company's Survey, according to Deed recorded in Volume 1095, Page 612, Deed Records, Hidalgo County, Texas) and an exterior corner of this tract.

Thence, North 89 degrees 36 minutes 48 seconds East, along the South line of the State of Texas Tract and within the right of way of State Highway 107, a distance of 889.14 feet to a point for the Southeast corner of said tract and an interior corner of this tract.

Thence, North 00 degrees 26 minutes 56 seconds West, along the East line of the State of Texas Tract, a distance of 82.00 feet to a 1/2" iron rod found for the intersection of the North right of way line of State Highway 107 and the West right of way line of Sunflower Road, for the Northeast corner of said tract and an interior corner of this tract.

Thence, South 44 degrees 42 minutes 25 seconds West, along the North right of way line of State Highway 107 and the North line of the State of Texas tract, a distance of 28.52 feet to 1/2" iron rod found for an interior corner of this tract.

Thence, South 89 degrees 33 minutes 04 seconds West, along the North right of way line of State Highway 107 and the North line of the State of Texas Tract, a distance of 787.06 feet to a 1/2" iron rod 24" in length with plastic cap stamped RPLS-4856 set for exterior corner of this tract.

Thence, South 82 degrees 35 minutes 42 seconds West, along the North right of way line of State Highway 107 and the North line of the State of Texas tract, a distance of 73.73 feet to a 3/4" iron pipe found for the Southeast corner of Rankin Subdivision (recorded in Volume 21, Page 23, Map Records, Hidalgo County, Texas), the Northwest corner of the State of Texas Tract and an exterior corner of this tract.

Thence, North 09 degrees 01 minute 04 seconds East (Map Record: North 09 degrees 05 minutes East), along the East line of Rankin Subdivision, a distance of 1,812.24 feet to a 3/4" iron pipe found on the North line of Lot 15 for the Northeast corner of Rankin Subdivision and the Northwest corner of this tract.

Thence, South 80 degrees 58 minutes 56 seconds East (Map Record: South 80 degrees 55 minutes East), along the North line of Lot 15, passing a 1/2" Iron rod 24" in length with plastic cap stamped RPLS 4856 set at 723.67 feet for the West right of way line of Sunflower Road, a total distance of 743.95 feet to the point of beginning, and containing 18.76 acres of land, more or less.

(Bearings are in accordance with Rankin Subdivision, recorded in Volume 21, Page 23, Map Records, Hidalgo County, Texas.)

Reservations from and Exceptions to Conveyance and Warranty:
Subject To:

Right of Way Easement granted to North Alamo Water Supply Corporation from Leonel Longoria, by instrument dated July 9, 1973, recorded in Volume 1411, Page 639, Deed Records of Hidalgo County, Texas.

Easements for canals and laterals, both existing or to be constructed, as reserved in Deeds executed by Stewart Farm Mortgage Company to C. I Haven, recorded in Volume 206, Page 351 and Volume 210, Page 189, both in Deed Records of Hidalgo County, Texas.

Easements for canal rights of way as shown in Quit-Claim Deed dated March 21, 1933, from Hidalgo County Water Control and Improvement District No. One to E. G. Holmes, recorded in Volume 377, Page 166, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted to State of Texas by instrument recorded in Volume 1095, Page 612, Deed Records of Hidalgo County, Texas.

Right of Way Easement granted to the State of Texas from Hidalgo County Water Control and Improvement District No. 1 by instrument dated December 2, 1965, recorded in Volume 1134, Page 194, Deed Records of Hidalgo County, Texas.

Easements for road, telephone or telegraph lines, electrical or steam railroads, canals, drainage ditches and for all such purposes as do not conflict with the right of passage along the East side of said property, as shown on the Map recorded in Volume 2, Page 29, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo Irrigation District No. 1.

Easements, or claims of easements, which are not of public record.

All oil, gas, and other minerals reserved in Deed dated October 5, 1959, recorded in Volume 959, Page 140, Deed Records of Hidalgo County, Texas.

Oil and Gas Lease dated December 21, 1934, recorded in Volume 6, Page 217, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated December 9, 1935, recorded in Volume 19, Page 475, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated October 15, 1935, recorded in Volume 19, Page 514, Oil and Gas Lease Records of Hidalgo County, Texas.

Unitization of Oil and Gas Leases dated May 12, 1953, recorded in Volume 143, Page 510, and dated May 27, 1959, recorded in Volume 230, Page 254, Oil and Gas Lease Records, Hidalgo County, Texas.

All rights, titles and interests in and to all portions of the subject property lying within a drainage ditch, drainage pipe, drainage line, a canal or an irrigation line as may be claimed in fee by Hidalgo County Irrigation District No. 1.

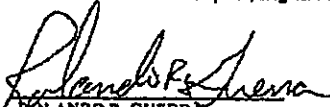
All ad valorem taxes for the year 2009 and all subsequent years.

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with

regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

When the context requires, singular nouns and pronouns include the plural.


ROLANDO R. GUERRA


CASTULA O. GUERRA

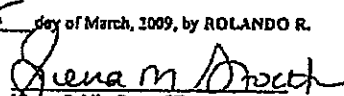
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 25 day of March, 2009, by ROLANDO R. GUERRA.



GENIA M STOCKTON
Notary Public, State of Texas
My Commission Expires
August 14, 2011


Notary Public, State of Texas

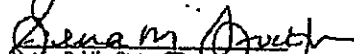
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 25 day of March, 2009, by CASTULA O. GUERRA.



GENIA M STOCKTON
Notary Public, State of Texas
My Commission Expires
August 14, 2011


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
COUNTY OF HIDALGO, TEXAS
P.O. Box 758
Edinburg, Texas 78540-0758

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
1409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GFW3134401;GS/ra