

STATE OF TEXAS
COUNTY OF HIDALGO

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ORDER CONFIRMING SALE OR EXCHANGE OF REAL PROPERTY

C-14-029-08-25

On this the 25th day of August, 2014, came on to be heard the sale or exchange of a tract of land, filed with the Commissioners Court of Hidalgo County, Texas, regarding the sale or exchange of that certain tract more particularly described on Exhibit A which is attached hereto and incorporated herein by reference for all purposes (hereinafter "the Property") by sealed bid; the said sale or exchange being duly advertised as to the time and place of sale for the length of time and in the manner provided by law, subject to the terms and conditions and requirements set forth as follows:

1. The Property shall be conveyed with special warranty of title;
2. The Property and all improvements located thereon shall be conveyed "AS IS";
3. The Property shall be conveyed subject to any and all existing easements, rights of way or encumbrances, recorded or unrecorded, which affect or may affect the Property, including any roadway or other easements, rights of way or encumbrances in favor of the County;
4. The Property shall be conveyed subject to any prior reservation of oil gas or other minerals, oil, gas and mineral leases of record, any encroachments or shortage in existing boundaries and any zoning restrictions or other restrictions promulgated by any city in which such tract of land is situated, if any;
5. All persons bidding on the Property shall inspect the premises prior to submitting a bid in order to determine whether or not the Property is suitable for the purpose desired by the bidder for that Property;
- 6a. The conveyance of the Property shall be for cash or exchange or other immediately available funds, with closing of the sale to occur within thirty (30) days following the acceptance of a bid for the purchase of the Property;
- 6b. The County of Hidalgo will follow the statutory requirements set forth under the Texas

Local Government Code, Chapter 272.001; and will obtain a Fair Market Value Appraisal.

7. Hidalgo County shall reserve all oil, gas and other minerals in, on and under the Property;
8. The successful bidder(s) shall be required to pay all County's costs associated with the sale or exchange of the Property, including but not limited to the cost of advertising the Property for sale, the cost of the appraisal of the Property, the cost of the Environmental Study, the cost of a title report, the cost of a survey (if requested by the purchaser) and the cost of an owner and/or mortgagee policy of title insurance (if requested by the purchaser);
9. The Hidalgo County Commissioner's Court may reject any or all bids submitted;
10. The conveyance of the Property shall be subject to any recorded or unrecorded leases which may be in effect at the time of sale, to conflicts or shortages in area or boundaries, and to rights of parties in possession;
11. The successful bidder may select a title company located in Hidalgo County.
12. No facsimile or telegraphic bids will be accepted.

WHEREAS, on the appointed date, after publication notice in the Monitor, a newspaper published in Hidalgo County, Texas, the Hidalgo County Purchasing Department received sealed bids for the Property and at said sale, the highest bid for the Property was received as follows:

Guerra Brothers Master Partnership, offered to pay the County the sum of or in lieu of cash that certain real property with a value of \$ 20,000.00 as shown by an appraisal of the tract offered in exchange for the Property and agreed to fully and completely comply with all the terms, requirements and conditions set forth above;

IT IS, THEREFORE, ORDERED ADJUDGED AND DECREED by the Hidalgo County Commissioners Court that said sale or exchange of the tract of land be, and the same is hereby in all things, approved and confirmed, and it is further ordered that the County Judge of Hidalgo County, Texas be and is hereby authorized and directed to execute and deliver a proper deed of conveyance

of the Property to the highest bidder named above, such instrument of conveyance to be in accordance with and subject to the terms, requirements and conditions specified above, and to deliver such other documents as are reasonably required in connection with the sale of said Property.

WHEREUPON Commissioner _____ moved for the adoption of said Order and Order Confirming Sale, which motion was seconded by Commissioner _____ and unanimously adopted by all members present voting "AYE", a quorum being present.

DATED the _____ day of _____, 2014.

Ramon Garcia, Hidalgo County Judge

Attested:

Arturo Guajardo Jr. County Clerk

Approved as to form:
Atlas, Hall and Rodriguez, L.L.P.

By: _____