

## Special Warranty Deed

**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.**

Effective Date: October 8, 2014

Grantor: GUERRA BROTHERS MASTER PARTNERSHIP, a Texas general partnership,  
successor in interest to Guerra Brothers, a Texas general partnership

Grantor's Mailing Address:

P. O. Box 38  
Linn, Hidalgo County, Texas 78563

Grantee: HIDALGO COUNTY, TEXAS

Grantee's Mailing Address:

Hidalgo County, Texas  
Attention: Ramon Garcia, County Judge  
P. O. Box 1356  
Edinburg, Hidalgo County, Texas 78540

Consideration:

The exchange of property, title to which is accepted by Grantor the same as if the consideration represented by the exchange were paid in cash. There is no lien, either expressed or implied, created by the exchange of property. Any such lien is waived and released by Grantor.

Property (including any improvements):

Being a 0.935 acre tract of land lying in and being a part of Tract 84, San Salvador Del Tule Grant, Hidalgo County, Texas, as per map recorded in Volume 10, Pages 58-60, Hidalgo County Map Records (H.C.M.R.), and also being a part of a 2.00 acre tract of land described in a deed to Guerra Brothers Partnership as recorded in Document No.1923730, Hidalgo County Official Records (H.C.O.R.). Said 0.935 acre tract being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Exceptions to Conveyance and Warranty:

1. This conveyance is made and accepted subject to the following matters, to the extent such matters are in effect at this time: Any and all restrictions, covenants, conditions, easements, mineral reservations, and leases, if any, relating to the Property and as shown of record in Hidalgo County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the Property; and
2. Taxes for calendar year 2014 and subsequent years, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

[SIGNATURE PAGE FOLLOWS]

**GRANTOR:**

GUERRA BROTHERS MASTER  
PARTNERSHIP

By: \_\_\_\_\_  
A. R. Guerra, Partner

By: \_\_\_\_\_  
Carlos X. Guerra, Sr., Partner

By: \_\_\_\_\_  
Hector M. Guerra, Partner

By: \_\_\_\_\_  
Carmen E. Yzaguirre, Sr., Partner

By: \_\_\_\_\_  
Gerardo L. Guerra, Sr., Partner

STATE OF TEXAS       §  
                                  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on \_\_\_\_\_, 2014, by A. R. Guerra, Partner of GUERRA BROTHERS MASTER PARTNERSHIP, a Texas general partnership, on behalf of said general partnership.

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

STATE OF TEXAS           §  
  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on \_\_\_\_\_, 2014, by Carlos X. Guerra, Sr., Partner of GUERRA BROTHERS MASTER PARTNERSHIP, a Texas general partnership, on behalf of said general partnership.

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

STATE OF TEXAS           §  
  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on \_\_\_\_\_, 2014, by Hector M. Guerra, Partner of GUERRA BROTHERS MASTER PARTNERSHIP, a Texas general partnership, on behalf of said general partnership.

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

STATE OF TEXAS           §  
  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on \_\_\_\_\_, 2014, by Carmen E. Yzaguirre, Partner of GUERRA BROTHERS MASTER PARTNERSHIP, a Texas general partnership, on behalf of said general partnership.

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

STATE OF TEXAS           §  
  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on \_\_\_\_\_, 2014, by Gerardo L. Guerra, Partner of GUERRA BROTHERS MASTER PARTNERSHIP, a Texas general partnership, on behalf of said general partnership.

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

AFTER RECORDING RETURN TO:  
Mr. Stephen L. Crain  
Atlas, Hall & Rodriguez, LLP  
P. O. Box 3725  
McAllen, Texas 78502-3725

**METES AND BOUNDS DESCRIPTION  
0.935 ACRE LYING IN  
TRACT 84, SAN SALVADOR DEL TULE GRANT  
HIDALGO COUNTY, TEXAS**

Being a 0.935 acre tract of land lying in and being a part of Tract 84, San Salvador Del Tule Grant, Hidalgo County, Texas as per map recorded in Volume 10, Pages 58-60, Hidalgo County Map Records (H.C.M.R.), and also being part of a 2.0 acre tract of land described in a deed to Guerra Brothers Partnership as recorded in Document No. 1923730, Hidalgo County Official Records (H.C.O.R.). Said 0.935 acre tract being more particularly described by metes and bounds:

**BEGINNING** at a 1/2-inch iron rod found for the southwest corner of said 2.0 acre tract of land, same being an exterior corner of a 10.0 acre tract of land described in a deed to Hidalgo County, Texas as recorded in Document No. 2443360 (H.C.O.R.), also being on the north right-of-way line of F.M. 1017;

**THENCE** North 34° 24' 28" East departing from said north right-of-way line, along the common boundary line of said 10.00 acre and 2.00 acre tracts, a distance of 175.06 feet to a 5/8-inch iron rod with cap set for the northwest corner of the herein described tract and being the common corner of said 10.00 acre and 2.00 acre tracts;

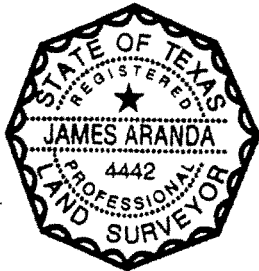
**THENCE** South 55° 34' 47" East along the common boundary line of said 2.00 acre and 10.00 acre tracts, a distance of 232.60 feet to a 5/8-inch iron rod with cap set for the northeast corner of the herein described tract ;

**THENCE** South 34° 24' 28" West departing from the common boundary line of said 2.00 acre and 10.00 acre tracts, a distance of 174.81 feet to a 5/8-inch iron rod with cap set for the southeast corner of the herein described tract, also being on the North right-of-way line of F.M.1017;

**THENCE** North 55° 38' 28" West, along said north right-of-way line of F.M. 1017, a distance of 232.53 feet to the **POINT OF BEGINNING** and containing 0.935 acres of land.

I, JAMES ARANDA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE AND THE SUBSEQUENT PLAT AND DESCRIPTION TO BE A TRUE AND CORRECT REPRESENTATION OF LAND AS SURVEYED ON THE GROUND UNDER MY DIRECTION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION IV SURVEY.

*James Aranda*  
SIGNATURE  
10/07/14  
DATE



**ARANDA & ASSOCIATES, INC.**  
Land Surveying • Engineering • GIS  
Right-Of-Way Services • HSE Training  
1502 DOWE AVENUE, HOUSTON, TEXAS, 77054  
TEL: 954-031-2644 FAX: 954-031-0892  
aranda@arandaworld.com

**BOUNDARY SURVEY:**

0.935 acre tract lying in  
Tract 84, San Salvador del Tule Grant  
Volume 10, Pages 58-60  
H.C.M.R.

Job No. 13-0170				
Field Work Performed:	Date: 01/27/14	*This Survey has been prepared on several pages: Page 1, Metes and Bounds Description and Certification, Page 2, Survey Drawing.		
Office Work Performed:	Date: 02/05/14			
Checked / Printed	Date: 10/07/14			
Revisions/Modifications				
No.	DATE	DESCRIPTION	BY	CHK'd BY
1	02/05/14	INITIAL SUBMITTAL	NC	MS
2	02/07/14	FINAL SUBMITTAL	NC	JA
3	10/07/14	REVISED METES AND BOUNDS	NC	JA

## Special Warranty Deed

**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.**

Effective Date: October 8, 2014

Grantor: HIDALGO COUNTY, TEXAS

Grantor's Mailing Address:

Hidalgo County, Texas  
Attention: Ramon Garcia, County Judge  
P. O. Box 1356  
Edinburg, Hidalgo County, Texas 78540

Grantee: GUERRA BROTHERS MASTER PARTNERSHIP, a Texas general partnership,  
successor in interest to Guerra Brothers, a Texas general partnership

Grantee's Mailing Address:

P. O. Box 38  
Linn, Hidalgo County, Texas 78563

Consideration:

The exchange of property, title to which is accepted by Grantor the same as if the consideration represented by the exchange were paid in cash. There is no lien, either expressed or implied, created by the exchange of property. Any such lien is waived and released by Grantor.

Property (including any improvements):

Being a 0.935 acre tract of land lying in and being a part of Tract 84, San Salvador Del Tule Grant, Hidalgo County, Texas, as per map recorded in Volume 10, Pages 58-60, Hidalgo County Map Records (H.C.M.R.), and also being a part of a 10.00 acre tract of land described in a deed to Hidalgo County, Texas as recorded in Document No.2443360, Hidalgo County Official Records (H.C.O.R.). Said 0.935 acre tract being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

1. This conveyance is made and accepted subject to the following matters, to the extent such matters are in effect at this time: Any and all restrictions, covenants, conditions, easements, mineral reservations, and leases, if any, relating to the Property and as shown of record in Hidalgo County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the Property; and
2. Taxes for calendar year 2014 and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THOSE CONTAINED IN THIS DEED. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION OF THE PROPERTY AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED THIS DEED.

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

**GRANTOR:**

HIDALGO COUNTY, TEXAS

By: \_\_\_\_\_  
Ramon Garcia, County Judge

STATE OF TEXAS           §  
  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on \_\_\_\_\_, 2014, by Ramon Garcia, County Judge, of Hidalgo County, Texas, a governmental agency, on behalf of said governmental agency.

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

AFTER RECORDING RETURN TO:  
Guerra Brothers Master Partnership  
P. O. Box 38  
Linn, Hidalgo County, Texas 78563

**METES AND BOUNDS DESCRIPTION  
0.935 ACRE LYING IN  
TRACT 84, SAN SALVADOR DEL TULE GRANT  
HIDALGO COUNTY, TEXAS**

Being a 0.935 acre tract of land lying in and being a part of Tract 84, San Salvador Del Tule Grant, Hidalgo County, Texas as per map recorded in Volume 10, Pages 58-60, Hidalgo County Map Records (H.C.M.R.), and also being part of a 10.0 acre tract of land described in a deed to Hidalgo County, Texas as recorded in Document No. 2443360, Hidalgo County Official Records (H.C.O.R.), Said 0.935 acre tract being more particularly described by metes and bounds:

**COMMENCING FOR REFERENCE** at a 1/2-inch iron rod found for the northeast corner of said 10.0 acre tract;

**THENCE** South 13° 05' 09" East with the common boundary line of said 10.0 acre tract and a 5,145.2 acre tract of land described in Document No. 2234665 (H.C.O.R.) to Guerra Brothers Partnership, a distance of 587.22 feet to a 5/8-inch iron rod with plastic cap stamped "AA" (hereinafter referred to as "with cap") set for the northwest corner of the herein described tract and for the **POINT OF BEGINNING**;

**THENCE** South 13° 05' 09" East continuing along said common boundary line, a distance of 117.95 feet to a 1/2-inch iron rod found for the northeast corner of the herein described tract and for the common corner of said 10.00 acre and 5,145.2 acre tracts;

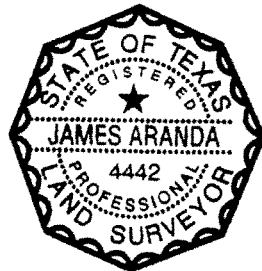
**THENCE** South 34° 24' 28" West and departing from said 5,145.2 acre tract and following the east boundary line of said 10.00 acre tract, a distance of 428.77 feet to a 1/2-inch iron rod found for the southeast corner of the herein described tract and also being the southern most east corner of said 10.00 acre tract.;

**THENCE** North 55° 34' 47" West and departing from said 10.00 acre tract and following the common boundary line of a 2.00 acre tract of land described in Document No. 1923730 (H.C.O.R.) to Guerra Brothers Partnership and said 10.0 acre tract, a distance of 86.96 feet to a 5/8-inch iron rod with cap set for the southwest of the herein described tract;

**THENCE** North 34° 24' 28" East departing from said common line of 2.00 acre and 10.00 acre tracts, a distance of 508.45 feet to the **POINT OF BEGINNING** and containing 0.935 acre of land.

I, JAMES ARANDA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE AND THE SUBSEQUENT PLAT AND DESCRIPTION TO BE A TRUE AND CORRECT REPRESENTATION OF LAND AS SURVEYED ON THE GROUND UNDER MY DIRECTION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION IV SURVEY.

*James Aranda*  
SIGNATURE  
09/25/14  
DATE



**ARANDA & ASSOCIATES, INC.**  
Land Surveying • Engineering • GIS  
Right-Of-Way Services • HSE Training  
1502 DOVE AVENUE, MALLEN, TEXAS 78554  
TEL: 361-631-9944 FAX: 361-631-2662  
aranda@arandaworld.com

**BOUNDARY SURVEY:**

0.935 acre tract lying in  
Tract 84, San Salvador del Tule Grant  
Volume 10, Pages 58-60  
H.C.M.R.

Job No. 13.0170				
Field Work Performed:	Date: 01/27/14	*This Survey has been prepared on several pages: Page 1: Metes and Bounds Description and Certification, Page 2: Survey Drawing.		
Office Work Performed:	Date: 02/05/14			
Checked / Printed	Date: 09/25/14			
Revisions/Modifications				
No.	DATE	DESCRIPTION	BY	CHK'd BY
1	02/05/14	INITIAL SUBMITTAL	NC	MS
2	02/07/14	FINAL SUBMITTAL	NC	JA
3	09/25/14	MODIFY COMMENCING STATEMENT	NC	JA

## Ad Valorem Tax Agreement

This 2014 Ad Valorem Tax Agreement (this “**Agreement**”) is entered into effective as October 8, 2014, by and between HIDALGO COUNTY, TEXAS (“**County**”) and GUERRA BROTHERS MASTER PARTNERSHIP (“**Partnership**”), a Texas general partnership.

WHEREAS, the County and the Partnership are exchanging certain real property: the County is conveying to the Partnership the real property described in Exhibit “A” attached hereto (“**Tract I**”) and the Partnership is conveying to the County the real property described in Exhibit “A-1” attached hereto (“**Tract II**”) (Tract I and Tract II are hereinafter collectively referred to as the “**Real Property**”).

WHEREAS, the parties desire to set forth their agreement with respect to the payment of ad valorem taxes on the Real Property.

NOW THEREFORE, the County and the Partnership agree as follows:

1. The 2014 ad valorem taxes on Tract I were not prorated at closing because the County, as owner of Tract I, is exempt from paying such taxes. The Partnership is solely responsible for payment of the 2014 ad valorem taxes assessed against Tract I for the period attributed to the Partnership’s ownership of Tract I.

2. The Partnership acquired Tract II on June 25, 2014, from an entity who was exempt from paying ad valorem taxes on Tract II and therefore, the County and the Partnership have agreed to prorate the 2014 ad valorem taxes attributed to the Partnership’s ownership of Tract II, and those taxes were prorated between the County and the Partnership, as of October 8, 2014, as follows: 106/190ths to the Partnership; and 84/190ths to the County, in accordance with the computation formula set forth on Schedule “1” attached hereto. The County, at closing, received a proration credit of \$48.44 for 2014 ad valorem taxes on Tract II. The proration credit was based on the estimated appraised value of Tract II, and the ad valorem tax rates in effect, for calendar year 2014.

3. After the 2014 ad valorem taxes attributed to the Partnership’s ownership of Tract II are finally determined pursuant to the tax statements issued by the appropriate taxing authorities, the County is responsible for paying such ad valorem taxes. If such taxes are higher than the estimated ad valorem taxes set forth herein, the Partnership is responsible for paying the difference to the County, and if such taxes are lower than the estimated taxes forth herein, the County may retain any excess funds due to the proration of taxes between the Partnership and the County.

Executed effective as of the date first written above.

[SIGNATURE PAGE FOLLOWS]

**COUNTY:**  
HIDALGO COUNTY, TEXAS

By: \_\_\_\_\_  
Ramon Garcia, County Judge

**PARTNERSHIP:**

GUERRA BROTHERS MASTER  
PARTNERSHIP

By: \_\_\_\_\_  
A. R. Guerra, Partner

By: \_\_\_\_\_  
Carlos X. Guerra, Sr., Partner

By: \_\_\_\_\_  
Hector M. Guerra, Partner

By: \_\_\_\_\_  
Carmen E. Yzaguirre, Sr., Partner

By: \_\_\_\_\_  
Gerardo L. Guerra, Sr., Partner

**METES AND BOUNDS DESCRIPTION  
0.935 ACRE LYING IN  
TRACT 84, SAN SALVADOR DEL TULE GRANT  
HIDALGO COUNTY, TEXAS**

Being a 0.935 acre tract of land lying in and being a part of Tract 84, San Salvador Del Tule Grant, Hidalgo County, Texas as per map recorded in Volume 10, Pages 58-60, Hidalgo County Map Records (H.C.M.R.), and also being part of a 10.0 acre tract of land described in a deed to Hidalgo County, Texas as recorded in Document No. 2443360, Hidalgo County Official Records (H.C.O.R.). Said 0.935 acre tract being more particularly described by metes and bounds:

**COMMENCING FOR REFERENCE** at a 1/2-inch iron rod found for the northeast corner of said 10.0 acre tract;

**THENCE** South 13° 05' 09" East with the common boundary line of said 10.0 acre tract and a 5,145.2 acre tract of land described in Document No. 2234665 (H.C.O.R.) to Guerra Brothers Partnership, a distance of 587.22 feet to a 5/8-inch iron rod with plastic cap stamped "AA" (hereinafter referred to as "with cap") set for the northwest corner of the herein described tract and for the **POINT OF BEGINNING**;

**THENCE** South 13° 05' 09" East continuing along said common boundary line, a distance of 117.95 feet to a 1/2-inch iron rod found for the northeast corner of the herein described tract and for the common corner of said 10.00 acre and 5,145.2 acre tracts;

**THENCE** South 34° 24' 28" West and departing from said 5,145.2 acre tract and following the east boundary line of said 10.00 acre tract, a distance of 428.77 feet to a 1/2-inch iron rod found for the southeast corner of the herein described tract and also being the southern most east corner of said 10.00 acre tract.;

**THENCE** North 55° 34' 47" West and departing from said 10.00 acre tract and following the common boundary line of a 2.00 acre tract of land described in Document No. 1923730 (H.C.O.R.) to Guerra Brothers Partnership and said 10.0 acre tract, a distance of 86.96 feet to a 5/8-inch iron rod with cap set for the southwest of the herein described tract;

**THENCE** North 34° 24' 28" East departing from said common line of 2.00 acre and 10.00 acre tracts, a distance of 508.45 feet to the **POINT OF BEGINNING** and containing 0.935 acre of land.

I, JAMES ARANDA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE AND THE SUBSEQUENT PLAT AND DESCRIPTION TO BE A TRUE AND CORRECT REPRESENTATION OF LAND AS SURVEYED ON THE GROUND UNDER MY DIRECTION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION IV SURVEY.

*James Aranda*  
SIGNATURE  
09/25/14  
DATE:



**ARANDA & ASSOCIATES, INC.**  
Land Surveying • Engineering • GIS  
Right-Of-Way Services • HSE Training  
1552 DOVE AVENUE, MCKALEN, TEXAS, 78604  
TEL: 956-831-3944/FAX: 956-851-2962  
aranda@arandaand.com

**BOUNDARY SURVEY:**

0.935 acre tract lying in  
Tract 84, San Salvador del Tule Grant  
Volume 10, Pages 58-60  
H.C.M.R.

Job No. 13.0170			
Field Work Performed:	Date: 01/27/14	*This Survey has been prepared on several pages: Page 1, Metes and Bounds Description and Certification; Page 2, Survey Drawing.	
Office Work Performed:	Date: 02/05/14		
Checked / Printed	Date: 09/25/14		
Revisions/Modifications			
No.	DATE	DESCRIPTION	CHK'd BY
1	02/05/14	INITIAL SUBMITTAL	NC MS
2	02/07/14	FINAL SUBMITTAL	NC JA
3	09/25/14	MODIFY COMMENCING STATEMENT	NC JA

**METES AND BOUNDS DESCRIPTION  
0.935 ACRE LYING IN  
TRACT 84, SAN SALVADOR DEL TULE GRANT  
HIDALGO COUNTY, TEXAS**

Being a 0.935 acre tract of land lying in and being a part of Tract 84, San Salvador Del Tule Grant, Hidalgo County, Texas as per map recorded in Volume 10, Pages 58-60, Hidalgo County Map Records (H.C.M.R.), and also being part of a 2.0 acre tract of land described in a deed to Guerra Brothers Partnership as recorded in Document No. 1923730, Hidalgo County Official Records (H.C.O.R.). Said 0.935 acre tract being more particularly described by metes and bounds:

**BEGINNING** at a 1/2-inch iron rod found for the southwest corner of said 2.0 acre tract of land, same being an exterior corner of a 10.0 acre tract of land described in a deed to Hidalgo County, Texas as recorded in Document No. 2443360 (H.C.O.R.), also being on the north right-of-way line of F.M. 1017;

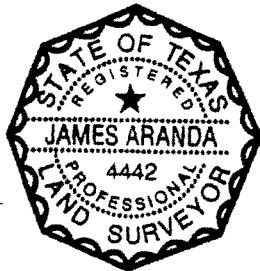
**THENCE** North 34° 24' 28" East departing from said north right-of-way line, along the common boundary line of said 10.00 acre and 2.00 acre tracts, a distance of 175.06 feet to a 5/8-inch iron rod with cap set for the northwest corner of the herein described tract and being the common corner of said 10.00 acre and 2.00 acre tracts;

**THENCE** South 55° 34' 47" East along the common boundary line of said 2.00 acre and 10.00 acre tracts, a distance of 232.60 feet to a 5/8-inch iron rod with cap set for the northeast corner of the herein described tract ;

**THENCE** South 34° 24' 28" West departing from the common boundary line of said 2.00 acre and 10.00 acre tracts, a distance of 174.81 feet to a 5/8-inch iron rod with cap set for the southeast corner of the herein described tract, also being on the North right-of-way line of F.M.1017;

**THENCE** North 55° 38' 28" West, along said north right-of-way line of F.M. 1017, a distance of 232.53 feet to the **POINT OF BEGINNING** and containing 0.935 acres of land.

I, JAMES ARANDA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE AND THE SUBSEQUENT PLAT AND DESCRIPTION TO BE A TRUE AND CORRECT REPRESENTATION OF LAND AS SURVEYED ON THE GROUND UNDER MY DIRECTION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION IV SURVEY.



*James Aranda*  
SIGNATURE  
10/07/14  
DATE

**ARANDA & ASSOCIATES, INC.**  
Land Surveying • Engineering • GIS  
Right-Of-Way Services • HSE Training  
1502 DOVE AVENUE, MCKALEN, TEXAS 75564  
TEL 956-631-0544 FAX 956-631-0592  
aranda@arandaworld.com

**BOUNDARY SURVEY:**

0.935 acre tract lying in  
Tract 84, San Salvador del Tule Grant  
Volume 10, Pages 58-60  
H.C.M.R.

Job No. 13.0170			
Field Work Performed:	Date: 01/27/14	*This Survey has been prepared on several pages: Page 1: Metes and Bounds Description and Certification; Page 2: Survey Drawing.	
Office Work Performed:	Date: 02/05/14		
Checked / Printed	Date: 10/07/14		
Revisions/Modifications			
No	DATE	DESCRIPTION	CHK'd BY
1	02/05/14	INITIAL SUBMITTAL	NC MS
2	02/07/14	FINAL SUBMITTAL	NC JA
3	10/07/14	REVISED METES AND BOUNDS	NC JA

**Schedule "1"**  
**Listing of Tax Account Numbers Associated With Tract II**

<b>Account Number</b>	<b>Total Acreage</b>	<b>2013 Taxes</b>
D3200-00-084-0000-08	2.00	\$185.72

---

Acre Average = 92.86 x 0.935 acres in Tract II = \$86.82

**Proration:**

86.82 x 106/190 = 48.44 (pro rata credit to County)

**Affidavit of Identity and Indemnity Agreement**

THE STATE OF TEXAS     §  
  §  
COUNTY OF HIDALGO     §

Before me, the undersigned authority, on this day personally appeared GERARDO L. GUERRA (“**Affiant**”), known to me to be the person who subscribed his name below, who, after having first been duly sworn by me, on oath deposes and says:

“My name is Gerardo L. Guerra. I am over the age of 18 years and I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

I am not the same person as the person referenced in the following judgments and liens:

1. Notice of Child Support Lien dated June 22, 2005, filed by the Office of the Attorney General Child Support Unit 0302E against Gerardo T. Guerra, in the amount of \$1,192.49, recorded as Document Number 2005-1491781, Official Records Hidalgo County, Texas.

Affiant is a partner of Guerra Brothers Master Partnership (the “**Partnership**”), a Texas general partnership. This affidavit is being made in connection with the transfer of the real property described on Exhibit “A” attached hereto by the Partnership to County of Hidalgo, Texas (“**County**”). Affiant agrees to indemnify and save the County harmless against all costs, damages, attorneys’ fees, expenses and liabilities, which it may incur or sustain as a result of any misrepresentation herein, to the extent that such costs, damages, attorneys’ fees, expenses and liabilities are caused or contributed to by such misrepresentation and in proportion to the degree of fault involved.

\_\_\_\_\_  
GERARDO L. GUERRA

THE STATE OF TEXAS     §  
  §  
COUNTY OF HIDALGO     §

SUBSCRIBED AND SWORN TO before me on \_\_\_\_\_, 2014 by  
GERARDO L. GUERRA.

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

AFTER RECORDING RETURN TO:

Mr. Stephen L. Crain

Atlas, Hall & Rodriguez, LLP

P. O. Box 3725

McAllen, Texas 78502-3725

**METES AND BOUNDS DESCRIPTION  
0.935 ACRE LYING IN  
TRACT 84, SAN SALVADOR DEL TULE GRANT  
HIDALGO COUNTY, TEXAS**

Being a 0.935 acre tract of land lying in and being a part of Tract 84, San Salvador Del Tule Grant, Hidalgo County, Texas as per map recorded in Volume 10, Pages 58-60, Hidalgo County Map Records (H.C.M.R.), and also being part of a 2.0 acre tract of land described in a deed to Guerra Brothers Partnership as recorded in Document No. 1923730, Hidalgo County Official Records (H.C.O.R.). Said 0.935 acre tract being more particularly described by metes and bounds:

**BEGINNING** at a 1/2-inch iron rod found for the southwest corner of said 2.0 acre tract of land, same being an exterior corner of a 10.0 acre tract of land described in a deed to Hidalgo County, Texas as recorded in Document No. 2443360 (H.C.O.R.), also being on the north right-of-way line of F.M. 1017;

**THENCE** North 34° 24' 28" East departing from said north right-of-way line, along the common boundary line of said 10.00 acre and 2.00 acre tracts, a distance of 175.06 feet to a 5/8-inch iron rod with cap set for the northwest corner of the herein described tract and being the common corner of said 10.00 acre and 2.00 acre tracts;

**THENCE** South 55° 34' 47" East along the common boundary line of said 2.00 acre and 10.00 acre tracts, a distance of 232.60 feet to a 5/8-inch iron rod with cap set for the northeast corner of the herein described tract ;

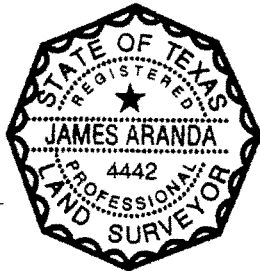
**THENCE** South 34° 24' 28" West departing from the common boundary line of said 2.00 acre and 10.00 acre tracts, a distance of 174.81 feet to a 5/8-inch iron rod with cap set for the southeast corner of the herein described tract, also being on the North right-of-way line of F.M.1017;

**THENCE** North 55° 38' 28" West, along said north right-of-way line of F.M. 1017, a distance of 232.53 feet to the **POINT OF BEGINNING** and containing 0.935 acres of land.

I, JAMES ARANDA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE AND THE SUBSEQUENT PLAT AND DESCRIPTION TO BE A TRUE AND CORRECT REPRESENTATION OF LAND AS SURVEYED ON THE GROUND UNDER MY DIRECTION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION IV SURVEY.

*James Aranda*  
SIGNATURE

10/07/14  
DATE



**ARANDA & ASSOCIATES, INC.**  
Land Surveying • Engineering • GIS  
Right-Of-Way Services • HSE Training  
1552 DOVE AVENUE, McALLEN, TEXAS, 78504  
TEL: 361/437-0247 FAX: 361/521-0292  
aranda@arandaworld.com

**BOUNDARY SURVEY:**

0.935 acre tract lying in  
Tract 84, San Salvador del Tule Grant  
Volume 10, Pages 58-60  
H.C.M.R.

Job No. 13.0170

Field Work Performed:	Date: 01/27/14	*This Survey has been prepared on several pages: Page 1, Metes and Bounds Description and Certification; Page 2- Survey Drawing.
Office Work Performed:	Date: 02/05/14	
Checked / Printed	Date: 10/07/14	

Revisions/Modifications				CHK'd
No.	DATE	DESCRIPTION	BY	BY
1	02/05/14	INITIAL SUBMITTAL	NC	MS
2	02/07/14	FINAL SUBMITTAL	NC	JA
3	10/07/14	REVISED METES AND BOUNDS	NC	JA

**Affidavit of Identity and Indemnity Agreement**

THE STATE OF TEXAS     §  
  §  
COUNTY OF HIDALGO     §

Before me, the undersigned authority, on this day personally appeared CARLOS X. GUERRA, SR. (“**Affiant**”), known to me to be the person who subscribed his name below, who, after having first been duly sworn by me, on oath deposes and says:

“My name is Carlos X. Guerra, Sr. I am over the age of 18 years and I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

I am not the same person as the person referenced in the following judgments and liens:

1. Abstract of Assessment executed on January 13, 2000, in favor of the Texas Workforce Commission and against Carlos Guerra, in the amount of \$1,436.15, recorded as Document Number 839203, Official Records Hidalgo County, Texas;
2. Abstract of Assessment executed on June 14, 2000, in favor of the Texas Workforce Commission and against Carlos Guerra, in the amount of \$1,313.92, recorded as Document Number 882546, Official Records Hidalgo County, Texas; and
3. Abstract of Judgment executed on April 1, 2004, in favor of the State of Texas and against Carlos Guerra, in the amount of \$11,630.00 plus interest, costs and attorneys’ fees, recorded as Document Number 1324827, Official Records Hidalgo County, Texas.”

Affiant is a partner of Guerra Brothers Master Partnership (the “**Partnership**”), a Texas general partnership. This affidavit is being made in connection with the transfer of the real property described on Exhibit “A” attached hereto by the Partnership to County of Hidalgo, Texas (“**County**”). Affiant agrees to indemnify and save the County harmless against all costs, damages, attorneys’ fees, expenses and liabilities, which it may incur or sustain as a result of any misrepresentation herein, to the extent that such costs, damages, attorneys’ fees, expenses and liabilities are caused or contributed to by such misrepresentation and in proportion to the degree of fault involved.

\_\_\_\_\_  
CARLOS X. GUERRA, SR.

THE STATE OF TEXAS   §  
                                  §  
COUNTY OF HIDALGO   §

SUBSCRIBED AND SWORN TO before me on \_\_\_\_\_, 2014 by  
CARLOS X. GUERRA, SR.

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

AFTER RECORDING RETURN TO:  
Mr. Stephen L. Crain  
Atlas, Hall & Rodriguez, LLP  
P. O. Box 3725  
McAllen, Texas 78502-3725

**METES AND BOUNDS DESCRIPTION  
0.935 ACRE LYING IN  
TRACT 84, SAN SALVADOR DEL TULE GRANT  
HIDALGO COUNTY, TEXAS**

Being a 0.935 acre tract of land lying in and being a part of Tract 84, San Salvador Del Tule Grant, Hidalgo County, Texas as per map recorded in Volume 10, Pages 58-60, Hidalgo County Map Records (H.C.M.R.), and also being part of a 2.0 acre tract of land described in a deed to Guerra Brothers Partnership as recorded in Document No. 1923730, Hidalgo County Official Records (H.C.O.R.). Said 0.935 acre tract being more particularly described by metes and bounds:

**BEGINNING** at a 1/2-inch iron rod found for the southwest corner of said 2.0 acre tract of land, same being an exterior corner of a 10.0 acre tract of land described in a deed to Hidalgo County, Texas as recorded in Document No. 2443360 (H.C.O.R.), also being on the north right-of-way line of F.M. 1017;

**THENCE** North 34° 24' 28" East departing from said north right-of-way line, along the common boundary line of said 10.00 acre and 2.00 acre tracts, a distance of 175.06 feet to a 5/8-inch iron rod with cap set for the northwest corner of the herein described tract and being the common corner of said 10.00 acre and 2.00 acre tracts;

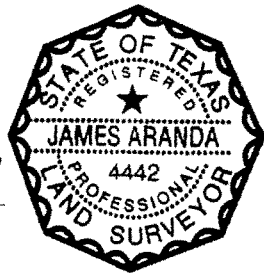
**THENCE** South 55° 34' 47" East along the common boundary line of said 2.00 acre and 10.00 acre tracts, a distance of 232.60 feet to a 5/8-inch iron rod with cap set for the northeast corner of the herein described tract ;

**THENCE** South 34° 24' 28" West departing from the common boundary line of said 2.00 acre and 10.00 acre tracts, a distance of 174.81 feet to a 5/8-inch iron rod with cap set for the southeast corner of the herein described tract, also being on the North right-of-way line of F.M.1017;

**THENCE** North 55° 38' 28" West, along said north right-of-way line of F.M. 1017, a distance of 232.53 feet to the **POINT OF BEGINNING** and containing 0.935 acres of land.

I, JAMES ARANDA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE AND THE SUBSEQUENT PLAT AND DESCRIPTION TO BE A TRUE AND CORRECT REPRESENTATION OF LAND AS SURVEYED ON THE GROUND UNDER MY DIRECTION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION IV SURVEY.

*James Aranda*  
SIGNATURE  
10/07/14  
DATE



**ARANDA & ASSOCIATES, INC.**  
Land Surveying • Engineering • GIS  
Right-Of-Way Services • HSE Training  
1552 DOVE AVENUE, McALLEN, TEXAS, 78504  
TEL: 361-831-0242 FAX: 361-831-0922  
aranda@arandawork.com

**BOUNDARY SURVEY:**

0.935 acre tract lying in  
Tract 84, San Salvador del Tule Grant  
Volume 10, Pages 58-60  
H.C.M.R.

Job No. 13.0170

Field Work Performed:	Date: 01/27/14
Office Work Performed:	Date: 02/05/14
Checked / Printed	Date: 10/07/14

\*This Survey has been prepared on several pages. Page 1, Metes and Bounds Description and Certification. Page 2, Survey Drawing.

No.	DATE	DESCRIPTION	Revisions/Modifications	
			BY	CHK'd BY
1	02/05/14	INITIAL SUBMITTAL	NC	MS
2	02/07/14	FINAL SUBMITTAL	NC	JA
3	10/07/14	REVISED METES AND BOUNDS	NC	JA

## **Declaration of Nonforeign Status—Entity**

Effective Date: October 8, 2014

Transferor: GUERRA BROTHERS MASTER PARTNERSHIP, a Texas general partnership,  
successor in interest to Guerra Brothers, a Texas general partnership

Transferor's Office Address:

P. O. Box 38  
Linn, Texas 78563

Transferor's U.S. Taxpayer Identification Number: 46-1649299

Transferee: HIDALGO COUNTY, TEXAS

Property:

Being a 0.935 acre tract of land lying in and being a part of Tract 84, San Salvador Del Tule Grant, Hidalgo County, Texas, as per map recorded in Volume 10, Pages 58-60, Hidalgo County Map Records (H.C.M.R.), and also being a part of a 2.00 acre tract of land described in a deed to Guerra Brothers Partnership as recorded in Document No.1923730, Hidalgo County Official Records (H.C.O.R.). Said 0.935 acre tract being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes, including purposes of section 1445, the owner of a disregarded entity that has legal title to a U.S. real property interest under local law will be the transferor of the property and not the disregarded entity. To inform Transferee that withholding of tax is not required on the disposition of a U.S. real property interest by Transferor, I certify on behalf of Transferor that the contents of this declaration are true.

Transferor is the owner of the Property described above.

Transferor is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations).

Transferor is not a disregarded entity as defined in Treasury Regulation § 1.1445-2(b)(2)(iii).

Transferor understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained in this declaration could be punished by fine, imprisonment, or both.

UNDER PENALTIES OF PERJURY I DECLARE THAT I HAVE EXAMINED THIS DECLARATION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE, CORRECT, AND COMPLETE, AND I FURTHER DECLARE THAT I HAVE AUTHORITY TO SIGN THIS DOCUMENT ON BEHALF OF TRANSFEROR.

**TRANSFEROR:**

GUERRA BROTHERS MASTER PARTNERSHIP

By: \_\_\_\_\_  
A. R. Guerra, Partner

By: \_\_\_\_\_  
Carlos X. Guerra, Sr., Partner

By: \_\_\_\_\_  
Hector M. Guerra, Partner

By: \_\_\_\_\_  
Carmen E. Yzaguirre, Sr., Partner

By: \_\_\_\_\_  
Gerardo L. Guerra, Sr., Partner

STATE OF TEXAS           §  
  §  
COUNTY OF HIDALGO   §

SUBSCRIBED AND SWORN TO before me on \_\_\_\_\_, 2014, by A. R. Guerra, Partner of GUERRA BROTHERS MASTER PARTNERSHIP, a Texas general partnership, on behalf of said general partnership.

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

STATE OF TEXAS           §  
                                      §  
COUNTY OF HIDALGO   §

SUBSCRIBED AND SWORN TO before me on \_\_\_\_\_, 2014, by Carlos X. Guerra, Sr., Partner of GUERRA BROTHERS MASTER PARTNERSHIP, a Texas general partnership, on behalf of said general partnership.

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

STATE OF TEXAS           §  
                                      §  
COUNTY OF HIDALGO   §

SUBSCRIBED AND SWORN TO before me on \_\_\_\_\_, 2014, by Hector M. Guerra, Partner of GUERRA BROTHERS MASTER PARTNERSHIP, a Texas general partnership, on behalf of said general partnership.

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

STATE OF TEXAS           §  
                                      §  
COUNTY OF HIDALGO   §

SUBSCRIBED AND SWORN TO before me on \_\_\_\_\_, 2014, by Carmen E. Yzaguirre, Partner of GUERRA BROTHERS MASTER PARTNERSHIP, a Texas general partnership, on behalf of said general partnership.

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

STATE OF TEXAS           §  
  §  
COUNTY OF HIDALGO   §

SUBSCRIBED AND SWORN TO before me on \_\_\_\_\_, 2014, by Gerardo L. Guerra, Partner of GUERRA BROTHERS MASTER PARTNERSHIP, a Texas general partnership, on behalf of said general partnership.

---

Notary Public, State of Texas

**METES AND BOUNDS DESCRIPTION  
0.935 ACRE LYING IN  
TRACT 84, SAN SALVADOR DEL TULE GRANT  
HIDALGO COUNTY, TEXAS**

Being a 0.935 acre tract of land lying in and being a part of Tract 84, San Salvador Del Tule Grant, Hidalgo County, Texas as per map recorded in Volume 10, Pages 58-60, Hidalgo County Map Records (H.C.M.R.), and also being part of a 2.0 acre tract of land described in a deed to Guerra Brothers Partnership as recorded in Document No. 1923730, Hidalgo County Official Records (H.C.O.R.). Said 0.935 acre tract being more particularly described by metes and bounds:

**BEGINNING** at a 1/2-inch iron rod found for the southwest corner of said 2.0 acre tract of land, same being an exterior corner of a 10.0 acre tract of land described in a deed to Hidalgo County, Texas as recorded in Document No. 2443360 (H.C.O.R.), also being on the north right-of-way line of F.M. 1017;

**THENCE** North 34° 24' 28" East departing from said north right-of-way line, along the common boundary line of said 10.00 acre and 2.00 acre tracts, a distance of 175.08 feet to a 5/8-inch iron rod with cap set for the northwest corner of the herein described tract and being the common corner of said 10.00 acre and 2.00 acre tracts;

**THENCE** South 55° 34' 47" East along the common boundary line of said 2.00 acre and 10.00 acre tracts, a distance of 232.60 feet to a 5/8-inch iron rod with cap set for the northeast corner of the herein described tract ;

**THENCE** South 34° 24' 28" West departing from the common boundary line of said 2.00 acre and 10.00 acre tracts, a distance of 174.81 feet to a 5/8-inch iron rod with cap set for the southeast corner of the herein described tract, also being on the North right-of-way line of F.M.1017;

**THENCE** North 55° 38' 28" West, along said north right-of-way line of F.M. 1017, a distance of 232.53 feet to the **POINT OF BEGINNING** and containing 0.935 acres of land.

I, JAMES ARANDA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE AND THE SUBSEQUENT PLAT AND DESCRIPTION TO BE A TRUE AND CORRECT REPRESENTATION OF LAND AS SURVEYED ON THE GROUND UNDER MY DIRECTION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION IV SURVEY.

*James Aranda*  
SIGNATURE  
10/07/14  
DATE



**ARANDA & ASSOCIATES, INC.**  
Land Surveying • Engineering • GIS  
Right-Of-Way Services • HSE Training  
1522216 AVENUE MALLEN, TEXAS 78504  
TEL: 956-611-0244 FAX: 956-611-0992  
aranda@arandaworld.com

**BOUNDARY SURVEY:**

0.935 acre tract lying in  
Tract 84, San Salvador del Tule Grant  
Volume 10, Pages 58-60  
H.C.M.R.

Job No. 13 0170		*This Survey has been prepared on several pages: Page 1: Metes and Bounds Description and Certification; Page 2: Survey Drawing.	
Field Work Performed:	Date: 01/27/14		
Office Work Performed:	Date: 02/05/14		
Checked / Printed	Date: 10/07/14		
Revisions/Modifications			
No.	DATE	DESCRIPTION	CHK'd BY
1	02/05/14	INITIAL SUBMITTAL	NC MS
2	02/07/14	FINAL SUBMITTAL	NC JA
3	10/07/14	REVISED METES AND BOUNDS	NC JA

Copyright 2014 Aranda and Associates, Inc. This survey is being provided, solely, to the above named parties and no license is being created, expressed or implied, to transfer or copy this survey for use in any other future transaction or exchange of the property surveyed.

## CLOSING STATEMENT

Date: October 8, 2014

County: HIDALGO COUNTY, TEXAS

Partnership: GUERRA BROTHERS MASTER PARTNERSHIP, a Texas general partnership

Transaction: Exchange of the real properties described in Exhibit "A" (real property being conveyed by County to Partnership ("Tract I")) and Exhibit "A-1" (real property being conveyed by Partnership to County ("Tract II")) attached hereto

---

### AMOUNTS DUE FROM PARTNERSHIP TO COUNTY AT CLOSING:

Advertising costs paid by Partnership (Tract I)	1,296.16
Proration of 2014 Ad Valorem Taxes paid by Partnership (Tract II) (for June 25, 2014 through October 8, 2014)	48.44

### LESS COUNTY'S CLOSING EXPENSES:

Title report fee to South Texas Land Investigations (Tract II) (POC)	
Attorney's fees to Atlas, Hall & Rodriguez, LLP (POC)	
Recording fees to Hidalgo County Clerk (Deed on Tract II)	<u>46.00</u>

**NET AMOUNT DUE TO COUNTY AT CLOSING: \$1,298.60**

### PARTNERSHIP'S CLOSING EXPENSES:

Advertising costs to County (Tract I)	1,296.16
Title report fee to South Texas Land Investigations (Tract I) (POC)	
Recording fees to Hidalgo County Clerk (Deed on Tract I (\$38.00); Affidavits on Tract II (\$68.00))	106.00
Tax report fee to Edwards Abstract and Title Co.	85.00
Proration of 2014 Ad Valorem Taxes to County (Tract II) (for June 25, 2014 through October 8, 2014)	<u>48.44</u>

**TOTAL AMOUNT DUE FROM PARTNERSHIP AT CLOSING: \$1,535.60**

---

## ADDENDUM TO CLOSING STATEMENT

The undersigned hereby acknowledge and agree that:

(1) Atlas, Hall & Rodriguez, LLP has assembled the information for this settlement statement from third parties utilizing the best information available; however, Atlas, Hall & Rodriguez, LLP cannot guarantee the accuracy of any information furnished to it by third parties;

(2) in the event any amount reflected on the settlement statement is insufficient to satisfy the item in full, the responsible party will pay to Atlas, Hall & Rodriguez, LLP in McAllen, Texas such additional amount within five (5) days of a written request for payment;

(3) according to information obtained by Atlas, Hall & Rodriguez, LLP from the title company or from the taxing agencies, all taxes have been paid to all taxing agencies taxing the Property and there are no unpaid taxes on the Property other than those being paid as a part of this transaction, if any;

(4) Atlas, Hall & Rodriguez, LLP may be required to report certain information concerning this transaction to the Internal Revenue Service;

(5) Atlas, Hall & Rodriguez, LLP is authorized to make the expenditures and disbursements reflected in this settlement statement.

The undersigned acknowledge receipt of funds paid directly to the undersigned, or to third parties for the benefit of the undersigned, in the amounts shown on the settlement statement, and the receipt of a copy of the settlement statement.

[SIGNATURE PAGE FOLLOWS]

**COUNTY:**

HIDALGO COUNTY, TEXAS

By: \_\_\_\_\_  
Ramon Garcia, County Judge

**PARTNERSHIP:**

GUERRA BROTHERS MASTER  
PARTNERSHIP

By: \_\_\_\_\_  
A. R. Guerra, Partner

By: \_\_\_\_\_  
Carlos X. Guerra, Sr., Partner

By: \_\_\_\_\_  
Hector M. Guerra, Partner

By: \_\_\_\_\_  
Carmen E. Yzaguirre, Sr., Partner

By: \_\_\_\_\_  
Gerardo L. Guerra, Sr., Partner

**METES AND BOUNDS DESCRIPTION  
0.935 ACRE LYING IN  
TRACT 84, SAN SALVADOR DEL TULE GRANT  
HIDALGO COUNTY, TEXAS**

Being a 0.935 acre tract of land lying in and being a part of Tract 84, San Salvador Del Tule Grant, Hidalgo County, Texas as per map recorded in Volume 10, Pages 58-60, Hidalgo County Map Records (H.C.M.R.), and also being part of a 10.0 acre tract of land described in a deed to Hidalgo County, Texas as recorded in Document No. 2443360, Hidalgo County Official Records (H.C.O.R.). Said 0.935 acre tract being more particularly described by metes and bounds:

**COMMENCING FOR REFERENCE** at a 1/2-inch iron rod found for the northeast corner of said 10.0 acre tract;

**THENCE** South 13° 05' 09" East with the common boundary line of said 10.0 acre tract and a 5,145.2 acre tract of land described in Document No. 2234665 (H.C.O.R.) to Guerra Brothers Partnership, a distance of 587.22 feet to a 5/8-inch iron rod with plastic cap stamped "AA" (hereinafter referred to as "with cap") set for the northwest corner of the herein described tract and for the **POINT OF BEGINNING**;

**THENCE** South 13° 05' 09" East continuing along said common boundary line, a distance of 117.95 feet to a 1/2-inch iron rod found for the northeast corner of the herein described tract and for the common corner of said 10.00 acre and 5,145.2 acre tracts;

**THENCE** South 34° 24' 28" West and departing from said 5,145.2 acre tract and following the east boundary line of said 10.00 acre tract, a distance of 428.77 feet to a 1/2-inch iron rod found for the southeast corner of the herein described tract and also being the southern most east corner of said 10.00 acre tract.;

**THENCE** North 55° 34' 47" West and departing from said 10.00 acre tract and following the common boundary line of a 2.00 acre tract of land described in Document No. 1923730 (H.C.O.R.) to Guerra Brothers Partnership and said 10.0 acre tract, a distance of 86.96 feet to a 5/8-inch iron rod with cap set for the southwest of the herein described tract;

**THENCE** North 34° 24' 28" East departing from said common line of 2.00 acre and 10.00 acre tracts, a distance of 508.45 feet to the **POINT OF BEGINNING** and containing 0.935 acre of land.

I, JAMES ARANDA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE AND THE SUBSEQUENT PLAT AND DESCRIPTION TO BE A TRUE AND CORRECT REPRESENTATION OF LAND AS SURVEYED ON THE GROUND UNDER MY DIRECTION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION IV SURVEY.



*James Aranda*  
SIGNATURE  
09/25/14  
DATE:



**ARANDA & ASSOCIATES, INC.**  
Land Surveying • Engineering • GIS  
Right-Of-Way Services • HSE Training  
1522 DOWIE AVENUE, MCALLEN, TEXAS 78504  
TEL: 361-631-6644 FAX: 361-631-6992  
aranda@arandaworld.com

**BOUNDARY SURVEY:**

0.935 acre tract lying in  
Tract 84, San Salvador del Tule Grant  
Volume 10, Pages 58-60  
H.C.M.R.

Job No. 13.0170

Field Work Performed:	Date: 01/27/14
Office Work Performed:	Date: 02/05/14
Checked / Printed	Date: 09/25/14

\*This Survey has been prepared on several pages: Page 1, Metes and Bounds Description and Certification; Page 2, Survey Drawing.

No.	DATE	DESCRIPTION	Revisions/Modifications	
			BY	CHKd BY
1	02/05/14	INITIAL SUBMITTAL	NC	MS
2	02/07/14	FINAL SUBMITTAL	NC	JA
3	09/25/14	MODIFY COMMENCING STATEMENT	NC	JA

**METES AND BOUNDS DESCRIPTION  
0.935 ACRE LYING IN  
TRACT 84, SAN SALVADOR DEL TULE GRANT  
HIDALGO COUNTY, TEXAS**

Being a 0.935 acre tract of land lying in and being a part of Tract 84, San Salvador Del Tule Grant, Hidalgo County, Texas as per map recorded in Volume 10, Pages 58-60, Hidalgo County Map Records (H.C.M.R.), and also being part of a 2.0 acre tract of land described in a deed to Guerra Brothers Partnership as recorded in Document No. 1923730, Hidalgo County Official Records (H.C.O.R.). Said 0.935 acre tract being more particularly described by metes and bounds:

**BEGINNING** at a 1/2-inch iron rod found for the southwest corner of said 2.0 acre tract of land, same being an exterior corner of a 10.0 acre tract of land described in a deed to Hidalgo County, Texas as recorded in Document No. 2443360 (H.C.O.R.), also being on the north right-of-way line of F.M. 1017;

**THENCE** North 34° 24' 28" East departing from said north right-of-way line, along the common boundary line of said 10.00 acre and 2.00 acre tracts, a distance of 175.06 feet to a 5/8-inch iron rod with cap set for the northwest corner of the herein described tract and being the common corner of said 10.00 acre and 2.00 acre tracts;

**THENCE** South 55° 34' 47" East along the common boundary line of said 2.00 acre and 10.00 acre tracts, a distance of 232.60 feet to a 5/8-inch iron rod with cap set for the northeast corner of the herein described tract ;

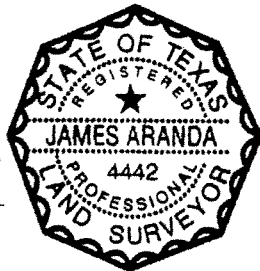
**THENCE** South 34° 24' 28" West departing from the common boundary line of said 2.00 acre and 10.00 acre tracts, a distance of 174.81 feet to a 5/8-inch iron rod with cap set for the southeast corner of the herein described tract, also being on the North right-of-way line of F.M.1017;

**THENCE** North 55° 38' 28" West, along said north right-of-way line of F.M. 1017, a distance of 232.53 feet to the **POINT OF BEGINNING** and containing 0.935 acres of land.

I, JAMES ARANDA A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE AND THE SUBSEQUENT PLAT AND DESCRIPTION TO BE A TRUE AND CORRECT REPRESENTATION OF LAND AS SURVEYED ON THE GROUND UNDER MY DIRECTION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION IV SURVEY.

*James Aranda*  
SIGNATURE

10/07/14  
DATE



**ARANDA & ASSOCIATES, INC.**  
Land Surveying • Engineering • GIS  
Right-Of-Way Services • HSE Training  
1502 DOWE AVENUE, WAXAHOLE, TEXAS 75094  
TEL: 956-631-0244 FAX: 956-631-0992  
aranda@arandaworld.com

**BOUNDARY SURVEY:**

0.935 acre tract lying in  
Tract 84, San Salvador del Tule Grant  
Volume 10, Pages 58-60  
H.C.M.R.

Job No. 13.0170				
Field Work Performed:	Date: 01/27/14	*This Survey has been prepared on several pages: Page 1: Metes and Bounds Description and Certification; Page 2: Survey Drawing.		
Office Work Performed:	Date: 02/05/14			
Checked / Printed	Date: 10/07/14			
Revisions/Modifications				
No.	DATE	DESCRIPTION	BY	CHK'd BY
1	02/05/14	INITIAL SUBMITTAL	NC	MS
2	02/07/14	FINAL SUBMITTAL	NC	JA
3	10/07/14	REVISED METES AND BOUNDS	NC	JA

**Substitute Form 1099-S**  
*Proceeds from Real Estate Transactions*

**Tax Year: 2014**

(OMB No. 1545-0997)

Settlement Agent Name and Address	Seller/Transferor's Name and Address
Atlas, Hall & Rodriguez, LLP 818 Pecan Blvd. McAllen, Texas 78501	Guerra Brothers Master Partnership P. O. Box 38 Linn, Texas 78563

Settlement Agent/Filer's Federal ID Number	Seller/Transferor's Taxpayer ID Number
74-1210059	46-1649299

Transaction Information	
1. Date of Closing	October 8, 2014
2. Gross Proceeds	\$0.00
3. Address or legal description	Being a 0.935 acre tract of land lying in and being a part of Tract 84, San Salvador Del Tule Grant, Hidalgo County, Texas, as per map recorded in Volume 10, Pages 58-60, Hidalgo County Map Records
4. Check here if the transferor received or will receive property or services as part of the consideration	<input checked="" type="checkbox"/>
5. Buyer's part of real estate tax	\$0.00

This is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

You are required by law to provide the Settlement Agent with your correct Tax Payer Identification Number. If you do not provide the Settlement Agent with your correct Tax Payer Identification Number, you may be subject to civil or criminal penalties imposed by law.

Under penalties of perjury, I certify that the number shown above on this statement is my correct Tax Payer Identification Number. I acknowledge receipt of a copy of this statement.

GUERRA BROTHERS MASTER  
PARTNERSHIP

By: \_\_\_\_\_  
A. R. Guerra, Partner

October 8, 2014  
Date

**(Keep for your records.)**  
**Instructions for Transferor**

For sales or exchanges of certain real estate, the person responsible for closing a real estate transaction must report the real estate proceeds to the Internal Revenue Service and must furnish this statement to you. To determine if you have to report the sale or exchange of your main home on your tax return, see the Schedule D (Form 1040) instructions. If the real estate was not your main home, report the transaction on **Form 4797**, Sales of Business Property, **Form 6252**, Installment Sale Income, and/or **Schedule D (Form 1040)**, Capital Gains and Losses.

**Federal mortgage subsidy.** You may have to recapture (pay back) all or part of a Federal mortgage subsidy if **all** the following apply:

- You received a loan provided from the proceeds of a qualified mortgage bond or you received a mortgage credit certificate.
- Your original mortgage loan was provided after 1990, and
- You sold or disposed of your home at a gain during the first 9 years after you received the Federal mortgage subsidy.

This will increase your tax. See **Form 8828**, Recapture of Federal Mortgage Subsidy, and **Pub. 523**, Selling Your Home.

**Box 1.** Shows the date of closing.

**Box 2.** Shows the gross proceeds from a real estate transaction, generally the sales price. Gross proceeds include cash and notes payable to you, notes assumed by the transferee (buyer), and any notes paid off at settlement. Box 2 does not include the value of other property or services you received or are to receive. See **Box 4**.

**Box 3.** Shows the address or a legal description of the property transferred.

**Box 4.** If marked, shows that you received or will receive services or property (other than cash or notes) as part of the consideration for the property transferred. The value of any services or property (other than cash or notes) is not included in box 2.

**Box 5.** Shows certain real estate tax on a residence charged to the buyer at settlement. If you have already paid the real estate tax for the period that includes the sale date, subtract the amount in box 5 from the amount already paid to determine your deductible real estate tax. But if you have already deducted the real estate tax in a prior year, generally report this amount as income on the "other income" line of Form 1040. For more information, see Pub. 523, Pub. 525, and Pub. 530.

**Substitute Form 1099-S**  
*Proceeds from Real Estate Transactions*

**Tax Year: 2014**

(OMB No. 1545-0997)

Settlement Agent Name and Address	Seller/Transferor's Name and Address
Atlas, Hall & Rodriguez, LLP 818 Pecan Blvd. McAllen, Texas 78501	Hidalgo County, Texas P. O. Box 1356 Edinburg, Texas 78540

Settlement Agent/Filer's Federal ID Number	Seller/Transferor's Taxpayer ID Number
74-1210059	

Transaction Information	
1. Date of Closing	October 8, 2014
2. Gross Proceeds	\$0.00
3. Address or legal description	Being a 0.935 acre tract of land lying in and being a part of Tract 84, San Salvador Del Tule Grant, Hidalgo County, Texas, as per map recorded in Volume 10, Pages 58-60, Hidalgo County Map Records
4. Check here if the transferor received or will receive property or services as part of the consideration	<input checked="" type="checkbox"/>
5. Buyer's part of real estate tax	\$0.00

This is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

You are required by law to provide the Settlement Agent with your correct Tax Payer Identification Number. If you do not provide the Settlement Agent with your correct Tax Payer Identification Number, you may be subject to civil or criminal penalties imposed by law.

Under penalties of perjury, I certify that the number shown above on this statement is my correct Tax Payer Identification Number. I acknowledge receipt of a copy of this statement.

HIDALGO COUNTY, TEXAS

By: \_\_\_\_\_  
 Ramon Garcia, County Judge

October 8, 2014  
 \_\_\_\_\_  
 Date

**(Keep for your records.)**  
**Instructions for Transferor**

For sales or exchanges of certain real estate, the person responsible for closing a real estate transaction must report the real estate proceeds to the Internal Revenue Service and must furnish this statement to you. To determine if you have to report the sale or exchange of your main home on your tax return, see the Schedule D (Form 1040) instructions. If the real estate was not your main home, report the transaction on **Form 4797**, Sales of Business Property, **Form 6252**, Installment Sale Income, and/or **Schedule D (Form 1040)**, Capital Gains and Losses.

**Federal mortgage subsidy.** You may have to recapture (pay back) all or part of a Federal mortgage subsidy if **all** the following apply:

- You received a loan provided from the proceeds of a qualified mortgage bond or you received a mortgage credit certificate.
- Your original mortgage loan was provided after 1990, and
- You sold or disposed of your home at a gain during the first 9 years after you received the Federal mortgage subsidy.

This will increase your tax. See **Form 8828**, Recapture of Federal Mortgage Subsidy, and **Pub. 523**, Selling Your Home.

**Box 1.** Shows the date of closing.

**Box 2.** Shows the gross proceeds from a real estate transaction, generally the sales price. Gross proceeds include cash and notes payable to you, notes assumed by the transferee (buyer), and any notes paid off at settlement. Box 2 does not include the value of other property or services you received or are to receive. See **Box 4**.

**Box 3.** Shows the address or a legal description of the property transferred.

**Box 4.** If marked, shows that you received or will receive services or property (other than cash or notes) as part of the consideration for the property transferred. The value of any services or property (other than cash or notes) is not included in box 2.

**Box 5.** Shows certain real estate tax on a residence charged to the buyer at settlement. If you have already paid the real estate tax for the period that includes the sale date, subtract the amount in box 5 from the amount already paid to determine your deductible real estate tax. But if you have already deducted the real estate tax in a prior year, generally report this amount as income on the "other income" line of Form 1040. For more information, see Pub. 523, Pub. 525, and Pub. 530.