

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 License Number.



Form ROW-N-14
Rev. 8/2003
Replaces Forms D-15-11, D-15-14, D-15-141, D-15-142,
ROW-N-12PT, ROW-N-14, ROW-N-141, and ROW-N-142
GSD-EPC
Page 1 of 3

DEED

THE STATE OF TEXAS §
§
COUNTY OF HIDALGO §

WHEREAS, the Texas Transportation Commission has been authorized under the Texas Transportation Code Chapters 203, 224, and 361 to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary and convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any other purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project, and including the acquisition of such other property rights deemed necessary for the purposes of operating a designated state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled access facilities, as well as facilitating the construction, maintenance and operation of designated controlled access highways and turnpike projects;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **NORMA RODRIGUEZ DE GARZA**, also known as **NORMA R. DE GARZA**, also known as **NORMA GARZA**, joined herein by, **OSCAR GARZA HERRERA**, 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-THOUSAND HUNDRED AND NO/100THS Dollars (\$1,000.00)** to Grantors in hand paid by the State of Texas, acting by and through the Texas Transportation Commission, 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, Bargain, Sell and Convey unto the State of Texas 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.

SAVE and EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the property described in said Exhibit "A" to wit: None..

Grantors covenant and agree to remove the above-described improvements from said land by the n/a day of n/a, n/a, subject, however, to such extensions of time as may be granted by Grantee, its successor and assigns, in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the Grantee, its successors and assigns, forever.

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 Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

Grantors hereby acknowledge that their use of and access to the state highway facilities and/or turnpike project (hereafter called highway facility) to be constructed in conjunction with the highway facility of which the land hereby conveyed shall become a part, shall be and forever remain subject to the same regulation by legally constituted authority as applies to the public's use thereof; and Grantors further acknowledge that the design and operation of such highway facility requires that rights of ingress and egress and the right of direct access to and from Grantors' remaining property (if any) to said Highway facility, shall hereafter be governed by the provisions set out in said Exhibit "A", **SAVE AND EXCEPT** in the event access, or access points may be specifically allowed or permitted in said Exhibit "A", such access shall be subject to such regulation as is determined by the Texas Department of Transportation and/or the Texas Turnpike Authority Division to be necessary in the interest of public safety and in compliance with approved engineering principles and practices and subject to compliance with any applicable local municipal or county zoning, platting and/or permit requirements.

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 State of Texas and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto the State of Texas 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 23rd day of April, 2015.



NORMA RODRIGUEZ DE GARZA



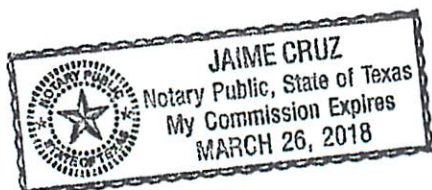
OSCAR GARZA HERRERA

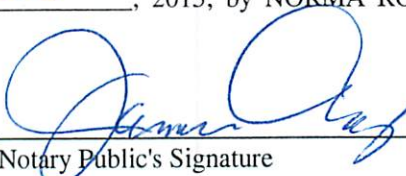
Acknowledgment

State of Texas

County of Hidalgo

This instrument was acknowledged before me on April 23rd, 2015, by NORMA RODRIGUEZ DE GARZA.



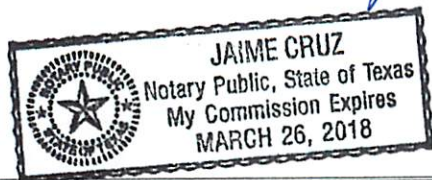

Notary Public's Signature

Acknowledgment

State of Texas

County of Hidalgo

This instrument was acknowledged before me on April 23rd, 2015, by OSCAR GARZA HERRERA.



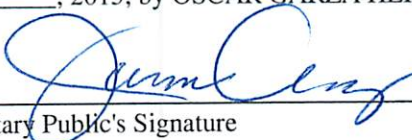

Notary Public's Signature

Exhibit "A"

County: HIDALGO
Highway: FM 2061 (JACKSON ROAD)
ROW CSJ: 1939-02-021
Const.CSJ: 1939-02-019

Parcel 15-A
Property Description

Being 4,168 square feet of land more or less, out of a 1.41 acre tract, situated in Hidalgo County, Texas and being a part or portion of **Lot 7, Block 10, A. J. McColl Subdivision** as recorded in Volume 21, Page 598, Deed Records of Hidalgo County and being a part or portion of a tract of land conveyed to **Norma R. De Garza** as described in Document No. 1696707, Hidalgo County Official Records and said 4,168 square feet also being more particularly described by metes and bounds as follows;

COMMENCING on a ½" iron rod set on the northeast corner of Lot 7, Block 10, of the A. J. McColl Subdivision; **THENCE** as follows:

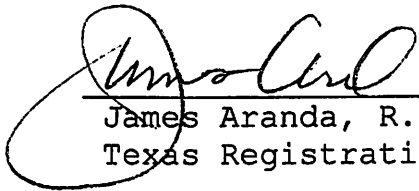
S 08° 31' 39" W, along the east line of said Lot 7, Block 10, A. J. McColl Subdivision, at 298.72 feet pass the common line of the south line of G and A Subdivision recorded in Volume 27, Page 88B, Hidalgo County Map Records and the north line of a 10.00 acre tract out of Lot 7, Block 10, A. J. McColl Subdivision conveyed to Armando Morales as described in Document No. 1367574, Hidalgo County Official Records, at 597.45 feet pass the common line of the south line of said Morales tract and the north line of a 10.0 acre tract out of Lot 7, Block 10, A. J. McColl Subdivision conveyed to Norma R. De Garza as described in Document No. 869067, Hidalgo County Official Records, a total distance of 896.18 feet to a point on the common line of the south line of said De Garza tract and the north

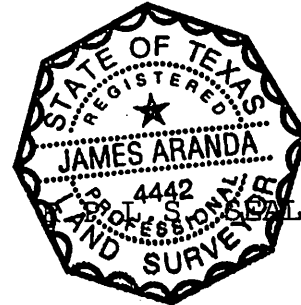
line of the International Boundary Commission tract out of Lot 7, Block 10, A. J. McColl Subdivision as described in Document R/W File No. 20419-M-568-H and R/W File No. 20203-M-569-H in an International Boundary Commission Map; Thence, along the said common line of the south line of said De Garza acre tract and the north line of said International Boundary Commission tract, N 81° 28' 21" W, at 382.02 feet pass the Northeast corner of said 1.41 acre tract, a total distance of 1308.67 feet to a ½" iron rod set on the proposed east right-of-way line of FM 2061 (Jackson Road for the northeast corner of this tract and the **POINT OF BEGINNING**;

- (1) THENCE, along the proposed east right-of-way line of FM 2061 (Jackson Road), S 08° 31' 33" W, a distance of 38.03 feet to a ½" iron rod set for the southeast corner of this tract;
- (2) THENCE, N 81° 28' 21" W, a distance of 109.60 feet to a ½" iron rod set on the existing right-of-way line of FM 2061 (Jackson Road) for the southwest corner of this tract;
- (3) THENCE, along the existing east right-of-way line of FM 2061 (Jackson Road), N 08° 31' 39" E, a distance of 38.03 feet to a ½" iron rod set on the south line of said De Garza tract for the northwest corner of this tract;
- (4) THENCE, along said south line of said De Garza tract, S 81° 28' 21" E, a distance of 109.60 feet to the **POINT OF BEGINNING** and containing 4,168 square feet of land, more or less.

Note: The Point of Beginning of this description has coordinates of X = 1078747.1162 and Y = 16580147.3689; All bearings are based Texas State Plane Coordinate System, NAD 83 (1993 Adj.), South Zone 4205. All coordinates shown are surface and maybe converted to grid by dividing by TxDOT conversion factor of 1.00004;

I, James Aranda, a Registered Professional Land surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

 5/16/07
James Aranda, R.P.L.S. Date
Texas Registration No. 4442



Parcel Name: PARCEL 15-A

North: 16580147.3689	East : 1078747.1162
Line Course: S 08-31-33 W	Length: 38.03
North: 16580109.7591	East : 1078741.4781
Line Course: N 81-28-21 W	Length: 109.60
North: 16580126.0111	East : 1078633.0897
Line Course: N 08-31-39 E	Length: 38.03
North: 16580163.6206	East : 1078638.7289
Line Course: S 81-28-21 E	Length: 109.60
North: 16580147.3687	East : 1078747.1173

Perimeter: 295.26 Area: 4,168 sq. ft. 0.10 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0011 Course: S 81-28-24 E
Error North: -0.00016 East : 0.00109
Precision 1: 268,418.18

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number GF No. 744853	7. Loan Number N/A	8. Mortgage Ins Case Number N/A
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance			

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower Hidalgo County Drainage District No. 1 900 N. Doolittle Road Edinburg, Texas 78541	E. Name & Address of Seller Norma Rodriguez de Garza 3113 N. 25 th St. McAllen, Texas 78501	F. Name & Address of Lender N/A
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G. Property Location Tract out of Lot 7, Blk. 10, A.J. McColl Sub Edinburg, Texas 78539 Hidalgo County, Texas	H. Settlement Agent Name ATLAS, HALL & RODRIGUEZ, LLP Tax ID: Underwritten By: Place of Settlement 818 Pecan Blvd., McAllen, Texas 78501	I. Settlement Date April __, 2015 Fund:
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J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract Sales Price	\$1,000.00	401. Contract Sales Price	\$1,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$272.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City property taxes thru		406. City property taxes 11/24/11 thru 12/31/11	
107. County property taxes thru		407. County property taxes 11/24/11 thru 12/31/11	
108. School property taxes thru		408. School property taxes 11/24/11 thru 12/31/11	
109. M.U.D. Tax		409. M.U.D. Tax	
110. HOA Dues		410. HOA Dues	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$1,272.00	420. Gross Amount Due to Seller	\$1,000.00
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money		501. Earnest money held by seller	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	
203.		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Seller Carry Back	
205.		505.	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City property taxes		510. City property taxes	
211. County property taxes		511. County property taxes	
212. School property taxes		512. School property taxes	
213.		513. Delinquent Taxes	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$	520. Total Reduction Amount Due Seller	\$
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$	601. Gross Amount due to seller (line 420)	\$1,000.00
302. Less amounts paid by/for borrower (line 220)	\$	602. Less reductions in amt. due seller (line 520)	
303. Cash From Borrower	\$1,272.00	603. Cash To Seller	\$1,000.00

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.

L. Settlement Charges

700. Total Sales/Broker's Commission based on price		\$	@ % = \$0.00	Paid From	Paid From
Division of Commission (line 700) as follows:				Borrower's	Seller's
				Funds at	Funds at
				Settlement	Settlement
701.	to				
702.	to				
703.	Commission Paid at Settlement			\$0.00	\$0.00
704.	The following persons, firms or	to			
705.	corporations received a portion of the	to			
706.	the real estate commission amount	to			
800. Items Payable in Connection with Loan					
801.	Loan Origination Fee	%	to		
802.	Loan Discount	%	to		
803.	Appraisal Fee		to		
804.	Credit Report		to		
805.	Lender's Inspection Fee		to		
806.	Tax Service Fee		to		
807.	Flood Certification Fee		to		
808.	Processing Fee		to		
809.	Assumption Fee		to		
810.	Funding Fee		to		
811.	Courier Fee		to		
812.	Underwriting Fee		to		
813.			to		
814.			to		
815.	Yield Spread Premium		to		
900. Items Required by Lender To Be Paid in Advance					
901.	Interest from	to	@ \$0/day		
902.	Mortgage Insurance Premium for	months	to		
903.	Homeowners Insurance Premium for	years	to		
904.	Windstorm Insurance Premium		to		
905.	Flood Insurance Premium		to		
1000. Reserves Deposited With Lender					
1001.	Homeowners insurance	months @	per month		
1002.	Homeowner's insurance	months @	per month		
1003.	City property taxes	months @	\$ per month		
1004.	County property taxes	months @	\$ per month		
1005.	School property taxes	months @	\$ per month		
1006.	M.U.D./Water District taxes	months @	per month		
1007.	HOA Dues	months @	per month		
1008.	Flood Insurance	months @	per month		
1009.		0 months @			
1010.		0 months @			
1011.	Aggregate Adjustment				
1100. Title Charges					
1101.	Document preparation fees	to	Law Office of ATLAS, HALL & RODRIGUEZ, LLP	POC	\$
1102.	Attorney's fees	to		\$	
1103.	Copy fee	to		\$	
1104.	Courier service	to		\$	
1105.	Overnight delivery service	to			
1106.	Long distance telephone/Fax fees	to			
1107.	Postage fees	to			
(includes above items numbers:)					
1108.	Lender's/Owner's title insurance	to		\$	\$238.00
(includes above items numbers:)					
1109.	Lender's coverage	\$			
1110.	Owner's coverage	\$			
1111.	Escrow fee	to		\$	
1112.	State of Texas Policy Guaranty Fee	to		\$	\$
1113.	Tax certificate	to			\$
1200. Government Recording and Transfer Charges					
1201.	Recording fees	Deed \$; Mortgage \$	to	\$	\$
1202.	Recording fees \$42.00	Deed ; Mortgage	to		\$42.00
1203.	Recording fees	Deed ; Mortgage	to		
1204.		to			
1300. Additional Settlement Charges					
1301.	Survey	to			
1302.	Pest Inspection	to			
1303.		to			\$
1304.	Home Warranty	to			
1305.		to			
1306.		to			

1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)

\$

\$

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

[Handwritten signature] *[Handwritten signature]*

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

Settlement Agent

Date

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Affidavit of Identity

Date: April 23, 2015

Affiant: OSCAR GARZA HERRERA

Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

Affiant is not the same person reflected on the following documents as reflected on the Commitment for Title Insurance issued by Edwards Abstract and Title Co., GF Number 744853, with regard to the real property being described on Exhibit "A" which is attached hereto and made a part hereof for all purposes:

1. Abstract of Judgment filed June 20, 2006, in the amount of \$185,117.66 in favor of THE STATE OF TEXAS, in the amount of \$29,658.78 in favor of THE CITY OF HOUSTON, and in the amount of \$29,658.78 in favor of THE TRANSIT AUTHORITY OF HOUSTON, TEXAS, plus costs, interest and attorney's fees, against OSCAR GARZA, recorded under Clerk's File No. 1629720, Official Records, Hidalgo County, Texas. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
2. Abstract of Judgment filed May 4, 2007, in the amount of \$6,807.55 in favor of MISSION CISD, in the amount of \$694.68 in favor of HIDALGO KENEDY COUNTY EDUCATION DISTRICT #10, in the amount of \$3,095.78 in favor of COUNTY OF HIDALGO, and in the amount of \$367.02 in favor of SOUTH TEXAS COLLEGE, plus costs, interest and attorney's fees, against OSCAR GARZA, recorded under Clerk's File No. 1754780, Official Records, Hidalgo County, Texas.(POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
3. Abstract of Judgment filed May 18, 2007, in the amount of \$2,897.76, plus costs, interest and attorney's fees, in favor of HIDALGO COUNTY DRAINAGE DISTRICT #1, against OSCAR GARZA, recorded under Clerk's File No. 1760405, Official Records, Hidalgo County, Texas. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
4. Abstract of Judgment filed February 20, 2009, in the amount of \$1,036.05, plus costs, attorney's fees, in favor of CACH LLC, against OSCAR GARZA, recorded under Clerk's File No. 1973119, Official Records, Hidalgo County, Texas. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
5. Abstract of Judgment filed August 11, 2009, in the amount of \$992.00, plus costs, interest and attorney's fees, in favor of Security 1st Federal Credit Union f/k/a Hidalgo Federal Credit Union, against Oscar Garza, Jr., recorded under Clerk's File No. 2024739, Official Records, Hidalgo County, Texas. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).

6. Abstract of Judgment filed July 19, 2011, in the amount of \$4,642.67, plus costs, interest and attorney's fees, in favor of TA Financial, LLC, against Oscar M. Garza, recorded under Clerk's File NO. 2223907, Official Records, Hidalgo County, Texas. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
7. State of Texas Tax Lien for \$139.05, plus any accrued indebtedness, filed against OSCAR GARZA GARZA AUTO SERVICE, notice of which was recorded in Volume 3002, Page 706, Official Records, Hidalgo County, Texas and all taxes of the same nature which may accrue subsequent of the filing thereof. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
8. State of Texas Tax Lien for \$2,028.95, plus any accrued indebtedness, filed against OSCAR GARZA (XXX-XX-X381), notice of which was recorded in Volume 3024, Page 246, Official Records, Hidalgo County, Texas and all taxes of the same nature which may accrue subsequent of the filing thereof. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
9. State of Texas Tax Lien for \$866.09, plus any accrued indebtedness, filed against OSCAR GARZA (XXX-XX-X381), notice of which was recorded in Volume 3024, Page 247, Official Records, Hidalgo County, Texas and all taxes of the same nature which may accrue subsequent of the filing thereof. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
10. State of Texas Tax Lien for \$3,183.87, plus any accrued indebtedness, filed against OSCAR GARZA (XXX-XX-X381), notice of which was recorded in Volume 3125, Page 45, Official Records, Hidalgo County, Texas and all taxes of the same nature which may accrue subsequent of the filing thereof. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
11. State of Texas Tax Lien for \$376,738.95, plus any accrued indebtedness, filed against OSCAR HERNANDEZ GARZA (XXX-XX-089), notice of which was recorded in Volume 3162, Page 370, Official Records, Hidalgo County, Texas and all taxes of the same nature which may accrue subsequent of the filing thereof. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
12. State of Texas Tax Lien for \$35,588.45, plus any accrued indebtedness, filed against OSCAR GARZA-CASTILLO (XXXXX-X950), notice of which was recorded under Clerk's File No. 341191, Official Records, Hidalgo County, Texas and all taxes of the same nature which may accrue subsequent of the filing thereof. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
13. State of Texas Tax Lien for \$211,623.06, plus any accrued indebtedness, filed against OSCAR GARZA (XXX-XX-X909), notice of which was recorded under Clerk's File No. 1150912, Official Records, Hidalgo County, Texas and all taxes of

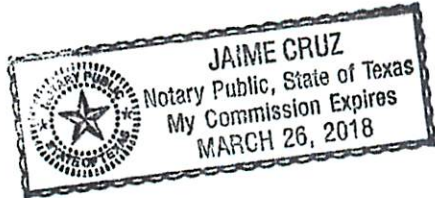
the same nature which may accrue subsequent of the filing thereof. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).

14. Notice of Child Support Lien filed October 22, 2001, in the amount of \$110,836.67, plus costs, interest and attorney' s fees, in favor of GERTRUDES CARDENAS, against OSCAR GARZA (XXX-XX-X089), recorded under Clerk's File No. 1018792, Official Records, Hidalgo County, Texas. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
15. Notice of Child Support Lien filed July 3, 2003, in the amount of \$3,283.16, plus costs, interest and attorney' s fees, in favor of ANGELA HERRERA, against OSCAR ABRAHAM GARZA (XXX-XX-X710), recorded under Clerk's File No. 1217412, Official Records, Hidalgo County, Texas. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
16. Notice of Child Support Lien filed March 23, 2004, in the amount of \$4,951.47, plus costs, interest and attorney' s fees, in favor of JESSICA OVALLE, against OSCAR ABRAHAM GARZA (XXX-XX-X710), recorded under Clerk' s File No. 1312642, Official Records, Hidalgo County, Texas. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
17. Notice of Child Support Lien filed May 4, 2006, in the amount of \$16,750.00, plus costs, interest and attorney' s fees, in favor of KENTHEA ANDERSON, against OSCAR HERRERA, JR. (XXX-XX-X067), recorded under Clerk' s File No. 1611689, Official Records, Hidalgo County, Texas. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
18. Notice of Child Support Lien filed June 12, 2006, in the amount of \$21,092.09, plus costs, interest and attorney' s fees, in favor of YVETTE RODRIGUEZ, against JUAN OSCAR GARZA (XXX-XX-X478), recorded under Clerk' s File No. 1626758, Official Records, Hidalgo County, Texas. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
19. Notice of Child Support Lien filed March 23, 2007, in the amount of \$19,571.56, plus costs, interest and attorney' s fees, in favor of MARIA ANITA MARTINEZ, against OSCAR GARZA (XXX-XX-X089), recorded under Clerk' s File No. 1737651, Official Records, Hidalgo County, Texas. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
20. Notice of Child Support Lien filed July 9, 2009, in the amount of \$3,905.00 plus costs, interest and attorney's fees, in favor of RAMIRO GARZA, against NORMA GARZA (XXX-XX-X603), recorded under Clerk's File No. 2014930, Official Records, Hidalgo County, Texas.
21. Notice of Child Support Lien filed May 22, 2007, in the amount of \$12,876.66, plus costs, interest and attorney' s fees, in favor of VERONICA GUERRA, against

- OSCAR FABIAN GARZA, recorded under Clerk' s File No. 1761106, Official Records, Hidalgo County, Texas. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
22. Notice of Child Support Lien filed February 22, 2008, in the amount of \$12,773.85, plus costs, interest and attorney's fees, in favor of MARIA GUADALUPE GARZA, against OSCAR GARZA (XXX-XX-X007), recorded under Clerk's File No. 1859143, Official Records, Hidalgo County, Texas. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
23. Notice of Child Support Lien filed November 14, 2008, in the amount of \$2,745.00, plus costs, interest and attorney's fees, in favor of BRENDA BUENTELLO, against OSCAR GARZA (XXX-XX-X847), recorded under Clerk's File No. 1946347, Official Records, Hidalgo County, Texas. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
24. Notice of Child Support Lien filed December 2, 2010, in the amount of \$28,400.35, plus costs, interest and attorney's fees, in favor of ELIZABETH MARIA GARZA, against OSCAR ALEJANDRO GARZA (XXX-XX-X402), recorded under Clerk's File No. 2159096, Official Records, Hidalgo County, Texas. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
25. Notice of child Support Lien filed August 12, 2011, in the amount of \$3,505.00, plus costs, interest and attorney's fees, in favor of SYLVIA DELEON, against OSCAR ABRAHAM GARZA (XXX-XX-X710), recorded under Clerk's File No. 2232063, Official Records, Hidalgo County, Texas. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER). (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
26. Federal Tax Lien filed May 14, 2007, in the amount of \$6,426.71, against OSCAR R. GARZA, under Account No. XXXXX7207 (XXX-XX-X027), recorded under Clerk's File No. 1757995, Official Records, Hidalgo County, Texas. (POSSIBLY AGAINST THE SPOUSE OF THE RECORD OWNER).
27. Bankruptcy proceedings filed by or against OSCAR HERRERA (XXX-XX-X604), in Case No. 11-70231-M in the United States Bankruptcy Court for the Southern District of Texas McAllen Division. (POSSIBLY INVOLVES THE CURRENT SPOUSE OF THE RECORD OWNER).


OSCAR GARZA HERRERA

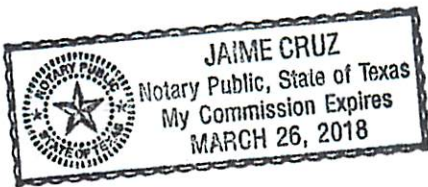
SUBSCRIBED AND SWORN TO before me on April 23rd, 2015, by OSCAR GARZA HERRERA.



Jaime Cruz
Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on April 23rd, 2015, by OSCAR GARZA HERRERA.



Jaime Cruz
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Stephen L. Crain
ATLAS, HALL & RODRIGUEZ, LLP
P. O. Box 3725
McAllen, Texas 78502-3725

Exhibit "A"

County: HIDALGO
Highway: FM 2061 (JACKSON ROAD)
ROW CSJ: 1939-02-021
Const.CSJ: 1939-02-019

Parcel 15-A
Property Description

Being 4,168 square feet of land more or less, out of a 1.41 acre tract, situated in Hidalgo County, Texas and being a part or portion of **Lot 7, Block 10, A. J. McColl Subdivision** as recorded in Volume 21, Page 598, Deed Records of Hidalgo County and being a part or portion of a tract of land conveyed to **Norma R. De Garza** as described in Document No. 1696707, Hidalgo County Official Records and said 4,168 square feet also being more particularly described by metes and bounds as follows;

COMMENCING on a ½" iron rod set on the northeast corner of Lot 7, Block 10, of the A. J. McColl Subdivision; **THENCE** as follows:

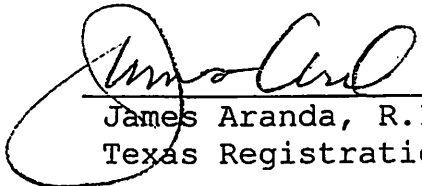
S 08° 31' 39" W, along the east line of said Lot 7, Block 10, A. J. McColl Subdivision, at 298.72 feet pass the common line of the south line of G and A Subdivision recorded in Volume 27, Page 88B, Hidalgo County Map Records and the north line of a 10.00 acre tract out of Lot 7, Block 10, A. J. McColl Subdivision conveyed to Armando Morales as described in Document No. 1367574, Hidalgo County Official Records, at 597.45 feet pass the common line of the south line of said Morales tract and the north line of a 10.0 acre tract out of Lot 7, Block 10, A. J. McColl Subdivision conveyed to Norma R. De Garza as described in Document No. 869067, Hidalgo County Official Records, a total distance of 896.18 feet to a point on the common line of the south line of said De Garza tract and the north

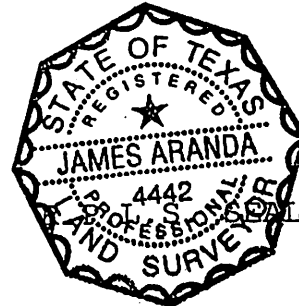
line of the International Boundary Commission tract out of Lot 7, Block 10, A. J. McColl Subdivision as described in Document R/W File No. 20419-M-568-H and R/W File No. 20203-M-569-H in an International Boundary Commission Map; Thence, along the said common line of the south line of said De Garza acre tract and the north line of said International Boundary Commission tract, N 81° 28' 21" W, at 382.02 feet pass the Northeast corner of said 1.41 acre tract, a total distance of 1308.67 feet to a ½" iron rod set on the proposed east right-of-way line of FM 2061 (Jackson Road for the northeast corner of this tract and the **POINT OF BEGINNING**;

- (1) THENCE, along the proposed east right-of-way line of FM 2061 (Jackson Road), S 08° 31' 33" W, a distance of 38.03 feet to a ½" iron rod set for the southeast corner of this tract;
- (2) THENCE, N 81° 28' 21" W, a distance of 109.60 feet to a ½" iron rod set on the existing right-of-way line of FM 2061 (Jackson Road) for the southwest corner of this tract;
- (3) THENCE, along the existing east right-of-way line of FM 2061 (Jackson Road), N 08° 31' 39" E, a distance of 38.03 feet to a ½" iron rod set on the south line of said De Garza tract for the northwest corner of this tract;
- (4) THENCE, along said south line of said De Garza tract, S 81° 28' 21" E, a distance of 109.60 feet to the **POINT OF BEGINNING** and containing 4,168 square feet of land, more or less.

Note: The Point of Beginning of this description has coordinates of $X = 1078747.1162$ and $Y = 16580147.3689$; All bearings are based Texas State Plane Coordinate System, NAD 83 (1993 Adj.), South Zone 4205. All coordinates shown are surface and maybe converted to grid by dividing by TxDOT conversion factor of 1.00004;

I, James Aranda, a Registered Professional Land surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

 5/16/07
James Aranda, R.P.L.S. Date
Texas Registration No. 4442



P.O.C. PARCEL 15-A
N.E. CNR. OF
LOT 7 BLK.10

P.O.C. PARCEL 15-A
N.E. CNR. OF
LOT 7 BLK.10

S08°31'39"W 896.18'

S08°31'39"W
896.18'

S81°28'21"E
1308.67'

Norma R. De Garza
Lot 7, Block 10
Doc. No. 869067, H.C.O.R.
10.0 acres

Norma R. De Garza
De 10 H.C.O.R.
Block 10, Doc. No. 1696707,
Lot 7, No. 1696707,
Doc. No. 1696707,
1.41 acres

Norma R. De Garza
Lot 7, Block 10
Doc. No. 869067, H.C.O.R.
6.79 acres

POB
PARCEL 15-A
STA.:183+10.73
OFFSET:148.76' L

BUILDING

P.O.B. PARCEL 15-A
STA.:183+10.73
OFFSET:148.76' L

PARENT 15-A

N81°28'21"W
1308.67'

FM 2061

INSET

CENTER LINE
PROPOSED SERVICE ROAD

EXISTING
R.O.W.

Right-of-Way Easement
Vol. 1029, Pg. 309, H.C.D.N.

S00°45'00"W



100 0 100 200



Scale 1" = 100'

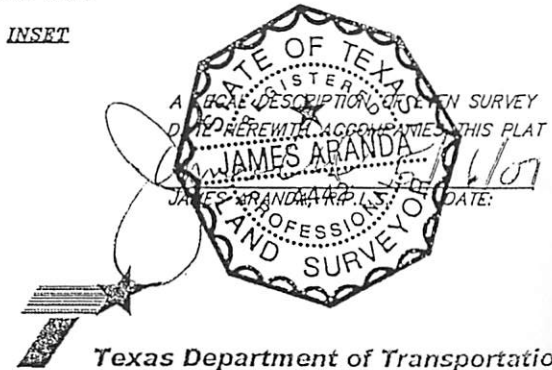
LINE	BEARING	DISTANCE
L37	S08°31'33"W	38.03'
L38	N08°31'39"E	38.03'

NOTE:

- ALL BEARING, DISTANCES AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, (1993 adjustment), TEXAS SOUTH ZONE 4205. COORDINATES AND DISTANCES ARE US SURVEY FEET. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999600016.
- ALL BEARINGS AND DISTANCES IN

LEGEND:

EXIST. ROW LINE	---	RIGHT OF WAY	---	R.O.W.
PROPERTY LINE	---	POINT OF COMMENCING	---	P.O.C.
LOT LINE	---	POINT OF BEGINNING	---	P.O.B.
FENCE LINE	---	BEGINNING OF PROJECT	---	B.O.P.
COMMON OWNERSHIP LINE	---	END OF PROJECT	---	E.O.P.
EASEMENT LINE	---	5/8" REBAR SET	---	IRS
PARCEL NUMBER	[15-A]	W/ ALUMINUM DISK	---	IRF
EXISTING CENTERLINE	---	IRON PIPES FOUND	---	IRF
PROPOSED CENTERLINE	---	IRON PIPES FOUND	---	IRF
CENTERLINE	---	CUT ON CONCRETE	---	X



ARANDA AND ASSOCIATES, INC.

LAND SURVEYING AND MAPPING COMPANY
1552 DAVIS AVENUE, 78204 P.O. BOX 3600, 28011 METCALLE, TEXAS
PH: 214-631-0444/FAX: 956-631-0292/E-MAIL: aranda@aranda.com

DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 15-A	HIDALGO
ROW CSJ	PROJECT NAME	DATE OF SURVEY
1939-02-021	(FM 2061) JACKSON ROAD	10-8-2003
ROW ACQUISITION		DATE REVISED
		04-17-2007
		SHEET NO.

Parcel Name: PARCEL 15-A

North: 16580147.3689	East : 1078747.1162
Line Course: S 08-31-33 W	Length: 38.03
North: 16580109.7591	East : 1078741.4781
Line Course: N 81-28-21 W	Length: 109.60
North: 16580126.0111	East : 1078633.0897
Line Course: N 08-31-39 E	Length: 38.03
North: 16580163.6206	East : 1078638.7289
Line Course: S 81-28-21 E	Length: 109.60
North: 16580147.3687	East : 1078747.1173

Perimeter: 295.26 Area: 4,168 sq. ft. 0.10 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0011 Course: S 81-28-24 E
Error North: -0.00016 East : 0.00109
Precision 1: 268,418.18

Affidavit of Identity

Date: April 23, 2015

Affiant: NORMA RODRIGUEZ DE GARZA

Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

Affiant is not the same person reflected on the following documents as reflected on the Commitment for Title Insurance issued by Edwards Abstract and Title Co., GF Number 744853, with regard to the real property being described on Exhibit "A" which is attached hereto and made a part hereof for all purposes:

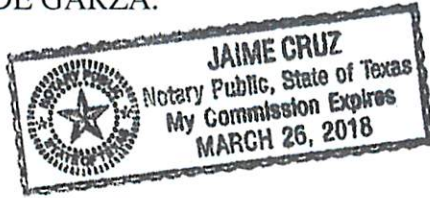
1. Abstract of Judgment filed January 30, 2009, in the amount of \$8,135.11, plus costs, interest and attorney's fees, in favor of HUDSON & KEYSE LLC, AS ASSIGNEE OF CITIBANK, N.A., against NORMA RODRIGUEZ-MARTINEZ-ORTIZ, recorded under Clerk's File No. 1966324, Official Records, Hidalgo County, Texas.
2. Abstract of Judgment filed September 15, 2011, in the amount of \$4,817.03, in favor of HIDALGO COUNTY, in the amount of \$7,365.84 in favor of LA JOYA INDEPENDENT SCHOOL DISTRICT and in the amount of \$67.39 in favor of HIDALGO-KENEDY COUNTY EDUCATION DISTRICT #10, plus costs, interest and attorney's fees, against NORMA L.GARZA, ET AL, recorded under Clerk's File No. 2241584, Official Records, Hidalgo County, Texas.
3. Abstract of Judgment filed August 4, 2014, in the amount of \$5,636.00, plus costs, interest and attorney's fees in favor of INTEGRAS CAPITAL RECOVERY, LLC against NORMA GARZA, recorded under Clerk's File No. 2536605, Official Records, Hidalgo County, Texas.
4. Labor Law -. Notice of Administrative Lien for \$229.00, plus any accrued indebtedness filed against NORMA LETICIA GARZA AKA LETTY GARZA, notice of which was recorded under Clerk's File No. 720260, Official Records, Hidalgo County, Texas and all taxes of the same nature which may accrue subsequent of the filing thereof.
5. Notice of Child Support Lien filed July 9, 2009, in the amount of \$3,905.00, plus costs, interest and attorney's fees, in favor of R.AMIRO GARZA, against NORMA GARZA (XXX-XX-X603), recorded under Clerk's File No. 2014930, Official Records, Hidalgo County, Texas.
6. Federal Tax Lien tiled June 29, 2010, in the amount of \$7,903.51, against NORMA L. GARZA (XXX-XX-X840), under Account No. XXXXXX710, recorded under Clerk's File No. 2115749, Official Records, Hidalgo County, Texas.

7. Bankruptcy proceedings filed by or against NORMA ESCOBAR GARZA (XXX-XX-X226), in Case No. 11-70026-M-13 in the United States Bankruptcy Court for the Southern District of Texas MCALLEN Division.



NORMA RODRIGUEZ DE GARZA

SUBSCRIBED AND SWORN TO before me on April 23, 2015, by NORMA RODRIGUEZ DE GARZA.

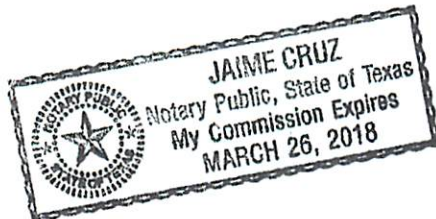




Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on April 23, 2015 by NORMA RODRIGUEZ DE GARZA.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Stephen L. Crain
ATLAS, HALL & RODRIGUEZ, LLP
P. O. Box 3725
McAllen, Texas 78502-3725

Exhibit "A"

County: HIDALGO
Highway: FM 2061 (JACKSON ROAD)
ROW CSJ: 1939-02-021
Const.CSJ: 1939-02-019

Parcel 15-A
Property Description

Being 4,168 square feet of land more or less, out of a 1.41 acre tract, situated in Hidalgo County, Texas and being a part or portion of **Lot 7, Block 10, A. J. McColl Subdivision** as recorded in Volume 21, Page 598, Deed Records of Hidalgo County and being a part or portion of a tract of land conveyed to **Norma R. De Garza** as described in Document No. 1696707, Hidalgo County Official Records and said 4,168 square feet also being more particularly described by metes and bounds as follows;

COMMENCING on a ½" iron rod set on the northeast corner of Lot 7, Block 10, of the A. J. McColl Subdivision; **THENCE** as follows:

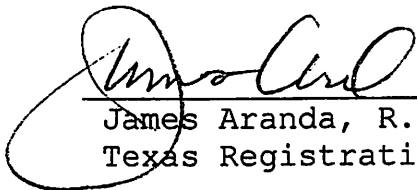
S 08° 31' 39" W, along the east line of said Lot 7, Block 10, A. J. McColl Subdivision, at 298.72 feet pass the common line of the south line of G and A Subdivision recorded in Volume 27, Page 88B, Hidalgo County Map Records and the north line of a 10.00 acre tract out of Lot 7, Block 10, A. J. McColl Subdivision conveyed to Armando Morales as described in Document No. 1367574, Hidalgo County Official Records, at 597.45 feet pass the common line of the south line of said Morales tract and the north line of a 10.0 acre tract out of Lot 7, Block 10, A. J. McColl Subdivision conveyed to Norma R. De Garza as described in Document No. 869067, Hidalgo County Official Records, a total distance of 896.18 feet to a point on the common line of the south line of said De Garza tract and the north

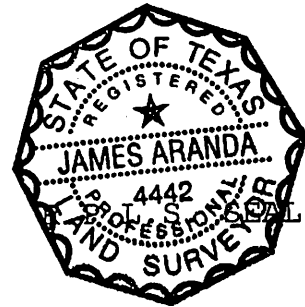
line of the International Boundary Commission tract out of Lot 7, Block 10, A. J. McColl Subdivision as described in Document R/W File No. 20419-M-568-H and R/W File No. 20203-M-569-H in an International Boundary Commission Map; Thence, along the said common line of the south line of said De Garza acre tract and the north line of said International Boundary Commission tract, N 81° 28' 21" W, at 382.02 feet pass the Northeast corner of said 1.41 acre tract, a total distance of 1308.67 feet to a ½" iron rod set on the proposed east right-of-way line of FM 2061 (Jackson Road for the northeast corner of this tract and the **POINT OF BEGINNING**;

- (1) THENCE, along the proposed east right-of-way line of FM 2061 (Jackson Road), S 08° 31' 33" W, a distance of 38.03 feet to a ½" iron rod set for the southeast corner of this tract;
- (2) THENCE, N 81° 28' 21" W, a distance of 109.60 feet to a ½" iron rod set on the existing right-of-way line of FM 2061 (Jackson Road) for the southwest corner of this tract;
- (3) THENCE, along the existing east right-of-way line of FM 2061 (Jackson Road), N 08° 31' 39" E, a distance of 38.03 feet to a ½" iron rod set on the south line of said De Garza tract for the northwest corner of this tract;
- (4) THENCE, along said south line of said De Garza tract, S 81° 28' 21" E, a distance of 109.60 feet to the **POINT OF BEGINNING** and containing 4,168 square feet of land, more or less.

Note: The Point of Beginning of this description has coordinates of X = 1078747.1162 and Y = 16580147.3689; All bearings are based Texas State Plane Coordinate System, NAD 83 (1993 Adj.), South Zone 4205. All coordinates shown are surface and maybe converted to grid by dividing by TxDOT conversion factor of 1.00004;

I, James Aranda, a Registered Professional Land surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

 5/16/07
James Aranda, R.P.L.S. Date
Texas Registration No. 4442



P.O.C. PARCEL 15-A
N.E. CNR. OF
LOT 7 BLK.10

P.O.C. PARCEL 15-A
N.E. CNR. OF
LOT 7 BLK.10

S08°31'39"W 896.18'

S08°31'39"W
896.18'

S81°28'21"E
1308.67'

Norma R. De Garza
Lot 7, Block 10
Doc. No. 869067, H.C.O.R.
10.0 acres

De Garza
R. De Garza
Block 10, H.C.O.R.
Norma R. De Garza
Block 10, 1696707,
Lot 7, No. 869067,
Doc. No. 869067, H.C.O.R.
1.41 acres

Norma R. De Garza
Lot 7, Block 10
Doc. No. 869067, H.C.O.R.
6.79 acres

POB
PARCEL 15-A
STA.:183+10.73
OFFSET:148.76' L

BUILDING

P.O.B. PARCEL 15-A
STA.183+10.73
OFFSET:148.76' L

PARENT 15-A

1308.67'

N81°28'21"W

FM 2061

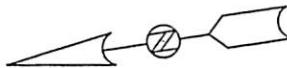
INSET

CENTER LINE
PROPOSED SERVICE ROAD

EXISTING
R.O.W.

Right-of-Way Easement
Vol.1029, Pg.309, H.C.D.R.

S00°45'00"W



Scale 1" = 100'

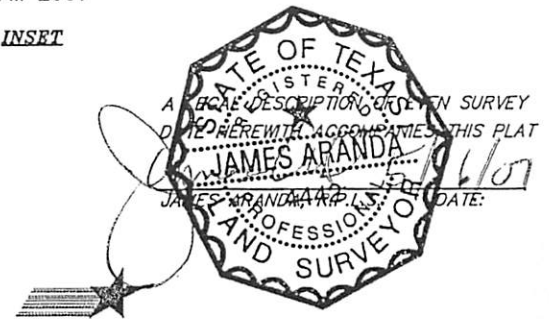
LINE	BEARING	DISTANCE
L37	S08°31'33"W	38.03'
L38	N08°31'39"E	38.03'

NOTE:

- ALL BEARING, DISTANCES AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, (1993 adjustment), TEXAS SOUTH ZONE 4205. COORDINATES AND DISTANCES ARE US SURVEY FEET ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999600016.
- ALL BEARINGS AND DISTANCES IN PARENTHESIS "()" ARE RECORDED.

LEGEND:

EXIST. ROW LINE	---	RIGHT OF WAY	R.O.W.
PROPERTY LINE	---	POINT OF COMMENCING	P.O.C.
LOT LINE	---	POINT OF BEGINNING	P.O.B.
FENCE LINE	---	BEGINNING OF PROJECT	B.O.P.
COMMON OWNERSHIP LINE	---	END OF PROJECT	E.O.P.
EASEMENT LINE	---	5/8" REBAR SET	IRS
PARCEL NUMBER	[15-A]	W/ ALUMINUM DISK	IP
EXISTING CENTERLINE	---	IRON PIPE FOUND	IRF
PROPOSED CENTERLINE	---	IRON ROD FOUND	IRF
CENTERLINE	C.L.	X* CUT ON CONCRETE	X
COTTON PICKER SPINDLE SET	CPS		



Texas Department of Transportation

ARANDA AND ASSOCIATES, INC.

LAND SURVEYING AND MAPPING COMPANY
1502 OWENS AVENUE, P.O. BOX 3600, DALLAS, TEXAS
PH. 972-631-0442 FAX 972-631-0992 E-MAIL: aranda@aranda.com



DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 15-A	HIDALGO
ROW CSJ	PROJECT NAME	DATE OF SURVEY
1939-02-021	(FM 2061) JACKSON ROAD	10-8-2003
ROW ACQUISITION		DATE REVISED
		04-17-2007
		SHEET NO.
		Page 1 of 1

Parcel Name: PARCEL 15-A

North: 16580147.3689	East : 1078747.1162
Line Course: S 08-31-33 W	Length: 38.03
North: 16580109.7591	East : 1078741.4781
Line Course: N 81-28-21 W	Length: 109.60
North: 16580126.0111	East : 1078633.0897
Line Course: N 08-31-39 E	Length: 38.03
North: 16580163.6206	East : 1078638.7289
Line Course: S 81-28-21 E	Length: 109.60
North: 16580147.3687	East : 1078747.1173

Perimeter: 295.26 Area: 4,168 sq. ft. 0.10 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0011 Course: S 81-28-24 E
Error North: -0.00016 East : 0.00109
Precision 1: 268,418.18

ADDENDUM TO CLOSING STATEMENT

The undersigned hereby acknowledge and agree that:

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

(2) in the event any amount reflected on the closing statement is insufficient to satisfy the item in full, that the responsible party will pay to Atlas & Hall, L.L.P. in McAllen, Texas such additional amount within five (5) days of a written request for payment, or if sufficient funds are available in escrow, execute an amended closing statement authorizing the additional disbursement;

(3) interest on any indebtedness was calculated to the date indicated on the closing statement, and if the indebtedness is not paid by the date shown on the closing statement additional interest will have to be collected from the party responsible for payment of the debt;

(4) all prorations concerning this transaction were based on figures supplied by others for the preceding year or were estimates for the current year, and any adjustments must be made directly between the parties to this transaction;

(5) according to information obtained by Atlas & Hall, L.L.P. 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;

(6) Atlas & Hall, L.L.P. may be required to report certain information concerning this transaction to the Internal Revenue Service;

(7) any real estate agent, lender or title company involved in this transaction may be furnished a copy of this closing statement; and

(8) Atlas & Hall, L.L.P. is authorized to make the expenditures and disbursements reflected in the closing 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 closing statement, and the receipt of a copy of the closing statement.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

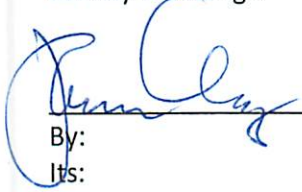
Certification

(continued from HUD-1A)

I have carefully reviewed the HUD-1A Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1A Settlement Statement.

Buyer:
County of Hidalgo

Seller:


By:
Its:

Date: 4/23/15


Norma Rodriguez De Garza

Date: 4.23/15

902 N. Doolittle
Edinburg, TX 78541

3113 N. 25th St.
McAllen, TX 78501

The HUD-1A Settlement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: _____
Stephen L. Crain

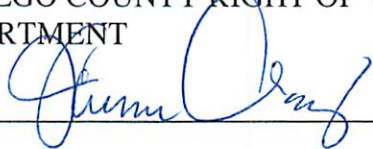
Date: _____

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

DATED: April 23, 2015

BUYER:

HIDALGO COUNTY RIGHT OF WAY
DEPARTMENT

By: 
Its: _____

SELLER:


NORMA RODRIGUEZ DE GARZA

**MARITAL STATUS AFFIDAVIT
SELLER**

G.F. NO. 744853

STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared Norma Rodriguez De Garza, aka Norma R. De Garza, aka Norma Garza, the undersigned, personally known to me, who after having been duly sworn upon oath, deposed and said:

My name is Norma Rodriguez De Garza and I am one of the owners of the following described property: See Exhibit "A" attached hereto and made a part hereof for all purposes.

I was married to Oscar Garza Herrera at the time I acquired title to this property. I am no longer married to Oscar Garza Herrera. The property being conveyed herein does not constitute any part of my residential homestead.

Affiant knows that Edwards Abstract and Title Co. is relying on the statements contained herein to be true and correct and without the true facts contained herein, Edwards Abstract and Title Co. would not issue its title policy.

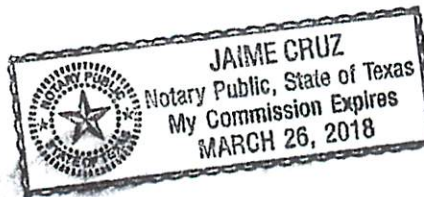


Norma Rodriguez De Garza

STATE TEXAS

COUNTY OF HIDALGO

BEFORE ME, the undersigned, on this 23rd day of April, 2015, personally appeared Norma Rodriguez De Garza, foregoing instrument for the purposes and consideration therein expressed.





Notary Public in and for the State of Texas

Exhibit "A"

County: HIDALGO
Highway: FM 2061 (JACKSON ROAD)
ROW CSJ: 1939-02-021
Const.CSJ: 1939-02-019

Parcel 15-A
Property Description

Being 4,168 square feet of land more or less, out of a 1.41 acre tract, situated in Hidalgo County, Texas and being a part or portion of **Lot 7, Block 10, A. J. McColl Subdivision** as recorded in Volume 21, Page 598, Deed Records of Hidalgo County and being a part or portion of a tract of land conveyed to **Norma R. De Garza** as described in Document No. 1696707, Hidalgo County Official Records and said 4,168 square feet also being more particularly described by metes and bounds as follows;

COMMENCING on a ½" iron rod set on the northeast corner of Lot 7, Block 10, of the A. J. McColl Subdivision; **THENCE** as follows:

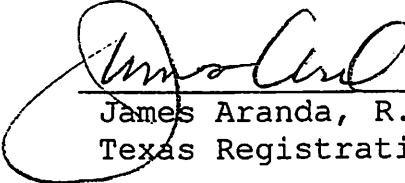
S 08° 31' 39" W, along the east line of said Lot 7, Block 10, A. J. McColl Subdivision, at 298.72 feet pass the common line of the south line of G and A Subdivision recorded in Volume 27, Page 88B, Hidalgo County Map Records and the north line of a 10.00 acre tract out of Lot 7, Block 10, A. J. McColl Subdivision conveyed to Armando Morales as described in Document No. 1367574, Hidalgo County Official Records, at 597.45 feet pass the common line of the south line of said Morales tract and the north line of a 10.0 acre tract out of Lot 7, Block 10, A. J. McColl Subdivision conveyed to Norma R. De Garza as described in Document No. 869067, Hidalgo County Official Records, a total distance of 896.18 feet to a point on the common line of the south line of said De Garza tract and the north

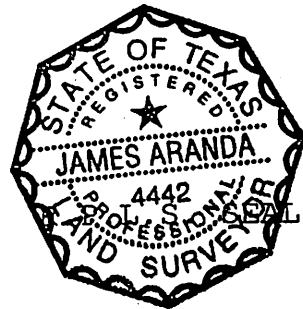
line of the International Boundary Commission tract out of Lot 7, Block 10, A. J. McColl Subdivision as described in Document R/W File No. 20419-M-568-H and R/W File No. 20203-M-569-H in an International Boundary Commission Map; Thence, along the said common line of the south line of said De Garza acre tract and the north line of said International Boundary Commission tract, N 81° 28' 21" W, at 382.02 feet pass the Northeast corner of said 1.41 acre tract, a total distance of 1308.67 feet to a ½" iron rod set on the proposed east right-of-way line of FM 2061 (Jackson Road for the northeast corner of this tract and the **POINT OF BEGINNING**;

- (1) THENCE, along the proposed east right-of-way line of FM 2061 (Jackson Road), S 08° 31' 33" W, a distance of 38.03 feet to a ½" iron rod set for the southeast corner of this tract;
- (2) THENCE, N 81° 28' 21" W, a distance of 109.60 feet to a ½" iron rod set on the existing right-of-way line of FM 2061 (Jackson Road) for the southwest corner of this tract;
- (3) THENCE, along the existing east right-of-way line of FM 2061 (Jackson Road), N 08° 31' 39" E, a distance of 38.03 feet to a ½" iron rod set on the south line of said De Garza tract for the northwest corner of this tract;
- (4) THENCE, along said south line of said De Garza tract, S 81° 28' 21" E, a distance of 109.60 feet to the **POINT OF BEGINNING** and containing 4,168 square feet of land, more or less.

Note: The Point of Beginning of this description has coordinates of X = 1078747.1162 and Y = 16580147.3689; All bearings are based Texas State Plane Coordinate System, NAD 83 (1993 Adj.), South Zone 4205. All coordinates shown are surface and maybe converted to grid by dividing by TxDOT conversion factor of 1.00004;

I, James Aranda, a Registered Professional Land surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

 5/16/07
James Aranda, R.P.L.S. Date
Texas Registration No. 4442



P.O.C. PARCEL 15-A
N.E. CNR. OF
LOT 7 BLK.10

P.O.C. PARCEL 15-A
N.E. CNR. OF
LOT 7 BLK.10

S08°31'39"W 896.18'

S08°31'39"W
896.18'

S81°28'21"E
1308.67'

Norma R. De Garza
Lot 7, Block 10
Doc. No. 869067, H.C.O.R.
10.0 acres

Norma R. De Garza
Block 10 H.C.O.R.
Norma R. De Garza
Block 10, 1696707,
Lot 7, No. 869067,
Doc. No. 869067, H.C.O.R.
1.41 acres

Norma R. De Garza
Lot 7, Block 10
Doc. No. 869067, H.C.O.R.
6.79 acres

POB
PARCEL 15-A
STA.:183+10.73
OFFSET:148.76' L

P.O.B. PARCEL 15-A
STA.183+10.73
OFFSET:148.76' L

PARENT 15-A

1308.67'
N81°28'21"W

FM 2061

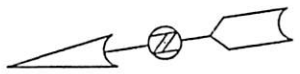
INSET

CENTER LINE
PROPOSED SERVICE ROAD

EXISTING
R.O.W.

Right-of-Way Easement
Vol.1029, Pg.309, H.C.D.R.

S00°45'00"W



Scale 1" = 100'

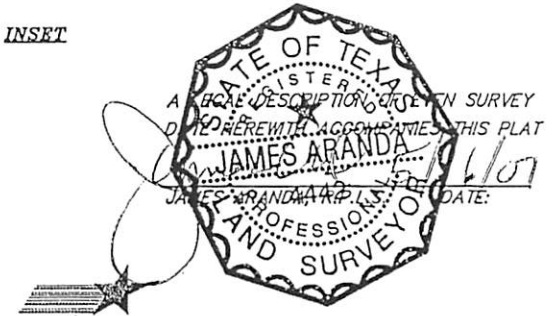
LINE	BEARING	DISTANCE
L37	S08°31'33"W	38.03'
L38	N08°31'39"E	38.03'

NOTE:

- ALL BEARING, DISTANCES AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, (1993 adjustment), TEXAS SOUTH ZONE 4205. COORDINATES AND DISTANCES ARE US SURVEY FEET. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999600016.
- ALL BEARINGS AND DISTANCES IN PARENTHESIS () ARE RECORDED.

LEGEND:

EXIST. ROW LINE		RIGHT OF WAY	R.O.W.
PROPERTY LINE		POINT OF COMMENCING	P.O.C.
LOT LINE		POINT OF BEGINNING	P.O.B.
FENCE LINE		BEGINNING OF PROJECT	B.O.P.
COMMON OWNERSHIP LINE		END OF PROJECT	E.O.P.
EASEMENT LINE		5/8" REBAR SET	IRS
PARCEL NUMBER		W/ ALUMINUM DISK	IP
EXISTING CENTERLINE		IRON PIPE FOUND	IRF
PROPOSED CENTERLINE		IRON ROD FOUND	IRF
CENTERLINE		X* CUT ON CONCRETE	X
COTTON PICKER SPINDLE SET			



Texas Department of Transportation

ARANDA AND ASSOCIATES, INC.

LAND SURVEYING AND MAPPING COMPANY
1592 DEAN AVENUE, DALLAS, TEXAS 75246
PH: 214-631-0942 FAX: 955-631-0992



DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 15-A	HIDALGO
ROW CSJ	PROJECT NAME	DATE OF SURVEY
1939-02-021	(FM 2061) JACKSON ROAD	10-8-2003
ROW ACQUISITION		DATE REVISED
		04-17-2007
		SHEET NO.

Parcel Name: PARCEL 15-A

North: 16580147.3689	East : 1078747.1162
Line Course: S 08-31-33 W	Length: 38.03
North: 16580109.7591	East : 1078741.4781
Line Course: N 81-28-21 W	Length: 109.60
North: 16580126.0111	East : 1078633.0897
Line Course: N 08-31-39 E	Length: 38.03
North: 16580163.6206	East : 1078638.7289
Line Course: S 81-28-21 E	Length: 109.60
North: 16580147.3687	East : 1078747.1173

Perimeter: 295.26 Area: 4,168 sq. ft. 0.10 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0011 Course: S 81-28-24 E

Error North: -0.00016 East : 0.00109

Precision 1: 268,418.18

WAIVER OF INSPECTION AND DISCLOSURE TO OWNER

TO: Fidelity National Title Insurance Company ("Title Insurer")
Edwards Abstract and Title Co. ("The Company")

RE: to County of Hidalgo

GF (File) Number: 744853

Land: Being 4,168 square feet of land, more or less, out of a 1.41 acre tract, situated in Hidalgo County, Texas, and being a part or portion of Lot Seven (7), Block Ten (10), A. J. McCOLL SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 21, Page 598, Deed Records, Hidalgo County, Texas, and being a part or portion of a tract of land conveyed to Norma R. De Garza, as described in Document No. 1696707, Hidalgo County Official Records and said 4,168 square feet also being more particularly described by metes and bounds as follows:

COMMENCING on a 1/2 inch iron rod set on the Northeast corner of Lot 7, Block 10, of the A. J. McColl Subdivision;
THENCE as follows:

South 08 degrees 31 minutes 39 seconds West, along the East line of said Lot 7, Block 10, A. J. McColl Subdivision, at 298.72 feet pass the common line of the South line of G and A Subdivision, recorded in Volume 27, Page 88B, Hidalgo County Map Records and the North line of a 10.00 acre tract out of Lot 7, Block 10, A. J. McColl Subdivision conveyed to Armando Morales as described in Document No. 1367574, Hidalgo County Official Records at 597.45 feet pass the common line of the South line of said Morales Tract and the North line of a 10.0 acre tract out of Lot 7, Block 10, A. J. McColl Subdivision conveyed to Norma R. De Garza, as described in Document No. 869067, Hidalgo County Official Records, a total distance of 896.18 feet to a point on the common line of the South line of said De Garza tract and the North line of the International Boundary Commission tract out of Lot 7, Block 10, A. J. McColl Subdivision, as described in Document R/W File No. 20419-M-568-H and R/W File No. 20203-M-569-H in an International Boundary Commission Map; Thence, along the said common line of the South line of said De Garza acre tract and the North line of said International Boundary Commission tract, North 81 degrees 28 minutes 21 seconds West, at 382.02 feet pass the Northeast corner of said 1.41 acre tract, a total distance of 1308.67 feet to a 1/2 inch iron rod set on the proposed East right-of-way line of FM 2061 (Jackson Road for the Northeast corner of this tract and the POINT OF BEGINNING;

THENCE, along the proposed East right-of-way line of FM 2061 (Jackson Road), South 08 degrees 31 minutes 33 seconds West, a distance of 38.03 feet to a 1/2 inch iron rod set for the Southeast corner of this tract;

THENCE, North 81 degrees 28 minutes 21 seconds West, a distance of 109.60 feet to a 1/2 inch iron rod set on the existing right-of-way line of FM 2061 (Jackson Road) for the Southwest corner of this tract;

THENCE, along the existing East right-of-way line of FM 2061 (Jackson Road), North 08 degrees 31 minutes 39 seconds East, a distance of 38.03 feet to a 1/2 inch iron rod set on the South line of said De Garza tract for the Northwest corner of this tract;

THENCE, along said South line of said De Garza tract, South 81 degrees 28 minutes 21 seconds East, a distance of 109.60 feet to the POINT OF BEGINNING and containing 4,168 square feet of land, more or less.

This Company does not represent that the acreage and/or square footage calculations are correct.

1. Waiver of Inspection

You may refuse to accept an exception to the Owner's Policy for "Rights of Parties in Possession." "Rights of Parties in Possession" shall mean one or more persons or entities who are themselves actually physically occupying the property or a portion thereof under a claim or right adverse to the insured owner of the property as shown in Schedule A of the Policy. The Company may require an inspection of the property and an additional charge may be assessed for reasonable and actual costs of such an inspection. The Company may make additional Exceptions for matters the inspection reveals. If you do not delete this paragraph, you consent to this Exception and waive inspection of the land.

YOU MAY REFUSE TO ACCEPT THIS EXCEPTION BY MARKING OUT THIS PARAGRAPH 1.

2. Receipt of Commitment

You acknowledge having received and reviewed a copy of the Title Commitment issued in connection with this transaction. You understand that your Owner Policy will contain the Exceptions set forth in Schedule B of the Commitment, and any additional Exceptions to title resulting from the documents involved in this transaction, and any additional Exceptions reflected by an exhibit attached hereto.

3. Survey

FIDELITY NATIONAL TITLE INSURANCE COMPANY

DELETION OF ARBITRATION PROVISION

(Not applicable to the Texas Residential Owner's Policy)

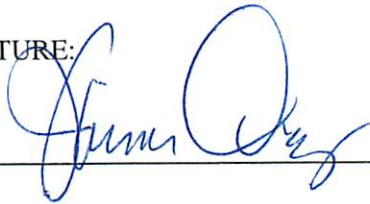
ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

“Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association (“Rules”). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.”

SIGNATURE:



DATE:

4/22/15

BOUNDARY PROTECTION ELECTION

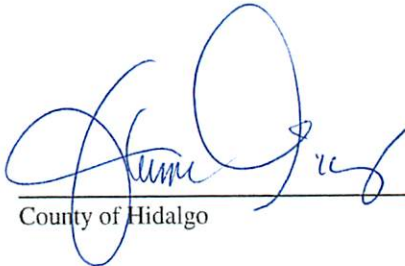
We are informed that we may secure insurance against boundary discrepancies, boundary conflicts, boundary line issues, encroachments, protrusions and overlaps of improvements (unless the title company adds an exception to a specific item) provided that we: (1) provide a satisfactory existing survey; and, (2) pay an additional **5 % of the Basic Rate for the Residential Owner Policy.**

If we purchase this insurance, the title insurer also must hire an attorney if we are sued over these matters existing at the Date of our Policy.

If we do not purchase this insurance, we must hire our own attorney and surveyor if necessary, and we will not be protected under our Residential Owner Policy against any encroachments, such as buildings over easements, buildings over setback lines, buildings over property lines, or location of fences.

Yes. We want to be protected and we elect to buy this additional insurance coverage.

No. We do not want to be protected, and we will not have any protection, including attorney's fees or survey costs in a future controversy. We acknowledge that our policy will except to "Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements."



County of Hidalgo

You may request amendment of the "Area and Boundary Exception" to read "Shortages in Area." The Area and Boundary Exceptions is as follows: "Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or protrusions, or any overlapping of improvements." You must furnish a current survey. The survey must be acceptable to the Company. You also must pay an additional premium equal to 15% of the basic premium charge. The Company may make additional exceptions for items shown on the survey.

YOU MAY REQUIRE AMENDMENT OF THE AREA AND BOUNDARY EXCEPTION BY MARKING OUT THIS PARAGRAPH 3. AND BY COMPLYING WITH ITS PROVISIONS BEFORE COMPLETION OF THIS CLOSING.

4. **Arbitration**

This paragraph does not apply to the Residential Owner Policy (T-1R). The parties must later agree to arbitrate under the Residential Owner Policy (T-1R).

You may require deletion of the arbitration provision of the Owner Policy. If you do not delete this provision, either you or the Company may require arbitration, if the law allows. There is no charge to delete this provision.

IF YOUR POLICY IS NOT A TEXAS RESIDENTIAL OWNER POLICY (T-1R), YOU MAY REQUIRE DELETION OF THE ARBITRATION PROVISION BY MARKING OUT THIS PARAGRAPH 4.

5. **Notice**

You may wish to consult an attorney to discuss matters shown in Schedule B or C of the Commitment. These matters will affect your title and use of your land. Your Title Insurance Policy will be a legal contract between you and the Titled Insurer. The Commitment and Policy are not abstracts of title, title reports or representations of title. They are contracts of indemnity. We do not represent that your intended use of the property is allowed under the law or under the restrictions or exceptions affecting your property.

Signature: _____

County of Hidalgo

Exhibit "A"

County: HIDALGO
Highway: FM 2061 (JACKSON ROAD)
ROW CSJ: 1939-02-021
Const.CSJ: 1939-02-019

Parcel 15-A
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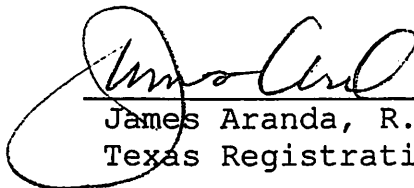
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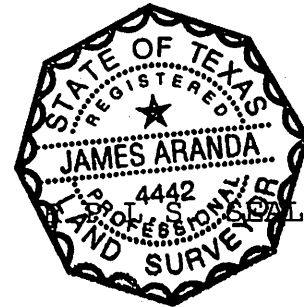
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I, James Aranda, a Registered Professional Land surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

 5/16/07
James Aranda, R.P.L.S. Date
Texas Registration No. 4442



P.O.C. PARCEL 15-A
N.E. CNR. OF
LOT 7 BLK.10

P.O.C. PARCEL 15-A
N.E. CNR. OF
LOT 7 BLK.10

S08°31'39"W 896.18'

IRS
S08°31'39"W
896.18'

S81°28'21"E
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Norma R. De Garza
Lot 7, Block 10
Doc. No. 869067, H.C.O.R.
10.0 acres

De Garza
R. De Garza
Block 10
Lot 7, No. 1696707,
H.C.O.R.
Doc. No. 869067,
1.41 acres

Norma R. De Garza
Lot 7, Block 10
Doc. No. 869067, H.C.O.R.
6.79 acres

POB
PARCEL 15-A
STA.:183+10.73
OFFSET:148.76' L

BUILDING

P.O.B. PARCEL 15-A
STA.183+10.73
OFFSET:148.76' L

PARENT 15-A

1308.67'

N81°28'21"W

FM 2061

INSET

CENTER LINE
PROPOSED SERVICE ROAD

EXISTING
R.O.W.

Right-of-Way Easement
Vol.1029, Pg.309, H.C.D.R.

S00°45'00"W



Scale 1" = 100'

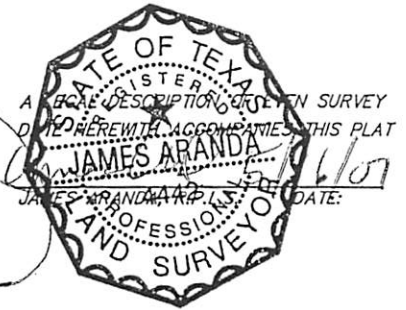
LINE	BEARING	DISTANCE
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- ALL BEARINGS AND DISTANCES IN PARENTHESIS () ARE RECORDED.

LEGEND:

EXIST. ROW LINE	---	RIGHT OF WAY	R.O.W.
PROPERTY LINE	---	POINT OF COMMENCING	P.O.C.
LOT LINE	---	POINT OF BEGINNING	P.O.B.
FENCE LINE	---	BEGINNING OF PROJECT	B.O.P.
COMMON OWNERSHIP LINE	---	END OF PROJECT	E.O.P.
EASEMENT LINE	---	5" REBAR SET	IRS
PARCEL NUMBER	15-A	1" ALUMINUM DISK	IRF
EXISTING CENTERLINE	---	IRON PIPE FOUND	IP
PROPOSED CENTERLINE	---	IRON ROD FOUND	IRF
CENTERLINE	C.L.	X CUT ON CONCRETE	X
COTTON PICKER SPINDLE SET	CPS		



Texas Department of Transportation

ARANDA AND ASSOCIATES, INC.

LAND SURVEYING AND MAPPING COMPANY
1552 DOWS AVENUE, SUITE 100, BOCA RATON, FLORIDA 33433
TEL: 561-994-7122 FAX: 561-994-7123



DISTRICT	PLAT OF SURVEY	COUNTY
PHARR	PARCEL 15-A	HIDALGO
ROW CSJ	PROJECT NAME	DATE OF SURVEY
1939-02-021	(FM 2061) JACKSON ROAD	10-8-2003
ROW ACQUISITION		DATE REVISED
		04-17-2007
		SHEET NO.

Parcel Name: PARCEL 15-A

North: 16580147.3689 East : 1078747.1162
Line Course: S 08-31-33 W Length: 38.03
 North: 16580109.7591 East : 1078741.4781
Line Course: N 81-28-21 W Length: 109.60
 North: 16580126.0111 East : 1078633.0897
Line Course: N 08-31-39 E Length: 38.03
 North: 16580163.6206 East : 1078638.7289
Line Course: S 81-28-21 E Length: 109.60
 North: 16580147.3687 East : 1078747.1173

Perimeter: 295.26 Area: 4,168 sq. ft. 0.10 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0011 Course: S 81-28-24 E
Error North: -0.00016 East : 0.00109
Precision 1: 268,418.18