

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan

1. FHA 2. FmHA 3. Conv Unins
4. VA 5. Conv Ins. 6. Seller Finance

6. File Number
139736

7. Loan Number

8. Mortgage Ins Case Number

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
1051 N. Doolittle Rd
Edinburg, TX 78542

E. Name & Address of Seller
Leopoldo Alvarez
2607 Iris Drive
San Juan, TX 78589

F. Name & Address of Lender

G. Property Location

Alamo Land And Sugar Company, Lot 2, Block 54, a 0.21 ac, Hidalgo
County
Parcel# 15

H. Settlement Agent Name
Valley Land Title Co.
6013 N. 10th Street
McAllen, TX 78504 Tax ID: 20-4064406

I. Settlement Date
1/21/2015

Place of Settlement
Valley Land Title Company
217 W. Cano
Edinburg, TX 78539

J. Summary of Borrower's Transaction

K. Summary of Seller's Transaction

101. Contract Sales Price	401. Contract Sales Price		
102. Personal Property	402. Personal Property		
103. Settlement Charges to borrower	403. \$998.54		
104.	404.		
105.	405.		
Adjustments for items paid by seller in advance			
106. City property taxes	406. City property taxes		
107. County property taxes	407. County property taxes		
108. Annual assessments	408. Annual assessments		
109. School property taxes	409. School property taxes		
110. Water District Taxes	410. Water District Taxes		
111. HOA Dues	411. HOA Dues		
112.	412.		
113.	413.		
114.	414.		
115.	415.		
116.	416.		
120. Gross Amount Due From Borrower	420. Gross Amount Due to Seller	\$998.54	\$0.00
200. Amounts Paid By Or In Behalf Of Borrower	500. Reductions in Amount Due to Seller		
201. Deposit or earnest money	501. Excess Deposit		
202. Principal amount of new loan(s)	502. Settlement Charges to Seller (line 1400)		
203. Existing loan(s) taken subject to	503. Existing Loan(s) Taken Subject to		
204. Loan Amount 2nd Lien	504. Payoff of first mortgage loan		
205.	505. Payoff of second mortgage loan		
206.	506.		
207.	507.		
208.	508.		
209.	509.		
Adjustments for items unpaid by seller			
210. City property taxes	510. City property taxes		
211. County property taxes	511. County property taxes		
212. Annual assessments	512. Annual assessments		
213. School property taxes	513. School property taxes		
214. Water District Taxes	514. Water District Taxes		
215. HOA Dues	515. HOA Dues		
216.	516.		
217.	517.		
218.	518.		
219.	519.		
220. Total Paid By/For Borrower	520. Total Reduction Amount Due Seller	\$0.00	\$0.00
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)	\$998.54	\$0.00
302. Less amounts paid by/for borrower (line 220)	602. Less reductions in amt. due seller (line 520)	\$0.00	\$0.00
303. Cash From Borrower	603. Cash Seller	\$998.54	\$0.00

Previous Editions are Obsolete

L. Settlement Charges		700. Total Sales/Broker's Commission based on price \$0.00 @ % = \$0.00	
Paid From	Borrower's	701.	Division of Commission (line 700) as follows:
Funds at	Settlement	702.	to
Seller's		703.	Commission Paid at Settlement
Funds at		704.	The following persons, firms or
Settlement		705.	corporation s received a portion
		706.	of the real estate commission amount
		707.	shown above:
		800.	Items Payable in Connection with Loan
		801.	Loan Origination Fee %
		802.	Loan Discount %
		803.	Appraisal Fee
		804.	Credit Report
		805.	Lender's Inspection Fee
		806.	Mortgage Insurance Application
		807.	Assumption Fee
		900.	Items Required by Lender To Be Paid in Advance
		901.	Interest from 1/21/2015 to 2/1/2015 @ \$0/day
		902.	Mortgage Insurance Premium for months to
		903.	Hazard Insurance Premium for years to
		1000.	Reserves Deposited With Lender
		1001.	Hazard insurance
		1002.	Homeowner's insurance
		1003.	Mortgage insurance
		1004.	County property taxes
		1005.	Annual assessments
		1006.	School property taxes
		1007.	Water District taxes
		1008.	HOA Dues
		1011.	Aggregate Adjustment
		1100.	Title Charges
		1101.	Settlement or closing fee
		1102.	Abstract or title search
		1103.	Title examination
		1104.	Title insurance binder
		1105.	Document preparation
		1106.	Notary fees
		1107.	Attorney's fees
		1108.	Title insurance
			(includes above items numbers:)
		1109.	Lender's coverage
			\$0.00/\$0.00
		1110.	Owner's coverage
			\$5,600.00/\$238.00
		1111.	Escrow fee
			to Valley Land Title Company
		1112.	
		1113.	Tax Service Fee
			to Hidalgo County Property Tax Service
			\$59.54
		1200.	Government Recording and Transfer Charges
		1201.	Recording Fees
			Deed \$38.00 ; Mortgage : Rel \$38.00
			to Valley Land Title Company
			\$76.00
		1202.	City/county tax/stamps
			Deed : Mortgage
			to
		1203.	State tax/stamps
			Deed : Mortgage
			to
		1204.	
			to
		1300.	Additional Settlement Charges
		1301.	Survey
			to
		1302.	Pest Inspection
			to
		1400.	Total Settlement Charges (enter on lines 103, Section J and 502, Section K)
			\$998.54

Previous Editions are Obsolete

SOLICITATION

You are required by law to provide VALLEY LAND TITLE CO. with your correct taxpayer identification number. If you do not provide VALLEY LAND TITLE CO. with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

SUBSTITUTE FORM 1099 SELLER STATEMENT

The information contained in blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, on lines 403 and 404) 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 will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTIONS

If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040).

Seller understands the closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. Any real estate agent or lender involved may be furnished a copy of this Statement. Seller understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others, or estimates for current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct. The undersigned hereby authorizes VALLEY LAND TITLE CO. to make expenditures and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan funds, if applicable, in the amount shown above and receipt of a copy of this Statement.

*Note: Interest on existing liens is figured to the date indicated. If not paid by them, additional interest will have to be collected and your statement will be adjusted to have sufficient funds to secure release from the lien holder.

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.

The County of Hidalgo County, Texas

By: Valde Guerra, Executive Officer

Gerardo Alvarez
Gerardo Alvarez

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.

Previous Editions are Obsolete

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.

Parcel: #15

**CORRECTION
RIGHT OF WAY DEED**

KNOW ALL MEN BY THESE PRESENTS:

§
§
§
THE STATE OF TEXAS

COUNTY OF HIDALGO

That, LEOPOLDO ALVAREZ, owning, claiming and occupying other property as homestead, 2607 Iris Drive, San Juan of the County of Hidalgo, State of Texas 78589, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of FIVE THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$5,600.00) and other good and valuable consideration to Grantors in hand paid by the County of Hidalgo, Texas, 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, Sell and Convey unto THE COUNTY OF HIDALGO, TEXAS all that certain tract or parcel of land in Hidalgo County, Texas, being a 0.21 of an acre tract of land, more or less, out of Lot 2, Block 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas, and according to General Warranty Deed recorded under County Clerk's Document Number 1887992, Official Records, Hidalgo County, Texas. Said 0.21 acre tract of land being more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.

SUBJECT TO THE FOLLOWING:

1. Visible and apparent easements not appearing of record;
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show; and
3. Easements, rights of way, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments (other than liens and conveyances) presently of record in the Official Public Records of Hidalgo County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

SAVE AND EXCEPT:

Grantor reserves 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 to take and use all other minerals and materials thereon, therein and thereunder.

TO HAVE AND TO HOLD the premises herein described and herein conveyed together with all successors and assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, and singular the rights and appurtenances thereto in any wise belonging unto the County of Hidalgo claiming or to claim the same or any part thereof.

This deed is made as a correction deed in substitution of the deed titled "Right of Way Deed" ("Corrected Deed") dated May 5, 2014 and recorded under Instrument No. 2014-2521636 in the Office of the County Clerk of Hidalgo County, Texas, to correct the following incorrect information: the legal description incorrectly stated and described the Property as "a 0.153 of an acre tract of land out of Lot 2, Block 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas," when it should have stated the acreage as a "0.21 of an acre tract of land out of Lot 2, Block 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas" as is described in this Correction Deed. Other than the stated correction, this deed is intended to restate in all respects the Corrected Deed, and the effective date of this correction deed relates back to the effective date of the Corrected Deed.

IN WITNESS WHEREOF, this instrument is executed on this the 21st day of January, 2015.

Leopoldo Alvarez
LEOPOLDO ALVAREZ

ACCEPTED BY:

THE COUNTY OF HIDALGO, TEXAS

By:

VALDE GUERRA, Executive Officer

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on

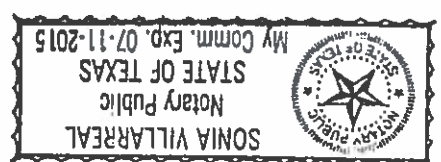
March 25

, 2015 by LEOPOLDO

ALVAREZ.

NOTARY PUBLIC - STATE OF TEXAS

Sonia Villareal



STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public, on this personally appeared VALDE GUERRA,

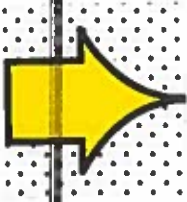
Executive Officer of THE COUNTY OF HIDALGO, TEXAS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2015.

Notary Public, State of Texas

AFTER RECORDING RETURN TO :
THE COUNTY OF HIDALGO, TEXAS
1051 N. Doolittle
Edinburg, Texas 78542

PREPARED IN THE LAW OFFICE OF:
L.G. JERRY CANALES
217 W. Cano
Edinburg, Texas 78539
File No.: 139736



METES AND BOUNDS

HIDALGO COUNTY PRECINCT No. 4
SAN CARLOS DRAINAGE IMPROVEMENTS
TRENTON DRAIN
PARCEL: No. 15
OWNER: BERTA MARTINEZ

A 0.21 OF AN ACRE TRACT OF LAND OUT OF LOT 2, BLOCK 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1887992, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A POINT FOR THE SOUTHWEST CORNER OF LOT 2 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°31'51"E, ALONG THE WEST LINE OF LOT 2, A DISTANCE OF 54.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPIS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°28'09"E, A DISTANCE OF 170.73 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPIS 4856 SET ON THE WEST LINE OF THE ARMANDO CASTRO TRACT (A 5.176 ACRE TRACT OUT OF LOT 2, BLOCK 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1749143, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°31'51"W, ALONG THE WEST LINE OF THE ARMANDO CASTRO TRACT, A DISTANCE OF 54.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 2 FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°28'09"W, ALONG THE SOUTH LINE OF LOT 2, A DISTANCE OF 170.73 FEET (DEED RECORD: 174.20 FEET) TO THE POINT OF BEGINNING AND CONTAINING 0.21 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH ALAMO ESTATES UNIT No. 2, RECORDED IN VOLUME 30, PAGE 153, MAP RECORDS, HIDALGO COUNTY, TEXAS.

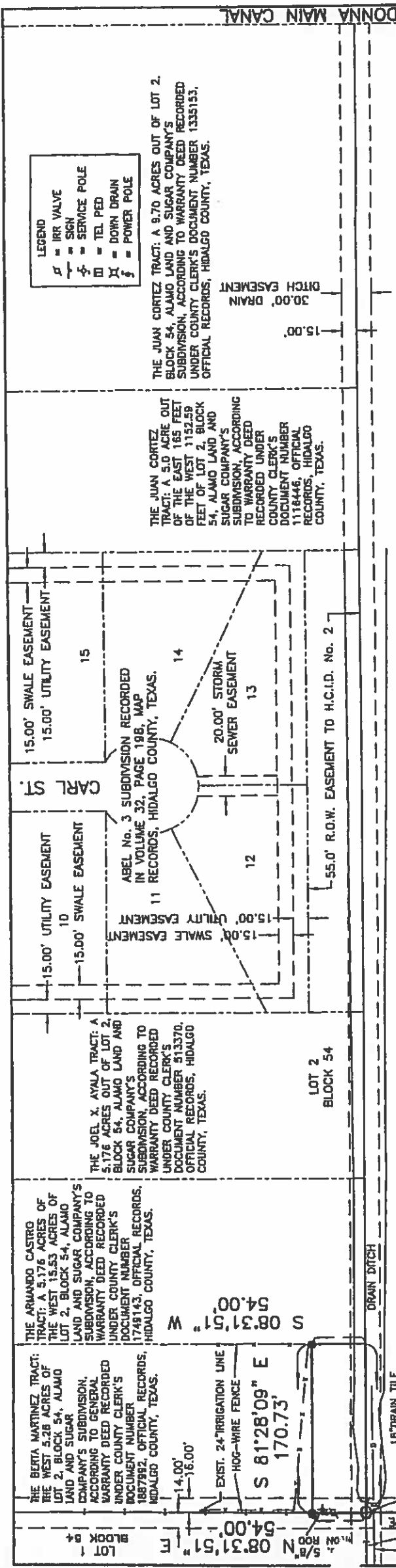
THE PROPERTY DESCRIBED IN THIS METES AND BOUNDS MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALONSO QUINZANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: September 11, 2009

ALONSO QUINZANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4856





LEGEND

- IRR VALVE
- SIGN
- SERVICE POLE
- TEL. PED
- DOWN DRAIN
- POWER POLE

THE JUAN CORTEZ TRACT: A 9.70 ACRES OUT OF LOT 2, BLOCK 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1355153, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE JUAN CORTEZ TRACT: A 5.0 ACRE OUT OF THE EAST 185 FEET OF THE WEST 1152.59 FEET OF LOT 2, BLOCK 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1118446, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

ABEL No. 3 SUBDIVISION RECORDED IN VOLUME 32, PAGE 198, MAP 11 RECORDS, HIDALGO COUNTY, TEXAS.

THE JOEL X. AYALA TRACT: A 5.176 ACRES OUT OF LOT 2, BLOCK 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 513370, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE ARMANDO CASTRO TRACT: A 5.176 ACRES OF THE WEST 15.53 ACRES OF LOT 2, BLOCK 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1749143, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE BERTA MARTINEZ TRACT: THE WEST 5.28 ACRES OF LOT 2, BLOCK 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1887992, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

0.21 ACRE GROSS
0.07 ACRE IN H.C.I.D. No. 2 EASEMENT
0.14 ACRE NET

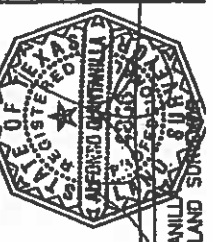
NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

FLOOD ZONE DESIGNATION: ZONE "C"
AREAS OF MINIMAL FLOODING.
COMMUNITY-PANEL NUMBER 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH ALAMO ESTATES UNIT No. 2 RECORDED IN VOLUME 30, PAGE 153, MAP RECORDS, HIDALGO COUNTY, TEXAS.

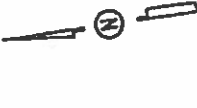
THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY BOUND ON THE GROUND UNDER MY JURISDICTION.



ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR

LOT 7
BLOCK 54
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION
RECORDED IN VOLUME 1, PAGES 24-26,
MAP RECORDS, HIDALGO COUNTY, TEXAS.



SCALE 1" = 100'

PLAT SHOWING

A 0.21 OF AN ACRE TRACT OF LAND OUT OF LOT 2, BLOCK 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1887992, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

HIDALGO COUNTY PRECINCT No. 4
SAN CARLOS DRAINAGE
IMPROVEMENTS PROJECT
RENTON DRAIN DITCH
PARCEL No. 15

NOTE:
● = SET 1/2" x 24" IRON ROD WITH PLASTIC CAP
STAMPED RPLS 4856
UNLESS OTHERWISE NOTED.

VOL. 1 PAGES 24-26
SURVEYED SEPTEMBER 11, 2009
ADDRESS _____
OWNER _____
JOB No. _____

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

DATE: January 21, 2015

TO: SELLER: LEOPOLDO ALVAREZ

BUYER: THE COUNTY OF HIDALGO, TEXAS

FROM: VALLEY LAND TITLE CO.

PROPERTY: A 0.21 of an acre tract of land, more or less, out of Lot 2, Block 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas, and according to General Warranty Deed recorded under County Clerk's Document Number 1887992, Official Records, Hidalgo County, Texas. Said 0.21 acre tract of land being more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.

This is to give you notice that VALLEY LAND TITLE CO. has a business relationship with HIDALGO COUNTY PROPERTY TAX SERVICE. The shareholders of VALLEY LAND TITLE CO. composes a majority of the shareholders of HIDALGO COUNTY PROPERTY TAX SERVICE. Because of this relationship, this referral may provide VALLEY LAND TITLE CO. a financial or other benefit. HIDALGO COUNTY PROPERTY TAX SERVICE is contracted to obtain tax information and guarantee taxes to VALLEY LAND TITLE CO. on all real estate related closings.

HIDALGO COUNTY PROPERTY TAX SERVICE will charge \$55.00 for the first tax account and \$20.00 for each additional tax account from the various taxing authorities, plus tax. THERE MAY BE OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES OR YOU MAY SECURE TAX CERTIFICATES FROM THE VARIOUS TAXING AUTHORITIES ON YOUR OWN AND DELIVER THEM TO VALLEY LAND TITLE CO. THE NORMAL FEE PAID TO EACH TAXING AUTHORITY IS \$10.00 FOR EACH TAX ACCOUNT AND THERE ARE USUALLY 2 TO 4 TAXING AUTHORITIES TAXING YOUR PROPERTY. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

I/WE HAVE READ THIS DISCLOSURE FORM, AND UNDERSTAND THAT VALLEY LAND TITLE CO. IS REFERRING ME/US TO HIDALGO COUNTY PROPERTY TAX SERVICE AND MAY RECEIVE A FINANCIAL OR OTHER BENEFIT AS THE RESULT OF THIS REFERRAL.

I X prefer to use HIDALGO COUNTY PROPERTY TAX SERVICE PREFER TO OBTAIN TAX CERTIFICATES ON MY OWN AND AGREE TO DELIVER THE SAME TO VALLEY LAND TITLE CO. PRIOR TO CLOSING.

SELLER:

BORROWER:

THE COUNTY OF HIDALGO, TEXAS

LEOPOLDO ALVAREZ



BY:

VALDE GUERRA, Executive Officer



NO PRORATION AGREEMENT

WHEREAS, LEOPOLDO ALVAREZ, hereinafter referred to as SELLER has this day sold to THE COUNTY OF HIDALGO, TEXAS, hereinafter referred to as PURCHASER, the following described property, to-wit:

A 0.21 of an acre tract of land, more or less, out of Lot 2, Block 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas, and according to General Warranty Deed recorded under County Clerk's Document Number 1887992, Official Records, Hidalgo County, Texas. Said 0.21 acre tract of land being more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.

SELLER and PURCHASER acknowledge that taxes will not be prorated through the date of closing and SELLER shall be fully and solely responsible for taxes for the year 2015 through the date of closing.

EXECUTED at Edinburg, Texas, this 21st day of January, 2015.

SELLER


LEOPOLDO ALVAREZ

BUYER

THE COUNTY OF HIDALGO, TEXAS


VALDE GUERRA, Executive Officer

L. G. 'JERRY' CANALES

ATTORNEY AT LAW

217 W. Cano, Edinburg, Texas 78539

(956) 383-2708

ATTORNEY REPRESENTATION AND FEE LETTER

The legal documents needed for this closing have been prepared by the law office of L.G. 'JERRY' CANALES. The legal fees for preparation of the documents are based on the customary fees charged for document preparation in similar transactions. Mr. Canales has undertaken to prepare documents only, and has not in any way undertaken to assist or advise the seller or buyer about this transaction or the documents executed in connection with it.

All documents were prepared by Mr. Canales based on information provided to him by third parties (e.g. the earnest money contract, title commitment and loan closing instructions), and he has not made any independent effort to verify this information.

Mr. Canales may have prepared the legal documents for both seller and buyer and may also have given legal advice to Valley Land Title Company concerning this transaction. Under the strict rules which lawyers must follow to avoid conflicts of interest, he has determined that he would be able to prepare the documents in such a case.

We agree to pay the fees charged by Mr. Canales for document preparation as shown on the closing statement and acknowledge that we have been given the opportunity to have our own attorney review the documentation.

SELLER:


LEOPOLDO ALVAREZ

BUYER:

THE COUNTY OF HIDALGO, TEXAS


VALDE GUERRA, Executive Officer

Date: January 21, 2015
GF#139736

WAIVER OF INSPECTION

PLEASE SIGN & RETURN THIS WAIVER

GF NO: 139736

TO: VALLEY LAND TITLE CO.

AGENT FOR: ALLIANT NATIONAL TITLE INSURANCE COMPANY

Gentlemen:

I/We, THE COUNTY OF HIDALGO, TEXAS, has this day purchased from LEOPOLDO ALVAREZ the following described property in Hidalgo County, Texas, to-wit:

A 0.21 of an acre tract of land, more or less, out of Lot 2, Block 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas, and according to General Warranty Deed recorded under County Clerk's Document Number 1887992, Official Records, Hidalgo County, Texas. Said 0.21 acre tract of land being more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.

I/We have and hereby accept a policy showing the exception "Right of Parties in Possession".

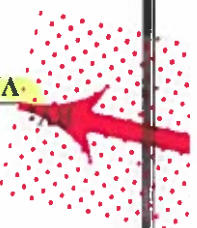


EXECUTED on _____, 2015.

BUYER:

THE COUNTY OF HIDALGO, TEXAS

VALDE GUERRA, Executive Officer



BUYER'S ACCEPTANCE OF DEED

The undersigned Buyer hereby accepts and consents to the form of Deed attached hereto including, but not limited to, the provision(s) concerning title exceptions contained therein, and acknowledges that same is in conformity with Buyer's intent, and the terms and provisions of same shall control in the event of any conflict of the contract Buyer has signed regarding the property described in the attached Deed.

BUYER:

THE COUNTY OF HIDALGO, TEXAS

By: 

VALDE GUERRA, Executive Officer

DATED: January 21, 2015

NOTIFICATION OF TAXING AUTHORITIES

GF#139736

RE: A 0.21 of an acre tract of land, more or less, out of Lot 2, Block 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas, and according to General Warranty Deed recorded under County Clerk's Document Number 1887992, Official Records, Hidalgo County, Texas. Said 0.21 acre tract of land being more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.

Please be advised that tax statements will continue to be sent to the previous owner. In order for tax statements to be sent to you, upon receipt of the recorded Warranty Deed which is mailed to you directly from the Hidalgo County Clerk's office, you need to take it to the following office so that they can change their records accordingly:

Hidalgo County Appraisal District
4405 S. Professional Drive
Edinburg, Texas 78539
www.HIDALGOAD.ORG

This information will also need to be given to any Water District which affects the property.

PLEASE NOTE THAT IT IS THE NEW OWNER'S RESPONSIBILITY TO NOTIFY THE APPRAISAL DISTRICT AND WATER DISTRICT OF THE CHANGE OF OWNERSHIP. FAILURE TO DO SO MAY RESULT IN PENALTY AND INTEREST CHARGES BEING ADDED TO YOUR TAX STATEMENTS FOR LATE PAYMENT.

The undersigned hereby acknowledges receipt of this notice on _____, 2015.

BUYER:

THE COUNTY OF HIDALGO, TEXAS

VALDE GUERRA, Executive Officer



**NOTICE TO PURCHASERS
DEED RESTRICTIONS**

STATE OF TEXAS

COUNTY OF HIDALGO

The real property described below, which you are purchasing is subject to deed restrictions recorded in Hidalgo County, Texas as set out in Schedule B of the Title Commitment.

A 0.21 of an acre tract of land, more or less, out of Lot 2, Block 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas, and according to General Warranty Deed recorded under County Clerk's Document Number 1887992, Official Records, Hidalgo County, Texas. Said 0.21 acre tract of land being more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.

The undersigned acknowledge that they have been furnished with a copy of said restrictive covenants and further acknowledge that we have been furnished with a copy of the Owner's Title Policy Commitment.

We further acknowledge that we have been advised that if there are any matter in either the restrictive covenants or the Owner's Title Policy Commitment which we do not understand, that we should seek legal counsel of our own choosing for an explanation of the legal significance and effect that these matters may have on our property.

We agree that the owner's Title Policy, which will be issued by Valley Land Title Company, covering the above described real property will be issued on the promulgated Texas Form which contains the standard printed exceptions and those special exceptions set out on Schedule B of the above referenced Owner's Title Policy Commitment.

BUYER:

THE COUNTY OF HIDALGO, TEXAS

VALDE GUERRA, Executive Officer

Date: January 21, 2015