

MVP PROPERTIES, LLC

December 14, 2011



VIA HAND DELIVERY

Commissioner Joseph Palacios
Hidalgo County, Pct. 4
1051 N. Doolittle Rd.
Edinburg, Texas 78542

Re: Request for Abandonment of Right-Of-Way

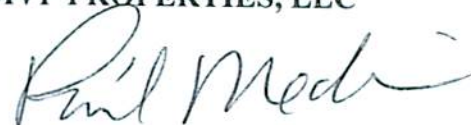
Dear Mr. Palacios:

Pursuant to Local Government Code Sec 263.054 (Relinquishment of Abandoned Land) MVP Properties, LLC is requesting Hidalgo County relinquish the 30' County Right-Of-Way dedicated in 1909. (see Exhibit 1,2 & 3) We feel we have met all elements required by statute as we are the successors in interest, have farmed property for over forty years, and the county has not used it for its intended purpose. This Right-Of-Way runs in between Lots 1-4 and Lots 6-10 of Block 58 of Citrus Fruit Development Company Subdivision as recorded in Vol. 8, Pages 428-431, Deed Records of Hidalgo County, Texas and remains an unopen county road. This Right-Of-Way runs directly into the Edinburg Landfill, and we own all property surrounding it. Approximately ¼ mile to the north of this Right-Of-Way is Encitos Road, an open county road, and about 800 feet to the south, we have dedicated a public utility easement to the City of Edinburg.

If you have any questions, please call me at my office or directly on my cell phone at (956) 802-9926 and I will be pleased to address them.

Respectfully,

MVP PROPERTIES, LLC


Raul Medina
President

RM/sag
Enclosures: as stated

Sec. 251.058. CLOSING, ABANDONING, AND VACATING PUBLIC ROAD. (a) A property owner may not enjoin the entry or enforcement of an order of a commissioners court, acting at the request of any person or on its own initiative, to close, abandon, and vacate a public road or portion of a public road unless the property owner is entitled to an injunction because:

✓(1) the person owns property that abuts the portion of the road being closed, abandoned, and vacated;

or

✓(2) the portion of the road being closed, abandoned, and vacated provides the only ingress to or egress from the ~~person's property.~~

(b) Title to a public road or portion of a public road that is closed, abandoned, and vacated to the center line of the road vests on the date the order is signed by the county judge in the owner of the property that abuts the portion of the road being closed, abandoned, and vacated. A copy of the order shall be filed in the deed records of the county and serves as the official instrument of conveyance from the county to the owner of the abutting property. The order shall:

(1) include the name of each property owner who receives a conveyance under this section;

(2) include the dimensions of the property being conveyed to each property owner; and

(3) be indexed in the deed records of the county in a manner that describes:

(A) the county conveying the property as grantor; and

(B) the property owner receiving the conveyance as grantee.

(c) This section does not deprive a person whose property abuts the road at a point other than the portion of the road being closed, abandoned, and vacated of a right to seek compensation for damages caused by:

✓(1) any depreciation in the value of the property; or

✓(2) any impairment to the property owner's right of ingress to or egress from the property.

Acts 1995, 74th Leg., ch. 165, Sec. 1, eff. Sept. 1, 1995.

STATE OF TEXAS

COUNTY OF HIDALGO

ORDER CLOSING, ABANDONING AND VACATING TRACT I, 0.57 ACRES, AND TRACT II, 0.91 ACRES, OF ROADWAY BEING OUT OF LOTS 6, 7, 8, 9, & 10, BLOCK 49, LOTS 1, 2, 3, 4, & 5, BLOCK 58, AND LOTS 4 & 5, BLOCK 57, CITRUS FRUIT DEVELOPMENT COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS

WHEREAS, the Commissioners Court of Hidalgo County, on the 24th day of January, 2012, at a duly called and noticed meeting of the Hidalgo County Commissioners Court at which a quorum was present came to be heard facts and information concerning abandoning, closing and vacating an unopened county road being Tract I, 0.57 acres, and Tract II, 0.91 acres of land (the "Road") more particularly described by meets and bounds as attached hereto as Exhibit "A" and made part hereof.

WHEREAS, the Commissioners Court has determined it has no purpose or use for the Road; that such Road is unopened and is not currently in use; that there is no foreseeable need or use in the future for the Road;

WHEREAS, the Commissioners Court has examined factual evidence and is not opposed to Hidalgo County abandoning, closing and vacating the Road;

NOW THEREFORE, BE IT ORDERED, ADJUDGED AND DECREED that the Commissioners Court of Hidalgo County based on the facts presented, does hereby unanimously agree to abandon, close and vacate the Road as described in Exhibit "A".

BE IT FURTHER ORDERED that, in accordance with Texas Transportation Code Section 251.058 (b), title to the portion of the public road that is closed, abandoned, and vacated to the center line of the road vests on the date this Order is signed by the County Judge in the owners of the property that abut the portion of the road being closed, abandoned and vacated. A copy of this Order shall be filed in the deed records of Hidalgo County and serves as the official instrument of conveyance from Hidalgo County to the owner of the abutting property.

WHEREUPON, Commissioner Joseph Palacios moved for the adoption of said Order, said Motion being seconded by Commissioner _____ and duly adopted by all members of the court present voting "aye".

Ramon Garcia, County Judge

ATTEST

Arturo Guajardo, Jr., County Clerk

EXHIBIT "A"

TRACT I
METES AND BOUNDS DESCRIPTION
FOR A
0.57 OF AN ACRE TRACT

A 0.57 of an acre tract of land being the south 15.00 feet of Lots 7 and 8, Block 49, a portion of the south 15.00 feet of Lot 6, Block 49, the north 15.00 feet of Lots 3 and 4, Block 58, and a portion of the north 15.00 feet of Lot 5, Block 58, Citrus Fruit Development Company Subdivision as recorded in Volume 6, Pages 428 through 431, Deed Records, Hidalgo County, Texas, also being a portion of that certain thirty foot (30.00') Road Right-of-Way (not opened) between said Blocks 58 and 49 of said Citrus Fruit Development Company Subdivision and being more fully described by metes and bounds as follows:

BEGINNING at a set one-half inch iron on the point of intersection of the south Right-of-Way line of said thirty foot (30.00') Road Right-of-Way (not opened) between Blocks 58 and 49 and the west Right-of-Way line of an abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way as described in Deed recorded in Volume 1768, Page 801, Deed Records, Hidalgo County, Texas, for the southeast corner of herein described tract. Said point bears S 09° 02' 39" W 15.00 feet from a set one-half inch iron rod being the southeast corner of said Lot 8, Block 49, also being the northeast corner of said Lot 3, Block 58, also being the point of intersection of the north line of said Block 58, also being the south line of said Block 49 and the west Right-of-Way of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way.

THENCE N 81° 03' 00" W 824.98 feet along said south Right-of-Way line of said thirty foot (30.00') Road Right-of-Way (not opened) between Blocks 58 and 49, being parallel to the north lines of said Lots 3, 4 and 5, Block 58, to a set one-half inch iron rod on the east Right-of-Way line of U. S. Highway 281 for the southwest corner of herein described tract.

THENCE N 08° 20' 00" E along said east Right-of-Way line of U. S. Highway 281, pass at 15.00 feet a point being the north line of said Block 58, also being the south line of said Block 49 and continuing for a total distance of 30.00 feet to a set one-half inch iron rod on the north Right-of-Way line of said thirty foot (30.00') Road Right-of-Way (not opened) between Blocks 58 and 49 for the northwest corner of herein described tract.

THENCE S 81° 03' 00" E 825.35 feet along said north Right-of-Way line of said thirty foot (30.00') Road Right-of-Way (not opened) between Blocks 58 and 49, being parallel to the south lines of said Lots 6, 7 and 8, Block 49, to a set one-half inch iron rod on the east line of said Lot 8, Block 49, also being said west Right-of-Way line of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way for the northeast corner of herein described tract.

THENCE S 09° 02' 00" W along said east line of Lot 8, Block 49, also being said west Right-of-Way line of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way, pass at 15.00 feet a set one-half inch iron rod being the southeast corner of said Lot 8, Block 49, also being the northeast corner of said Lot 3, Block 58, also being the point of intersection of the north line of said Block 58, also being the south line of said Block 49 and the west Right-of-Way of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way, and continuing along the east line of said Lot 3, Block 58, for a total distance of 30.00 feet to the point of beginning and containing 0.57 of an acre (24,755 square feet) of land, more or less.

**TRACT II
METES AND BOUNDS DESCRIPTION
FOR A
0.91 OF AN ACRE TRACT**

A 0.91 of an acre tract of land being the south 15.00 feet of Lots 9 and 10, Block 49, the north 15.00 feet of Lots 1 and 2, Block 58, and the north 15.00 feet of Lots 5 and 4, Block 57, Citrus Fruit Development Company Subdivision as recorded in Volume 6, Pages 428 through 431, Deed Records, Hidalgo County, Texas, also being a portion of that certain thirty foot (30.00') Right-of-Way (not opened) between said Blocks 58 and 49 and a portion of that certain thirty foot (30.00') Right-of-Way on the north line of said Block 57, (not opened) of said Citrus Fruit Development Company Subdivision and being more fully described by metes and bounds as follows:

BEGINNING at a set one-half inch iron on the point of intersection of the south Right-of-way line of said thirty foot (30.00') Road Right-of-Way (not opened) between Blocks 58 and 49 and the east Right-of-Way line of an abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way as described in Deed recorded in Volume 1768, Page 801, Deed Records, Hidalgo County, Texas, for the southwest corner of herein described tract. Said point bears S 09° 02' 39" W 15.00 feet from a set one-half inch iron rod being the southwest corner of said Lot 9, Block 49, also being the northwest corner of said Lot 2, Block 58, also being the point of intersection of the north line of said Block 58, also being the south line of said Block 49 and the east Right-of-Way of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way.

THENCE N 09° 02' 39" E along the west line of said Lot 2, Block 58, also being said east Right-of-Way line of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way, pass at 15.00 feet a set one-half inch iron rod being the northwest corner of said Lot 2, Block 58, also being the southwest corner of said Lot 9, Block 49, also being the point of intersection of the north line of said Block 58, also being the south line of said Block 49 and the east Right-of-Way of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way, and continuing along the west line of said Lot 9, Block 49, for a total distance of 30.00 feet to a set one-half inch iron rod on the north Right-of-Way line of said thirty foot (30.00') Right-of-Way (not opened) between said Blocks 58 and 49 for the northwest corner of herein described tract.

THENCE S 81° 03' 00" E 897.57 feet along said north Right-of-Way line of said thirty foot (30.00') Right-of-Way (not opened) between said Blocks 58 and 49 being parallel to the south lines of said Lots 9 and 10, Block 49, to a set one-half inch iron rod on the east line of said Lot 10 Block 49, for an interior corner of herein described tract.

THENCE S 08° 57' 00" W 15.00 feet along said east line of Lot 10 Block 49, to a set one-half inch iron rod being the southeast corner of said Lot 10, Block 49, also being the northeast corner of said Lot 1, Block 58, also being the northwest corner of said Lot 5, Block 57, for an interior corner of herein described tract.

THENCE S 81° 03' 00" E 841.40 feet along the north lines of said Lots 5 and 4, Block 57, to a set one-half inch iron rod being the northeast corner of said Lot 4, Block 57, for the northeast corner of herein described tract.

THENCE S 08° 57' 00" W 15.00 feet along the east line of said Lot 4, Block 57, to a set one-half inch iron rod on the south Right-of-Way line of said thirty foot (30.00') Right-of-Way on the north line of said Block 57(not opened) for the southeast corner of herein described tract

THENCE N 81° 03' 00" W 1,793.03 feet along said south Right-of-Way line of said thirty foot (30.00') Right-of-Way on the north line of said Block 57 and between said Blocks 58 and 49 to the point of beginning and containing 0.91 of an acre (26,085 square feet) of land, more or less.

**JOB NO.: 2011-188.TR II.CITRUS FRUIT DEV
R. E. GARCIA & ASSOCIATES**

TITLE MEMORANDUM
GF# 127874

PREPARED FOR:

MVP Properties, LLC
3101 N. Jackson Road
McAllen, TX 78501

DESCRIPTION:

Tract 1:

A 0.57 of an acre tract of land, more or less, being the South 15.00 feet of Lots 7 and 8, Block 49, a portion of the South 15.00 feet of Lot 6, Block 49, the North 15.00 feet of Lots 3 and 4, Block 58, and a portion of the North 15.00 feet of Lot 5, Block 58, Citrus Fruit Development Company Subdivision as recorded in Volume 6, Pages 428 through 431, Deed Records, Hidalgo County, Texas, also being a portion of that certain thirty foot (30.00') Road Right-of-Way (not opened) between said Blocks 58 and 49 of said Citrus Fruit Development Company Subdivision and being more fully described by metes and bounds as follows:

BEGINNING at a set one-half inch iron on the point of intersection of the South Right-of-Way line of said thirty foot (30.00') Road Right-of-Way (not opened) between Blocks 58 and 49 and the West Right-of-Way line of an abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way as described in Deed recorded in Volume 1768, Page 801, Deed Records, Hidalgo County, Texas, for the Southeast corner of herein described tract. Said point bears South 09 degrees, 02 minutes, 39 seconds West 15.00 feet from a set one-half inch iron rod being the Southeast corner of said Lot 8, Block 49, also being the Northeast corner of said Lot 3, Block 58, also being the point of intersection of the North line of said Block 58, also being the South line of said Block 49 and the West Right-of-Way of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way.

THENCE North 81 degrees, 03 minutes, 00 seconds West 824.98 feet along said South Right-of-Way line of said thirty foot (30.00') Road Right-of-Way (not opened) between Blocks 58 and 49, being parallel to the North lines of said Lots 3, 4 and 5, Block 58, to a set one-half inch iron rod on the East Right of-Way line of U. S. Highway 281 for the Southwest corner of herein described tract.

THENCE North 08 degrees, 20 minutes, 00 seconds East along said East Right-of-Way line of U. S. Highway 281, pass at 15.00 feet a point being the North line of said Block 58, also being the South line of said Block 49 and continuing for a total distance of 30.00 feet to a set one-half inch iron rod on the North Right-of-Way line of said thirty foot (30.00') Road Right-of-Way (not opened) between Blocks 58 and 49 for the Northwest corner of herein described tract.

THENCE South 81 degrees, 03 minutes, 00 seconds East 825.35 feet along said North

Right-of-Way line of said thirty foot (30.00') Road Right-of-Way (not opened) between Blocks 58 and 49, being parallel to the South lines of said Lots 6, 7 and 8, Block 49, to a set one-half inch iron rod on the East line of said Lot 8, Block 49, also being said West Right-of-Way line of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way for the Northeast corner of herein described tract.

THENCE South 09 degrees, 02 minutes, 00 seconds West along said East line of Lot 8, Block 49, also being said West Right of-Way line of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of way, pass at 15.00 feel a set one-half inch iron rod being the Southeast corner of said Lot 8, Block 49, also being the Northeast corner of said Lot 3, Block 58, also being the point of intersection of the North line of said Block 58, also being the South line of said Block 49 and the West right-of-Way of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way, and continuing along the East line of said Lot 3, Block 58, for a total distance of 30.00 feel to the POINT OF BEGINNING.

Tract 2:

A 0.91 of an acre tract of land, more or less, being the South 15.00 feet of Lots 9 and 10, Block 49, the North 15.00 feet of Lots 1 and 2, Block 58, and the North 15.00 feet of Lots 5 and 4, Block 57, Citrus Fruit Development Company Subdivision as recorded in Volume 6, Pages 428 through 431, Deed Records, Hidalgo County, Texas, also being a portion of that certain thirty foot (30.00') Right-of-Way (not opened) between said Blocks 58 and 49 and a portion of that certain thirty foot (30.00') Right-of-Way on the North line of said Block 57, (not opened) of said Citrus Fruit Development Company Subdivision and being more fully described by metes and bounds as follows:

BEGINNING at a set one-half inch iron on the point of intersection of the South Right-of way line of said thirty foot (30.00') Road Right-of-Way (not opened) between Blocks 58 and 49 and the East Right-of-Way line of an abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way as described in Deed recorded in Volume 1768, Page 801, Deed Records, Hidalgo County, Texas, for the Southwest corner of herein described tract. Said point bears South 09 degrees, 02 minutes, 39 seconds West 15.00 feet from a set one-half inch iron rod being the Southwest corner of said Lot 9, Block 49, also being the Northwest corner of said Lot 2, Block 58, also being the point of intersection of the North line of said Block 58, also being the South line of said Block 49 and the East Right-of-Way of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way.

THENCE North 09 degrees, 02 minutes, 39 seconds East along the West line of said Lot 2, Block 58, also being said East Right-of-Way line of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way, pass at 15.00 feet a set one-half inch iron rod being the Northwest corner of said Lot 2, Block 58, also being the Southwest corner of said Lot 9, Block 49, also being the point of intersection of the North line of said Block 58, also being the South line of said Block 49 and the East Right-of-Way of said abandoned one hundred foot (1 00.00') Missouri Pacific Railroad Right-of-Way, and

continuing along the West line of said Lot 9, Block 49, for a total distance of 30.00 feet to a set one-half inch iron rod on the North Right-of-Way line of said thirty foot (30.00') Right-of-Way (not opened) between said Blocks 58 and 49 for the Northwest corner of herein described tract.

THENCE South 81 degrees, 03 minutes, 00 seconds East 897.57 feet along said north Right-of-Way line of said thirty foot (30.00') Right-of-Way (not opened) between said Blocks 58 and 49 being parallel to the South lines of said Lots 9 and 10, Block 49, to a set one-half inch iron rod on the East line of said Lot 10 Block 49, for an interior corner of herein described tract.

THENCE South 08 degrees, 57 minutes, 00 seconds West 15.00 feet along said East line of Lot 10 Block 49, to a set one half inch iron rod being the Southeast corner of said Lot 10, Block 49, also being the Northeast corner of said Lot 1, Block 58, also being the Northwest corner of said Lot 5, Block 57, for an interior corner of herein described tract.

THENCE South 81 degrees 03 minutes, 00 seconds East 841.40 feet along the North lines of said Lots 5 and 4, Block 57, to a set one-half inch iron rod being the Northeast corner of said Lot 4, Block 57, for the Northeast corner of herein described tract.

THENCE South 08 degrees, 57 minutes, 00 seconds West 15.00 feet along the East line of said Lot 4, Block 57, to a set one-half inch iron rod on the South Right-of-Way line of said thirty foot (30.00') Right-of-way and the North line of said Block 57 (not opened) for the Southeast corner of herein described tract

THENCE North 81 degrees, 03 minutes, 00 seconds West 1,793.03 feet along said South Right-of-Way line of said thirty foot (30.00') Right-of-Way on the North line of said Block 57 and between said Blocks 58 and 49 to the POINT OF BEGINNING.

RECORD TITLE OWNER:

MVP Properties, LLC, a Texas limited liability company by virtue of a Warranty Deed from MVP Development, Inc., a Texas corporation dated June 28, 2010 filed June 29, 2010 under Document Number 2010-2115785, Official Records, Hidalgo County, Texas, and the County Hidalgo, Texas, as their interest may appear.

BUILDING RESTRICTIONS:

NONE

EXCEPTIONS:

- A. Roadways as shown on the map of Citrus Fruit Development Company Subdivision, recorded in Volume 6, Page 428-431, Map Records of Hidalgo County, Texas.
- B. Telegraph and telephone line easement in favor of Southwestern bell Telephone Company as shown by instruments dated March 16, 1935, recorded in Volume 401, Page 561 and dated August 10, 1959, recorded in Volume 983, Page 565, both in the Deed Records of Hidalgo County, Texas.
- C. Highway easement in favor of State of Texas as shown by instrument dated March 18, 1935, recorded in Volume 402, Page 97 and dated April 2, 1935, recorded in Volume 406, Page 78, both in the Deed Records of Hidalgo County, Texas.
- D. Right of way easement in favor of Rio Grande Valley Gas Company as shown by instrument dated March 30, 1943, recorded in Volume 508, Page 177, Deed Records of Hidalgo County, Texas.
- E. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by L. A. Gannaway and wife, Julia Schwab Gannaway to Sinclair Oil and Gas Company, dated December 7, 1954, recorded in Volume 164, Page 575, Oil and Gas Records of Hidalgo County, Texas.
- F. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated February 4, 1955, recorded in Volume 171, Page 358, Oil and Gas Records of Hidalgo County, Texas.
- G. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated August 12, 1959, recorded in Volume 236, Page 375, Oil and Gas Records of Hidalgo County, Texas.
- H. Mineral and/or royalty reservation contained in deed dated November 25, 2002, filed January 7, 2003 under Document Number 1155189 and dated June 28, 2010, filed June 29, 2010, under Document Number 2010-2115785, both in the Official Records of Hidalgo County, Texas.

Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

- I. Rights of parties in possession.
- J. Visible and apparent easements on or across the property herein described.
- K. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

- L. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
- M. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.

LIENS:

NONE

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of January 3, 2012 at 5:00 p.m.

VALLEY LAND TITLE CO.

By:

Mario Garza, Vice-President

BEGINNING at a set one-half inch iron on the point of intersection of the South Right-of-Way line of said thirty foot (30.00') Road Right-of-Way (not opened) between Blocks 58 and 49 and the West Right-of-Way line of an abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way as described in Deed recorded in Volume 1768, Page 801, Deed Records, Hidalgo County, Texas, for the Southeast corner of herein described tract. Said point bears South 09 degrees, 02 minutes, 39 seconds West 15.00 feet from a set one-half inch iron rod being the Southeast corner of said Lot 8, Block 49, also being the Northeast corner of said Lot 3, Block 58, also being the point of intersection of the North line of said Block 58, also being the South line of said Block 49 and the West Right-of-Way of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way.

THENCE North 81 degrees, 03 minutes, 00 seconds West 824.98 feet along said South Right-of-Way line of said thirty foot (30.00') Road Right-of-Way (not opened) between Blocks 58 and 49, being parallel to the North lines of said Lots 3, 4 and 5, Block 58, to a set one-half inch iron rod on the East Right of-Way line of U. S. Highway 281 for the Southwest corner of herein described tract.

THENCE North 08 degrees, 20 minutes, 00 seconds East along said East Right-of-Way line of U. S. Highway 281, pass at 15.00 feet a point being the North line of said Block 58, also being the South line of said Block 49 and continuing for a total distance of 30.00 feet to a set one-half inch iron rod on the North Right-of-Way line of said thirty foot (30.00') Road Right-of-Way (not opened) between Blocks 58 and 49 for the Northwest corner of herein described tract.

THENCE South 81 degrees, 03 minutes, 00 seconds East 825.35 feet along said North Right-of-Way line of said thirty foot (30.00') Road Right-of-Way (not opened) between Blocks 58 and 49, being parallel to the South lines of said Lots 6, 7 and 8, Block 49, to a set one-half inch iron rod on the East line of said Lot 8, Block 49, also being said West Right-of-Way line of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way for the Northeast corner of herein described tract.

THENCE South 09 degrees, 02 minutes, 00 seconds West along said East line of Lot 8, Block 49, also being said West Right of-Way line of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of way, pass at 15.00 feel a set one-half inch iron rod being the Southeast corner of said Lot 8, Block 49, also being the Northeast corner of said Lot 3, Block 58, also being the point of intersection of the North line of said Block 58, also being the South line of said Block 49 and the West right-of-Way of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way, and continuing along the East line of said Lot 3, Block 58, for a total distance of 30.00 feel to the POINT OF BEGINNING.

Tract 2:

A 0.91 of an acre tract of land, more or less, being the South 15.00 feet of Lots 9 and 10, Block 49, the North 15.00 feet of Lots 1 and 2, Block 58, and the North 15.00 feet of Lots

5 and 4, Block 57, Citrus Fruit Development Company Subdivision as recorded in Volume 6, Pages 428 through 431, Deed Records, Hidalgo County, Texas, also being a portion of that certain thirty foot (30.00') Right-of-Way (not opened) between said Blocks 58 and 49 and a portion of that certain thirty foot (30.00') Right-of-Way on the North line of said Block 57, (not opened) of said Citrus Fruit Development Company Subdivision and being more fully described by metes and bounds as follows:

BEGINNING at a set one-half inch iron on the point of intersection of the South Right-of-way line of said thirty foot (30.00') Road Right-of-Way (not opened) between Blocks 58 and 49 and the East Right-of-Way line of an abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way as described in Deed recorded in Volume 1768, Page 801, Deed Records, Hidalgo County, Texas, for the Southwest corner of herein described tract. Said point bears South 09 degrees, 02 minutes, 39 seconds West 15.00 feet from a set one-half inch iron rod being the Southwest corner of said Lot 9, Block 49, also being the Northwest corner of said Lot 2, Block 58, also being the point of intersection of the North line of said Block 58, also being the South line of said Block 49 and the East Right-of-Way of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way.

THENCE North 09 degrees, 02 minutes, 39 seconds East along the West line of said Lot 2, Block 58, also being said East Right-of-Way line of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way, pass at 15.00 feet a set one-half inch iron rod being the Northwest corner of said Lot 2, Block 58, also being the Southwest corner of said Lot 9, Block 49, also being the point of intersection of the North line of said Block 58, also being the South line of said Block 49 and the East Right-of-Way of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way, and continuing along the West line of said Lot 9, Block 49, for a total distance of 30.00 feet to a set one-half inch iron rod on the North Right-of-Way line of said thirty foot (30.00') Right-of-Way (not opened) between said Blocks 58 and 49 for the Northwest corner of herein described tract.

THENCE South 81 degrees, 03 minutes, 00 seconds East 897.57 feet along said north Right-of-Way line of said thirty foot (30.00') Right-of-Way (not opened) between said Blocks 58 and 49 being parallel to the South lines of said Lots 9 and 10, Block 49, to a set one-half inch iron rod on the East line of said Lot 10 Block 49, for an interior corner of herein described tract.

THENCE South 08 degrees, 57 minutes, 00 seconds West 15.00 feet along said East line of Lot 10 Block 49, to a set one half inch iron rod being the Southeast corner of said Lot 10, Block 49, also being the Northeast corner of said Lot 1, Block 58, also being the Northwest corner of said Lot 5, Block 57, for an interior corner of herein described tract.

THENCE South 81 degrees 03 minutes, 00 seconds East 841.40 feet along the North lines of said Lots 5 and 4, Block 57, to a set one-half inch iron rod being the Northeast corner of said Lot 4, Block 57, for the Northeast corner of herein described tract.

THENCE South 08 degrees, 57 minutes, 00 seconds West 15.00 feet along the East line of said Lot 4, Block 57, to a set one-half inch iron rod on the South Right-of-Way line of said thirty foot (30.00') Right-of-way and the North line of said Block 57 (not opened) for the Southeast corner of herein described tract

THENCE North 81 degrees, 03 minutes, 00 seconds West 1,793.03 feet along said South Right-of-Way line of said thirty foot (30.00') Right-of-Way on the North line of said Block 57 and between said Blocks 58 and 49 to the POINT OF BEGINNING.

MVP Properties, LLC, a Texas limited liability company by virtue of a Warranty Deed from MVP Development, Inc., a Texas corporation dated June 28, 2010 filed June 29, 2010 under Document Number 2010-2115785, Official Records, Hidalgo County, Texas, and the County Hidalgo, Texas, as their interest may appear.

TITLE MEMORANDUM
GF# 127874

Effective Date: January 3, 2012
Issued Date: January 12, 2012

PREPARED FOR:

MVP Properties, LLC
3101 N. Jackson Road
McAllen, TX 78501

DESCRIPTION:

Tract 1:

A 0.57 of an acre tract of land, more or less, being the South 15.00 feet of Lots 7 and 8, Block 49, a portion of the South 15.00 feet of Lot 6, Block 49, the North 15.00 feet of Lots 3 and 4, Block 58, and a portion of the North 15.00 feet of Lot 5, Block 58, Citrus Fruit Development Company Subdivision as recorded in Volume 6, Pages 428 through 431, Deed Records, Hidalgo County, Texas, also being a portion of that certain thirty foot (30.00') Road Right-of-Way (not opened) between said Blocks 58 and 49 of said Citrus Fruit Development Company Subdivision and being more fully described by metes and bounds as follows:

BEGINNING at a set one-half inch iron on the point of intersection of the South Right-of-Way line of said thirty foot (30.00') Road Right-of-Way (not opened) between Blocks 58 and 49 and the West Right-of-Way line of an abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way as described in Deed recorded in Volume 1768, Page 801, Deed Records, Hidalgo County, Texas, for the Southeast corner of herein described tract. Said point bears South 09 degrees, 02 minutes, 39 seconds West 15.00 feet from a set one-half inch iron rod being the Southeast corner of said Lot 8, Block 49, also being the Northeast corner of said Lot 3, Block 58, also being the point of intersection of the North line of said Block 58, also being the South line of said Block 49 and the West Right-of-Way of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way.

THENCE North 81 degrees, 03 minutes, 00 seconds West 824.98 feet along said South Right-of-Way line of said thirty foot (30.00') Road Right-of-Way (not opened) between Blocks 58 and 49, being parallel to the North lines of said Lots 3, 4 and 5, Block 58, to a set one-half inch iron rod on the East Right of-Way line of U. S. Highway 281 for the Southwest corner of herein described tract.

THENCE North 08 degrees, 20 minutes, 00 seconds East along said East Right-of-Way line of U. S. Highway 281, pass at 15.00 feet a point being the North line of said Block 58, also being the South line of said Block 49 and continuing for a total distance of 30.00 feet to a set one-half inch iron rod on the North Right-of-Way line of said thirty foot (30.00')

Road Right-of-Way (not opened) between Blocks 58 and 49 for the Northwest corner of herein described tract.

THENCE South 81 degrees, 03 minutes, 00 seconds East 825.35 feet along said North Right-of-Way line of said thirty foot (30.00') Road Right-of-Way (not opened) between Blocks 58 and 49, being parallel to the South lines of said Lots 6, 7 and 8, Block 49, to a set one-half inch iron rod on the East line of said Lot 8, Block 49, also being said West Right-of-Way line of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way for the Northeast corner of herein described tract.

THENCE South 09 degrees, 02 minutes, 00 seconds West along said East line of Lot 8, Block 49, also being said West Right of-Way line of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of way, pass at 15.00 feet a set one-half inch iron rod being the Southeast corner of said Lot 8, Block 49, also being the Northeast corner of said Lot 3, Block 58, also being the point of intersection of the North line of said Block 58, also being the South line of said Block 49 and the West right-of-Way of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way, and continuing along the East line of said Lot 3, Block 58, for a total distance of 30.00 feet to the POINT OF BEGINNING.

Tract 2:

A 0.91 of an acre tract of land, more or less, being the South 15.00 feet of Lots 9 and 10, Block 49, the North 15.00 feet of Lots 1 and 2, Block 58, and the North 15.00 feet of Lots 5 and 4, Block 57, Citrus Fruit Development Company Subdivision as recorded in Volume 6, Pages 428 through 431, Deed Records, Hidalgo County, Texas, also being a portion of that certain thirty foot (30.00') Right-of-Way (not opened) between said Blocks 58 and 49 and a portion of that certain thirty foot (30.00') Right-of-Way on the North line of said Block 57, (not opened) of said Citrus Fruit Development Company Subdivision and being more fully described by metes and bounds as follows:

BEGINNING at a set one-half inch iron on the point of intersection of the South Right-of way line of said thirty foot (30.00') Road Right-of-Way (not opened) between Blocks 58 and 49 and the East Right-of-Way line of an abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way as described in Deed recorded in Volume 1768, Page 801, Deed Records, Hidalgo County, Texas, for the Southwest corner of herein described tract. Said point bears South 09 degrees, 02 minutes, 39 seconds West 15.00 feet from a set one-half inch iron rod being the Southwest corner of said Lot 9, Block 49, also being the Northwest corner of said Lot 2, Block 58, also being the point of intersection of the North line of said Block 58, also being the South line of said Block 49 and the East Right-of-Way of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way.

THENCE North 09 degrees, 02 minutes, 39 seconds East along the West line of said Lot 2, Block 58, also being said East Right-of-Way line of said abandoned one hundred foot (100.00') Missouri Pacific Railroad Right-of-Way, pass at 15.00 feet a set one-half inch

iron rod being the Northwest corner of said Lot 2, Block 58, also being the Southwest corner of said Lot 9, Block 49, also being the point of intersection of the North line of said Block 58, also being the South line of said Block 49 and the East Right-of-Way of said abandoned one hundred foot (1 00.00') Missouri Pacific Railroad Right-of-Way, and continuing along the West line of said Lot 9, Block 49, for a total distance of 30.00 feet to a set one-half inch iron rod on the North Right-of-Way line of said thirty foot (30.00') Right-of-Way (not opened) between said Blocks 58 and 49 for the Northwest corner of herein described tract.

THENCE South 81 degrees, 03 minutes, 00 seconds East 897.57 feet along said north Right-of-Way line of said thirty foot (30.00') Right-of-Way (not opened) between said Blocks 58 and 49 being parallel to the South lines of said Lots 9 and 10, Block 49, to a set one-half inch iron rod on the East line of said Lot 10 Block 49, for an interior corner of herein described tract.

THENCE South 08 degrees, 57 minutes, 00 seconds West 15.00 feet along said East line of Lot 10 Block 49, to a set one half inch iron rod being the Southeast corner of said Lot 10, Block 49, also being the Northeast corner of said Lot 1, Block 58, also being the Northwest corner of said Lot 5, Block 57, for an interior corner of herein described tract.

THENCE South 81 degrees 03 minutes, 00 seconds East 841.40 feet along the North lines of said Lots 5 and 4, Block 57, to a set one-half inch iron rod being the Northeast corner of said Lot 4, Block 57, for the Northeast corner of herein described tract.

THENCE South 08 degrees, 57 minutes, 00 seconds West 15.00 feet along the East line of said Lot 4, Block 57, to a set one-half inch iron rod on the South Right-of-Way line of said thirty foot (30.00') Right-of-way and the North line of said Block 57 (not opened) for the Southeast corner of herein described tract

THENCE North 81 degrees, 03 minutes, 00 seconds West 1,793.03 feet along said South Right-of-Way line of said thirty foot (30.00') Right-of-Way on the North line of said Block 57 and between said Blocks 58 and 49 to the POINT OF BEGINNING.

RECORD TITLE OWNER:

MVP Properties, LLC, a Texas limited liability company by virtue of a Warranty Deed from MVP Development, Inc., a Texas corporation dated June 28, 2010 filed June 29, 2010 under Document Number 2010-2115785, Official Records, Hidalgo County, Texas, and the County Hidalgo, Texas, as their interest may appear.

Examined By: