

**CHARGE TO: VLTC
GF #142692 (JR)**

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.

DEED WITHOUT WARRANTY

Date: July 7, 2015

Grantor: COUNTY OF HIDALGO

Grantor's Mailing Address:

Hidalgo County
100 N. Closner
Edinburg, Texas 78539

Grantee: FRED POWELL a/k/a FRED C. POWELL

Grantee's Mailing Address:

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

A 2.94 acre tract of land out of Block 236, HALL-FIFIELD TRACT, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 53, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of Block 236;

THENCE, North 89 degrees, 53 minutes West along the North line of said Block 236, 516.52 feet;

THENCE, South 32 degrees, 18 minutes East, 100.57 feet;

THENCE, South 47 degrees, 02 minutes East, 461.4 feet to a point in the South line of Block 236;

THENCE, South 89 degrees, 53 minutes East along the South line 124.34 feet to the Southeast corner of Block 236;

THENCE, North 0 degrees, 07 minutes East along the East line 398.7 feet to THE POINT OF BEGINNING

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Restrictive Covenants as set forth in instrument dated May 20, 2008, filed June 3, 2008 under Document Number 2008-1895949, Official Records of Hidalgo County, Texas.

Statutory easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1.

Roadways as shown on the map of Hall-Fifield Tract, recorded in Volume 1, Page 53, Map Records of Hidalgo County, Texas.

Subject to any portion of subject property described herein lying in canal right of way.

Any claim or allegation that the land, described in Schedule "A", was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

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.

Taxes for the year 2015 and all subsequent years, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

This conveyance is intended to include any property interests obtained by after-acquired title.

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

COUNTY OF HIDALGO

By: _____
RAMON GARCIA, County Judge

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this _____ day of July, 2015 by RAMON GARCIA, County Judge of the County of Hidalgo County, Texas.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Ciro Ochoa, Jr.
6013 N. 10th St.
McAllen, Texas 78504
GF No. 143059/JR/mm;rg

AFTER RECORDING RETURN TO:

LAW OFFICE OF CIRO OCHOA JR.
6013 N. 10th St.
McAllen, Texas 78504
Phone (956) 687-7763 * Fax (956) 683-8958

ATTORNEY REPRESENTATION AND FEE LETTER

The legal documents needed for this closing have been prepared by the law office of Ciro Ochoa, Jr. The legal fees for preparation of the documents are based on the customary fees charged for document preparation in similar transactions. Mr. Ochoa 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. Ochoa 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. Ochoa may have prepared the legal documents for both buyer and seller 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. Ochoa 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:

COUNTY OF HIDALGO

By: _____

BUYER:

FRED POWELL a/k/a FRED C. POWELL

Date: July 7, 2015

GF# 142692/JR/mm;rg