



**Hidalgo County
Planning
Department**

T.J. Arredondo, CFM
Director of Planning

Main Office

1304 S. 25th Street
Edinburg, Texas 78542
Phone (956) 318-2840
Fax (956) 318-2844

Engineering Projects Office

902 N. Doolittle Road
Edinburg, Texas 78542
Phone (956) 292-7080
Fax (956) 292-7089

Precinct No. 1 Substation

1902 Joe Stephens Ave.
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

PIPELINE AND UTILITY PERMIT APPLICATION PACKET

THE STATE OF TEXAS

COUNTY OF HIDALGO

**APPLICATION AND AGREEMENT FOR PIPELINE OR
UTILITY PERMIT**

Date: 9/11/18

AGUA SPECIAL UTILITY DISTRICT (hereinafter referred to as "Applicant") does hereby make application to the Hidalgo County through the Hidalgo County Planning Department (hereinafter referred to as "HCPD") to construct, maintain and repair pipelines or utilities across the easements, right-of-ways, property or property interest as described below.

Information required:

1. Name and Address of Applicant:

AGUA SPECIAL UTILITY DISTRICT (ASUD)

3120 N. ABRAM RD; PALMVIEW, TX 78572

2. Name and Address of company or agency owning Pipeline or Utility (please indicate if same as Applicant):

SAME

3. Name and Address of operator of Pipeline or Utility (please indicate if same as Applicant):

SAME

4. Name and Address of contractor to install Pipeline or Utility:

SALAZAR UTILITY CONSTRUCTION, INC

7901 W. MILE 4, MISSION, TX 78574



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5. Estimated date of installation of Pipeline or Utility:

AS SOON AS THE THIS PERMIT GETS APPROVED!

9/24/18

6. Location of Pipelines or Utilities (Tract No., Survey, Abstract No.):

N300'-S1024'-W1452' BLOCK 16, TEXAN GARDENS SUBD.

7. Hidalgo County road right-of-way, property or property interest to be crossed: 7460 WESTERN ROAD; MISSION, TEXAS

8. Names and Addresses of fee owners of property involved and copy of Pipeline or Utility easements acquired:

N/A

9. Number and size of lines:

(2) 8" C-900 DR18 WATERLINES WITH 16" PVC CASINGS



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10. Pressure (each line):

~ 60 PSI

11. Content (each line):

POTABLE WATER

12. Is this a common carrier pipeline or utility? If yes, please submit the Applicant's Texas Railroad Commission Form "T-4" or similar form designating the facility:

N/A

13. Does Applicant have the Power of Eminent Domain?

N/A

14. Will the product be carried for hire or by the owner of the goods?

BY OWNER

15. Where is the origin of the line?

WEST SIDE OF WESTERN ROAD

16. Where is the destination of the line?

EAST SIDE OF WESTERN ROAD

17. Utility Crossing Coordinate X: 16639933.786 Y: 1018985.870
(NAD 83 Texas South FIPS 4205 feet)

BORE CROSSING #1: 26°18'54.85"N 98°23'38.26"W
BORE CROSSING #2: X: 26°18'56.39"N Y: 98°23'38.05"W
16640089.291 1019004.848



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If requested permit is granted by HCPD, Applicant, in consideration thereof, agrees and binds itself as follows:

1. All pipelines or utilities herein will be horizontally placed within the right-of-way as determined by HCPD and at a minimum depth of five (5) feet below natural ground. Depth, horizontal, and vertical location shall be confirmed by HCPD Inspectors.
2. Location map, profile, and plans concerning the proposed pipeline or utility crossing will furnished with this application.
3. HCPD will be notified in writing ten days prior to the beginning date of construction under this permit.
4. Applicant will bear the entire expense of all future relocations of any pipelines or utilities should such relocation, at the sole discretion of the Hidalgo County Commissioners Court, be necessary for improvements, alteration, or maintenance of the Hidalgo County's easement or property of interest.
5. Applicant will notify the HCPD at least 48 hours prior to covering work and or completion of its work and removal of its equipment from the job site to permit HCPD to make an inspection.
6. Upon notification by the HCPD, the Applicant will promptly repair or rectify any deficiency or condition caused by the Applicant's operations or installations under this permit. Applicant will leave easement in as near the same condition or better, in the HCPD's sole judgment, as it existed prior to the commencement of the operations under this permit.



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7. Hidalgo County shall not be liable or responsible for, and shall be saved and held harmless by Applicant, and further shall be indemnified by Applicant, from and against any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including all expenses of litigation, court costs, attorney's fees, and engineering fees for injury or death to any person, or injury to any property, received or sustained by any person or persons or property, arising out of, or occasioned by, directly or indirectly, the performance of Applicant under this agreement, including claims and damages arising in part from the negligence of the Hidalgo County.

It is the expressed intent of the parties to this agreement that the indemnity provided for in this section is extended by Applicant to indemnity and protect Hidalgo County from the consequences of Hidalgo County's own negligence, whether that negligence is the sole or contributory cause of the resultant injury death, or damage.

Applicant further agrees to defend, at its own expense, with attorneys acceptable to Hidalgo County and on behalf of the Hidalgo County, and in the name of Hidalgo County, any claim or litigation brought against the Hidalgo County in connection with any such injury, death or damage.

Before construction is begun on such pipeline or utility crossings, Applicant will furnish to the HCPD a certificate of insurance (or other security approved by the HCPD) payable to Hidalgo County and protecting Hidalgo County (as an additional named insured) against any claims for personal injuries or damages to property resulting from the operations of Applicant, its agents, servants, employees, and contractors under this permit. Insurance is to be supplied in accordance with the attached Schedule A.

8. Hidalgo County makes no warranties, expressed or implied, in the granting of this permit; nor does Hidalgo County purport to grant any property interest or exclusive privileges whatsoever by granting such permit. It is specifically understood that Hidalgo County is not the agent for, nor does it act for, the fee owners or any persons or entities having any right, or title to possession of the land upon which the Hidalgo County's easement or other property interest is located. Furthermore, in granting this permit Hidalgo County makes no representation or warranty that it has any property interest, including, but not limited to, an easement or right of way, in the land



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upon which Applicant constructs, maintains, repairs, or modifies the pipelines or utilities, made the subject of this application, nor does Hidalgo County make any representation or warranty as to the validity, quality or extent of such property interest, if any. Applicant acknowledges its understanding that Hidalgo County in granting this permit, does not convey or grant to Applicant any rights, title or interest for which it has no legal authority to grant or convey.

9. Applicant binds itself to comply with all federal, state, and local laws or regulations and will obtain all necessary permits from all local and federal agencies required by law before installation or construction is begun.
10. Applicant will install its pipelines and utilities in a manner and location as shown in the plans and specifications filed with HCPD in support of this application for permit. Hidalgo County Planning Department's representative may at any time make such inspection as such engineer or other representation may deem necessary to assure that the construction of the pipeline or utilities is in accordance with the plans and specifications submitted, and said engineer or representative shall have the right to temporarily suspend Applicant's work if necessary, while such inspection is being made. Should Applicant not install the pipelines or utilities in accordance with the terms and conditions of this permit, Applicant agrees that the Hidalgo County shall have the right to require, at Applicant's expense, the removal of the pipelines and utilities and its replacement in conformance to said plans and specifications and conditions of this permit. Hidalgo County may revoke this permit and suspend all work hereunder if it is determined by Hidalgo County that the pipelines or utilities are not being installed in accordance with such plans and specifications and conditions of this permit. The suspension or revocation of this permit shall not be a basis for a claim for damages against Hidalgo County.
11. Except in emergency situations where it is necessary to protect life and property, Applicant will not make any change, modification, or alteration in or to the pipelines or utilities without first securing a new or amended permit from Hidalgo County prior to the making of any such change. Applicant will maintain the pipelines or utilities hereby authorized in good and safe condition, and in accordance with plans, specifications, and this permit.



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12. Applicant agrees to pay HCPD a permit fee to cover administrative costs in the amount of **\$500.00**, plus a reimbursement to HCPD for any necessary engineering fees which may be incurred for the study and processing of the Application. This fee will permit a single pipeline or utility to be within County right-of-way. Applicant further agrees to pay an additional fee of **\$500.00** for each additional line included in permit application at the same location; however, more than one location may be included in a single application.

Requests to lay additional line or lines, not included in an initial permit application, must be made by separate application, with new permit fees paid accordingly and support data provided.

All permits fees must be submitted with the application for permit.

Permit fees submitted with this application for which pipeline or utility crossing are not approved by Hidalgo County Commissioners Court will be refunded to Applicant.

Permit fees may be waived where Applicant is a state, county, municipality, or a special political subdivision.

13. The Applicant is allowed one hundred twenty days (120) from the granting of the permit to start construction of the pipelines or utilities crossings. Once started, the Applicant is allowed ninety (90) days to complete all work under such permit. All construction must be completed within two hundred ten (210) days from the date of issuance of permit. Upon application, extension of the time periods set forth in this paragraph may be granted by the Hidalgo County Commissioners Court. Such applications for extension must be received by HCPD at least thirty days before the expiration of the two hundred ten (210) days period. A new permit fee, in accordance with Paragraph 12 hereof, will be charged for each extension granted.

Construction of any pipeline or utility crossing will not begin until written approval has been given by HCPD.

14. All provisions of the Pipeline and Utility Permit Administration Policy of Hidalgo County, if any, and all amendments thereto, are hereby incorporated herein as part of the terms and conditions of this permit for all purposes.



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15. Applicant warrants and represents that it has secured from all fee owners of the involved property an easement or other property rights to construct, repair or modify the pipeline or utility in the manner set forth herein.
16. This Pipeline and Utility Permit if granted by Hidalgo County is subject to any and all other requirements, specifications and conditions listed in Exhibit A attached hereto.
17. Hidalgo County requires all coordinates of all utility crossings. Horizontal datum to be in NAD 83 State Plane Texas South 4205 feet and vertical datum in NAVD 88 Geoid 12a.
18. This permit constitutes the entire agreement between the parties with regard to the subject matter hereof, and all prior agreements, representations, and negotiations between the parties regarding the subject matter are hereby superseded. This permit shall not be altered or amended except by an agreement in writing executed by the parties hereto.
19. Applicant warrants and represents that its undersigned representative has full authority to bind Applicant to the terms and conditions of the foregoing Application and Agreement for Pipeline or Utility Permit.



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DATED this 11th day of September, 2018.

JOSE E. "EDDIE" SAENZ, P.E.
(Name of Applicant - Printed or Typed)

By: [Signature]
Signature

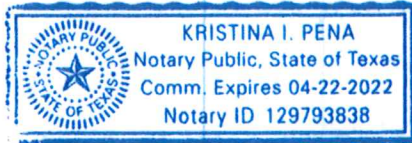
Title: GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT (ASUD)

STATE OF TEXAS
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO before me the Applicant,
Jose E. Saenz, on this 11th day of September, 2018,
to which witness my hand and seal of office.

[Signature]
Notary Public for the State of Texas

My Commission Expires: 4/22/22





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DATED this _____ day of _____, 20__.

JOSE E. "EDDIE" SAENZ, P.E.
(Name of Applicant – Printed or Typed)

By: _____
Signature

Title: GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT (ASUD)

STATE OF TEXAS
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO before me the Applicant,
_____, on this _____ day of _____, 20__,
to which witness my hand and seal of office.

Notary Public for the State of Texas

My Commission Expires: _____



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**APPROVAL OF APPLICATION BY
HIDALGO COUNTY PLANNING DEPARTMENT**

Came on for consideration this _____ day of _____,
20____. The above and foregoing Application for Pipeline and Utility
Permit, and after consideration of the same by the Hidalgo County
Commissioners Court, said Application and Agreement for Pipeline or
Utility Permit is hereby APPROVED.

HIDALGO COUNTY:

Ramon Garcia, County Judge



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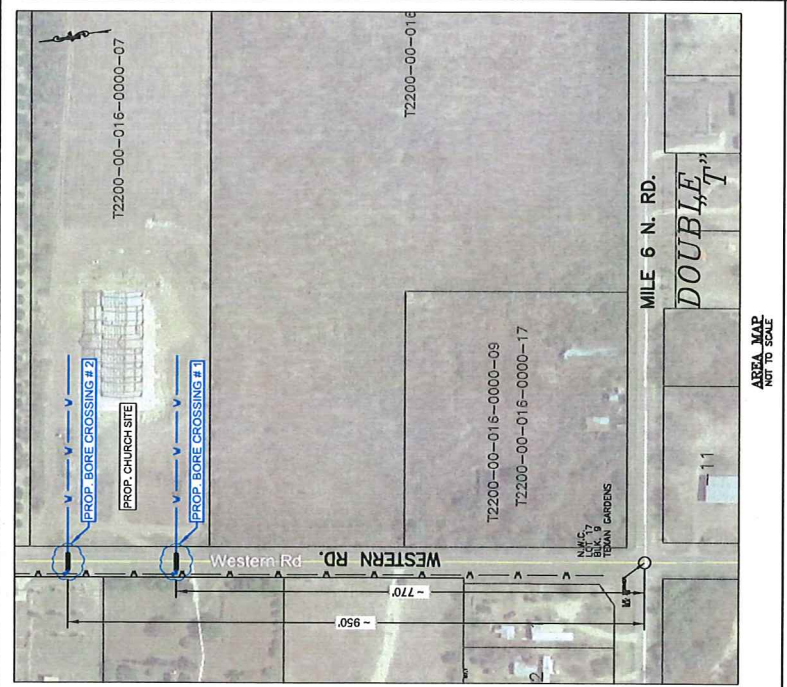
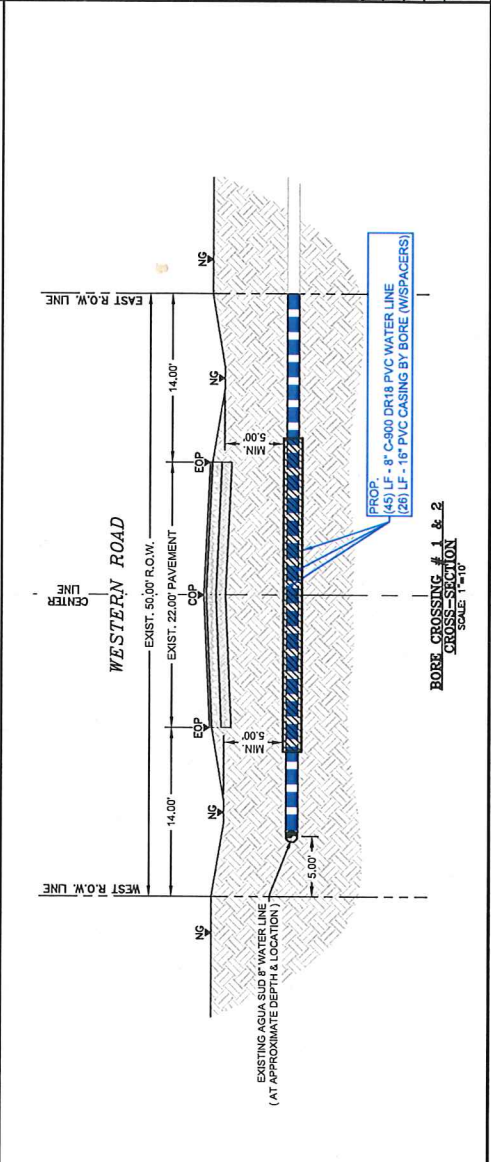
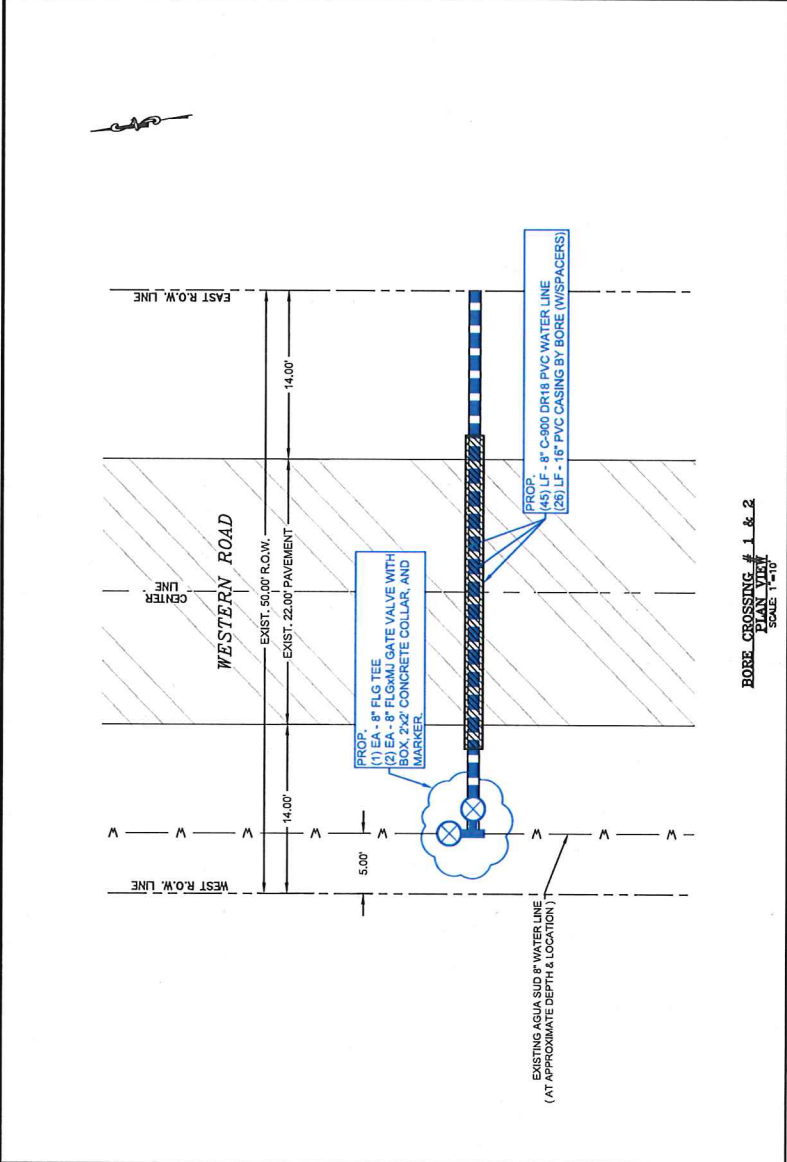
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EXHIBIT A

(Please insert description of project location and supporting documents for proposed utility work)

EXHIBIT "A" & "B" ATTACHED



LEGEND

- NG - NATURAL GROUND
- COP - CENTER OF PAVEMENT
- PROP. - PROPOSE
- EXIST. - EXISTING
- MIN. - MINIMUM
- MAX. - MAXIMUM

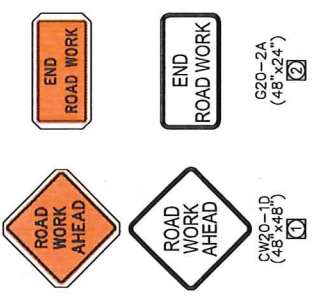
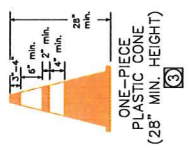
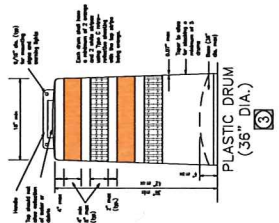
GENERAL NOTES:

1. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVE GROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY LOCATIONS. THE ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL UNBURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
2. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SERVICES TO VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION (1-800-DIG-TESS).
3. ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
4. ANY DAMAGE TO PROPERTY OUTSIDE THE CONSTRUCTION ZONE, INCLUDING BUT NOT LIMITED TO, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

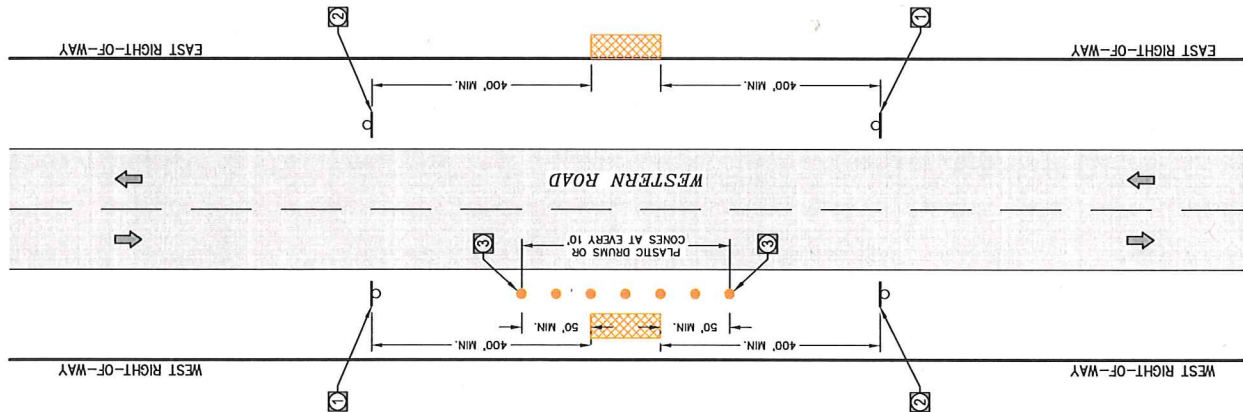
AREA MAP
NOT TO SCALE

LEGEND

	SIGN NUMBER
	BARRICADE
	SIGN W/POST
	PLASTIC DRUM OR CONE
	FLAGGER
	TRAFFIC FLOW
	WORK AREA



GENERAL NOTES:
 1. ALL SIGNS, PLASTIC DRUMS, AND BARRICADES SHALL BE IN ACCORDANCE WITH THE TEXAS STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL DEVICES (TSMUTCD) 2014.
 2. REFER TO TxDOT "BARRICADE AND CONSTRUCTION CHANNELIZING DEVICES STANDARD PLANS" AND TO "TRAFFIC CONTROL PLAN STANDARD PLANS" FOR ADDITIONAL REQUIREMENTS AND SPECIFICATIONS.





Property Identification #: 299034	Property Information: 2019	Owner Identification #: 1043232
Geo ID: T2200-00-016-0000-07 Situs Address: WESTERN RD Property Type: Real State Code: F1	Legal Description: TEXAN GARDENS N300'-S1024'-W1452' BLK 16 10AC GR 9.79AC NET Abstract: T220000 Neighborhood: TEXAN GARDENS Appraised Value: N/A Jurisdictions: DR1, JCC, W16, CAD, GHD, SLJ, SST, R01	Name: ROMAN CATHOLIC DIOCESE OF BROWNSVILLE Exemptions: EX-XV DBA: Null



Hidalgo CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Hidalgo County Appraisal District expressly disclaims any and all liability in connection herewith.

Hidalgo CAD

Property

Account

Property ID:	299034	Legal Description:	TEXAN GARDENS N300'-S1024'-W1452' BLK 16 10AC GR 9.79AC NET
Geographic ID:	T2200-00-016-0000-07	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	WESTERN RD	Mapsco:	
Neighborhood:	TEXAN GARDENS	Map ID:	
Neighborhood CD:	T220000		

Owner

Name:	ROMAN CATHOLIC DIOCESE OF BROWNSVILLE	Owner ID:	1043232
Mailing Address:	THE MOST REVEREND DANIEL E FLORES PO BOX 2279 BROWNSVILLE, TX 78522-2279	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$1,000,000	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$93,005	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$1,093,005	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$1,093,005	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$1,093,005	

Taxing Jurisdiction

Owner: ROMAN CATHOLIC DIOCESE OF BROWNSVILLE

% Ownership: 100.0000000000%

Total Value: \$1,093,005

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$1,093,005	\$0	\$0.00
DR1	DRAINAGE DISTRICT #1	0.095100	\$1,093,005	\$0	\$0.00
GHD	HIDALGO COUNTY	0.580000	\$1,093,005	\$0	\$0.00
JCC	SOUTH TEXAS COLLEGE	0.185000	\$1,093,005	\$0	\$0.00
R01	ROAD DIST 01	0.000000	\$1,093,005	\$0	\$0.00
SLJ	LA JOYA ISD	1.311000	\$1,093,005	\$0	\$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	\$1,093,005	\$0	\$0.00
W16	HIDALGO CO IRR DIST 16	0.000000	\$1,093,005	\$0	\$0.00
Total Tax Rate:		2.220300			
Taxes w/Current Exemptions:					\$0.00
Taxes w/o Exemptions:					\$24,267.99

Improvement / Building

Improvement #1:	COMMERCIAL	State Code:	F1	Living Area:	14414.0 sqft	Value: \$1,000,000
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
CHR	CHURCH	*		2017	14414.0	

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	9.7900	426452.40	0.00	0.00	\$93,005	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$1,000,000	\$93,005	0	1,093,005	\$0	\$1,093,005
2017	\$0	\$107,690	0	107,690	\$0	\$107,690
2016	\$0	\$107,690	0	107,690	\$0	\$107,690
2015	\$0	\$107,690	0	107,690	\$0	\$107,690
2014	\$0	\$85,000	0	85,000	\$0	\$85,000
2013	\$0	\$85,000	0	85,000	\$0	\$85,000
2012	\$0	\$85,000	0	85,000	\$0	\$85,000
2011	\$0	\$95,000	0	95,000	\$0	\$95,000
2010	\$0	\$95,000	0	95,000	\$0	\$95,000
2009	\$0	\$95,000	0	95,000	\$0	\$95,000
2008	\$0	\$55,000	0	55,000	\$0	\$55,000
2007	\$0	\$55,000	0	55,000	\$0	\$55,000
2006	\$0	\$55,000	0	55,000	\$0	\$55,000
2005	\$0	\$37,000	0	37,000	\$0	\$37,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/14/2015	SVD	SPEC WD/VEN LIEN	SANCHEZ JUAN ANTONIO & EVELYN	ROMAN CATHOLIC DIOCESE OF BROWNSVILLE			2578431
2	10/3/2014	GWD	GEN. W/D	BIG 5 ENTERPRISES INC	SANCHEZ JUAN ANTONIO & EVELYN			2552945
3	6/9/1989	CONV	CONVERSION	TORNES HOWARD	BIG 5 ENTERPRISES INC	2767	425	

Tax Due

Property Tax Information as of 09/10/2018

Amount Due if Paid on:  ↓

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

**** Electronically Filed Document ****

**Hidalgo County
Arturo Guajardo Jr.
County Clerk**

**Document Number: 2015-2578431
Recorded As : RECORDING ELECTRONIC**

**Recorded On: January 14, 2015
Recorded At: 04:30:58 pm
Number of Pages: 6**

Recording Fee: \$42.00

Parties:

**Direct-
Indirect-**

**Receipt Number: 1493027
Processed By: Tania Rivera**

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



**STATE OF TEXAS
COUNTY OF HIDALGO**

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed herein, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

ex

EDWARDS ABSTRACT
AND TITLE CO. GF # 778474

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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: December 30, 2014

Grantor: JUAN ANTONIO SANCHEZ and wife, EVELYN M. SANCHEZ

Grantor's Mailing Address:

4008 N. 22nd St.
McAllen, Texas 78504
Hidalgo County

Grantee: THE MOST REVEREND DANIEL E. FLORES, as Bishop of the ROMAN CATHOLIC DIOCESE OF BROWNSVILLE, and for his successors in office

Grantee's Mailing Address:

P.O. Box 2279
Brownsville, Texas 78522
Cameron County

Consideration: Cash and a note of even date in the principal amount of FIFTY-FOUR THOUSAND AND 00/100THS DOLLARS (\$54,000.00) executed by Grantee, payable to the order of JUAN ANTONIO SANCHEZ and wife, EVELYN M. SANCHEZ. The note is secured by a vendor's lien retained in this deed in favor of JUAN ANTONIO SANCHEZ and wife, EVELYN M. SANCHEZ, and by a deed of trust of even date from THE MOST REVEREND DANIEL E. FLORES, as Bishop of the ROMAN CATHOLIC DIOCESE OF BROWNSVILLE, and for his successors in office to RICHARD A. CANTU, trustee.

Property (including any improvements):

The South 10 acres of the North 20 acres of the South 44.13 acres (deed: South 40 acres) of the South 67.33 acres of the West 127.33 acres of the South 175.39 acres lying West of Hidalgo County Water Control and Improvement District No. 6 Main Canal and South of Citrus City Townsite, Block Sixteen (16), TEXAN GARDENS SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 8, Page 57-58, Map Records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point lying in the centerline to centerline intersection of N. Western Road and Mile 6 North Road for the Southwest corner of said Block 16;

THENCE, North 8 degrees 59 minutes East, along the West line of said Block 16 and coincident with the centerline of said N. Western Road, a distance of 723.9 feet to the POINT OF BEGINNING and the Southwest corner of the herein described tract, said corner is common with the Northwest corner of the South Texas College, Trustee Tract recorded in Document No. 2445344, Official Records, Hidalgo County, Texas;

THENCE, continuing North 8 degrees 59 minutes East, coincident with the West line of said Block 16, and the centerline of said N. Western Road, a distance of 300.0 feet to a point for the Northwest corner of the herein tract, said corner is common with the Southwest corner of Tract No. 31 of the Paramount Citrus II LLC tract recorded in Document No. 2368825, Official Records, Hidalgo County, Texas;

THENCE, South 81 degrees 01 minutes East, parallel to the South line of said Block 16 and coincident with the South line of said Tract No. 31, a distance of 30.0 feet pass a found 1/2-

inch iron rod in the East right-of-way line of N. Western Road, at a total distance of 1452.0 feet to a found 1/2 inch iron rod for the Northeast corner of the herein described tract, said corner is also common with the Southeast corner of said Tract No. 31;

THENCE, South 8 degrees 59 minutes West, parallel to the West line of said Block 16, a distance of 300.0 feet to a found 1/2 inch iron rod for the Southeast corner of the herein tract, said corner if common with the Northeast corner of said South Texas College, Trustee tract;

THENCE, North 81 degrees 01 minutes West, parallel to the South line of said Block 16 and coincident with the North line of said South Texas College, Trustee tract, a distance of 1422.0 feet pass a found 1/2 inch iron rod in the East right-of-way line of N. Western Road, at a total distance of 1452.0 feet to the POINT OF BEGINNING, containing 10.0 gross acres of land, more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Mineral and/or royalty grant and/or reservation in instrument(s), recorded in Volume 911, Page 355, and in Volume 912, Page 164, Deed Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease(s) dated May 10, 1982, recorded in Volume 416, Page 543; dated July 6, 1982, recorded in Volume 416, Page 963; dated May 10, 1982, recorded in Volume 418, Page 767, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease(s) dated April 20, 2000, recorded under Clerk's File No. 881213; dated October 17, 2003, recorded under Clerk's File No. 1287963.; dated September 20, 2004, recorded under Clerk's File No. 1399778; dated December 8, 2004, recorded under Clerk's File No. 1411471; and, dated October 8, 2004, recorded under Clerk's File No. 1442961, Official Records, Hidalgo County, Texas.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

Easement dated November 23, 1955, recorded in Volume 850, Page 87, Deed Records, Hidalgo County, Texas.

Right of Way Easement dated July 30, 1975, recorded in Volume 1456, Page 383, Deed Records, Hidalgo County, Texas.

Subject to any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 16.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Standby fees, taxes and assessments by any taxing authority for the year 2015, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES. THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES.

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

Grantor:

[Signature]

JUAN ANTONIO SANCHEZ
[Signature]

EVELYN M. SANCHEZ

Grantee:

THE MOST REVEREND DANIEL E. FLORES,
as Bishop of the ROMAN CATHOLIC DIOCESE OF
BROWNSVILLE, and for his successors in office

By: *[Signature]*

DANIEL E. FLORES
Its: Bishop of the ROMAN CATHOLIC DIOCESE
OF BROWNSVILLE

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on January 13, ~~2014~~ ²⁰¹⁵, by
JUAN ANTONIO SANCHEZ.



[Signature]

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on January 13, ~~2014~~ ²⁰¹⁵, by
EVELYN M. SANCHEZ.



[Signature]

Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF CAMERON §

This instrument was acknowledged before me on Jan. 9, 2015 ²⁰¹⁵ ~~2014~~, by THE MOST REVEREND DANIEL E. FLORES, as Bishop of the ROMAN CATHOLIC DIOCESE OF BROWNSVILLE, and for his successors in office, on behalf of the ROMAN CATHOLIC DIOCESE OF BROWNSVILLE.



Ina L. Perez
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
LAW OFFICE OF RICHARD A. CANTU, P.C.
P.O. Box 6149
McAllen, Texas 78502
N:\Real Estate - General Files\Sanchez, Juan Antonio & Evelyn (Catholic Diocese of Brownsville) 7926-14 GF\798474\WDWV1.nf

AFTER RECORDING RETURN TO:
DAVID C. GARZA, P.C.
GARZA & GARZA, L.L.P.
P.O. Box 2025
Brownsville, Texas 78522

GRANTEE'S ACCEPTANCE OF DEED

THE MOST REVEREND DANIEL E. FLORES, As Bishop of the ROMAN CATHOLIC DIOCESE OF BROWNSVILLE, and for his successors in office. Grantee, accepts the attached deed and consents to its form and substance. Grantee acknowledges that the terms of the deed conform with Grantee's intent and that they will control in the event of any conflict with the contract Grantee signed regarding the Property described in the deed.

THE MOST REVEREND DANIEL E. FLORES, As
Bishop of the ROMAN CATHOLIC DIOCESE OF
BROWNSVILLE, and for his successors in office

By: 
REVEREND DANIEL E. FLORES, Bishop

Date: Jan. 9, 2015



Preferred Contractors Insurance Company, RRG
27 North 27th Street, Suite 1900
Billings, Montana 59101

CLAIMS MADE AND REPORTED
COMMERCIAL GENERAL LIABILITY POLICY
DECLARATIONS

Policy No. PCCM273161

New Policy

Salazar Utility Construction, Inc

American Mutar International, Inc dba Statewide Commercial Insurance Br
2406 N. Lake Avenue
Altadena, CA 91001

Mailing Address:
7901 W. Mile 4, Mission, TX 78574

Physical Address:
7901 W. Mile 4, Mission, TX 78574

TERM

Member: Salazar Utility Construction, Inc

Named Insured: Member

Risk Retention Group: Preferred Contractors Insurance Company, RRG

Policy Period: From 06/06/2018 to 06/06/2019 at 12:01 A.M. Standard Time at your mailing address shown above.

The Inception Date for the Policy is 12:01 a.m. on 06/06/2018

NOTICE

THIS POLICY IS ISSUED BY YOUR RISK RETENTION GROUP. YOUR RISK RETENTION GROUP MAY NOT BE SUBJECT TO ALL OF THE INSURANCE LAWS AND REGULATIONS OF YOUR STATE. STATE INSURANCE INSOLVENCY GUARANTY FUNDS ARE NOT AVAILABLE FOR YOUR RISK RETENTION GROUP.

PLEASE READ ALL PORTIONS OF THIS POLICY CAREFULLY. THERE ARE A NUMBER OF EXCLUSIONS, CONDITIONS, ENDORSEMENTS AND TERMS CONTAINED IN THIS POLICY THAT MAY DELETE, MODIFY OR EXPAND THE COVERAGE PROVISIONS STATED ELSEWHERE IN THE POLICY INCLUDING BUT NOT LIMITED TO ANY APPLICABLE PCIC GROUP SHARED AGGREGATE LIMIT. ALL PORTIONS OF THIS POLICY ARE TO BE READ TOGETHER. BY ACCEPTING THIS POLICY, THE INSURED HAS AGREED TO READ THE POLICY IN ITS ENTIRETY WITHIN SEVEN (7) DAYS OF ITS ISSUANCE.

DEFENSE WITHIN LIMITS: In addition to any indemnity payments, the limits of liability available to pay settlements, judgments and "claim expenses" will be reduced, and may be exhausted, by "claim expenses" including payment of any defense fees and costs.

CLAIMS MADE AND REPORTED: THIS POLICY PROVIDES COVERAGE ONLY FOR CLAIMS MADE AGAINST THE MEMBER/INSURED AND REPORTED TO PCIC IN WRITING DURING THE POLICY PERIOD (See Endorsement Form PCIC CMR 00 00 0318)

In return for the payment of premium, and subject to all the terms, conditions and exclusions of this Policy, we agree with you to provide the insurance as stated in this Policy.



Preferred Contractors Insurance Company, RRG

A MINIMUM AND DEPOSIT PREMIUM IS INDICATED FOR THE COVERAGE PROVIDED BY THIS POLICY. MINIMUM AND DEPOSIT PREMIUM SHALL BE DEFINED AS THE PREMIUM AMOUNT DUE AT THE INCEPTION OF THE POLICY. EVEN THOUGH THE POLICY IS "RATABLE" (SUBJECT TO ADJUSTMENT BASED ON RATE PER SALES), UNDER NO CIRCUMSTANCES WILL THE ANNUAL EARNED PREMIUM BE LESS THAN THE MINIMUM PREMIUM, OR A RETURN PREMIUM BE GENERATED. THIS POLICY IS SUBJECT TO AUDIT.

DESCRIPTION OF OPERATIONS / CLASSIFICATION - Per Application

DAMAGES RESULTING FROM WORK OR OPERATIONS WHICH ARE NOT SPECIFIC AND CUSTOMARY TO THE DESCRIPTION OF OPERATIONS LISTED ON THE APPLICATION OR CLASSIFICATION SHOWN, OR OTHERWISE LISTED IN THE APPLICATION USED TO BIND, ARE NOT COVERED UNDER THIS POLICY.

GENERAL LIABILITY COVERAGES

LIMITS OF INSURANCE

PER-PROJECT SHARED AGGREGATE	\$5,000,000
GENERAL AGGREGATE (Other than Products-Completed Operations)	\$2,000,000
PER-OCCURRENCE	\$1,000,000
PRODUCTS/COMPLETED OPERATIONS AGGREGATE	\$1,000,000
PERSONAL/ADVERTISING INJURY	\$1,000,000
PROPERTY DAMAGE	\$1,000,000
BODILY INJURY	\$1,000,000
DAMAGE TO PREMISES RENTED TO YOU	\$100,000
MEDICAL PAYMENTS	\$5,000
SELF-INSURED RETENTION (Per-Occurrence)	\$2,500
INDEPENDENT CONTRACTORS/SUBCONTRACTORS SUBLIMIT	\$50,000

COVERAGE PART

MINIMUM & DEPOSIT PREMIUM

PREMIUM	\$1,504.31	
Association/Subscription Fee	\$511.46	
State Tax	\$60.16	
Inspection Fee	\$176.47	
Program Fee	\$825.11	
AI Processing Fee (on request only)	\$299.12	
TOTAL	\$3,371.33	

POLICY FORMS

COMMERCIAL GENERAL LIABILITY POLICY DECLARATIONS - FORM PCIC CM DEC 00 01 0318
 MANUSCRIPT COMMERCIAL GENERAL LIABILITY COVERAGE FORM - PCIC GL 00 01 0318

POLICY ENDORSEMENTS - SEE LIST OF STANDARD ENDORSEMENTS BELOW, AND THE SCHEDULE OF ADDITIONAL ENDORSEMENTS MADE PART OF THIS POLICY.

NOTE THE FOREGOING POLICY FORMS ARE SUBJECT TO EXCLUSIONS, CONDITIONS, ENDORSEMENTS, SUBLIMITS AND TERMS THAT MAY DELETE, MODIFY OR EXPAND THE COVERAGE PROVISIONS STATED ELSEWHERE IN THE POLICY, INCLUDING BUT NOT LIMITED TO ENDORSEMENT PCIC CMR 00 00 0318 (CLAIMS MADE AND REPORTED LIMITATION). PLEASE CONSULT AND REVIEW YOUR POLICY CAREFULLY.



Preferred Contractors Insurance Company, RRG

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ENDORSEMENT PCIC CMR 00 00 0318	Claims Made and Reported Limitation	1
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<p>THERE MAY BE ADDITIONAL ENDORSEMENTS TO YOUR POLICY THAT MATERIALLY MODIFY THE COVERAGE PROVIDED UNDER THIS POLICY. PLEASE REVIEW <u>THE SCHEDULE OF ADDITIONAL ENDORSEMENTS LISTED BELOW</u> AND THAT ARE MADE PART OF THIS POLICY.</p>		



Preferred Contractors Insurance Company, RRG

SCHEDULE OF ADDITIONAL ENDORSEMENTS

THIS POLICY IS SUBJECT TO THE FOLLOWING ENDORSEMENTS THAT MAY DELETE, LIMIT, MODIFY, CONDITION OR EXPAND THE COVERAGE PROVISIONS STATED ELSEWHERE IN THE POLICY AND IN THE STANDARD ENDORSEMENTS SET FORTH IN THE POLICY DECLARATIONS.

***PLEASE BE ADVISED THAT YOUR POLICY MAY CONTAIN SUBLIMITS. PLEASE REVIEW YOUR POLICY AND ALL ENDORSEMENTS FOR ANY APPLICABLE SUBLIMITS.**

LIST OF ADDITIONAL ENDORSEMENTS:

Blanket Ai + FW + WOS



Preferred Contractors Insurance Company, RRG

I. TERM

Coverage under this **Policy** shall commence at 12:01 a.m., Standard Time at your address, the Inception **Date**, as defined in the Declarations. Except as otherwise set forth in this **Policy** or the **Subscription Agreement** between you and Preferred Contractors Insurance Company Risk Retention Group, LLC (the "Contract"), the **Policy** shall expire at 12:01 a.m., Standard Time at your address, on the date of expiration, which shall be one calendar year from the Inception Date of the **Policy**.

II. COVERAGE AFFORDED

In accordance with the terms of this Policy and the Contract, including the limits of insurance stated on the Declaration Page, any applicable PCIC Group Shared Aggregate Limit, all endorsements, exclusions, terms and conditions which are a part of this Policy, and any RRG Aggregate Limits as noted in the Warranty section of the application for this insurance, the Policy will provide the coverages for any claim properly made for a covered loss as set forth in the Commercial General Liability Coverage Form and all Endorsements set forth in the Declarations.

Notwithstanding any other provisions contained in this **Policy**, the coverages set forth are limited to:

- (A) A claim asserted by a third party (i.e. a party who is neither an insured, nor related by ownership or management to the **Member**) where such claim directly substantially relates to an insured's project; and
- (B) A claim for a covered loss that is timely and properly reported in accordance with the terms of this **Policy**.