

A. Settlement Statement

B. Type of Loan					
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number 158089	7. Loan Number	8. Mortgage Ins Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance			
7. <input checked="" type="checkbox"/> Cash Sale.					

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

D. Name & Address of Borrower Hidalgo County Administration Building 100 E. Cano, 2nd Floor Edinburg, TX 78539	E. Name & Address of Seller Luis E. Mijangos 2114 Llano Grande Lane Edinburg, TX 78542	F. Name & Address of Lender
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G. Property Location Los Mirasoles Subdivision No. 2, Lot 14, 0.18 Hidalgo County Cabaleta Street Parcel 4 Edinburg, TX 78539	H. Settlement Agent Name Valley Land Title Co. 6013 N. 10th Street McAllen, TX 78504 Tax ID: 20-4064406 Underwritten By: First American Title Guaranty Company	I. Settlement Date 5/10/2019 Fund:
	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	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract Sales Price	\$11,443.00	401. Contract Sales Price	\$11,443.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$1,418.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City property taxes		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	\$12,861.00	420. Gross Amount Due to Seller	\$11,443.00
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 to	
205.		505. Payoff of second mortgage loan to	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City property taxes		510. City property taxes	
211. County property taxes		511. County property taxes	
212. 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	\$0.00	520. Total Reduction Amount Due Seller	\$0.00
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$12,861.00	601. Gross Amount due to seller (line 420)	\$11,443.00
302. Less amounts paid by/for borrower (line 220)	\$0.00	602. Less reductions in amt. due seller (line 520)	\$0.00
303. Cash From Borrower	\$12,861.00	603. Cash To Seller	\$11,443.00

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

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

L. Settlement Charges				Paid From	Paid From
700. Total Sales/Broker's Commission based on price		\$11,443.00	@ % = \$0.00	Borrower's Funds at Settlement	Seller's Funds at Settlement
Division of Commission (line 700) as follows:					
701.	to				
702.	to				
703.	Commission Paid at Settlement			\$0.00	\$0.00
704.	The following persons, firms or	to			
705.	corporations received a portion	to			
706.	of the real estate commission amount	to			
707.	shown above:	to			
800. Items Payable in Connection with Loan					
801.	Loan Origination Fee %	to			
802.	Loan Discount %	to			
803.	Appraisal Fee	to			
804.	Credit Report	to			
805.	Lender's Inspection Fee	to			
806.	Mortgage Insurance Application	to			
807.	Assumption Fee	to			
900. Items Required by Lender To Be Paid in Advance					
901.	Interest from 5/10/2019 to 6/1/2019 @ \$0/day				
902.	Mortgage Insurance Premium for months	to			
903.	Hazard Insurance Premium for years	to			
1000. Reserves Deposited With Lender					
1001.	Hazard insurance	months @	per month		
1002.	Mortgage insurance	months @	per month		
1003.	City property taxes	months @	per month		
1004.	County property taxes	months @	per month		
1005.	Annual assessments	months @	per month		
1006.	School property taxes	months @	per month		
1007.	Water District taxes	months @	per month		
1008.	HOA Dues	months @	per month		
1011.	Aggregate Adjustment				
1100. Title Charges					
1101.	Settlement or closing fee	to			
1102.	Abstract or title search	to			
1103.	Title examination	to			
1104.	Title insurance binder	to			
1105.	Document preparation	to Law Office of Richard A. Cantu, P.C.		\$325.00	
1106.	Notary fees	to			
1107.	Attorney's fees	to			
(includes above items numbers:)					
1108.	Title insurance	to Valley Land Title Company		\$248.00	
(includes above items numbers:)					
1109.	Lender's coverage	\$0.00/\$0.00			
1110.	Owner's coverage	\$11,443.00/\$248.00			
1111.	Escrow fee	to Valley Land Title Company		\$700.00	
1112.	Guaranty Fee	to Valley Land Title Company Guaranty Fee Escrow Account		\$2.00	
1113.	Tax Service Fee	to Hidalgo County Property Tax Service		\$55.00	
1200. Government Recording and Transfer Charges					
1201.	Recording Fees	Deed \$48.00 ; Mortgage ; Rel \$40.00	to Valley Land Title Company	\$88.00	
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)				\$1,418.00	

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.

Hidalgo County

By: Valde Guerra, Executive Officer

Luis E. Mijangos

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.

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 #4

RIGHT OF WAY DEED

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HIDALGO

§

§

That, LUIS E. MIJANGOS, 2114 Llano Grande Ln., Edinburg, Hidalgo County, Texas 78542, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of ELEVEN THOUSAND FOUR HUNDRED FORTY-THREE AND 00/100 DOLLARS (\$11,443.00) and other good and valuable consideration to Grantor in hand paid by HIDALGO COUNTY, 100 E. Cano, 2nd Floor, Edinburg, Hidalgo County, Texas 78539, 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 HIDALGO COUNTY, all that certain tracts or parcels of land in Hidalgo County, Texas, being as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR 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.
4. Standby fees, taxes and assessments by any taxing authority for the year 2019, and subsequent years.

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 and singular the rights and appurtenances thereto in any wise belonging unto Hidalgo County and its successors and/or assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Hidalgo County and its successors and/or assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the _____ day of _____, 2019.

[SIGNATURE PAGE SHALL FOLLOW]

LUIS E. MIJANGOS

STATE OF TEXAS)

COUNTY OF HIDALGO)

Before me, the undersigned authority, on this day personally appeared LUIS E. MIJANGOS, proved to me through _____ to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that LUIS E. MIJANGOS, executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2019.

Notary Public, State of Texas
My commission expires: _____
Notary Public ID: _____

PREPARED IN THE OFFICE OF:
LAW OFFICE OF RICHARD A. CANTU, P.C.
6013 N. 10th Street
McAllen, Texas 78504
Tel: (956) 687-7763
Email: CantuR@valleylandtitleco.com
File/GF No.: 10340-19/158089vltc

AFTER RECORDING RETURN TO:
HIDALGO COUNTY
Attn: Valde Guerra, Executive Officer
100 E. Cano, 2nd Floor
Edinburg, Texas 78539

EXHIBIT "A"

PARCEL NO. 4

A 0.18 OF AN ACRE TRACT OF LAND OUT OF LOT 14, LOS MIRASOLES SUBDIVISION NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 46, PAGE 53, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2234736, 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.

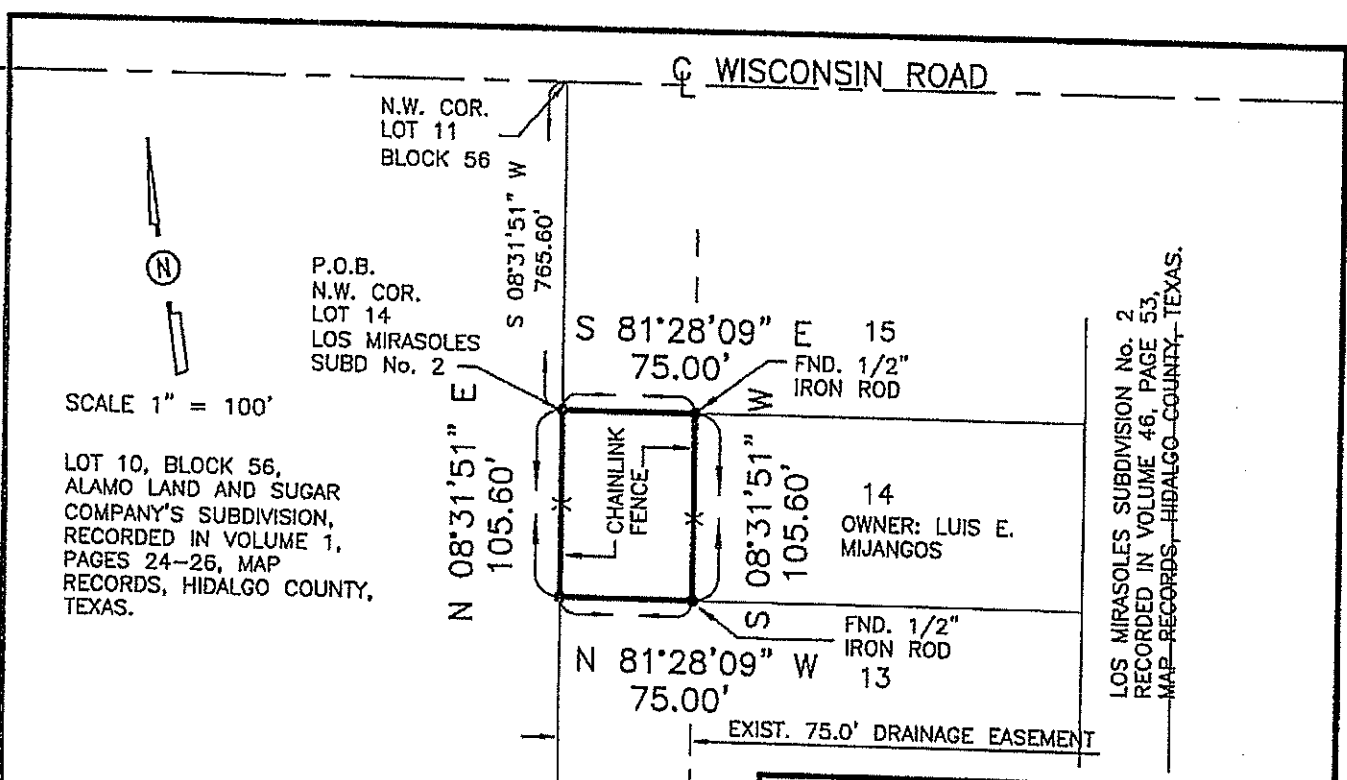
BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF LOT 14, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; SOUTH 81 DEGREES 28 MINUTES 09 SECONDS EAST, ALONG THE NORTH LINE OF LOT 14, A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH 08 DEGREES 31 MINUTES 51 SECONDS WEST, A DISTANCE OF 105.60 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 14 FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; NORTH 81 DEGREES 28 MINUTES 09 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 14, A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF LOT 141 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, NORTH 08 DEGREES 31 MINUTES 51 SECONDS EAST, ALONG THE WEST LINE OF LOT 14, A DISTANCE OF 105.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.18 OF AN ACRE OF LAND MORE OR LESS.



SCALE 1" = 100'

LOT 10, BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

P.O.B. N.W. COR. LOT 14 LOS MIRASOLES SUBD No. 2

LOS MIRASOLES SUBDIVISION No. 2 RECORDED IN VOLUME 46, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
 TRENTON DRAIN PHASE III
 PARCEL No. 4 FEE SIMPLE
 OWNER: LUIS E. MIJANGOS
 TAKING: 7,920.00 S.F.

PLAT SHOWING

ABBREVIATIONS
 D.D.E.: DRAIN DITCH EASEMENT
 H.C.I.D. No. 2: HIDALGO COUNTY IRRIGATION DISTRICT No. 2

A 0.18 OF AN ACRE TRACT OF LAND OUT OF LOT 14, LOS MIRASOLES SUBDIVISION No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 2234736, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FLOOD ZONE DESIGNATION: ZONE "B"
 AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY-PANEL NUMBER 480334 0425 C
 MAP REVISED: NOVEMBER 16, 1982

SCHEDULE B PARAGRAPH 10

EASEMENT FOR ROADWAYS, CANALS, DRAINAGE DITCHES, LATERALS, ETC., IN FAVOR OF ALAMO LAND & SUGAR COMPANY, RECORDED IN VOLUME 57, PAGE 577-578, DEED RECORDS, HIDALGO COUNTY, TEXAS. (APPLY-BLANKET)

BEARINGS SHOWN ARE IN ACCORDANCE WITH LOS MIRASOLES SUBDIVISION No. 2 RECORDED IN VOLUME 46, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS.

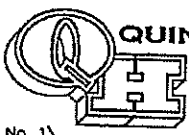
THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

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 DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.



[Signature]
 ALFONSO QUINTANILLA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 4856

VOL. 24 PAGE 53
 SURVEYED AUGUST 14, 2018
 ADDRESS _____
 OWNER H.C.D.D. No. 1



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 REGISTRATION NUMBER F-1513 FAX 956-381-0527

G.F. No. 158089
 Z:\data\PROJECTS\2-HIDALGO COUNTY\HCCD No 1\ ON CALL SURVEYING SERVICES 2017-2018\Proposal No.6 Trenton Drain Phase III

INDEMNITY AND AFFIDAVIT AS TO DEBTS AND LIENS

(Seller Or Owner-Borrower)

GF# 158089

SUBJECT PROPERTY: PARCEL NO. 4

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NOTE: The company does not represent that the above acreage or square footage calculations are correct.

STATE OF TEXAS

COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared the Undersigned (Owner-Borrower) personally known to me to be the person(s) whose names(s) is/are subscribed hereto and upon oath deposes and represents to the purchaser and/or lender in this transaction that there are:

1. No unpaid debts for taxes, plumbing fixtures, water heaters, floor furnaces, air conditioners, radio or television antennae, carpeting, rugs, lawn sprinkling systems, venetian blinds, window shades, draperies, electric appliances, fences, street paving, or any personal property or fixtures that are located on the subject property described above, and that no such items have been purchased on time payment contracts and there are no security interests on such property secured by financing statements, security agreement or otherwise except the following:

Creditor	Approximate Amount
----------	--------------------

NONE

2. No loans or liens (including federal or state liens and judgment liens) of any kind on such property except the following:

Creditor	Amount
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F&V Joint Venture	\$29,500.00 (Original Amount)
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3. All labor and material used in the construction of improvements on the above described property have been paid for and there are no unpaid labor or material claims against the improvements or the property upon which same are situated, and I hereby declare that all sums of money due for the erection of improvements have been fully paid and satisfied, except the following:

NONE

INDEMNITY: I/WE AGREE TO PAY ON DEMAND TO THE PURCHASERS AND/OR LENDER IN THIS TRANSACTION, THEIR SUCCESSORS AND ASSIGNS, ALL AMOUNTS SECURED BY ANY AND ALL LIENS NOT SHOWN ABOVE, TOGETHER WITH ALL COSTS, LOSS AND ATTORNEY'S FEES THAT SAID PARTIES MAY INCUR IN CONNECTION WITH SUCH UNMENTIONED LIENS, PROVIDED SAID LIENS EITHER CURRENTLY APPLY TO SUCH PROPERTY, OR A PART HEREOF, OR ARE SUBSEQUENTLY ESTABLISHED AGAINST SAID PROPERTY AND ARE CREATED BY ME/US, KNOWN TO ME/US, OR HAVE AN INCEPTION DATE PRIOR TO THE CLOSING OF THIS TRANSACTION.

I/we realize that the purchaser and/or lender and the title company in this transaction are relying on the representations contained herein in purchasing same or lending money thereon and would not purchase same or lend money therein unless said representations were made.

Luis E. Mijangos

SWORN AND SUBSCRIBED TO BEFORE ME by Luis E. Mijangos on May _____, 2019.

Notary Public, State of Texas

NO PRORATION AGREEMENT

WHEREAS, **Luis E. Mijangos**, hereinafter referred to as **SELLER** has this day sold to **Hidalgo County**, hereinafter referred to as **PURCHASER**, the following described property, to-wit:

PARCEL NO. 4

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NOTE: The company does not represent that the above acreage or square footage calculations are correct..

SELLER and **PURCHASER** acknowledge that **PURCHASER** is a political subdivision of the State of Texas and is not subject to ad valorem taxes. Consequently, taxes will not be prorated and **SELLER** shall be fully and solely responsible for taxes for the year **2019** up and to the date of closing.

EXECUTED this _____ day of May, 2019.

SELLER

BUYER

LUIS E. MIJANGOS

HIDALGO COUNTY

By: _____
VALDE GUERRA, Executive Officer

LAW OFFICE OF RICHARD A. CANTU, P.C.

A Professional Corporation

6013 N. 10th Street, McAllen, Texas 78504
Telephone (956) 687-7763 • Facsimile (956) 683-8958

Date: May 10, 2019

Re: DOCUMENT PREPARATION

Seller: LUIS E. MIJANGOS

Buyer: HIDALGO COUNTY

Real Property: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

DISCLOSURE AGREEMENT REGARDING LEGAL FEES AND LEGAL REPRESENTATION FOR DRAFTING CLOSING DOCUMENTATION

RE: GF No. 158089/ File No. 10340-19

1. Legal Counsel. Documents for this closing have been prepared, at the request of the Valley Land Title Co. ("Title Company"), by Law Office of Richard A. Cantu, P.C. ("Attorney"). The undersigned acknowledges that the Attorney has acted only in the limited capacity as counsel to prepare these documents, and has not, in any manner, undertaken to assist or render legal advice to the undersigned with respect to any loan, the property, or with respect to any of the documents being executed in connection with the closing. The undersigned further acknowledges that the undersigned may retain legal counsel for advice regarding the transaction, or to review and render advice concerning any of the documents being executed in connection with the closing.
2. Responsibility for Payment of Fees and Costs. The undersigned hereby acknowledge that the undersigned's obligation to pay the legal fees and all permissible out-of-pocket expenses incurred in connection with the preparation of the documents by making, at the closing, a payment in the amount set forth in the invoice for legal services described below, directly to either the Attorney or the Title Company closing the transaction, for the account of the Attorney.
3. Description of Legal Services Performed and Amount of Fee. The nature and extent of the legal services performed in connection with this transaction are itemized in the invoice for legal services submitted to the Title Company, a copy of which is attached hereto and incorporated herein by reference for all purposes. The fee for these legal services through the date of the invoice is set forth on the invoice.
4. Basis for Fee. The fee is intended to provide fair compensation for legal services rendered, taking into consideration the time and labor required, the complexities of the questions involved and the skill required to perform such services. Other considerations include the expertise of the Attorney in the complexities of the real estate practice, imposed document preparation deadlines, the necessary overhead associated with the rendering of services, and the assumption of risk by the Attorney in the rendering of these services.

The undersigned hereby acknowledges receiving and reading a copy of this statement, and by signature affirms the accuracy of the statements herein contained.

Dated: _____ day of _____, 2019.

SELLER:

LUIS E. MIJANGOS

BUYER:

HIDALGO COUNTY

By: _____
VALDE GUERRA

Its: **Executive Officer**

Title Company: Please return this original signed and dated instrument to:

Law Office of Richard A. Cantu, P.C.
6013 N. 10th Street
McAllen, Texas 78504

VALLEY LAND TITLE COMPANY, LTD.
612 W. Nolana Ave. Suite 570
McALLEN, TEXAS 78504
(956) 687-7763
FAX (956) 217-3190

ACCEPTANCE OF TITLE POLICY EXCEPTIONS

GF NO. 158089

Gentlemen:

We agree that the Owner's Title Policy you are to issue covering:

PARCEL NO. 4

A 0.18 OF AN ACRE TRACT OF LAND OUT OF LOT 14, LOS MIRASOLES SUBDIVISION NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 46, PAGE 53, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2234736, 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 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF LOT 14, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; SOUTH 81 DEGREES 28 MINUTES 09 SECONDS EAST, ALONG THE NORTH LINE OF LOT 14, A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

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NOTE: The company does not represent that the above acreage or square footage calculations are correct.

will be on the usual Texas form which contains the following printed exceptions:

1. Restrictive covenants affecting the land described or referred to on Schedule B of the Title Commitment as Volume 46, Pages 53-55, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, any encroachments, or any overlapping of improvements.
3. Standby fees and taxes for the year 2019 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.

and that the policy to be issued on this particular transaction will contain the following special exceptions:

Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.

Minimum floor elevations, setback lines, 75 foot drainage easement and restrictions as shown on the map of Los Mirasoles Subdivision No. 2, recorded in Volume 46, Pages 53-55, Map Records of Hidalgo County, Texas and as shown on survey prepared by Alfonso Quintanilla, R.P.L.S. No. 4850, dated August 14, 2018, Job No. Parcel 4.

Easement for roadways, canals, drainage ditches, laterals, etc., in favor of Alamo Land & Sugar Company as shown by instrument dated December 9, 1916, recorded in Volume 57, Page 577-578, Deed Records of County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 4, 1999, by and between Hidalgo County Irrigation District No. 2, as Lessor, and Samson Lone Star Limited Partnership, as Lessee, recorded on May 13, 1999, in Document Number 773520 and Correction filed November 2, 1999 under Document Number 819759, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 28, 1999, by and between Cesar Torteya and wife, Raquel Murillo Torteya, as Lessor, and Samson Lone Star Limited Partnership, as Lessee, recorded on September 20, 1999, in Document Number 808077 Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).

Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated December 11, 1999, filed July 14, 2000 under Document Number 888450 and Second Correction filed December 18, 2001 under Document Number 1034317, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated April 17, 1952, recorded in Volume 748, Page 341 and dated December 18, 1950, recorded in Volume 707, Page 152, Deed Records of Hidalgo County, Texas.

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

Mineral and/or royalty reservation contained in deeds dated September 29, 2010, filed October 1, 2010 under Document Number 2010-2142963 and dated August 16, 2011, filed August 23, 2011 under Document Number 2011-2234736, Official Records of Hidalgo County, Texas.

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

All water rights reserved as shown by instrument dated August 16, 2011, filed August 23, 2011 under Document Number 2011-2234736, Official Records of Hidalgo County, Texas.

Rights of parties in possession. (Owner's Policy Only)

4. Lien or liens created or assumed in conjunction with this transaction, if any.
5. Rights of parties in possession.

Since the title company examines only the record title and does not actually see the property, we hereby waive inspection by the title company of this property and accept our policy subject to the rights of parties in possession. We agree that it is our responsibility to inspect said premises and to obtain possession of it from the present occupants, if any.

OWNER:

Hidalgo County

By: _____
Valde Guerra, Executive Officer

Date: May 10, 2019

NOTIFICATION OF TAXING AUTHORITIES

GF# 158089

RE: PARCEL NO. 4

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NOTE: The company does not represent that the above acreage or square footage calculations are correct.

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 our office, you need to take it to the following office so that they can change their records accordingly:

Hidalgo County Appraisal District
4405 South Professional Drive (West of Bert Ogden on Trenton Road)
Edinburg, Texas 78539
WWW.HIDALGOAD.ORG
(956) 381-8466

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

PLEASE NOTE THAT IT IS THE NEW OWNERS 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 May 10, 2019.

BUYER:

Hidalgo County

By: _____
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:

Hidalgo County

By: _____
Valde Guerra, Executive Officer

DATED: May 10, 2019

WAIVER OF INSPECTION

PLEASE SIGN & RETURN THIS WAIVER

GF NO: 158089

TO: VALLEY LAND TITLE COMPANY, LTD.

AGENT FOR: First American Title Guaranty Company

Gentlemen:

I/We, Hidalgo County have this day purchased from Luis E. Mijangos (if married spouse should join in Deed) the following described property in Hidalgo County, Texas, to-wit:

PARCEL NO. 4

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NOTE: The company does not represent that the above acreage or square footage calculations are correct.

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

EXECUTED on May 10, 2019

BUYER:

Hidalgo County

By: _____
Valde Guerra, Executive Officer

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

DATE: May 10, 2019
TO: Luis E. Mijangos; AND Hidalgo County
FROM: VALLEY LAND TITLE COMPANY, LTD.
PROPERTY: PARCEL NO. 4

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NOTE: The company does not represent that the above acreage or square footage calculations are correct.

This is to give you notice that VALLEY LAND TITLE COMPANY, LTD. has a business relationship with HIDALGO COUNTY PROPERTY TAX SERVICE. The shareholders of VALLEY LAND TITLE COMPANY, LTD. composes a majority of the shareholders of HIDALGO COUNTY PROPERTY TAX SERVICE. Because of this relationship, this referral may provide VALLEY LAND TITLE COMPANY, LTD. a financial or other benefit. HIDALGO COUNTY PROPERTY TAX SERVICE is contracted to obtain tax information and guarantee taxes to VALLEY LAND TITLE COMPANY, LTD. 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 COMPANY, LTD. 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 COMPANY, LTD. 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 _____ 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 COMPANY, LTD. PRIOR TO CLOSING.

SELLER:

Luis E. Mijangos

BUYER/BORROWER:

Hidalgo County

By: _____
Valde Guerra, Executive Officer

Nonforeign Affidavit—Individual

Date: May 10, 2019

Transferor: Luis E. Mijangos

Transferor's Office Address: 2114 Llano Grande Lane
Edinburg, Hidalgo County, TX 78542

Transferor's U.S. Taxpayer Identification Number: 612-14-2529

Transferee: Hidalgo County

Property: PARCEL NO. 4

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Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform Transferee that withholding of tax is not required on my disposition of a U.S. real property interest, I swear on oath that the contents of this affidavit are true.

I am not a nonresident alien for purposes of U.S. income taxation.

I understand that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement I have made here could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this affidavit and to the best of my knowledge and belief it is true, correct, and complete.

Luis E. Mijangos

SIGNED under oath before me on May _____, 2019.

Notary Public – State of Texas

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on May _____, 2019 by Luis E. Mijangos.

Notary Public – State of Texas

AFFIDAVIT OF MARITAL STATUS

Date: May 9, 2019
Affiant: Luis E. Mijangos
Property: PARCEL NO. 4

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Date of Acquisition: August 23, 2011

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

1. My full legal name is as set forth above and I am over the age of eighteen years.
2. I currently reside at 2114 Llano Grande Ln., Edinburg, TX 78542
3. I acquired title to the Property on the Date of Acquisition.
4. *Marital status on Date of Affidavit*
 - I am unmarried.
 - I am married to (Insert name of Current Spouse), Current Spouse, which marriage took place on (Insert date of marriage to Current Spouse.)
5. *Marital status on Date of Acquisition*
 - I was unmarried.
 - I was married to my Current Spouse.
 - I was married to (Insert name of spouse on Date of Acquisition, if other than current spouse).
6. *Marital status from Date of Acquisition to Date of Affidavit*
 - I have remained unmarried from Date of Acquisition through Date of Affidavit.
 - I have remained married to my Current Spouse from Date of Acquisition through Date of Affidavit.
 - I married my Current Spouse on the date shown in #4 above, and we have remained married to each other from then through Date of Affidavit.
 - Other marriages (give details for all):
 - I was married to (Insert name of previous spouse #1), which marriage terminated by death divorce on (Insert date of death or divorce from previous spouse #1).
 - I was married to (Insert name of previous spouse #2), which marriage terminated by death divorce on (Insert date of death or divorce from previous spouse #2).
 - I was married to (Insert name of previous spouse #3), which marriage terminated by death divorce on (Insert date of death or divorce from previous spouse #3).
7. I have no marriages, from and including Date of Acquisition to and including Date of Affidavit, other than those set out above. During that time, I did not agree to marry any person, nor represent to others that such a marriage

existed, nor live together with any person as if married.

8. Anyone concerned with title to the Property may rely on these statements.
9. I agree to indemnify and hold First American Title Guaranty Company, Underwriter, and its Agent harmless from any loss or expense, including reasonable attorney fees, resulting from false or incorrect information in this affidavit.

Luis E. Mijangos

SIGNED under oath before me on May _____, 2019.

Notary Public – State of Texas

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on May _____, 2019 by Luis E. Mijangos.

Notary Public – State of Texas

Substitute Form 1099-S
Proceeds from Real Estate Transactions

Tax Year: 2019

(OMB No. 1545-0997)

Settlement Agent Name and Address	Seller/Transferor's Name and Address
Valley Land Title Co. 6013 N. 10th Street McAllen, TX 78504 (956) 687-7763	Luis Eduardo Mijangos 2114 Llano Grande Ln. Edinburg, TX 78542

Settlement Agent/Filer's Federal ID Number	Seller/Transferor's Taxpayer ID Number
20-4064406	612-14-2529

Transaction Information	
1. Date of Closing	May 10, 2019
2. Gross Proceeds	\$11,443.00
3. Address or legal description	Cabaleta Street Parcel 4 Edinburg, TX 78539
4. Check here if the transferor received or will receive property or services as part of the consideration	<input type="checkbox"/>
5. Check here if the transferor is a foreign person (nonresident alien, foreign partnership, foreign state, or foreign trust)	<input type="checkbox"/>
6. Buyer's part of real estate tax	\$0.00

This 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 may be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

You are required by law to provide the Settlement Agent with your correct Tax Payer Identification Number. If you do not provide the Settlement Agent with your correct Tax Payer Identification Number, you may be subject to civil or criminal penalties imposed by law.

Under penalties of perjury, I certify that the number shown above on this statement is my correct Tax Payer Identification Number. I acknowledge receipt of a copy of this statement.

Luis Eduardo Mijangos

Date

Name on SS Card: () Same as above

Other: _____

(Keep for your records.)

SELLER PROCEEDS INSTRUCTIONS

(Instructions and Agreement)

GF No.: 158089

Date: May 10, 2019

Seller: Luis E. Mijangos

Property Address: 2114 Llano Grande Ln., Edinburg, TX 78542

Escrow Agent: Patricia Galindo, Valley Land Title Co.

We, the undersigned Sellers, do hereby agree and instruct Escrow Agent to disburse the Seller's Net Proceeds in the following manner:

- WIRE TRANSFER PROCEEDS:** (Attach "voided" check)
 Note: Escrow Agent does not agree to wire funds out unless the Buyer and any Lender deliver funds to close by wire transfer.
Note: Your bank may deduct an incoming wire transfer fee.

Bank Name: _____

City & State of Bank: _____

ABA Routing No.: _____

Account No.: _____

Customer Acct. Name (s): _____

Account name must match seller's name

Address on Acct.: _____

Investment Accounts – Obtain wiring instructions from your account representative.

- PICK UP CHECK:** Call Seller at _____

- CUT A CHECK AND THE FOLLOWING PERSON WILL PICK IT UP FOR ME/US:**
 Name: _____

Phone #: _____

- MAIL CHECK TO SELLER AT ADDRESS SHOWN BELOW**

- OVERNIGHT CHECK:** (an overnight delivery fee will be deducted from proceeds)

- TRANSFER FUNDS TO PURCHASE TRANSACTION:**
 (Buyer name(s) for purchase transaction must match seller's name(s).)

Transfer \$ _____ to GF # _____

Title Co.: _____

Attn: _____ Phone #: _____

- SPLIT PROCEEDS:** (Provide pick-up, wire, or mailing instructions for each check.)

Payee (Must be a Seller)	Amount
Total	\$

ADDITIONAL DISBURSEMENT INSTRUCTIONS:

I/We hereby authorize and instruct Escrow Agent to disburse the proceeds in the manner described above.

Luis E. Mijangos

Seller(s) Mailing Address: _____

Seller(s) Phone Number: _____