

STATE OF TEXAS §

COUNTY OF HIDALGO §

FIRST AMENDMENT TO LEASE

This First Amendment to Lease is entered into by and between Maria E. Esparza (“Lessor”) and the County of Hidalgo, Texas (“Lessee”), effective the ____ day of _____, 2019.

WHEREAS, Maria E. Esparza executed that certain lease dated April 23, 2019, to County of Hidalgo to facilitate a citizen collection station (the “Lease”); and

WHEREAS, Maria E. Esparza executed that certain Special Warranty Gift Deed dated May 24, 2019, conveying the Premises to Abel Rodriguez, a single man, recorded under Document No. 3017034 in the Official Records of Hidalgo County, Texas.

NOW THEREFORE, for and in consideration of the conveyance of the Premises and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, and this mutually agreed upon amendment to the Lease; Maria E. Esparza joined herein by Abel Rodriguez and the County of Hidalgo, Texas hereby agree to the following amendments to the Lease:

1. All references in the Lease to Lessor shall mean Abel Rodriguez, a resident of Hidalgo County, Texas;
2. The name and address of Lessor in Article 14.1 of the Lease shall be deleted in its entirety and the following shall be substituted in lieu thereof:

Abel Rodriguez
724 Amarillo Dr.
Sullivan City, Texas 78595

3. Except as modified herein, all terms and conditions of the Lease, as amended, remain in full force and effect and Lessor and Lessee ratify and confirm the terms and provisions of the Lease as amended.

EXECUTED IN DUPLICATE ORIGINALS and effective as of the day and year first written above.

LESSOR:

Maria E. Esparza

ACCEPTED AND AGREED:

Abel Rodriguez

ATTEST:

LESSEE:

HIDALGO COUNTY

Arturo Guajardo, Jr.,
County Clerk

By: _____
Richard F. Cortez, County Judge

APPROVED AS TO FORM:

ATLAS, HALL & RODRIGUEZ, L.L.P.

By: _____
Stephen L. Crain



Hidalgo County Clerk
Arturo Guajardo Jr.
P.O. Box 58
Edinburg, Texas 78540

Main: (956) 318-2100

Fax: (956) 318-2105

ORIGINAL COPY

Receipt No: 20190528000053
Date: 05/28/2019
Time: 09:35AM
Deputy Clerk: Rene Salinas
Station: CH-1-CC-K17

Issued To: ABEL RODRIGUEZ

Recording Fees

Item No.	Item	Document No.	Serial No.	GF Number	Amount
1	Real Property Recordings	3017034			\$52.00

Collected Amounts

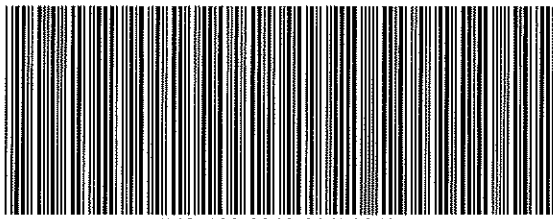
Item No.	Payment	Transaction Id	Comment	Amount
1	Cash		956-414-3333	\$100.00

Total Received: \$100.00

Order Total: \$52.00

Refund Due: \$-48.00

Thank you.



VG-120-2019-3017034

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3017034

Billable Pages: 5

Recorded On: May 28, 2019 09:35 AM

Number of Pages: 6

*****Examined and Charged as Follows*****

Total Recording: \$ 52.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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.

File Information:

Document No: 3017034
Receipt No: 20190528000053
Recorded On: May 28, 2019 09:35 AM
Deputy Clerk: Rene Salinas
Station: CH-1-CC-K17

Record and Return To:

ABEL RODRIGUEZ
724 AMARILLO DRIVE
ORIGINAL RETURNED TO CUSTOMER
SULLIVAN CITY TX 78595



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

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.

Special Warranty Gift Deed

Date: May 24, 2019

Grantor: Maria E. Esparza, a single person

Grantor's Mailing Address:

Maria E. Esparza
817 Amarillo Dr.
Sullivan City, Texas 78595

Grantee: Abel Rodriguez, a single person

Grantee's Mailing Address:

Abel Rodriguez
724 Amarillo Dr.
Sullivan City, Texas 78595

Consideration:

Ten and No/100 Dollars and for the Love of, and affection for, Grantee.

Property (including any improvements):

Being a 5.00 acre tract of land out of 32.69 acres of land out of Share 3, Porcion 4, Ancient Jurisdiction of Reynosa, now in Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 4 Pages 17 and 19, Map Records in Hidalgo County, Texas, and more specifically identified by Metes and Bounds (Exhibit A);

SAVE AND EXCEPT a .93 acre tract of land out of the 5.00 acre tract more particularly described by Metes and Bounds (Exhibit B)

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2019, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, 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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THE PROPERTY, THE PARTIES UNDERSTAND THAT TAXES ON THE PROPERTY HAVE NEITHER BEEN EXAMINED NOR PRORATED.

Maria E. Esparza
Maria E. Esparza

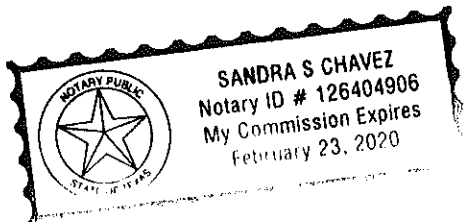
STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on May 25th, 2019, by Maria E. Esparza.

Sandra S. Chavez
Notary Public, State of Texas

My commission expires: February 23, 2020



PREPARED IN THE OFFICE OF:

The Law Offices Of Abiel Flores, PLLC
801 N. Bryan Rd., #167
Mission, TX 78572
Tel: (956) 386-0642
Fax: (956) 386-0648

AFTER RECORDING RETURN TO:

Abel Rodriguez
724 Amarillo Dr.
Sullivan City, Texas 78595

METES AND BOUNDS DESCRIPTION: TRACT ONE (1)

Being a 5.00 acre tract of land out of 32.69 acres of land out of Share 3, Porcion 41, Ancient Jurisdiction of Reynosa, now in Hidalgo County, Texas according to the map or plat thereof recorded in Volume 4, Pages 17 and 19, Map Records in Hidalgo County, Texas; Said tract of land being more particularly described by metes and bounds as follows:

Commencing for reference at the Southwest corner of Tract 126, THENCE North 09° 33' 00" East, with and along the West line of Tract 126, a distance of 3160.76 feet, THENCE South 80° 27' 00" East, a distance of 3628.20 feet to the Southwest corner of a 32.69 acre tract, THENCE North 09° 33' 00" East, a distance of 284.68 feet to a one-half (1/2) inch diameter iron rod found for the Southwest corner of this description for the POINT OF BEGINNING;

THENCE, continuing North 09° 33' 00" East, with and along the West line of a 32.69 acre tract of land, a distance of 234.38 feet to a one-half (1/2) inch diameter iron rod found for the Northwest corner;

THENCE, South 80° 27' 00" East, with and along the North line of a 32.69 acre tract of land, a distance of 69.53 feet to a one-half (1/2) inch diameter iron rod found for a corner;


THENCE, South 80° 33' 36" East, with and along the North line of a 32.69 acre tract of land, a distance of 978.79 feet to a one-half (1/2) inch diameter iron rod set for the Northeast corner;

THENCE, South 09° 33' 00" West, a distance of 209.47 feet to a one-half (1/2) inch diameter iron rod set for the Southeast corner;

THENCE, North 80° 33' 36" West a distance of 1005.00 feet to a one-half (1/2) inch diameter iron rod set for a point of curvature;

THENCE, with a curve concave to the left, having a radius of 50.00 feet, an arc length of 52.37 feet, and a central angle of 60° 01' 02" to a one-half (1/2) inch diameter iron rod set for the Southwest corner and POINT OF BEGINNING;

Said tract of land containing 5.00 acres gross, more or less.


Jesus A. Garza R.P.L.S. No. 4739
SURVEY DATE: May 23, 1995
Job# 895441

6-12-1995



Save and Except a 0.93 acre tract of land out above mentioned 5.00 acre tract more particularly described by metes and bounds as follows:

Beginning at the Northwest corner of said 5.00 acre tract, an iron pipe found for the Northwest corner of this description and also being the Northwest corner of said 5.00 acre tract;

Thence, South 80 degrees 27 minutes 00 seconds East, with and along the North line of said 5.00 acre tract a distance of 69.53 feet to an iron pipe for an Inside corner hereof;

Thence, South 80 degrees 33 minutes 36 seconds East with and along the north line of said 5.00 acre tract, a distance of 94.47 feet to a pipe set for the northeast corner of this description;

Thence, South 9 degrees 33 minutes 00 seconds West, a distance of 159.47 feet to a pipe set for a corner hereof;

Thence, South 9 degrees 33 minutes 00 seconds West, a distance of 50.0 feet to an iron pipe set for the Southeast corner of this description;

Thence, North 80 degrees 33 minutes 36 seconds West, 28.0 feet to an iron pipe for an inside corner hereof;

Thence, with a curve concave to the left having a radius of 50.0 feet, an arc length of 52.37 feet, and a central angle of 60 degrees 01 minutes 02 seconds an iron pipe found for the Southwest corner of this description;

Thence, North 9 degrees 33 minutes East a distance of 234.38 feet to the point of beginning of this description and containing 0.93 acres of land.