

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 158816	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 Maria E. De Leon P.O. Box 19 Pharr, TX 78577	F. Name & Address of Lender
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G. Property Location San Marcos Acres No. 3, Lot 12, 0.04ac., Hidalgo County 12 San Marcos Edinburg, TX 78540	H. Settlement Agent Name Valley Land Title Co. 6013 N. 10th Street McAllen, TX 78504 Tax ID: 20-4064406 Underwritten By: WFG National Title Insurance Company	I. Settlement Date 6/25/2019 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	\$13,000.00	401. Contract Sales Price	\$13,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$3,438.86	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	\$16,438.86	420. Gross Amount Due to Seller	\$13,000.00
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)	\$16,438.86	601. Gross Amount due to seller (line 420)	\$13,000.00
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	\$16,438.86	603. Cash To Seller	\$13,000.00

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		\$13,000.00	@ % = \$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.	corporation s 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 6/25/2019 to 7/1/2019 @ \$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		\$260.00	
(includes above items numbers:)					
1109.	Lender's coverage	\$0.00/\$0.00			
1110.	Owner's coverage	\$13,000.00/\$260.00			
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.	Affidavit of ID	to Valley Land Title Company		\$40.00	
1300. Additional Settlement Charges					
1301.	Survey	to			
1302.	Pest Inspection	to			
1303.	AJ Payoff to Rodrigo & Jose R. Gomez	to Rodrigo Gomez and Jose R. Gomez		\$1,968.86	
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$3,438.86	

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: _____
Richard F. Cortez, County Judge

_____ Maria E. De Leon

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 No. 1
DRAINAGE EASEMENT

**THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF HIDALGO §**

That, **MARIA E. DELEON, also known as MARIA E. DE LEON**, a single person, P.O. Box 19, Pharr, Hidalgo County, Texas 78577, ("Grantor"), for good and valuable consideration, the receipt and sufficiency for which is hereby acknowledged and accepted does Grant, Bargain, Sell and Convey unto **HIDALGO COUNTY, 100 E. Cano, 2nd Floor, Edinburg, Hidalgo County, Texas 78542**, ("Grantee"), its successors or assigns the following described free and permanent easement and right of way upon, over, across, under and along the following described certain tract of land in Hidalgo County, Texas, being as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES,

(the "Easement"), for the purpose of constructing, reconstructing, excavating, digging, maintaining, and operating a drainage ditch, spoil bank, levees, roadways and other storm drain structure(s) for the disposal of accumulated and excessive rainfall and/or floodwater, (the "Facilities") together with free ingress and egress at all reasonable times to and from the Easement for the purpose of doing and performing or having performed, any and all acts and functions for the orderly construction, reconstruction, excavating, digging, maintaining and operating the Facilities together with any and all other functions and acts incident to the constructing, reconstructing, excavating, digging, maintaining, and operating the Facilities, upon, over, under, across, and along the Easement.

Grantee shall have the right of ingress, egress, entry and access in, to, through, on, over, under, across, and along the Easement and where same intersect any public road or public right of way or other easement to which Grantee has the right to access and along any roads designated by Grantor, for any and all purposes necessary and/or incident to the exercise by the Grantee of the rights granted to it by this Easement.

TO HAVE AND TO HOLD the Easement, with the right of ingress and egress thereto, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Grantee and its successors and assigns forever; and Grantor does hereby bind themselves and their heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the Easement premises unto the Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantor represents and warrants it is the sole owner and holds fee simple title to the property on which the Easement is located. Grantor has the unrestricted rights and authority and has taken all necessary action to authorize Grantor to execute the Easement and to grant to Hidalgo County the rights granted hereunder.

This Easement will be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors, legal representatives, and assigns. The parties intend that this Easement creates a valid and present interest in the property on which the Easement is located in favor of Grantee and therefore this Easement will be deemed an interest in and encumbrance upon the property on which the Easement is located which will run with the property on which the Easement is located. Grantee may assign all or part of its interest or rights in this Easement.

This Easement may only be modified in a separate writing signed by both parties. This Easement will be governed by and construed under the laws of the State of Texas excluding any choice of law or provisions thereof.

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

MARIA E. DELEON, also known as MARIA E. DE LEON

STATE OF TEXAS)

COUNTY OF HIDALGO)

Before me, the undersigned authority, on this day personally appeared MARIA E. DELEON, also known as MARIA E. DE LEON, proved to me through _____ to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that MARIA E. DELEON, also known as MARIA E. DE LEON, 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. 10712-19/158816vltc

AFTER RECORDING RETURN TO:
HIDALGO COUNTY
100 E. Cano, 2nd Floor
Edinburg, Texas 78542

EXHIBIT "A"

A 0.04 ACRE (1,811.41 SQ. FT.) TRACT OF LAND, MORE OR LESS, BEING PART OF LOT 12, SAN MARCOS ACRES NO. 3, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 49, MAP RECORDS OF HIDALGO COUNTY.

BEGINNING AT THE NORTHEAST CORNER OF LOT 12, SAN MARCOS ACRES NO.3, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 49, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND;

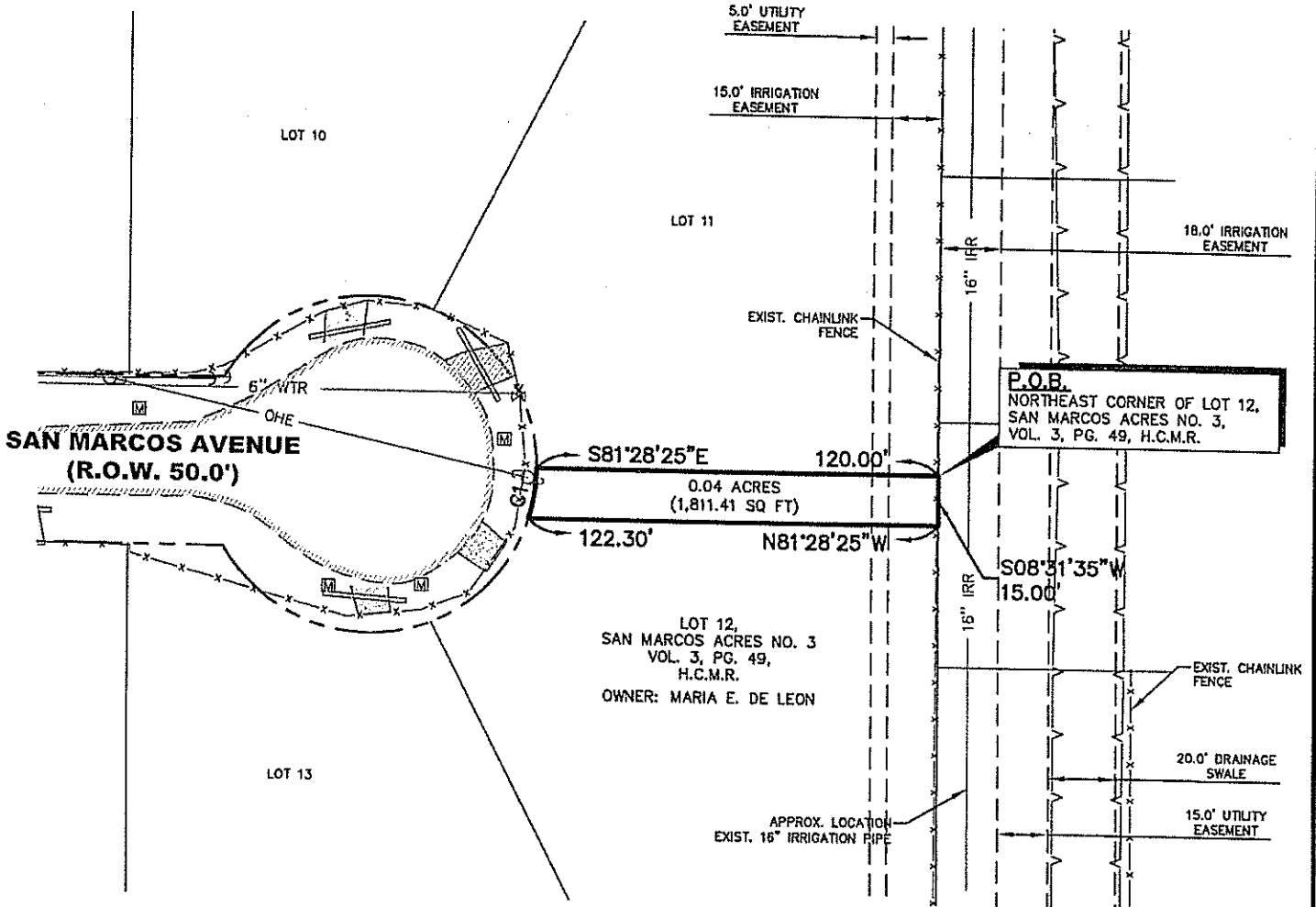
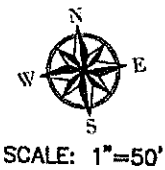
1. THENCE, SOUTH 08 DEGREES 31 MINUTES 35 SECONDS WEST, WITH THE EAST LOT LINE OF SAID LOT 12, A DISTANCE OF 15.0 FEET FOR A POINT ALONG THE EAST LOT LINE OF SAID LOT 12 AND THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

2. THENCE, NORTH 81 DEGREES 28 MINUTES 25 SECONDS WEST, PARALLEL WITH THE NORTH LOT LINE OF SAID LOT 12, A DISTANCE OF 122.3 FEET FOR A POINT ON THE RIGHT-OF-WAY LINE OF SAN MARCOS AVENUE AND THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

3. THENCE, NORTHEASTERLY, WITH THE RIGHT-OF-WAY LINE OF SAID SAN MARCOS AVENUE, AN ARC DISTANCE OF 15.235 FEET AND HAVING A RADIUS OF 50.0 FEET FOR AN EXTERIOR CORNER OF SAID LOT 12 AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

4. THENCE, SOUTH 81 DEGREES 28 MINUTES 25 SECONDS EAST, WITH THE NORTH LOT LINE OF SAID LOT 12, A DISTANCE OF 120.0 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, CONTAINING A 0.04 ACRE (1,811.41 SQ. FT.) TRACT OF LAND, MORE OR LESS.

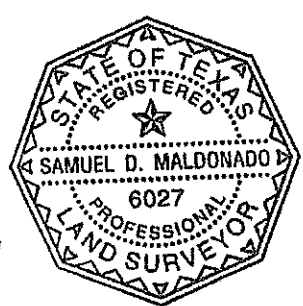
CURVE DATA TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.235'	50.00'	17°27'20"	N17°15'16"E	15.18'



P.O.B.
 NORTHEAST CORNER OF LOT 12,
 SAN MARCOS ACRES NO. 3,
 VOL. 3, PG. 49, H.C.M.R.

LOT 12,
 SAN MARCOS ACRES NO. 3
 VOL. 3, PG. 49,
 H.C.M.R.
 OWNER: MARIA E. DE LEON

LEGEND	
●	- FND. 1/2" IRON ROD
○	- SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
⊠	- WATER METER
▨	- ASPHALT
H.C.M.R.	- HIDALGO COUNTY MAP RECORDS
D.R.H.C.	- DEED RECORDS OF HIDALGO COUNTY
R.O.W.	- RIGHT OF WAY
FND.	- FOUND
EXIST.	- EXISTING



MDL 8/29/2018

SAMUEL DAVID MALDONADO DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027

JOB NUMBER	DRAWN BY	RVWD. BY
ENG 17.086	RL	JM

SHEET 2 OF 2: SURVEY PLAT

SAMES SAM Engineering & Surveying
 200 S. 10TH STREET, SUITE 1600 TEL: (956) 702-8860
 MCALLEN, TEXAS 78501 FAX: (956) 702-8883
 SURVEY FIRM REG. No. 101416-00

LAW OFFICE OF RICHARD A. CANTU, P.C.
A Professional Corporation
6013 N. 10th Street, McAllen, Texas 78504
Tel ephone (956) 687-7763 • Facsimil e (956) 683-8958

June 25, 2019

RE: DOCUMENT PREPARATION
Seller: MARIA E. DELEON, also known as MARIA E. DE LEON
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. 158816/ File No.: 10712-19

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:

MARIA E. DELEON, also known as
MARIA E. DE LEON

BUYER:

HIDALGO COUNTY

By: _____
RICHARD F. CORTEZ
Its: County Judge

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

INDEMNITY AND AFFIDAVIT AS TO DEBTS AND LIENS

(Seller Or Owner-Borrower)

GF# 158816

SUBJECT PROPERTY: A 0.04 ACRE (1,811.41 SQ. FT.) TRACT OF LAND, MORE OR LESS, BEING PART OF LOT 12, SAN MARCOS ACRES NO. 3, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 49, MAP RECORDS OF HIDALGO COUNTY.

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1. THENCE, SOUTH 08 DEGREES 31 MINUTES 35 SECONDS WEST, WITH THE EAST LOT LINE OF SAID LOT 12, A DISTANCE OF 15.0 FEET FOR A POINT ALONG THE EAST LOT LINE OF SAID LOT 12 AND THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
2. THENCE, NORTH 81 DEGREES 28 MINUTES 25 SECONDS WEST, PARALLEL WITH THE NORTH LOT LINE OF SAID LOT 12, A DISTANCE OF 122.3 FEET FOR A POINT ON THE RIGHT-OF-WAY LINE OF SAN MARCOS AVENUE AND THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
3. THENCE, NORTHEASTERLY, WITH THE RIGHT-OF-WAY LINE OF SAID SAN MARCOS AVENUE, AN ARC DISTANCE OF 15.235 FEET AND HAVING A RADIUS OF 50.0 FEET FOR AN EXTERIOR CORNER OF SAID LOT 12 AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
4. THENCE, SOUTH 81 DEGREES 28 MINUTES 25 SECONDS EAST, WITH THE NORTH LOT LINE OF SAID LOT 12, A DISTANCE OF 120.0 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, CONTAINING A 0.04 ACRE (1,811.41 SQ. FT.) TRACT OF LAND, MORE OR LESS.

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
----------	--------

NONE

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.

Maria E. De Leon

SWORN AND SUBSCRIBED TO BEFORE ME by Maria E. De Leon on June _____, 2019.

Notary Public, State of Texas

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. 158816

Gentlemen:

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

A 0.04 ACRE (1,811.41 SQ. FT.) TRACT OF LAND, MORE OR LESS, BEING PART OF LOT 12, SAN MARCOS ACRES NO. 3, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 49, MAP RECORDS OF HIDALGO COUNTY.

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1. THENCE, SOUTH 08 DEGREES 31 MINUTES 35 SECONDS WEST, WITH THE EAST LOT LINE OF SAID LOT 12, A DISTANCE OF 15.0 FEET FOR A POINT ALONG THE EAST LOT LINE OF SAID LOT 12 AND THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

2. THENCE, NORTH 81 DEGREES 28 MINUTES 25 SECONDS WEST, PARALLEL WITH THE NORTH LOT LINE OF SAID LOT 12, A DISTANCE OF 122.3 FEET FOR A POINT ON THE RIGHT-OF-WAY LINE OF SAN MARCOS AVENUE AND THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

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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 30, Page 49, 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, utility, irrigation easements and private easement in favor of North Alamo Water Supply Corporation and restrictions as shown on the map of San Marcos Acres No.3, recorded in Volume 30, Page 49, Map Records of Hidalgo County, Texas.

Right of way easement in favor of Hidalgo County as shown by instrument dated February 6, 1956, recorded in Volume 853, Page 399, Deed Records of Hidalgo County, Texas.

Right of way easement in favor of Hidalgo County as shown by instrument dated April 17, 1974, recorded in Volume 1404, Page 423, Deed Records of Hidalgo County, Texas.

Right of way easement in favor of Hidalgo County as shown by instrument dated May 3, 1956, recorded in Volume 860, Page 450, Deed Records of Hidalgo County, Texas.

Water purposes easement in favor of Thrifty Ann Homes Demonstration Club as shown by instrument dated March 1, 1973, recorded in Volume 1357, Page 652, Deed Records of Hidalgo County, Texas.

Certificate for Resolution dated August 21, 1997, filed August 27, 1997 under Document Number 619600, Official Records of Hidalgo County, Texas.

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

Visible and apparent easements on or across the property herein described.

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

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: _____
Richard F. Cortez, County Judge

Date: June 25, 2019

WAIVER OF INSPECTION

PLEASE SIGN & RETURN THIS WAIVER

GF NO: 158816

TO: VALLEY LAND TITLE COMPANY, LTD.

AGENT FOR: WFG National Title Insurance Company

Gentlemen:

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

A 0.04 ACRE (1,811.41 SQ. FT.) TRACT OF LAND, MORE OR LESS, BEING PART OF LOT 12, SAN MARCOS ACRES NO. 3, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 49, MAP RECORDS OF HIDALGO COUNTY.

BEGINNING AT THE NORTHEAST CORNER OF LOT 12, SAN MARCOS ACRES NO.3, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 49, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND;

1. THENCE, SOUTH 08 DEGREES 31 MINUTES 35 SECONDS WEST, WITH THE EAST LOT LINE OF SAID LOT 12, A DISTANCE OF 15.0 FEET FOR A POINT ALONG THE EAST LOT LINE OF SAID LOT 12 AND THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
2. THENCE, NORTH 81 DEGREES 28 MINUTES 25 SECONDS WEST, PARALLEL WITH THE NORTH LOT LINE OF SAID LOT 12, A DISTANCE OF 122.3 FEET FOR A POINT ON THE RIGHT-OF-WAY LINE OF SAN MARCOS AVENUE AND THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
3. THENCE, NORTHEASTERLY, WITH THE RIGHT-OF-WAY LINE OF SAID SAN MARCOS AVENUE, AN ARC DISTANCE OF 15.235 FEET AND HAVING A RADIUS OF 50.0 FEET FOR AN EXTERIOR CORNER OF SAID LOT 12 AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
4. THENCE, SOUTH 81 DEGREES 28 MINUTES 25 SECONDS EAST, WITH THE NORTH LOT LINE OF SAID LOT 12, A DISTANCE OF 120.0 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, CONTAINING A 0.04 ACRE (1,811.41 SQ. FT.) TRACT OF LAND, MORE OR LESS.

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

EXECUTED on **June 25, 2019**

BUYER:

Hidalgo County

By: _____
Richard F. Cortez, County Judge

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

DATE: June 25, 2019
TO: Maria E. De Leon; AND Hidalgo County
FROM: VALLEY LAND TITLE COMPANY, LTD.

PROPERTY: A 0.04 ACRE (1,811.41 SQ. FT.) TRACT OF LAND, MORE OR LESS, BEING PART OF LOT 12, SAN MARCOS ACRES NO. 3, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 49, MAP RECORDS OF HIDALGO COUNTY.

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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:

BUYER/BORROWER:

Hidalgo County

Maria E. De Leon

By: _____
Richard F. Cortez, County Judge

Nonforeign Affidavit—Individual

Date: June 25, 2019

Transferor: Maria E. De Leon

Transferor's Office Address: P.O. Box 19
Pharr, Hidalgo, County, TX 78577

Transferor's U.S. Taxpayer Identification Number: 351-80-0807

Transferee: Hidalgo County

Property: A 0.04 ACRE (1,811.41 SQ. FT.) TRACT OF LAND, MORE OR LESS, BEING PART OF LOT 12, SAN MARCOS ACRES NO. 3, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 49, MAP RECORDS OF HIDALGO COUNTY.

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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.

Maria E. De Leon

SIGNED under oath before me on June _____, 2019.

Notary Public – State of Texas

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on June _____, 2019 by Maria E. De Leon.

Notary Public – State of Texas

AFFIDAVIT OF MARITAL STATUS

Date: June 25, 2019

Affiant: Maria E. De Leon

Property: A 0.04 ACRE (1,811.41 SQ. FT.) TRACT OF LAND, MORE OR LESS, BEING PART OF LOT 12, SAN MARCOS ACRES NO. 3, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 49, MAP RECORDS OF HIDALGO COUNTY.

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Date of Acquisition: June 26, 2015

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 _____
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 WFG National Title Insurance Company, Underwriter, and its Agent harmless from any loss or expense, including reasonable attorney fees, resulting from false or incorrect information in this affidavit.

Maria E. De Leon

SIGNED under oath before me on June _____, 2019.

Notary Public – State of Texas

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on June _____, 2019 by Maria E. De Leon.

Notary Public – State of Texas