

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 158079	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 Alejandro R. Moreno 1512 Fullerton Avenue McAllen, TX 78504	F. Name & Address of Lender
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G. Property Location Alamo Land And Sugar Company, Lot 10, Block 56, 2.69ac., Hidalgo County E. Wisconsin Road Parcel 2 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 7/10/2019 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	\$49,504.00	401. Contract Sales Price	\$49,504.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$1,917.00	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	\$51,421.00	420. Gross Amount Due to Seller	\$49,504.00
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. 2016 School Taxes	\$1.48
208.		508. 2019 Water District Taxes	\$307.07
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	\$308.55
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$51,421.00	601. Gross Amount due to seller (line 420)	\$49,504.00
302. Less amounts paid by/for borrower (line 220)	\$0.00	602. Less reductions in amt. due seller (line 520)	\$308.55
303. Cash From Borrower	\$51,421.00	603. Cash To Seller	\$49,195.45

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			\$49,504.00 @ % = \$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 7/10/2019 to 8/1/2019 @ \$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 L.G. "Jerry" Canales		\$325.00	
1106.	Notary fees	to			
1107.	Attorney's fees	to			
(includes above items numbers:)					
1108.	Title insurance	to Valley Land Title Company		\$522.00	
(includes above items numbers:)					
1109.	Lender's coverage	\$0.00/\$0.00			
1110.	Owner's coverage	\$49,504.00/\$522.00			
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	
1114.	Mobile Notary Fee	to Chicago Title Insurance Company		\$125.00	
1115.	Courier Fee	to Valley Land Title Company		\$20.00	
1200. Government Recording and Transfer Charges					
1201.	Recording Fees	Deed \$48.00 ; Mortgage ; Ref \$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.	Aff of ID	to Valley Land Title Company		\$80.00	
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)				\$1,917.00	

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 Director

Alejandro R. Moreno

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.

Charge to VLTC
GF#158079/PG

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 2
RIGHT OF WAY DEED

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

That, **ALEJANDRO R. MORENO AND WIFE, GABRIELA MORENO, 1512 Fullerton Ave., McAllen, Hidalgo County in the State of Texas, 78504**, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of **FORTY-NINE THOUSAND FIVE HUNDRED FOUR AND NO/100 DOLLARS (\$49,504.00)** and other good and valuable consideration to Grantor in hand paid by **HIDALGO COUNTY**, 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 tract or parcel of land in Hidalgo County, Texas, being as follows:

A 2.24 ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1365268, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 2.24 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ANY AND 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.

SAVE AND EXCEPT:

Grantor reserves all of the oil, gas, minerals 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.

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 assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto the County of Hidalgo and its 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 10th day of July, 2019.

ALEJANDRO R. MORENO

GABRIELA MORENO

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on _____, 2019
by ALEJANDRO R. MORENO.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS

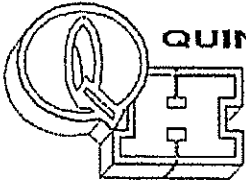
COUNTY OF HIDALGO

This instrument was acknowledged before me on _____, 2019
by GABRIELA MORENO.

NOTARY PUBLIC, STATE OF TEXAS

**AFTER RECORDING RETURN TO:
HIDALGO COUNTY
100 E. Cano St., 2nd Floor
Edinburg, Texas 78539**

**PREPARED IN THE OFFICE OF:
L.G. "JERRY" CANALES
6013 N. 10th Street
McAllen, Texas 78504
Telephone (956) 687-7763
GF#158079**



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers * Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects * Subdivisions * Surveys
124 E. Stubbs, Edinburg, Texas 78539
Phone 956/381-6480 Fax 956/381-0527

METES AND BOUNDS

HIDALGO COUNTY DRAINAGE DISTRICT No.1
TRENTON DRAIN PHASE III
PARCEL No.2

A 2.24 ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1365268, 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 FOUND ON THE EAST LINE OF LOT 10, AND ON THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS S 08°31'51" W, 20.00 FEET FROM THE NORTHEAST CORNER OF LOT 10.

THENCE; S 08°31'51" W, ALONG THE EAST LINE OF LOT 10, A DISTANCE OF 1,300.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF LOT 10, AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°28'09" W, ALONG THE SOUTH LINE OF LOT 10, A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

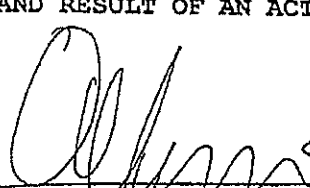
THENCE; N 08°31'51" E, A DISTANCE OF 1,300.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD FOR THE NORTHWEST CORNER OF THIS TRACT.

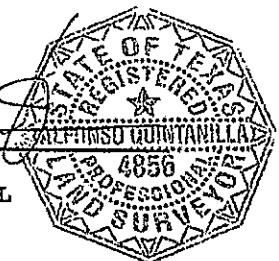
THENCE; S 81°28'09" E, ALONG THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.24 ACRES OF LAND MORE OR LESS.

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

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: AUGUST 17, 2018


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856



EXIST. 30' IRRIGATION EASEMENT (H.C.I.D. No. 2)

EXIST. IRRIGATION LINE

N 81°28'09" W 75.00'

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

EXIST. IRRIGATION LINE
IRRIGATION VALVE

LOT 15, BLOCK 56,
ALAMO LAND AND SUGAR COMPANY'S
SUBDIVISION, RECORDED IN VOLUME 1,
PAGES 24-26, MAP RECORDS, HIDALGO
COUNTY, TEXAS.
EXIST. 30' IRRIGATION EASEMENT (H.C.I.D. No. 2)

N 08°31'51" E

15' IRR. LINE

EXIST. 30' IRRIGATION EASEMENT (H.C.I.D. No. 2)

S 08°31'51" W

CHANLINK FENCE

SE COR.
LOT 10
UNABLE TO
SET ROD
EXISTING
42' GATEWELL

EXIST. 30' IRRIGATION EASEMENT (H.C.I.D. No. 2)

11

12

13

14

15

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

THE NASK INVESTMENTS, LLC TRACT:
THE EAST HALF OF LOT 11, BLOCK 56,
ALAMO LAND AND SUGAR COMPANY'S
SUBDIVISION, ACCORDING TO WARRANTY DEED
WITH VENDOR'S LIEN RECORDED UNDER
COUNTY CLERK'S DOCUMENT NUMBER
2865437, 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 CON-
TRIBUTING 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

PLAT SHOWING

A 2.24 ACRE TRACT OF LAND OUT OF LOT 10,
BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S
SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING
TO THE MAP OR PLAT THEREOF RECORDED IN
VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO
COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED
WITH VENDOR'S LIEN RECORDED UNDER COUNTY
CLERK'S DOCUMENT NUMBER 1365268, OFFICIAL
RECORDS, HIDALGO COUNTY, TEXAS.

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

SCALE 1" = 100'

THE ALEANDRO R. MORENO TRACT:
THE EAST HALF OF LOT 10, BLOCK 56, ALAMO LAND
AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO
WARRANTY DEED WITH VENDOR'S LIEN RECORDED
UNDER COUNTY CLERK'S DOCUMENT NUMBER 1365268,
OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

1300.00'

S 81°28'09" E
75.00'

EXIST. EARTH CANAL

THE MASEY LIMITED PARTNERSHIP TRACT:
THE NORTH HALF OF LOT 11, BLOCK 56, ALAMO LAND AND
SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED
RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER
1045711, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

1300.00'

P.O.B.
FND. 1/2"
IRON ROD
S 08°31'51" W
20.00'

EXIST. 40.00' R.O.W.
20.00'

20.00'

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
TRENTON DRAIN PHASE III
FREE SIMPLE
OWNER: ALEANDRO R. MORENO
TAKING: 97,500.00 S.F.

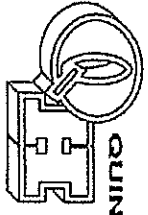
ABBREVIATIONS
D.O.E.: OPEN DITCH EASEMENT
H.C.I.D. No. 2: HIDALGO COUNTY IRRIGATION DISTRICT No. 2

C ALAMO ROAD

SCHEDULE B PARAGRAPH 10
c. PIPELINE EASEMENT IN FAVOR OF TENNESSEE GAS TRANSMISSION
COMPANY AS SHOWN BY INSTRUMENT DATED JUNE 3, 1980, RECORDED
IN VOLUME 691, PAGE 522, DEED RECORDS, AND AMENDED BY
INSTRUMENT BY INSTRUMENT DATED JUNE 3, 1980, FILED MAY 18,
2000 UNDER DOCUMENT NUMBER 873727, OFFICIAL RECORDS OF
HIDALGO COUNTY, TEXAS. (NOT APPL.-OUTSIDE SURVEY LIMITS)

2.24 ACRES GROSS
0.03 AC. IN H.C.I.D. No. 2
IRRIGATION EASEMENT
2.21 ACRES NET

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.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

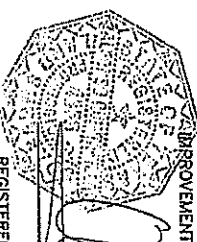
CONSULTING ENGINEERS

LAND SURVEYORS

124 E. STUBBS ST.
EOMBURG, TEXAS 76639

PHONE 956-381-6490
FAX 956-381-0527
OFFICE@QHA-ENG.COM

ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00



Alfonso Quintanilla
ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

VOL. 1 PAGES 24-26
SURVEYED AUGUST 14, 2018
ADDRESS H.C.I.D. No. 1
OWNER
G.F. No. 158079
BOOK No. 158079 PAGE
Z:\data\PROJECTS\3-HIDALGO COUNTY\H.C.I.D. 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# 158079

SUBJECT PROPERTY: A 2.24 ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1365268, 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 FOUND ON THE EAST LINE OF LOT 10, AND ON THE SOUTH RIGHT-OF-WAY LINE OF WISCONSIN ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS S 08°31'51" W, 20.00 FEET FROM THE NORTHEAST CORNER OF LOT 10.

THENCE: S 08°31'51" W, ALONG THE EAST LINE OF LOT 10, A DISTANCE OF 1,300.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF LOT 10, AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°28'09" W, ALONG THE SOUTH LINE OF LOT 10, A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°31'51" E, A DISTANCE OF 1,300.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°28'09" E, ALONG THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

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.

Alejandro R. Moreno

SWORN AND SUBSCRIBED TO BEFORE ME by Alejandro R. Moreno on July _____, 2019.

Notary Public, State of Texas

NO PRORATION AGREEMENT

WHEREAS, **Alejandro R. Moreno**, 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. 2

A 2.24 ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1365268, 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 FOUND ON THE EAST LINE OF LOT 10, AND ON THE SOUTH RIGHT-OF-WAY LINE OF WISCONSIN ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS S 08°31'51" W, 20.00 FEET FROM THE NORTHEAST CORNER OF LOT 10.

THENCE: S 08°31'51" W, ALONG THE EAST LINE OF LOT 10, A DISTANCE OF 1,300.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF LOT 10, AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°28'09" W, ALONG THE SOUTH LINE OF LOT 10, A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°31'51" E, A DISTANCE OF 1,300.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°28'09" E, ALONG THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

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 July, 2019.

SELLER

BUYER

ALEJANDRO R. MORENO

HIDALGO COUNTY

By: _____
VALDE GUERRA, Executive Officer

L.G. "JERRY" CANALES

Attorney at Law

6013 N. 10th Street, McAllen, Texas 78504

Telephone (956) 687-7763 • Facsimile (956) 683-8958

Date: July 10, 2019

Re: DOCUMENT PREPARATION

Seller: ALEJANDRO R. MORENO AND WIFE, GABRIELA MORENO

Buyer: HIDALGO COUNTY

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

RE: GF No. 158079

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 L.G. "JERRY" CANALES ("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:

ALEJANDRO R. MORENO

GABRIELA MORENO

BUYER:

HIDALGO COUNTY

By: _____
VALDE GUERRA
Its: **Hidalgo County Executive Officer**

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

Law Office of L.G. "Jerry" Canales
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. 158079

Gentlemen:

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

A 2.24 ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1365268, 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 FOUND ON THE EAST LINE OF LOT 10, AND ON THE SOUTH RIGHT-OF-WAY LINE OF WISCONSIN ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS S 08°31'51" W, 20.00 FEET FROM THE NORTHEAST CORNER OF LOT 10.

THENCE: S 08°31'51" W, ALONG THE EAST LINE OF LOT 10, A DISTANCE OF 1,300.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF LOT 10, AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°28'09" W, ALONG THE SOUTH LINE OF LOT 10, A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°31'51" E, A DISTANCE OF 1,300.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°28'09" E, ALONG THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

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 (Deleted)
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.

Roadways, 15 foot irrigation easement (H.C.I.D. No. 2) along the South side, existing earth canal along the East side, as shown on the map of Alamo Land and Sugar Company's Subdivision, recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas and as shown on survey prepared by Alfonso Quintanilla, R.P.L.S. No. 4856, dated August 14, 2018, Parcel 2.

Blanket Right of Way in favor of Hidalgo County Irrigation District # 2 as recorded in Volume 25, Page 312, Deed Records of Hidalgo County, Texas.

Pipeline easement in favor of Tennessee Gas Transmission Company as shown by instrument dated June 3, 1950, recorded in Volume 691, Page 552, Deed Records and Amended by instrument dated June 3, 1950, filed May 18, 2000 under Document Number 873727, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 4, 1999, in favor of Samson Lone Star Limited Partnership, as Lessee, dated March 4, 1999, filed May 13, 1999, under Document Number 773520 and Correction dated October 29, 1999, 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 August 25, 1999, in favor of Samson Lone Star Limited Partnership, as Lessee, filed on November 4, 1999, under Document Number 820402, 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, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated February 15, 1958, recorded in Volume 909, Page 497, Deed Records and dated May 30, 1996, filed June 24, 1996 under Document Number 532794, Official Records of Hidalgo County, Texas.

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

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

Rights of parties in possession.

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: July 10, 2019

NOTIFICATION OF TAXING AUTHORITIES

GF# 158079

RE: A 2.24 ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1365268, 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.

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THENCE: S 81°28'09" E, ALONG THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

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 July 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: July 10, 2019

WAIVER OF INSPECTION

PLEASE SIGN & RETURN THIS WAIVER

GF NO: 158079

TO: VALLEY LAND TITLE COMPANY, LTD.

AGENT FOR: First American Title Guaranty Company

Gentlemen:

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

A 2.24 ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1365268, 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.

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THENCE: S 81°28'09" E, ALONG THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

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

EXECUTED on July 10, 2019

BUYER:

Hidalgo County

By: _____
Valde Guerra, Executive Officer

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

DATE: July 10, 2019
TO: Alejandro R. Moreno; AND Hidalgo County
FROM: VALLEY LAND TITLE COMPANY, LTD.

PROPERTY: A 2.24 ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1365268, 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.

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THENCE: S 81°28'09" E, ALONG THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

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

Alejandro R. Moreno

By: _____
Valde Guerra, Executive Officer

Nonforeign Affidavit—Individual

Date: July 10, 2019

Transferor: Alejandro R. Moreno

Transferor's Office Address: 1512 Fullerton Avenue
McAllen, Hidalgo, County, TX 78504

Transferor's U.S. Taxpayer Identification Number: 605-14-4001

Transferee: Hidalgo County

Property: A 2.24 ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1365268, 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.

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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.

Alejandro R. Moreno

SIGNED under oath before me on July _____, 2019.

Notary Public – State of Texas

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on July _____, 2019 by Alejandro R. Moreno.

Notary Public – State of Texas

AFFIDAVIT OF MARITAL STATUS

Date: July 12, 2019

Affiant: Alejandro R. Moreno

Property: A 2.24 ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1365268, 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.

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Date of Acquisition: July 7, 2004

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 1512 Fullerton Ave., McAllen, TX 78504
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 **GABRIELA MORENO**, 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.

Alejandro R. Moreno

SIGNED under oath before me on July _____, 2019.

Notary Public – State of Texas

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on July _____, 2019 by Alejandro R. Moreno.

Notary Public – State of Texas

INFORMATION REQUIRED FOR FORM 1099-S
(Solicitation and Certification)

You are required by law to provide Settlement Agent with your correct taxpayer identification number. If you do not provide Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

Settlement Agent: Valley Land Title Co.

GF#: 158079

Property Subject to Transfer: A 2.24 ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY TEXAS, reference to which is here made for all purposes.

Seller/Transferor Name and Forwarding Address:

Seller's Name: _____

Permanent/Forwarding Address: _____

City, State, Country, Zip: _____

Current address (if different): _____

City, State, Country, Zip: _____

Seller/Transferor Status:

Individual or Sole Proprietor

Corporation

Partnership

Other, describe: _____

Limited liability company. Enter the tax classification: _____
(D=disregarded entity, C=corporation, P=partnership)

Seller/Transferor Taxpayer ID Number:

Social Security Number (SSN): _____

Employer Identification Number (EIN): _____

Individual Taxpayer Identification Number (ITIN): _____

Seller is required by law to provide the correct taxpayer identification number (TIN). The TIN provided must match the name given, Seller's Name. For individuals, this is your social security number (SSN). For a resident alien not eligible to get a SSN, it is your IRS individual taxpayer identification number (ITIN). For other entities, it is your employer identification number (EIN).

UNDER PENALTIES OF PERJURY, I CERTIFY THAT I am a U.S. person [which includes a citizen, partnership, corporation, company or association created in the U.S. or under the laws of the U.S.; an estate (other than a foreign estate); or a domestic trust (as defined in IRS regulations)] or a U.S. resident alien and the number shown on this statement is my correct taxpayer identification number.

Seller's signature: _____ Date: _____

UNDER PENALTIES OF PERJURY, I CERTIFY THAT I AM NOT A U.S. person or U.S. resident alien (or I am acting on behalf of a foreign corporation, partnership, estate or trust) and do not have a U.S. Taxpayer identification number.

Seller's signature: _____ Date: _____

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	Alejandro R. Moreno 1512 Fullerton Avenue McAllen, TX 78504

Settlement Agent/Filer's Federal ID Number	Seller/Transferor's Taxpayer ID Number
20-4064406	605-14-4001

Transaction Information	
1. Date of Closing	July 10, 2019
2. Gross Proceeds	\$49,504.00
3. Address or legal description	E. Wisconsin Road Parcel 2 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.

Alejandro R. Moreno

Date

Name on SS Card: () Same as above

Other: _____

(Keep for your records.)

Instructions for Transferor

For sales or exchanges of certain real estate, the person responsible for closing a real estate transaction must report the real estate proceeds to the Internal Revenue Service and must furnish this statement to you. To determine if you have to report the sale or exchange of your main home on your tax return, see the Schedule D (Form 1040) instructions. If the real estate was not your main home, report the transaction on **Form 4797**, Sales of Business Property, **Form 6252**, Installment Sale Income, and/or **Schedule D (Form 1040)**, Capital Gains and Losses.

Federal mortgage subsidy. You may have to recapture (pay back) all or part of a Federal mortgage subsidy if **all** the following apply:

- You received a loan provided from the proceeds of a qualified mortgage bond or you received a mortgage credit certificate.
- Your original mortgage loan was provided after 1990, and
- You sold or disposed of your home at a gain during the first 9 years after you received the Federal mortgage subsidy.

This will increase your tax. See **Form 8828**, Recapture of Federal Mortgage Subsidy, and **Pub. 523**, Selling Your Home.

Box 1. Shows the date of closing.

Box 2. Shows the gross proceeds from a real estate transaction, generally the sales price. Gross proceeds include cash and notes payable to you, notes assumed by the transferee (buyer), and any notes paid off at settlement. Box 2 does not include the value of other property or services you received or are to receive. See **Box 4**.

Box 3. Shows the address or a legal description of the property transferred.

Box 4. If marked, shows that you received or will receive services or property (other than cash or notes) as part of the consideration for the property transferred. The value of any services or property (other than cash or notes) is not included in box 2.

Box 5. If checked, shows that you are a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust).

Box 6. Shows certain real estate tax on a residence charged to the buyer at settlement. If you have already paid the real estate tax for the period that includes the sale date, subtract the amount in box 5 from the amount already paid to determine your deductible real estate tax. But if you have already deducted the real estate tax in a prior year, generally report this amount as income on the "other income" line of Form 1040. For more information, see Pub. 523, Pub. 525, and Pub. 530.

SELLER PROCEEDS INSTRUCTIONS
(Instructions and Agreement)

GF No.: 158079

Date: July 9, 2019

Seller: Alejandro R. Moreno

Property Address: E. Wisconsin Rd., Edinburg, TX 78539

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.

Alejandro R. Moreno

Seller(s) Mailing Address: _____

Seller(s) Phone Number: _____