

**A. Settlement Statement**

U.S. Department of Housing  
and Urban Development

OMB No. 2502-0265

**B. Type of Loan**  
 1.  FHA 2.  FmHA 3.  Conv Unins 6. File Number  
 4.  VA 5.  Conv Ins. 6.  Seller Finance 159284  
 7.  Cash Sale. 7. Loan Number 8. Mortgage Ins Case Number

**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 Drainage District # 1  
 902 North Doolittle Road  
 Edinburg, TX 78540

**E. Name & Address of Seller**  
 County of Hidalgo  
 2802 S. Business Highway 281  
 Edinburg, TX 78541

**F. Name & Address of Lender**  
 \_\_\_\_\_

**G. Property Location**

Baker's Subdivision, Block 19, 11.94 ac, Hidalgo County  
 N. Highway 281  
 Edinburg, TX 78540

**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**  
 2/20/2020  
**Fund:**  
 \_\_\_\_\_

**J. Summary of Borrower's Transaction**

**100. Gross Amount Due from Borrower**

K. Summary of Seller's Transaction	
400. Gross Amount Due to Seller	
101. Contract Sales Price	\$190,498.00
102. Personal Property	
103. Settlement Charges to borrower	\$2,330.00
104.	
105.	

**Adjustments for items paid by seller in advance**

106. City property taxes		
107. County property taxes		
108. Annual assessments		
109. School property taxes		
110. Water District Taxes		
111. HOA Dues		
112.		
113.		
114.		
115.		
116.		

**120. Gross Amount Due From Borrower**

**200. Amounts Paid By Or in Behalf Of Borrower**

201. Deposit or earnest money		
202. Principal amount of new loan(s)		
203. Existing loan(s) taken subject to		
204. Loan Amount 2nd Lien		
205.		
206.		
207.		
208.		
209.		

**Adjustments for items unpaid by seller**

210. City property taxes		
211. County property taxes		
212. Annual assessments		
213. School property taxes		
214. Water District Taxes		
215. HOA Dues		
216.		
217.		
218.		
219.		

**220. Total Paid By/For Borrower**

**300. Cash At Settlement From/To Borrower**

301. Gross Amount due from borrower (line 120)	\$0.00	
302. Less amounts paid by/for borrower (line 220)	\$192,828.00	
<b>303. Cash From Borrower</b>	\$0.00	

**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 purchase of 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 Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Sales/Broker's Commission based on price	\$190,498.00 @ % = \$0.00		
Division of Commission (line 700) as follows:			
701.	to	\$0.00	\$0.00
702.	to		
703. Commission Paid at Settlement			
704. The following persons, firms or corporation s received a portion of the real estate commission amount to shown above:			
705.	to		
706.	to		
707.	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 2/20/2020 to 3/1/2020 @ \$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	months @ per month		
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.	\$200.00	
1106. Notary fees	to		
1107. Attorney's fees	to		
(includes above items numbers:			
1108. Title insurance	to Valley Land Title Company	\$1,309.00	
(includes above items numbers:			
1109. Lender's coverage	\$0.00/\$0.00		
1110. Owner's coverage	\$190,498.00/\$1,309.00		
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	\$75.00	
1200. Government Recording and Transfer Charges			
1201. Recording Fees	Deed \$44.00 ; Mortgage ; Rel to Valley Land Title Company	\$44.00	
1202. City/county tax/stamps	Deed ; Mortgage to		
1203. State tax/stamps	Deed ; Mortgage to		
1204.	to		
1300. Additional Settlement Charges			
1301. Survey	to		
1302. Pest Inspection	to		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$2,330.00	

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 Drainage District No. 1

By: Richard F. Cortez, Chairman of the Board

County of Hidalgo a/k/a Hidalgo County, Texas

By: Valde Guerra, Executive Officer

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.  
 Previous Editions are Obsolete

Charge to VLJC  
GF#159284/PG

## SPECIAL WARRANTY DEED

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.

Date: February \_\_\_\_\_, 2020

Grantor: COUNTY OF HIDALGO *a/k/a* HIDALGO COUNTY, TEXAS

Grantor's Mailing Address: 2802 S. Business Highway 281  
Edinburg, Texas 78541

Grantee: HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Grantee's Mailing Address: 902 N. Doonittle  
Edinburg, Texas 78542

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration

Property (including any improvements): AN 11.87 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 19, BAKER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 2, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 790048 AND 790418, 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 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF THE BIC DEVELOPMENT CORP. TRACT (A 206.32 ACRE TRACT OUT OF BLOCKS 19 AND 26, BAKER'S SUBDIVISION, ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2431566, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND ON THE SOUTH RIGHT OF WAY LINE OF A THIRTY FOOT (30.00') COUNTY ROAD FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS SOUTH 81 DEGREES 03 MINUTES EAST, 342.90 FEET AND SOUTH 08 DEGREES 57 MINUTES WEST, 15.00 FEET FROM THE NORTHWEST CORNER OF BLOCK 19;

THENCE; SOUTH 81 DEGREES 03 MINUTES EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID THIRTY FOOT (30.00') COUNTY ROAD, A DISTANCE OF 1,432.69 FEET TO A 5/8" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF THE STATE OF TEXAS TRACT (A TRACT OF LAND OUT OF BLOCK 19, BAKER'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 314714, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE; SOUTH 08 DEGREES 57 MINUTES WEST, ALONG THE WEST LINE OF THE STATE OF TEXAS TRACT, A DISTANCE OF 350.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE; NORTH 81 DEGREES 03 MINUTES WEST, A DISTANCE OF 1,214.49 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE; SOUTH 66 DEGREES 02 MINUTES 14 SECONDS WEST, A DISTANCE OF 259.92 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF THE BIC DEVELOPMENT CORP. TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH 08 DEGREES 57 MINUTES EAST, ALONG THE EAST LINE OF THE BIC DEVELOPMENT TRACT, A DISTANCE OF 491.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.87 ACRES OF LAND, MORE OR LESS.

Reservations from Conveyance: Grantor reserves all of the oil, gas and sulphur in and under the land herein conveyed but waive all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same, however, nothing in this reservation shall affect the title and rights of the Grantee to take and use all other minerals and materials thereon, therein and thereunder.

Exceptions to Conveyance and Warranty:

To the extent they validly exist:

1. Roadways as shown on the map of Baker's Subdivision, recorded in Volume 2, Page 46, Map Records of Hidalgo County, Texas and as shown on survey prepared by Alfonso Quintanilla, R.P.L.S. No. 4856, dated October 18, 2018, Job No. G.F. No. 159254.
2. Rights or claims, if any, of adjoining property owner in and to that portion of insured property lying between the fence and South property line, as shown on a survey dated October 18, 2018 by Alfonso Quintanilla, Registered Professional Land Surveyor # 4856.
3. Easement for telephone line, as condemned by final judgment entered on September 13, 1960, in Cause No. CON-194, in the County of Hidalgo, Texas, styled Southwestern Bell Telephone Company v. Albert Wilson, et al.
4. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 14, 1979, recorded in Volume 385, Page 81 and dated July 29, 1980, recorded in Volume 394, Page 7, Oil and Gas Records, and dated March 1, 1984, recorded in Volume 1994, Page 277, Official Records, Hidalgo County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Mitchell Energy Corporation, filed September 18, 1998 under Document Numbers 710532, 710533, 710534, 710535, 710536 and 710537 and filed January 25, 1999 under Document Numbers 742771, 742772 and 742773; Official Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in Memorandum of Exploration Option Agreement and Seismic Permit in favor of T.S. Dudley Land Company Inc., filed November 9, 2000 under Document Number 919918 and filed January 22, 2001 under Document Number 937024, Official Records of Hidalgo County, Texas.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Cody Texas, L.P., filed May 2, 2001 under Document Numbers 966115 and 966116; filed May 10, 2001 under Document Numbers 969145, 969146, 969147, 969149 and 969150; filed May 21, 2001 under Document Numbers 971761, 971775 and 971776; filed May 31, 2001 under Document Number 975219; filed June 7, 2001 under Document Number 976970 and filed October 4, 2001 under Document Number 1013546, Official Records of Hidalgo County, Texas.
8. Mineral and/or royalty reservation contained in deeds dated December 15, 1938, recorded in Volume 457, Page 33, and dated October 14, 1961, recorded in Volume 1019, Page 263, Deed Records, Hidalgo County, Texas.
9. Mineral and/or royalty reservation contained in deed dated July 15, 2013, filed July 17, 2013 under Document Number 2013-2431560, Official Records of Hidalgo County, Texas.
10. All water rights reserved as shown by instrument dated July 15, 2013, filed July 17, 2013 under Document Number 2013-2431560, Official Records of Hidalgo County, Texas.
11. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.

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

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

COUNTY OF HIDALGO a/k/a  
HIDALGO COUNTY, TEXAS

By: \_\_\_\_\_  
VALDE GUERRA  
Its: Executive Officer

(Acknowledgement)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on \_\_\_\_\_, 2020 by VALDE GUERRA,  
Executive Officer of COUNTY OF HIDALGO a/k/a HIDALGO COUNTY, TEXAS.

\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
902 N. Doolittle  
Edinburg, Texas 78542

PREPARED IN THE OFFICE OF:  
LAW OFFICE OF RICHARD A. CANTU, P.C.  
6013 N. 10<sup>th</sup> Street  
McAllen, Texas 78504  
Telephone (956) 687-7763  
CF#159284/File No. 10947-19

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

*A Professional Corporation*

6013 N. 10<sup>th</sup> Street, McAllen, Texas 78504

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

Date: February \_\_\_\_\_, 2020

Re: DOCUMENT PREPARATION  
Seller: COUNTY OF HIDALGO a/k/a HIDALGO COUNTY, TEXAS  
Buyer: HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Real Property: AN 11.87 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 19, BAKER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 790048 AND 790418, 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; SOUTH 81 DEGREES 03 MINUTES EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID THIRTY FOOT (30.00') COUNTY ROAD, A DISTANCE OF 1,432.69 FEET TO A 5/8" IRON ROD WITH CAP STAMPED ROWS ON THE WEST LINE OF THE STATE OF TEXAS TRACT (A TRACT OF LAND OUT OF BLOCK 19, BAKER'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 314714, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE; SOUTH 08 DEGREES 57 MINUTES WEST, ALONG THE WEST LINE OF THE STATE OF TEXAS TRACT, A DISTANCE OF 350.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE; NORTH 81 DEGREES 03 MINUTES WEST, A DISTANCE OF 1,214.49 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE; SOUTH 66 DEGREES 02 MINUTES 14 SECONDS WEST, A DISTANCE OF 259.92

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FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF THE BIC DEVELOPMENT CORP. TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT.

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

RE: GF No. 159284/ File No. 10947-19

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 \_\_\_\_\_, 2020.

**SELLER:**

COUNTY OF HIDALGO a/k/a  
HIDALGO COUNTY, TEXAS

**BUYER:**

HIDALGO COUNTRY DRAINAGE DISTRICT  
NO. 1

By: \_\_\_\_\_

VALDE GUERRA  
Its: Executive Officer

By: \_\_\_\_\_

RICHARD A. CORTEZ  
Its: Chairman of the Board

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



**NO PRORATION AGREEMENT**

Re: GF# 159284

WHEREAS, County of Hidalgo a/k/a Hidalgo County, Texas, hereinafter referred to as **SELLER** has this day sold to Hidalgo County Drainage District No. 1, hereinafter referred to as **PURCHASER**, the following described property, to-wit:

Property:

AN 11.87 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 19, BAKER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 790048 AND 790418, 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; SOUTH 81 DEGREES 03 MINUTES EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID THIRTY FOOT (30.00') COUNTY ROAD, A DISTANCE OF 1,432.69 FEET TO A 5/8" IRON ROD WITH CAP STAMPED ROWS ON THE WEST LINE OF THE STATE OF TEXAS TRACT (A TRACT OF LAND OUT OF BLOCK 19, BAKER'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 314714, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT;

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

**Both SELLER AND PURCHASER** are political subdivisions of the State of Texas, respectively, and are thus not subject to ad valorem taxes. Consequently, taxes will not be prorated.

EXECUTED this \_\_\_\_\_ day of February, 2020.

SELLER:

County of Hidalgo a/k/a Hidalgo County, Texas

BUYER:

Hidalgo County Drainage District No. 1

By:

Valde Guerra, Executive Officer

By:

Richard F. Cortez, Chairman of the Board

**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. 159284

Gentlemen:

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

AN 11.87 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 19, BAKER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 790048 AND 790418, 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; SOUTH 08 DEGREES 57 MINUTES WEST, ALONG THE WEST LINE OF THE STATE OF TEXAS TRACT, A DISTANCE OF 350.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE; NORTH 81 DEGREES 03 MINUTES WEST, A DISTANCE OF 1,214.49 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE; SOUTH 66 DEGREES 02 MINUTES 14 SECONDS WEST, A DISTANCE OF 259.92 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF THE BIC DEVELOPMENT CORP. TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT.

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

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

1. Restrictive covenants affecting the land described or referred to on Schedule B of the Title Commitment as (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 \_\_\_\_\_ 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:

Roadways as shown on the map of Baker's Subdivision, recorded in Volume 2, Page 46, Map Records of Hidalgo County, Texas and as shown on survey prepared by Alfonso Quintanilla, R.P.L.S. No. 4856, dated October 18, 2018, Job No. G.F. No. 159254.

Rights or claims, if any, of adjoining property owner in and to that portion of insured property lying between the fence and South property line, as shown on a survey dated October 18, 2018 by Alfonso Quintanilla, Registered Professional Land Surveyor # 4856.

Deleted.

Easement for telephone line, as condemned by final judgment entered on September 13, 1960, in Cause No. CON-194, in the County of Hidalgo, Texas, styled Southwestern Bell Telephone Company v. Albert Wilson, et al.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 14, 1979, recorded in Volume 385, Page 81 and dated July 29, 1980, recorded in Volume 394, Page 7, Oil and Gas Records, and dated March 1, 1984, recorded in Volume 1994, Page 277, Official Records, 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, in favor of Mitchell Energy Corporation, filed September 18, 1998 under Document Numbers 710532, 710533, 710534, 710535, 710536 and 710537 and filed January 25, 1999 under Document Numbers 742771, 742772 and 742773; 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 Memorandum of Exploration Option Agreement and Seismic Permit in favor of T.S. Dudley Land Company Inc., filed November 9, 2000 under Document Number 919918 and filed January 22, 2001 under Document Number 937024, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Cody Texas, L.P., filed May 2, 2001 under Document Numbers 966115 and 966116; filed May 10, 2001 under Document Numbers 969145, 969146, 969147, 969149 and 969150; filed May 21, 2001 under Document Numbers 971761, 971775 and 971776; filed May 31, 2001 under Document Number 975219; filed June 7, 2001 under Document Number 976970 and filed October 4, 2001 under Document Number 1013546, 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).

Mineral and/or royalty reservation contained in deeds dated December 15, 1938, recorded in Volume 457, Page 33, and dated October 14, 1961, recorded in Volume 1019, Page 263, Deed Records, Hidalgo County, Texas.

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

Mineral and/or royalty reservation contained in deed dated July 15, 2013, filed July 17, 2013 under Document Number 2013-2431560, Official Records of Hidalgo County, Texas.

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

All water rights reserved as shown by instrument dated July 15, 2013, filed July 17, 2013 under Document Number 2013-2431560, Official Records of Hidalgo County, Texas.

Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.

Rights of parties in possession.

Deleted.

Deleted.

Deleted.

Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does guarantee that no such liens have been filed with the County Clerk of Hidalgo County, Texas, prior to the date hereof.

Liability hereunder at the date hereof is limited to \$ \_\_\_\_\_. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the Insured in improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy. (EXCEPTION MAY BE DELETED IF PROPOSED TRANSACTION DOES NOT INCLUDE COST OF CONTEMPLATED IMPROVEMENTS, CONSTRUCTION OR REPAIRS).

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 Drainage District No. 1

By: Richard F. Cortez, Chairman of the Board

Date: February \_\_, 2020

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 Drainage District No. 1

By: \_\_\_\_\_  
Richard F. Cortez, Chairman of the Board

DATED: February \_\_\_\_, 2020

WAIVER OF INSPECTION

PLEASE SIGN & RETURN THIS WAIVER

GF NO: 159284

TO: VALLEY LAND TITLE COMPANY, LTD.

AGENT FOR: First American Title Guaranty Company

Gentlemen:

I/We, Hidalgo County Drainage District # 1 have this day purchased from County of Hidalgo (if married spouse should join in Deed) the following described property in Hidalgo County, Texas, to-wit:

AN 11.87 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 19, BAKER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 790048 AND 790418, 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 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF THE BIC DEVELOPMENT CORP. TRACT (A 206.32 ACRE TRACT OUT OF BLOCKS 19 AND 26, BAKER'S SUBDIVISION, ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2431560, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND ON THE SOUTH RIGHT OF WAY LINE OF A THIRTY FOOT (30.00') COUNTY ROAD FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS SOUTH 81 DEGREES 03 MINUTES EAST, 342.90 FEET AND SOUTH 08 DEGREES 57 MINUTES WEST, 15.00 FEET FROM THE NORTHWEST CORNER OF BLOCK 19;

THENCE; SOUTH 81 DEGREES 03 MINUTES EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID THIRTY FOOT (30.00') COUNTY ROAD, A DISTANCE OF 1,432.69 FEET TO A 5/8" IRON ROD WITH CAP STAMPED ROWS ON THE WEST LINE OF THE STATE OF TEXAS TRACT (A TRACT OF LAND OUT OF BLOCK 19, BAKER'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 314714, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT;

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

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

EXECUTED on the \_\_\_\_ day of February, 2020

BUYER:

Hidalgo County Drainage District No. 1

By:

Richard F. Cortez, Chairman of the Board

**AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT**

DATE: February \_\_\_\_\_, 2020

TO: County of Hidalgo; AND  
Hidalgo County Drainage District # 1

FROM: VALLEY LAND TITLE COMPANY, LTD.

**PROPERTY:**

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BEGINNING AT A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF THE BIC DEVELOPMENT CORP. TRACT (A 206.32 ACRE TRACT OUT OF BLOCKS 19 AND 26, BAKER'S SUBDIVISION, ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2431560, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND ON THE SOUTH RIGHT OF WAY LINE OF A THIRTY FOOT (30.00') COUNTY ROAD FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS SOUTH 81 DEGREES 03 MINUTES EAST, 342.90 FEET AND SOUTH 08 DEGREES 57 MINUTES WEST, 15.00 FEET FROM THE NORTHWEST CORNER OF BLOCK 19;

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

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

HIDALGO COUNTY PROPERTY TAX SERVICE will charge \$55.00 for the first tax account and \$20.00 for each additional tax account from the various taxing authorities, plus tax. THERE MAY BE OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES OR YOU MAY SECURE TAX CERTIFICATES FROM THE VARIOUS TAXING AUTHORITIES ON YOUR OWN AND DELIVER THEM TO VALLEY LAND TITLE COMPANY, LTD. THE NORMAL FEE PAID TO EACH TAXING AUTHORITY IS \$10.00 FOR EACH TAX ACCOUNT AND THERE ARE USUALLY 2 TO 4 TAXING AUTHORITIES TAXING YOUR PROPERTY. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

I/WE HAVE READ THIS DISCLOSURE FORM, AND UNDERSTAND THAT VALLEY LAND TITLE COMPANY, LTD. IS REFERRING ME/US TO HIDALGO COUNTY PROPERTY TAX SERVICE AND MAY RECEIVE A FINANCIAL OR OTHER BENEFIT AS THE RESULT OF THIS REFERRAL.

I \_\_\_\_\_ prefer to use HIDALGO COUNTY PROPERTY TAX SERVICE \_\_\_\_\_ PREFER TO OBTAIN TAX CERTIFICATES ON MY OWN AND AGREE TO DELIVER THE SAME TO VALLEY LAND TITLE COMPANY, LTD. PRIOR TO CLOSING.

SELLER:

BUYER/BORROWER:

County of Hidalgo a/k/a Hidalgo County, Texas

Hidalgo County Drainage District No. 1

By: \_\_\_\_\_  
Valde Guerra, Executive Officer

By: \_\_\_\_\_  
Richard F. Cortez, Chairman of the Board

Nonforeign Affidavit—Entity

Date: February \_\_\_\_, 2020

Transferor:

County of Hidalgo

Transferor's Office Address:

2802 S. Business Highway 281  
Edinburg, Hidalgo, County, TX 78541

Transferor's U.S. Taxpayer Identification Number: 74-6000717

Transferee:

Hidalgo County Drainage District # 1

Property:

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

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. For U.S. tax purposes, including purposes of section 1445, the owner of a disregarded entity that has legal title to a U.S. real property interest under local law will be the transferor of the property and not the disregarded entity. To inform Transferee that withholding of tax is not required on the disposition of a U.S. real property interest by Transferor, I certify on behalf of Transferor that the contents of this affidavit are true.

Transferor is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations).

Transferor is not a disregarded entity as defined in Treasury Regulation § 1.1445-2(b)(2)(iii).

Transferor understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained in this affidavit 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, and I further declare that I have authority to sign this document on behalf of Transferor.

County of Hidalgo a/k/a Hidalgo County, Texas

By: Valde Guerra, Executive Officer

**SELLER PROCEEDS INSTRUCTIONS**  
(Instructions and Agreement)

GF No.: 159284

Date: February \_\_\_\_\_, 2020

Seller: County of Hidalgo a/k/a Hidalgo County, Texas

Property Address: N. Highway 281

Escrow Agent: Stephanie Garcia/pg, 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)**
- SPLIT PROCEEDS: (Provide pick-up, wire, or mailing instructions for each check.)**

Payee (Must be a Seller)	Amount
<b>Total</b>	



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

Valde Guerra, Executive Officer of County of Hidalgo  
a/k/a Hidalgo County, Texas

Seller(s) Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Seller(s) Phone Number: \_\_\_\_\_