

INDEMNITY AND AFFIDAVIT AS TO DEBTS, LIENS AND POSSESSION

File No. 2020-926741

SUBJECT PROPERTY: TRACT I: Lot 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32, Block 1, WEST MEADOWS, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 44, Pages 45 and 46, Map Records, Hidalgo County, Texas.

TRACT II: Lots 13, 14, 15, 19, 20, 21, 22, 23 and 24, Block 275, ORIGINAL TOWNSITE OF EDINBURG, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 23, Map Records, Hidalgo County, Texas.

STATE OF TEXAS
COUNTY OF HIDALGO

PlainsCapital Bank, a Texas banking association ("Owner"), as seller, states to the current actual knowledge of Owner, without investigation or inquiry, as follows:

1. No proceedings in bankruptcy or receivership have been instituted by or against Owner, as debtor.
2. There are no unpaid debts owed by Owner for 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 there are no security interests on such property secured by a financing statement, security agreement or otherwise.
3. There are no loans or liens (including federal or state liens and judgment liens) and no unpaid governmental or association taxes or assessments that are currently due and payable by Owner with respect to such property.
4. All labor and material used in the construction of improvements by Owner on the above described property have been paid for. There are now no unpaid labor or material claims against the improvements or the property upon which same are situated. All sums of money due for the erection of improvements by Owner on the property have been fully paid and satisfied.
5. No parties are in possession other than Owner.

INDEMNITY: OWNER AGREES TO PAY ALL AMOUNTS OWED BY OWNER AND SECURED BY ANY AND ALL LIENS NOT SHOWN ABOVE, PROVIDED SAID LIENS EITHER CURRENTLY APPLY TO SUCH PROPERTY, OR A PART THEREOF, OR ARE SUBSEQUENTLY ESTABLISHED AGAINST SAID PROPERTY AND ARE CREATED BY OWNER, KNOWN BY OWNER, OR HAVE AN INCEPTION DATE PRIOR TO THE CONSUMMATION OF THIS TRANSACTION.

I Owner acknowledges that the purchaser is relying on the accuracy of the statements contained herein in purchasing the property and would not purchase same unless said statements were made.

PlainsCapital Bank,
a Texas banking association

By:

Pete Villarreal,
EVP and Chief Administrative Officer

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