

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.

DONATION DEED

Date: June 16, 2020

Grantor: PDP MILE 4, LTD., a Texas limited partnership

Grantor's Mailing Address:

P.O. Box 1000
Mission, TX 78573-1000
Hidalgo County, TX

Grantee: COUNTY OF HIDALGO

Grantee's Mailing Address:

100 E. Cano Ave.
Edinburg, TX 78539
Hidalgo County, TX

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

11.697 Acres out of Pueblo De Palmas Phase 22 and Pueblo De Palmas 23, and out of Lots 21, 25, and 29 Amended Map of Santa Cruz Cardens Unit No. 2, Hidalgo County, Texas, more fully described on Exhibit "A" hereto attached

Exceptions to Conveyance and Warranty:

1. Taxes for the year 2020 and subsequent years.
2. Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property.
3. The following restrictive covenant: **THE PROPERTY SHALL BE SOLELY USED FOR THE BENEFIT OF THE PUBLIC AS A PUBLIC PARK PURSUANT TO THE RESOLUTION IN SUPPORT OF ADOPTING PARK IN PUEBLO DE PALMAS PHASE 22 SUBDIVISION, HERETO ATTACHED AS EXHIBIT "C".**

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.

PDP MILE 4, LTD., a Texas limited partnership

BY: _____
J. Gary Frisby, Attorney in Fact
Document No. 2450833

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the ____ day of June, 2020, by J. Gary Frisby, Attorney in Fact for PDP MILE 4, LTD., a Texas limited partnership on behalf of said partnership.

Notary Public, State of Texas

EXHIBIT "A"

Revised: June 9, 2020
May 19, 2020

METES AND BOUNDS DESCRIPTION 11.697 ACRES OUT OF PUEBLO DE PALMAS PHASE 22 AND PUEBLO DE PALMAS PHASE 23 AND OUT OF LOTS 21, 25, AND 29 AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2 HIDALGO COUNTY, TEXAS

A tract of land containing 11.697 acres situated in Hidalgo County, Texas, being a part or portion out of Pueblo De Palmas Phase 22, according to the plat thereof recorded in Instrument Number 3032893, Hidalgo County Map Records, and Pueblo De Palmas Phase 23, according to the plat thereof recorded in Instrument Number 3110624, Hidalgo County Map Records, and a part or portion out of Lots 21, 25 and 29 Amended map of Santa Cruz Gardens Unit No. 2, according to the plat thereof recorded in Volume 8, Pages 28 and 29, Hidalgo County Map Records, which said 11.68 acres are out of a certain tract conveyed to PDP Mile 4 LTD, by virtue of a Warranty Deed recorded under Document Number 2882407 Hidalgo County Official Records, said 11.697 acres also being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 1, of said Pueblo de Palmas Phase 22 Subdivision for the Northernmost Southeast corner of this herein described tract;

1. THENCE, S 08° 36' 11" W a distance of 15.00 feet to the Southernmost Southeast corner of this tract;
2. THENCE, N 81° 27' 24" W a distance of 1,884.66 feet to a point in line for the West boundary line of said Pueblo de Palmas Phase 22 Subdivision;
3. THENCE, N 81° 27' 24" W a distance of 645.78 feet to the Southernmost Southwest corner of this tract;
4. THENCE, N 08° 36' 11" E a distance of 15.00 feet to the Northernmost Southwest corner of this tract;
5. THENCE, S 81° 27' 24" E a distance of 545.44 feet to an inside corner of this tract;
6. THENCE, N 37° 34' 56" E a distance of 804.65 feet to an inside corner of this tract;
7. THENCE, N 52° 25' 04" W a distance of 108.03 feet to an outside corner of this tract;
8. THENCE, N 49° 12' 01" E a distance of 15.31 feet to an outside corner of this tract;
9. THENCE, S 52° 25' 04" E a distance of 104.94 feet to an inside corner of this tract;
10. THENCE, N 37° 34' 56" E a distance of 558.00 feet to an inside corner of this tract;
11. THENCE, N 52° 25' 04" W a distance of 101.25 feet to an outside corner of this tract;
12. THENCE, N 35° 33' 57" E a distance of 15.01 feet to an outside corner of this tract;
13. THENCE, S 52° 25' 04" E a distance of 101.78 feet to an inside corner of this tract;
14. THENCE, N 37° 34' 56" E a distance of 71.90 feet to an inside corner of this tract;
15. THENCE, N 08° 36' 11" E a distance of 639.23 feet to an inside corner of this tract;
16. THENCE, N 34° 05' 13" W a distance of 31.70 feet to an inside corner of this tract;
17. THENCE, N 77° 58' 21" W a distance of 74.78 feet to an outside corner of this tract;
18. THENCE, in a Southwesterly direction along a curve to the left, with a central angle of 096° 40' 23", a radius of 49.28 feet, an arc length of 83.16 feet, a tangent of 55.39 feet, and a chord that bears S 86° 26' 16" W a distance of 73.64 feet to an outside corner of this tract;

19. THENCE, N 81° 23' 49" W a distance of 1,061.88 feet to the Southernmost Northwest corner of this tract;
20. THENCE, N 36° 24' 04" W a distance of 35.35 feet to an outside corner of this tract;
21. THENCE, N 08° 36' 11" E a distance of 150.00 feet to an outside corner of this tract;
22. THENCE, N 53° 36' 11" E a distance of 70.71 feet to the Northernmost Northwest corner of this tract;
23. THENCE, S 81° 23' 49" E a distance of 1,220.00 feet to the Westernmost Northeast corner of this tract;
24. THENCE, S 08° 36' 11" W a distance of 950.00 feet to a No. 4 rebar found for an inside corner of this tract;
25. THENCE, S 81° 23' 49" E a distance of 1,260.45 feet to the Easternmost Northeast corner of this tract;
26. THENCE, S 08° 36' 11" W a distance of 15.00 feet to an outside corner of this tract;
27. THENCE, N 81° 23' 49" W a distance of 670.00 feet to an inside corner of this tract;
28. THENCE, S 08° 36' 11" W a distance of 100.00 feet to an outside corner of this tract;
29. THENCE, N 81° 23' 49" W a distance of 15.00 feet to an outside corner of this tract;
30. THENCE, N 08° 36' 11" E a distance of 100.00 feet to an inside corner of this tract;
31. THENCE, N 81° 23' 49" W a distance of 513.73 feet to an inside corner of this tract;
32. THENCE, S 37° 34' 56" W a distance of 548.24 feet to an inside corner of this tract;
33. THENCE, S 82° 31' 47" E a distance of 93.58 feet to an outside corner of this tract;
34. THENCE, in a Southwesterly direction along a curve to the left, with a central angle of 020° 42' 07", a radius of 42.40 feet, an arc length of 15.32 feet, a tangent of 7.74 feet, and a chord that bears S 17° 36' 08" W a distance of 15.24 feet to an outside corner of this tract;
35. THENCE, N 82° 31' 47" W a distance of 99.60 feet to an inside corner of this tract;
36. THENCE, S 37° 34' 56" W a distance of 797.63 feet to an inside corner of this tract;
37. THENCE, S 81° 27' 24" E a distance of 823.18 feet to an inside corner of this tract;
38. THENCE, N 08° 32' 36" E a distance of 105.00 feet to an outside corner of this tract;
39. THENCE, S 81° 27' 24" E a distance of 15.00 feet to an outside corner of this tract;
40. THENCE, S 08° 32' 36" W a distance of 105.00 feet to an inside corner of this tract;
41. THENCE, S 81° 27' 24" E a distance of 1,021.02 feet to the POINT OF BEGINNING and containing 11.697 acres of land, more or less.

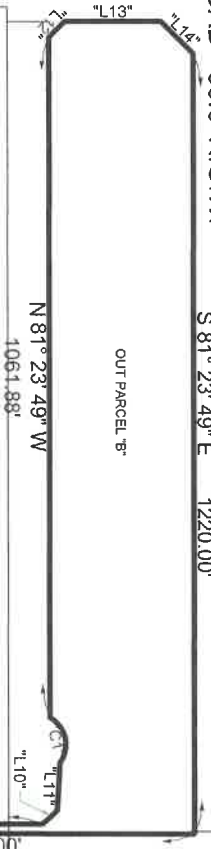
I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 04/28/2020 UNDER MY DIRECTION AND SUPERVISION.


 FRED L. KURTH, R.P.L.S. #4750

6-9-20
 DATE:



MILE 19 ROAD - 60.0' R.O.W. S 81° 23' 49" E 1220.00'



19 AMENDED MAP OF LOT P
SANTA CRUZ GARDENS UNIT. No. 2
VOLUME 8, PAGES 28-29, H.C.M.R.

21 AMENDED MAP OF LOT P
SANTA CRUZ GARDENS UNIT. No. 2
VOLUME 8, PAGES 28-29, H.C.M.R.

20

22

18

23
25
27
29

PDP MILE 4 LTD
W.D. DOCUMENT NUMBER 2882407, H.C.O.R.

PUEBLO DE PALMAS PH 23 SUBD.
INSTRUMENT NUMBER 3110624, H.C.M.R.

PUEBLO DE PALMAS PH 22 SUBD.
INSTRUMENT NUMBER 3032893, H.C.M.R.

P.O.B.
S.E. COR.
LOT 1
PUEBLO DE PALMAS PH 22

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
INSTRUMENT NUMBER 3032893, H.C.M.R.

CESAR CHAVEZ ROAD - 60.0' R.O.W.

ALAMO ROAD
90.0' R.O.W.

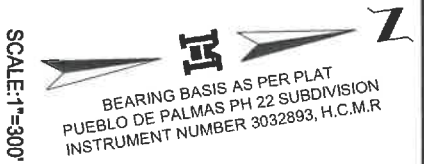


EXHIBIT "B"

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	096° 40' 23"	49.28'	83.16'	55.39'	73.54'	S 86° 26' 16" W
"C2"	020° 42' 07"	42.40'	15.32'	7.74'	15.24'	S 17° 36' 08" W

Line #	Direction	Length
"L1"	S 08° 36' 11" W	15.00'
"L2"	N 08° 36' 11" E	15.00'
"L3"	N 52° 25' 04" W	108.03'
"L4"	N 49° 12' 01" E	15.31'
"L5"	S 52° 25' 04" E	104.94'
"L6"	N 52° 25' 04" W	101.25'
"L7"	N 35° 33' 57" E	15.01'
"L8"	S 52° 25' 04" E	101.78'
"L9"	N 37° 34' 56" E	71.90'
"L10"	N 34° 05' 13" W	31.70'
"L11"	N 77° 58' 21" W	74.78'
"L12"	N 36° 24' 04" W	35.35'
"L13"	N 08° 36' 11" E	150.00'
"L14"	N 53° 36' 11" E	70.71'
"L15"	S 08° 36' 11" W	15.00'
"L16"	S 08° 36' 11" W	100.00'
"L17"	N 81° 23' 49" W	15.00'
"L18"	N 08° 36' 11" E	100.00'
"L19"	S 82° 31' 47" E	93.58'
"L20"	N 82° 31' 47" W	99.60'
"L21"	N 08° 32' 36" E	105.00'
"L22"	S 81° 27' 24" E	15.00'
"L23"	S 08° 32' 36" W	105.00'

- LEGEND**
- FOUND No. 4 REBAR
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - S.E. COR. - SOUTHEAST CORNER
 - P.O.B. - POINT OF BEGINNING
 - W.D. - WARRANTY DEED
 - Σ - SAME OWNER

**PLAT SHOWING
11.697 ACRES OUT OF
PUEBLO DE PALMAS PHASE 22
INSTRUMENT NUMBER 3032893, H.C.M.R.
AND PUEBLO DE PALMAS PHASE 23
INSTRUMENT NUMBER 3110624, H.C.M.R.
AND LOTS 21, 25 AND 29, AMENDED MAP OF
SANTA CRUZ SUBDIVISION GARDENS UNIT. 2
VOLUME 8, PAGES 28-29, H.C.M.R.
HIDALGO COUNTY, TEXAS**

I, FRED L. KURTH, A REGISTERED PROFESSIONAL
LAND SURVEYOR, DO HEREBY CERTIFY THE
FOREGOING PLAT TO BE TRUE AND CORRECT
REPRESENTATION OF A SURVEY MADE ON THE
GROUND ON 05/13/2020 UNDER MY DIRECTION
AND SUPERVISION.



FRED L. KURTH, RPLS No. 4750 DATE: 5-19-20

- NOTES:**
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
 2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT EASEMENTS MAY AFFECT THIS TRACT.



MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

PAGE: 3 OF 3
DATE: 05/19/2020
JOB No. 18208.00
FILE NAME: PDP 22-26 PARK
DRAWN BY: J.L.G.
115 W. MCINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldrenandhunt.com

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EXHIBIT "C"

RESOLUTION IN SUPPORT OF ADOPTING PARK IN PUEBLO DE PALMAS PHASE 22 SUBDIVISION

WHEREAS, Pueblo de Palmas Phase 22 is a planned 130 acre subdivision in Hidalgo County Precinct 4, located near the intersection of Alamo Road and Monte Cristo (FM 1925); and

WHEREAS, the developers of Pueblo de Palmas Phase 22 have the intent to dedicate and donate a park to Hidalgo County Precinct 4; and

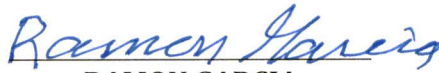
WHEREAS, while the specific details regarding the location, size, and design of the park are still being developed, Precinct 4 Commissioner Joseph Palacios plans to adopt and maintain the park; and

WHEREAS, further steps have to be taken for Precinct 4 to adopt the park, including but not limited to dedicating land to Hidalgo County and obtain approval from the county's legal counsel; and

WHEREAS, the developers of Pueblo de Palmas Phase 22 and Hidalgo County Precinct 4 will continue working together on this critical project.

NOW, THEREFORE, BE IT RESOLVED that the developers of Pueblo de Palmas Phase 22 have the intent to dedicate and donate a park to Hidalgo County Precinct 4; Hidalgo County Precinct 4 has the intent to adopt and maintain the park in Pueblo de Palmas Phase 22; and the developers of Pueblo de Palmas Phase 22 and Hidalgo County Precinct 4 will continue working together on this critical project for our community's health, safety, and economic growth.

Approved this 12th day of December 2017.



RAMON GARCIA

County Judge



DAVID L. FUENTES

County Commissioner, Pct. 1



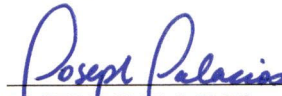
EDUARDO "EDDIE" CANTU

County Commissioner, Pct. 2



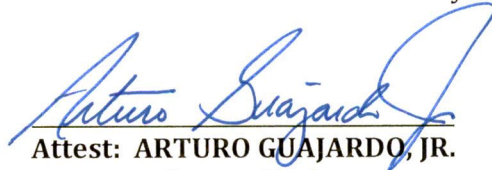
JOE M. FLORES

County Commissioner, Pct. 3



JOSEPH PALACIOS

County Commissioner, Pct. 4



Attest: ARTURO GUAJARDO, JR.

County Clerk