

**QUITCLAIM DEED**

**STATE OF TEXAS**

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**Highway FM 681**

**COUNTY OF HIDALGO**

The Texas Transportation Commission passed Minute Order 115782 on June 25, 2020, as shown by the official minutes of the Texas Transportation Commission, recommending, subject to approval by the Attorney General, that the Governor of Texas execute a proper instrument quitclaiming to Hidalgo County, Texas all of the State's right, title, and interest in the land described in Exhibit A (the "Tract"), in accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B.

NOW, THEREFORE, I, GREG ABBOTT, GOVERNOR OF THE STATE OF TEXAS, by virtue of the power vested in me by law and in accordance with the laws of the State of Texas, on behalf of the **State of Texas, acting by and through the Texas Transportation Commission and on behalf of the Texas Department of Transportation**, hereinafter referred to as "**Grantor**," for and in consideration of the foregoing premises, and other good and valuable consideration, the receipt of which is hereby acknowledged, have **RELEASED, REMISED, and QUITCLAIMED** and do by these presents **RELEASE, REMISE, and QUITCLAIM** unto **Hidalgo County, Texas**, hereinafter referred to as "**Grantee**," all of the Grantor's right, title, and interest in the Tract, that is described in Exhibit A.

This transfer is pursuant to V.T.C.A., Transportation Code, Chapter 202, Subchapter B, § 202.025(4).

Anything herein to the contrary notwithstanding, this quitclaim is made subject to the rights of any and all existing public utilities or common carriers in accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, § 202.029. Any required adjustment will be at no cost to Grantor. Furthermore, this quitclaim is made subject to any easements for access to a right of way, implied or otherwise, appurtenant to any and all properties abutting the Tract. In addition, this quitclaim is subject to all matters of public record and to all easements, leases, agreements, licenses, or other interests which affect the Tract, and to any matter which would be disclosed by title examination, survey, investigation, or inquiry, including, but not limited to, the rights of parties in possession.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE HAS THOROUGHLY INSPECTED AND EXAMINED THE TRACT TO THE EXTENT DEEMED NECESSARY BY THE GRANTEE IN ORDER TO ENABLE THE GRANTEE TO EVALUATE THE ACQUISITION OF THE TRACT. GRANTEE REPRESENTS THAT GRANTEE IS RELYING SOLELY ON GRANTEE'S OWN EXPERTISE AND THAT OF ITS CONSULTANTS (IF ANY), AND THAT GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE TRACT, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND IS RELYING UPON THE SAME, AND HEREBY ASSUMES THE RISK OF ANY ADVERSE MATTERS, INCLUDING, BUT NOT LIMITED TO, ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS THAT MAY NOT HAVE BEEN REVEALED BY GRANTEE'S INSPECTIONS AND INVESTIGATIONS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT GRANTEE IS ACQUIRING THE TRACT ON AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" BASIS, WITHOUT REPRESENTATIONS, WARRANTIES, OR COVENANTS, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE. GRANTEE HEREBY WAIVES AND RELINQUISHES ALL RIGHTS AND PRIVILEGES ARISING OUT OF, OR WITH RESPECT OR IN RELATION TO, ANY REPRESENTATIONS, WARRANTIES, OR COVENANTS, WHETHER EXPRESS OR IMPLIED, WHICH MAY HAVE BEEN MADE OR GIVEN, OR WHICH MAY HAVE BEEN DEEMED TO HAVE BEEN MADE OR GIVEN, BY GRANTOR OR ANY OF ITS REPRESENTATIVES. GRANTEE HEREBY ASSUMES ALL RISK AND LIABILITY (AND AGREES

THAT GRANTOR SHALL NOT BE LIABLE FOR ANY SPECIAL, DIRECT, INDIRECT, CONSEQUENTIAL, OR OTHER DAMAGES) RESULTING OR ARISING FROM GRANTEE'S USE, MAINTENANCE, REPAIR, OR OPERATION OF THE TRACT.

WITHOUT LIMITING THE GENERAL PROVISIONS ABOVE, IT IS UNDERSTOOD AND AGREED THAT GRANTOR IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, AS TO (a) MATTERS OF TITLE; (b) ZONING; (c) TAX CONSEQUENCES; (d) PHYSICAL OR ENVIRONMENTAL CONDITIONS; (e) AVAILABILITY OF ACCESS, INGRESS, OR EGRESS; (f) OPERATING HISTORY OR PROJECTIONS; (g) VALUATION; (h) AVAILABILITY AND ADEQUACY OF UTILITIES; (i) GOVERNMENTAL APPROVALS; (j) GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE TRACT, INCLUDING, WITHOUT LIMITATION: (1) THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY, OR FITNESS OF THE TRACT FOR A PARTICULAR USE OR PURPOSE; (2) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO ANY OF THE TRACT; AND (3) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE TRACT. GRANTEE FURTHER EXPRESSLY ACKNOWLEDGES AND AGREES THAT GRANTOR IS NOT REPRESENTING OR WARRANTING THAT ANYTHING CAN OR WILL BE ACCOMPLISHED THROUGH GRANTEE'S OR GRANTOR'S EFFORTS WITH REGARD TO THE PLANNING, PLATTING, OR ZONING PROCESS OF ANY GOVERNMENTAL AUTHORITIES, BOARDS, OR ENTITIES. GRANTEE FURTHER ACKNOWLEDGES THAT GRANTOR HAS NOT WARRANTED, AND DOES NOT HEREBY WARRANT, THAT THE TRACT NOW OR IN THE FUTURE WILL MEET OR COMPLY WITH THE REQUIREMENTS OF ANY SAFETY CODE, ENVIRONMENTAL LAW, OR REGULATION OF ANY STATE OR FEDERAL AUTHORITY OR JURISDICTION.

TO HAVE AND TO HOLD the Tract, together with all and singular the rights and appurtenances thereto, in any way belonging unto said Grantee and Grantee's heirs, successors, and/or assigns forever, subject to the reservations and exceptions described herein.

IN TESTIMONY WHEREOF, I have caused the Seal of the State to be affixed.

Executed this the 16<sup>th</sup> day of November 2020.



Greg Abbott  
GREG ABBOTT  
GOVERNOR OF TEXAS

Recommended for Approval:

James M. Bass  
James M. Bass  
Executive Director

Approved:

Ken Paxton  
Attorney General

By: Garland Williams  
Garland Williams  
Assistant Attorney General

Attest:

Ruth R. Hughs  
Ruth R. Hughs  
Secretary of State

**NOTE TO COUNTY CLERK: PROPERTY CODE § 12.006 AUTHORIZES THE RECORDATION OF THIS INSTRUMENT WITHOUT ACKNOWLEDGMENT OR FURTHER PROOF OF THE SIGNATURE OF THE GOVERNOR.**

Exhibit A

EXHIBIT "C"

Revised September 26, 2012  
METES AND BOUNDS DESCRIPTION  
0.91 ACRE OF LAND  
LA HOMA RANCH CITRUS  
GROVES UNIT 2  
HIDALGO COUNTY, TEXAS



LLC

A tract of land containing 0.91 acre of land, situated in Hidalgo County, Texas, being a part or portion of LOT 81, BLOCK 4, LA HOMA RANCH CITRUS GROVES UNIT 2, map reference: Volume 8, Page 9, H.C.M.R., and said 0.91 acre of land being more particularly described as follows;

COMMENCING on the Northeast corner of said Lot 81, THENCE, N 63° 50' 12" W, along the North line of said Lot 81, a distance of 1401.41 feet to the East right-of-way line of F.M. 681 (Moorefield Drive), recorded in Volume 487, Page 271, H.C.D.R., THENCE, S 08° 55' 32" W, continuing along the East right-of-way line of said Moorefield Drive, a distance of 97.66 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for a point of curvature, the northwest corner of this tract and the POINT OF BEGINNING;

THENCE, continuing along the East right-of-way line of F.M. 681 and along said curve to the left with a radius of 522.94 feet, an interior angle of 75° 30' 22", an arc length of 689.15 feet, a tangent of 404.95 feet and a chord that bears S 28° 49' 40" E, a distance of 640.35 feet a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the southeast corner of this tract;

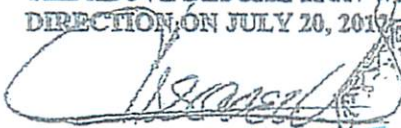
THENCE, N 81° 02' 00" W, a distance of 232.28 feet to an iron rod found on the West right-of-way line of said F.M. 681, for a point of curvature of this tract, for the most southerly southwest corner of this tract;

THENCE, along the West right-of-way line of F.M. 681 and along said curve to the right with a radius of 622.94 feet, an interior angle of 21° 25' 26", an arc length of 232.93 feet, a tangent of 117.84 feet and a chord that bears N 34° 42' 08" W, a distance of 231.57 feet to an iron rod found, for the most northerly southwest corner of this tract;

THENCE, N 08° 55' 32" E, a distance of 338.50 feet to the POINT OF BEGINNING, containing 0.91 acre of land, more or less.

Bearing basis as per TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone.

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON JULY 20, 2010.

  
Carlos Vázquez, R.P.L.S. No. 34508  
CVQ Land Surveyors, LLC



