

VG-521-2023-3474782

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

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Number of Pages: 7

DONATION DEED

*****Examined and Charged as Follows*****

Total Recording: \$ 56.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

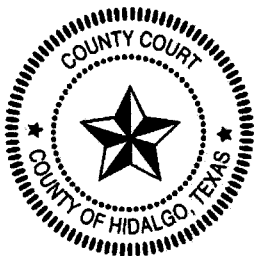
Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3474782
Receipt No: 20230816000088
Recorded On: August 16, 2023 09:59 AM
Deputy Clerk: Rogerio Hernandez
Station: CH-1-CC-K31

Record and Return To:

Garvic Properties LP
PO Box 1000
Original Returned to Customer
MISSION TX 78573



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

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: August 15, 2023

Grantor: GarVic Properties, LP, a Texas limited partnership

Grantor's Mailing Address:

5121 West State Highway 107
Edinburg, TX 78579
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):

Lot "A" of Milanos Estates Phase 1 Subdivision, recorded in instrument #3467318, Map Records of Hidalgo County, Texas, more fully described on Exhibit "A" hereto attached

Exceptions to Conveyance and Warranty:

1. Taxes for the year 2022 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 MILANOS ESTATES PHASE 1 SUBDIVISION, HERETO ATTACHED AS EXHIBIT "B".**

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.

GarVic Properties, LP, a Texas limited partnership

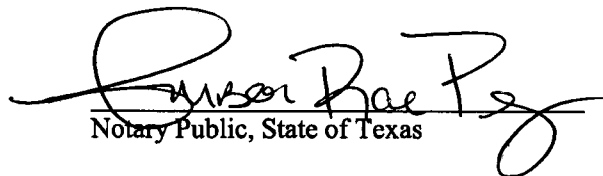
BY: 

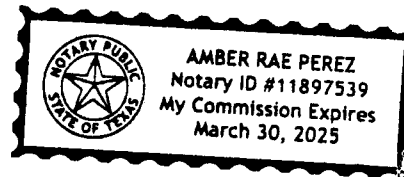
Victor J. Daniec, President
GarVic Management, Inc
Its Sole General Partner

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 15TH day of AUGUST, 2023, by Victor J. Daniec, President of GarVic Management, Inc the Sole General Partner of GarVic Properties, a Texas limited partnership on behalf of said partnership.


Notary Public, State of Texas



**EXHIBIT A
TRACT 1 – 2.78 ACRES
OUT OF FARM TRACTS 720 AND 721,
WEST TRACT SUBDIVISION,
VOLUME 2, PAGES 34-37,
MAP RECORDS OF HIDALGO COUNTY, TEXAS
FIELD NOTES**

BEING A 2.78 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 2.78 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

AND SAID 2.78 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A COTTON-PICKER-SPINDLE FOUND AT THE NORTHWEST CORNER OF FARM TRACT 722 OF THE SAID WEST TRACT SUBDIVISION, SAME BEING THE POINT OF INTERSECTION BETWEEN THE CENTERLINES OF MILE 6 NORTH ROAD (A.K.A. 18TH STREET) AND MILE 6 ½ WEST ROAD (A.K.A. HOPPER ROAD);

THENCE S 1°12'22" E ALONG THE WEST LINE OF THE SAID FARM TRACTS 722 AND 721, SAME BEING ALONG THE CENTERLINE OF MILE 6 ½ WEST ROAD (A.K.A. HOPPER ROAD), PASSING AT 1320.00 A COTTON-PICKER-SPINDLE FOUND AT THE NORTHWEST CORNER OF THE SAID FARM TRACT 721, SAME POINT BEING THE SOUTHWEST CORNER OF THE SAID FARM TRACT 722, AND PASSING AT 2403.76 FEET A COTTON-PICKER-SPINDLE FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 2419.58 FEET TO A CALCULATED POINT;

THENCE N 88°47'38" E ACROSS THE SAID FARM TRACT 721, SAME BEING PARALLEL TO THE SOUTH LINE OF FARM TRACT 721 OF THE SAID WEST TRACT SUBDIVISION, PASSING AT 20.00 FEET A THE EXISTING EAST RIGHT-OF-WAY LINE OF MILE 6 ½ WEST ROAD (A.K.A. HOPPER ROAD), AND CONTINUING FOR A TOTAL DISTANCE OF 40.00 FEET TO 1/2-INCH CAPPED IRON ROD SET, FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S 52°51'19" E ACROSS THE SAID FARM TRACTS 721 AND 720, SAME BEING IN PART ALONG THE NORTHERN LINE OF A CALLED EASEMENT AND RIGHT-OF-WAY FOR PIPELINE TO RIO GRANDE VALLEY GAS COMPANY, RECORDED IN VOLUME 1641, PAGE 534, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 469.82 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A BEND IN LINE OF THE HEREIN DESCRIBED TRACT;

THENCE S 50°20'25" E ACROSS THE SAID FARM TRACT 720, SAME BEING ALONG THE NORTHERN LINE THE SAID EASEMENT AND RIGHT-OF-WAY FOR PIPELINE TO RIO GRANDE VALLEY GAS COMPANY, TO A POINT ON THE EAST LINE OF THE SAID FARM TRACT 720, A DISTANCE OF 426.68 FEET TO A 1/2-CAPPED IRON ROD SET, FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 40°22'04" E ACROSS THE SAID FARM TRACT 720, A DISTANCE OF 113.37 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE MOST EASTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 49°37'56" E ACROSS THE SAID FARM TRACT 720, A DISTANCE OF 15.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE MOST WESTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 40°22'04" W ACROSS THE SAID FARM TRACT 720, A DISTANCE OF 113.18 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 50°20'28" E ACROSS THE SAID FARM TRACT 720, SAME BEING ALONG THE NORTHERN LINE THE SAID EASEMENT AND RIGHT-OF-WAY FOR PIPELINE TO RIO GRANDE VALLEY GAS COMPANY, TO A POINT ON THE EAST LINE OF THE SAID FARM TRACT 720, A DISTANCE OF 555.20

FEET TO A 1/2-CAPPED IRON ROD SET, FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 44°24'21" W ACROSS THE SAID FARM TRACT 720, SAME BEING PARALLEL TO THE EAST LINE OF THE SAID FARM TRACT 720, SAME BEING PARALLEL TO THE NORTH LINE OF FARM TRACT 726 OF THE SAID WEST TRACT SUBDIVISION, A DISTANCE OF 93.92 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 49°37'52" W ACROSS THE SAID FARM TRACT 720, A DISTANCE OF 572.20 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 40°22'04" W ACROSS THE SAID FARM TRACT 720, A DISTANCE OF 110.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE MOST WESTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 49°37'56" W ACROSS THE SAID FARM TRACT 720, A DISTANCE OF 15.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE MOST EASTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 40°22'04" E ACROSS THE SAID FARM TRACT 720, A DISTANCE OF 110.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 49°37'56" W ACROSS THE SAID FARM TRACT 720, A DISTANCE OF 823.32 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

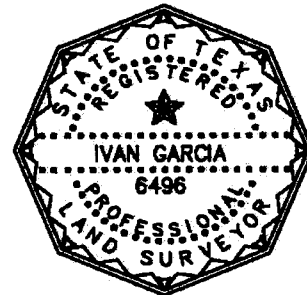
THENCE N 1°12'49" W PARALLEL TO THE WEST LINE OF THE SAID FARM TRACTS 720 AND 721, SAME BEING PARALLEL THE CENTERLINE OF MILE 6 ½ WEST ROAD (A.K.A. HOPPER ROAD), A DISTANCE OF 73.47 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 2.78 ACRES OF LAND, MORE OR LESS.

I, IVAN GARCIA, CERTIFY THAT THE ABOVE FIELD NOTES AND PLAT REPRESENT AN ACTUAL SURVEY ON THE GROUND MADE UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN, AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.



1/27/2023

IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM NO. 10194027
RIO DELTA ENGINEERING
921 S. 10TH AVENUE
EDINBURG, TEXAS 78539



FILED
AT 12:15 O'CLOCK P M
SEP 06 2022
ARTURO GUAJARDO JR., COUNTY CLERK
HIDALGO COUNTY, TEXAS
DEPUTY

EXHIBIT C
RESOLUTION IN SUPPORT OF ADOPTING PARK IN MILANOS ESTATES PHASE I SUBDIVISION

WHEREAS, Milanos Estates Phase I Subdivision is planned 26.43 acre subdivision in Hidalgo County, Precinct 1, located at the southeast corner of the intersection of mile 5 1/2 West Road and Mile 6 1/2 West Road; and

WHEREAS, the developers of Milanos Estates Phase I Subdivision have the intent to dedicate and donate a park to Hidalgo County Precinct 1; and

WHEREAS, while the specific details regarding the location, size and design of the park are still being developed, Precinct 1 Commissioner David L. Fuentes plans to adopt and maintain the park; and

WHEREAS, further steps have to be taken for Precinct 1 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 Milanos Estates Phase I Subdivision and Hidalgo County Precinct 1 will continue working together on this critical project.

NOW, THEREFORE, BE IT RESOLVED that the developers of Milanos Estates Phase I Subdivision have the intent to dedicate and donate a park to Hidalgo County Precinct 1; Hidalgo County Precinct 1 has the intent to adopt and maintain the park in Milanos Estates Phase I Subdivision; and the developers of Milanos Estates Phase I Subdivision and Hidalgo County Precinct 1 will continue working together on this critical project for our community's health, safety, and economic growth.

Approved this Aug 18, 2022.

Richard F Cortez
RICHARD F. CORTEZ
County Judge

David L Fuentes
DAVID L. FUENTES
County Commissioner, Pct. 1

Eduardo "Eddie" Cantu
EDUARDO "EDDIE" CANTU
County Commissioner, Pct. 2

Everardo "Ever" Villarreal
EVERARDO "EVER" VILLARREAL
County Commissioner, Pct. 3

Ellie Torres
ELLIE TORRES
County Commissioner, Pct. 4

Arturo Guajardo Jr.
Attest: ARTURO GUAJARDO, JR.
County Clerk



APPROVED BY
COMMISSIONERS COURT
ON: 8-18-22 MM