

Exhibit A

EDWARDS ABSTRACT

GF# 059533 - Romelia Galindo

PURCHASE PROPERTY CONTRACT

1. PARTIES

This contract is between Hidalgo County, Texas, **Seller**, located at 100 E. Cano, 2nd Floor, Edinburg, Texas 78539 (Phone Number (956) 383-3112), and Oscar Leal, **Buyer**, located at 22611 N. Skinner Road, Edcouch, Texas 78538 (Phone Number (956) 221-1121).

2. PROPERTY AND CONVEYANCE

The Property to be sold consists of the legal description shown in Exhibit A, located in Hidalgo County, Texas.

Seller will be conveying to **Buyer** its fee simple interest in the property described in Exhibit A, as is, through a General Warranty Deed.

3. SALES PRICE

The total purchase price for the property is \$17,550.00 (seventeen thousand five hundred fifty and no/100ths dollars).

4. EARNEST MONEY, TITLE & SURVEY

Buyer shall deliver \$100.00 as earnest money to Edwards Abstract and Title Company within 3 days of the effective date. This amount shall be applied to the sales price at closing.

Buyer shall purchase, at **Buyer's** expense, an owner's title policy in the amount of the sales price through Edwards Abstract and Title Company, 3111 W. Freddy Gonzalez, Edinburg, Texas 78539, (956) 383-4951, Escrow Officer: Romelia Galindo.

Edwards Abstract and Title Company shall prepare all deeds and associated closing documents.

Buyer shall be responsible for paying all closing costs associated with the closing of this transaction.

5. PROPERTY CONDITION

Buyer accepts the property As Is.

6. DATE OF CLOSING

The closing of the sale shall occur within ninety (90) days from the effective date of this contract.

7. NOTICES

All notices shall be in writing and effective when mailed via regular and certified mail, as follows:

To Buyer:

Oscar Leal
22611 N. Skinner Road
Edcouch, Texas 78538

To Seller:

Hidalgo County, Texas
c/o Ellie Torres, Commissioner Pct. 4
100 E. Cano, 2nd Floor
Edinburg, Texas 78539

8. SIGNATURES

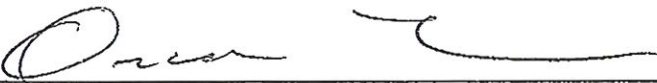
SELLER:




Name: Hidalgo County, Texas
Title: Ellie Torres, Hidalgo County Precinct 4 Commissioner

Date: 11-7-25

BUYER:



Name: Oscar Leal
Title: Buyer
Date: 11/10/2025

APPROVED BY
COMMISSIONERS COURT
CN: 10/20/25 



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers * Land Surveyors
2400 West Loop West, Suite 1000
Houston, Texas 77027
Telephone: (713) 861-1111
Fax: (713) 861-1111

METES AND BOUNDS

HIDALGO COUNTY PRECINCT No. 4
SAN CARLOS SUBDIVISION
20.00' ALLEYWAY

A 0.062 OF AN ACRE TRACT OF LAND BEING A PART OR PORTION OF A 20.00 FOOT ALLEY BETWEEN LOTS 17, 18, 19, 20, 21, 22 AND 27, BLOCK 9, ORIGINAL TOWNSITE OF SAN CARLOS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 5, PAGES 1 AND 2, MAP 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 5/8" IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF NORTH 87TH STREET FOR THE NORTHEAST CORNER OF LOT 18 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 00°55' W, ALONG THE NORTH LINE OF LOTS 18 THROUGH 22 AND THE SOUTH RIGHT OF WAY LINE OF SAID 20.00 FOOT ALLEY, A DISTANCE OF 135.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 22, THE NORTHEAST CORNER OF LOT 23 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 09°05' E, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4056 SET ON THE SOUTH LINE OF LOT 27 AND ON THE NORTH RIGHT OF WAY LINE OF SAID 20.00 FOOT ALLEY FOR THE NORTHWEST CORNER OF THIS TRACT.


THENCE; S 00°55' E, ALONG THE SOUTH LINE OF LOT 27 AND THE NORTH RIGHT OF WAY LINE OF SAID 20.00 FOOT ALLEY, PASSING A 1/2" IRON ROD FOUND AT 5.00 FEET FOR THE SOUTHEAST CORNER OF LOT 27, PASSING AT 25.00 FEET THE SOUTHWEST CORNER OF LOT 17, AND CONTINUING ALONG THE SOUTH LINE OF LOT 17, A TOTAL DISTANCE OF 135.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4056 SET ON THE WEST RIGHT OF WAY LINE OF NORTH 87TH STREET FOR THE SOUTHEAST CORNER OF LOT 17 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 09°05' W, ALONG THE WEST RIGHT OF WAY LINE OF NORTH 87TH STREET, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.062 OF AN ACRE OF LAND MORE OR LESS.

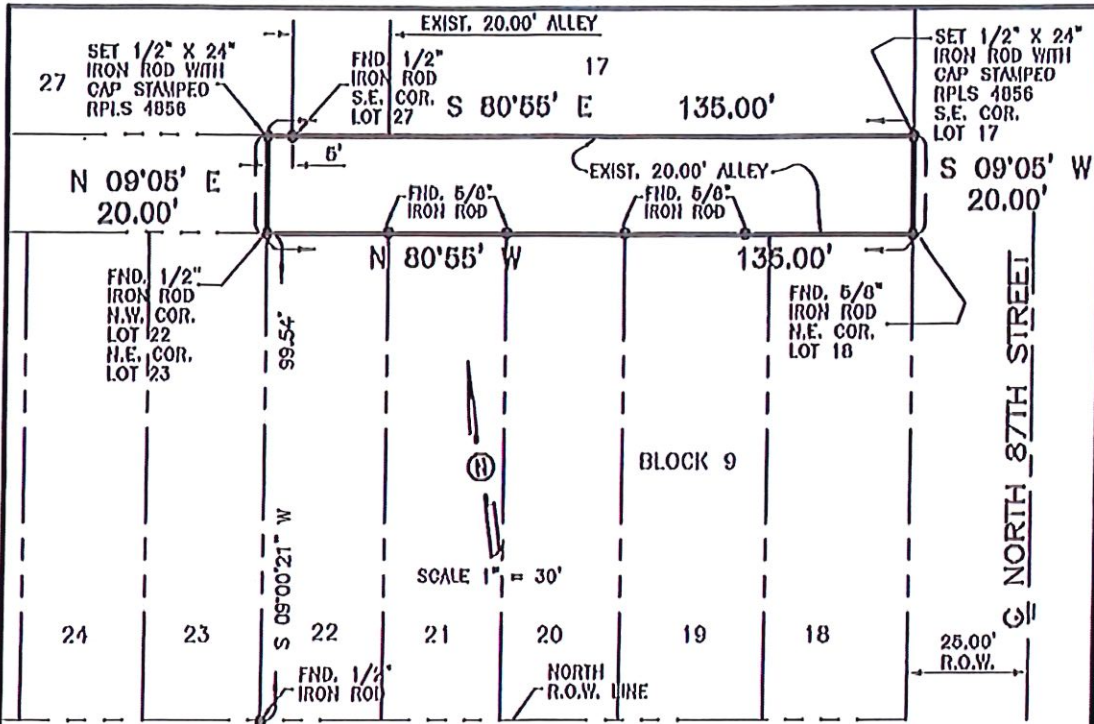
BEARINGS ARE IN ACCORDANCE WITH SAN CARLOS GARDENS No.2, RECORDED IN VOLUME 55, PAGES 1 & 2, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: JANUARY 13, 2025


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4056





S.H. 107

PLAT SHOWING

A 0.062 OF AN ACRE TRACT OF LAND BEING A PART OR PORTION OF 20.00 FOOT ALLEY BETWEEN LOTS 17, 18, 19, 20, 21, 22 AND 27, BLOCK 9, ORIGINAL TOWNSITE OF SAN CARLOS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGES 1 AND 2, MAP RECORDS, HIDALGO COUNTY, TEXAS,

NOTE:

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

**SAN CARLOS SUBDIVISION
20.00' ALLEYWAY**

FLOOD ZONE DESIGNATION: ZONE "X"
AREAS OF 600-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND ARE PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
COMMUNITY-PANEL NUMBER 480334 0325 D
MAP REVISED: MAY 17, 2001 (LOMR)

DEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH SAN CARLOS GARDENS NO. 2 RECORDED IN VOLUME 65, PAGES 1 & 2, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION, AND THERE ARE NOT ANY DISCREPANCIES, CONFLICTS, EASEMENTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR ANY OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.



Alfonso Quintanilla

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4056

VOL. 5 PAGES 1&2
SURVEYED JANUARY 9, 2025

ADDRESS _____

OWNER _____

JOB No. _____
BOOK No. _____ PAGE _____



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 950-301-6400
EDINBURG, TEXAS 78539 FAX 950-301-0527
ENGINEERING REGISTRATION NUMBER F-1513 ALFONSOQOQHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00