

Exhibit “B”



TEXAS ASSOCIATION OF REALTORS®

RELEASE OF EARNEST MONEY

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RELEASE OF EARNEST MONEY BETWEEN THE UNDERSIGNED BUYER AND SELLER CONCERNING THE PROPERTY AT

0.062ac., Lots 17, 18, 19, 20, 21, 22 and 27, Block 9, Original Townsite of San Carlos

NOTICE: This form provides for the release of the parties, brokers, and title companies from all liability under the contract (not just for disbursement of earnest money). Do not sign this form if it is not your intention to release all the persons signing this form from all liability under the contract. READ THIS RELEASE CAREFULLY. If you do not understand the effect of this release, consult your attorney BEFORE signing.

A. The undersigned Buyer and Seller release each other, any broker, title company, and escrow agent from any and all liability under the aforementioned contract.

B. The undersigned direct Edwards Abstract and Title Co. (escrow agent) to disburse the earnest money as follows:

- \$100.00 to Oscar Leal
\$ to
\$ to
\$ to

Buyer Date

Seller Date

Buyer Date

Address: 22611 North Skinner Road Edcouch, TX 78538-0138

Seller Date

Address: 100 East Cano Street, Second Floor Edinburg, TX 78539-4533

Other/Cooperating Broker

Listing/Principal Broker

By Date

By Date

Address:

Address:



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers * Land Surveyors

Engineers: The Rio Grande Valley, P. 1113
Surveyors: The Rio Grande Valley, P. 1111 & 1112
12445 FM 2617, Suite 100, Houston, TX 77057
Tel: (281) 480-1111 Fax: (281) 480-1112

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.

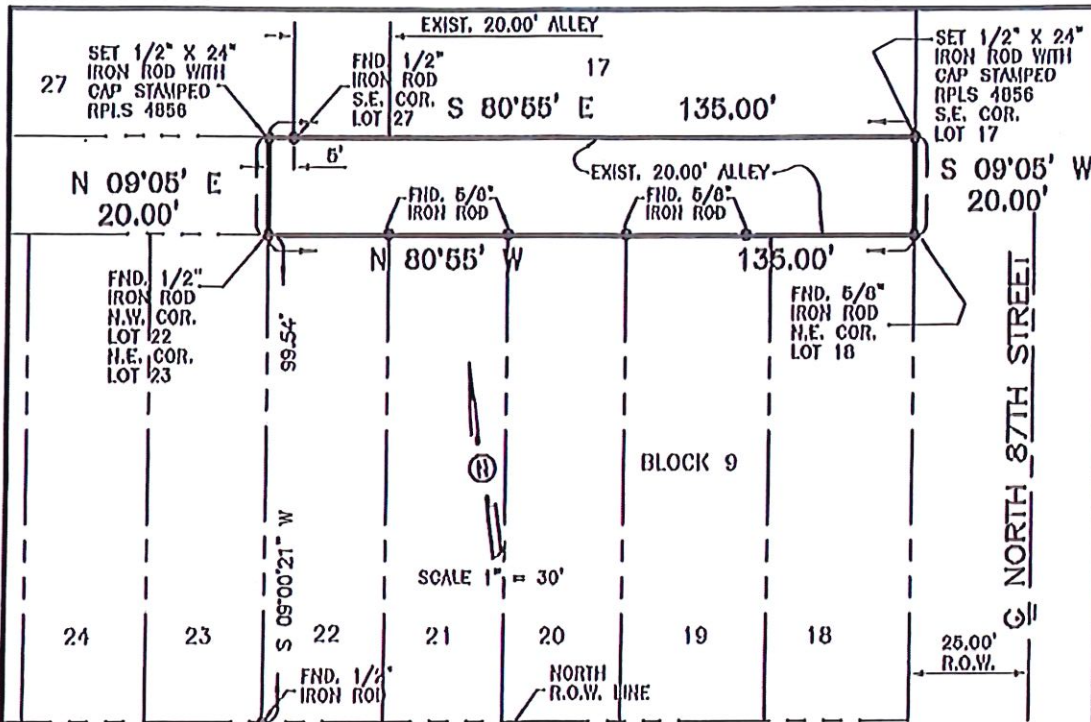
BEARINGS ARE IN ACCORDANCE WITH SAN CARLOS GARDENS No.2, RECORDED IN VOLUME 55, PAGES 1 & 2, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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)

BEARINGS 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 78530 FAX 950-301-0527

ENGINEERING REGISTRATION NUMBER E-1513
SURVEYING REGISTRATION NUMBER 100411-00
ALFONSOQ@QHA-ENG.COM