

I hereby certify this to be a true and correct copy of the original. **Eddie De Leon**  
De Leon Right of Way Services, Inc.



817 W. Jonquil Ave., McAllen, Texas 78501 / deleonrow.com / 956-739-7407

Consultants to the Texas Department of Transportation

April 7, 2025

County: Hidalgo  
Federal Project No.: N/A  
Highway: Shary Road

Parcel No: 23  
From: Mile 7 Road  
To: Mile 9 Road

Raquel Marquez  
3628 Westway Ave.  
McAllen, Texas 78501-5840

Dear Property Owner(s):

Our negotiations for the sale to Hidalgo County (the "County") for additional right of way along Shary Road have progressed to the point that you have indicated a willingness to sign a deed in return for payment as agreed to in our previous discussions. It is thought to be in the best interests of both you and the County to confirm this agreement in order to avoid any possible misunderstanding as to the details of the purchase or the process by which the County will make payment.

Your property consists of 0.10 acres (4,474.14 sq ft) located 11706 N. Shary Road. The right of way being purchased by the County has been thoroughly explained. The payment of the amount of \$21,587.00 as herein agreed to will constitute full payment to be made by the County for the property to be conveyed to the County. The County and Owner(s) have agreed to the following provisions:

The property owner will retain the following improvements: **Pecan Tree, Oak Tree, Mail Box**

Until payment is made by the County, title and possession of the property to be conveyed remain with you, the current property owner. You shall bear all risk of loss to any and all such property prior to such payment. Either you or the County shall have the right to terminate this agreement.

After the date of payment of the purchase price, you will be reimbursed for any fair and reasonable incidental expenses necessarily incurred in transferring title to the property for use by the County. Expenses eligible for reimbursement may include (1) recording fees, transfer taxes and similar expenses incidental to conveying the real property to the County and (2) penalty costs for prepayment of any preexisting recorded mortgage entered into in good faith encumbering the real property. Voluntary unnecessary expenses or expenses incurred in clearing questionable title will not be eligible for reimbursement. Eligible incidental expenses will be reimbursed upon submission of a claim supported by receipted bills or other evidence of actual expenses incurred. You may file a written request for review if you believe that the County failed to properly determine the eligibility for or the amount of incidental expenses to be reimbursed. There is no standard form on which to request a review of a claim; however, the claim must be filed with this office within six months after you are notified of the County's determination on any claim for reimbursement.

The payment of the amount herein stated and the terms provided constitute the only promises, consideration and conditions of this purchase; and, no other promises, consideration or conditions have been signified or implied, save and except any benefits which may accrue to you under the State's Relocation Assistance Program and the mutual benefits to be derived by you and the County from the signing of this agreement.

The County, without cost to you as the owner, will pay the cost of recording all instruments conveying title to the State.

It is suggested that you carefully review the proposed right of way deed and satisfy yourself (-selves) as to its (their) provisions. With your signing of this agreement and execution of the deed, the County will proceed with the issuance of a County warrant (check), which will be made out jointly to you and to Sierra Title of Hidalgo County, agent for the County. This company has been designated as the County closing agent and is responsible to see that the County obtains clear title. They will not endorse the warrant and make payment until clear title is secured. At the same time, you have the right not to endorse the warrant and accept payment until you are fully satisfied on all details of the transaction.

Sincerely,

*Ruben De Leon*

*4/07/2025*

\_\_\_\_\_  
Ruben De Leon  
Acquisition Agent  
De Leon Right of Way Services, Inc.  
Subcontractor to: SAMES Engineering

\_\_\_\_\_  
Date

I (We) fully understand the County proposal as contained in this agreement and hereby acknowledge receipt of the brochure entitled "Landowner's Bill of Rights", "State Purchase of Right of Way", and if applicable "Relocation Assistance."

I (We) understand that relocation assistance benefits are handled entirely separate from and in addition to this transaction and agree that my (our) execution of the Right of Way Deed is based on this understanding.

  
\_\_\_\_\_  
Raquel Marquez

\_\_\_\_\_

*April 8, 2025*  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

I hereby certify this to be a true and correct copy of the original. **Eddie De Leon**  
De Leon Right of Way Services, Inc.

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Chapter 11, Sec. 11.008 Texas Property Code**

**FM 494 Shary Road Project  
Parcel: # 23  
RIGHT-OF-WAY DEED**

THE STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HIDALGO               §

That, I/We, Raquel Marquez, of the County of Hidalgo, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Twenty One Thousand Five Hundred Eighty Seven and no/100 Dollars (\$21,587.00) and other good and valuable consideration to Grantors in hand paid by the County of Hidalgo, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Sell and Convey unto the County of Hidalgo all that certain tract or parcel of land in Hidalgo County, Texas, more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.

Grantors reserves all of the oil, gas and sulphur in and under the land herein conveyed but waive all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same, however, nothing in this reservation shall affect the title and rights of the County to take and use all other minerals and materials thereon, therein and thereunder.

TO HAVE AND TO HOLD the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto the County of Hidalgo and its assigns forever; and Grantor do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto the County of Hidalgo and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the 8<sup>th</sup> day of April, 2025.

  
\_\_\_\_\_  
Raquel Marquez

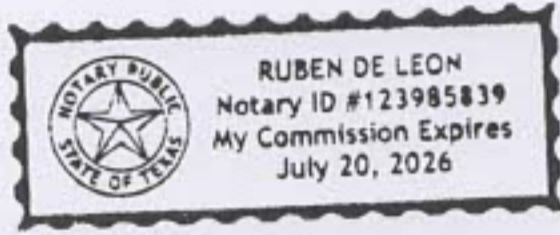
ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Raquel Marquez known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8<sup>th</sup> day of April, 2025.



  
Notary Public, State of Texas

County: Hidalgo  
Highway: FM0494  
Project Limits:  
RCSJ No.:

PROPERTY DESCRIPTION FOR  
PARCEL 23

Being a 0.10 of an acre (4,474.14 sq. ft.), parcel of land comprised of a 0.32 of an acre tract of land, out of lot 515, John H. Shary Subdivision, as recorded in Volume 1, Page 17, Hidalgo County, Map Records, Texas, said 0.10 of an acre parcel of land, conveyed to Marquez Raquel, as recorded in Gift Warranty Deed Number 3437090, Hidalgo County, Deed Records, Texas, and being more particularly described by metes and bounds, as follows;


**COMMENCING**, at the common corners of Lots 504, 505, 514 and 515, John H. Shary Subdivision, as recorded in Volume 1, Page 17, Hidalgo County, Map Records, Texas, said point being the Southwest corner said Lot 515, **THENCE**, North 08°31'48" East, along the common line of said Lots 514 and 515, a distance of 190.09 feet, at the center line of said Shary Road (FM 494), **THENCE**, South 80°57'43" East, a distance of 30.00 feet, at a found half (1/2) inch iron rod, at the Northwest corner of a 0.34 acre tract of land, conveyed to Marquez Luis Jr. Miguel, and Ariel, as recorded in Document Number 1967916, also being the west right of way line of Shary Road (FM 494) (Having a 60.00 feet Right of Way) and for the **POINT OF BEGINNING**, having a surface coordinate of N=16640605.7149, E=1060319.7802, and being the Southwest corner of this herein described parcel;

1. **THENCE**, North 08°31'48" East, along the East Right of Way line of said Shary Road (FM 494), a distance of 139.94 feet, at the Northwest corner of a 0.32 acre tract of land, conveyed to Marquez Raquel, as recorded in Document Number 3437090, for the Northwest corner of this herein described parcel;
2. **THENCE**, South 80°57'43" East, along the north boundary line of said 0.32 acre tract of land, a distance of 30.00 feet, at the Southwest corner of Lot 1, Irma Shafer Subdivision, as recorded in Map or Plat, Volume 28, Page 131B, Hidalgo County, Map Records, Texas, to a set a half (1/2) inch iron rod with plastic cap stamped "SAMES", for the Northeast corner of this herein described parcel;
3. **THENCE**, South 08°31'48" West, parallel with the East Right of Way line of Shary Road (FM 494), a distance of 20.26 feet, at a non-tangent curve to the left, to set a half (1/2) inch iron rod with plastic cap stamped "SAMES", for a non-tangent corner of this herein described parcel;

4. **THENCE**, with the said curve to the left, in a southerly direction, having an Arc Length of 120.02 feet, a Radius of 1,039.00 feet, a Delata Angle  $6^{\circ}37'10''$ , a Cord Bearing South  $05^{\circ}13'15''$  West, and a Cord Length of 119.95 feet, at the north boundary line of a 0.34 acre tract of land, conveyed to Marquez Luis Jr. Miguel and Ariel, as recorded in Document Number 1967916, to a set a half (1/2) inch iron rod with plastic cap stamped "SAMES", for the Southeast corner of this herein described parcel;
5. **THENCE**, North  $80^{\circ}57'43''$  West, along with the north boundary line of said 0.34 acre tract of land, a distance of 36.93 feet, at the East Right of Way line of Shary Road (FM 494), to the point of beginning, containing a 0.10 of an acre (4,474.14 sq. ft.), parcel, more or less.

NOTE: The Point of Beginning of this description has surface coordinates of N=16640605.7149, E=1060319.7802; All Bearings are based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.), South Zone. All Coordinates shown are surface and maybe converted to grid by multiplying by TXDOT conversion factor of 0.999960;

A survey plat of even date was prepared and made a part of this metes and bounds description.

 1/31/2024  
Samuel D. Maldonado, PE, RPLS  
R.P.L.S. No. 6027  
SAM Engineering and Surveying (SAMES, Inc.)

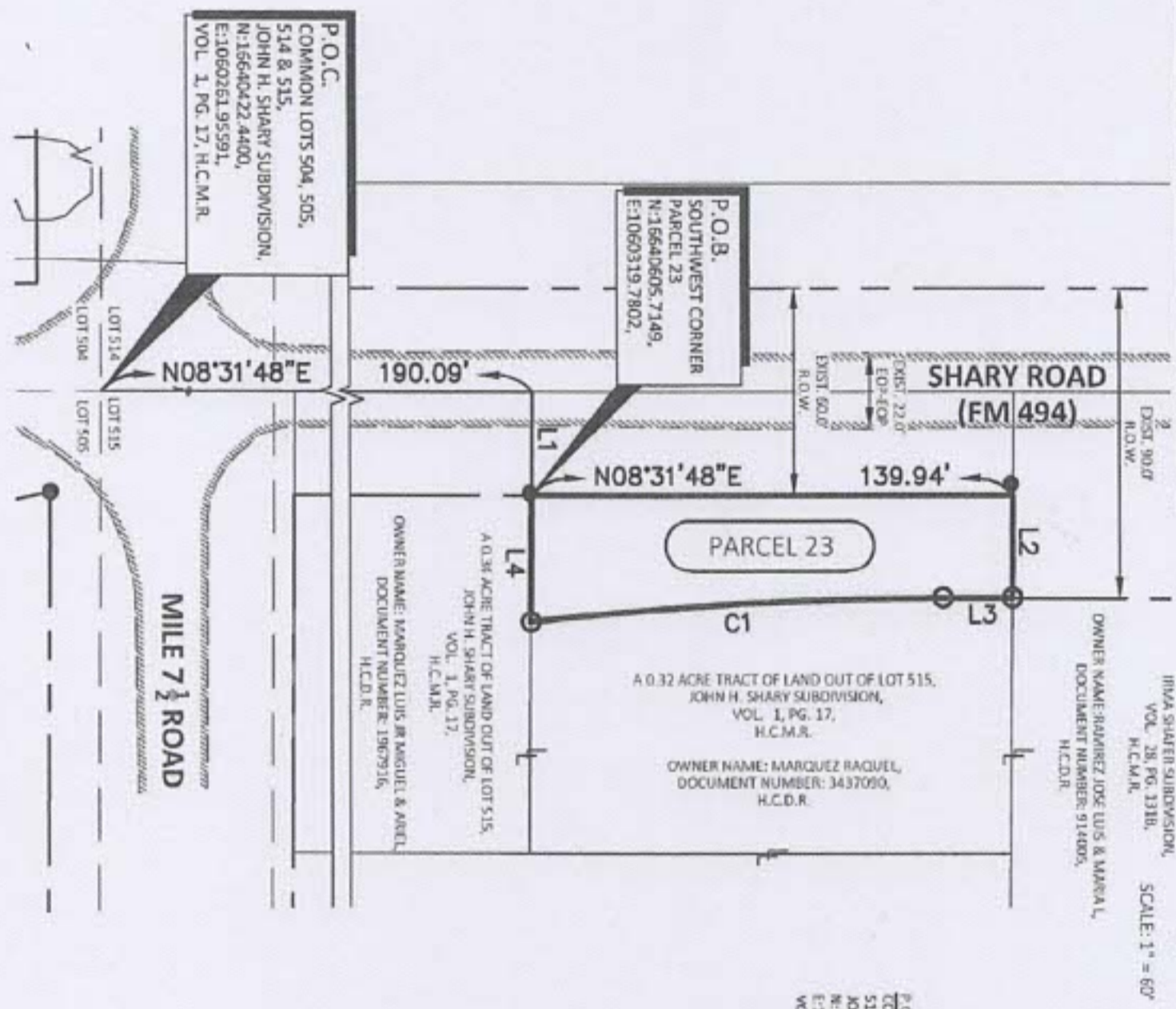


SYMBOL LEGEND

	- 1/2" IRON ROD WITH CAP		- PROPERTY LINE
	- STAMPED "SAMES"		- LOT LINE
	- FOUND 1/2" IRON ROD		- RIGHT OF WAY
	- FOUND IRON NAIL		- EXISTING
	- PARCEL BOUNDARY LINE		- HIDALGO COUNTY MAP RECORDS
	- EASEMENT INSIDE PARCEL		- HIDALGO COUNTY DEED RECORDS
	- EASEMENT OUTSIDE PARCEL		- OFFICIAL RECORDS HIDALGO COUNTY
	- EXISTING R.O.W. LINE		- EDGE OF PAVEMENT
	- PROPOSED BASELINE		- PARCEL NAME NO.
			- LOT LINE

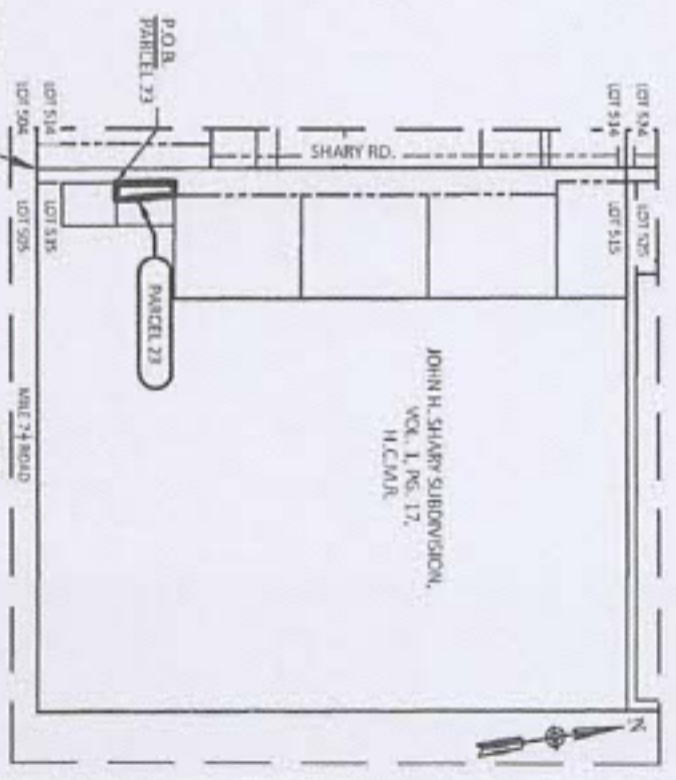


DATE: 1/31/2024  
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 6027



PARCEL ID	EXISTING (SQ. FT.)	CONFORMANCE DOC. NO., VOL. & PG.	TO BE ACQUIRED (SQ. FT.)	REMANINDER (SQ. FT.)	LEFT - RIGHT	+/-
PARCEL 23	413,939.20	3437090	4,474.14			+9,455.06

P.O.C. COMMON LOTS 504, 505, 514 & 515, JOHN H. SHARY SUBDIVISION, VOL. 1, PG. 17, H.C.M.R. E:106026195591, N:166404224400.



Parcel Line Table

Line #	Length	Direction
L1	30.00'	S80°57'43"E
L2	30.00'	S60°57'43"E
L3	20.26'	S98°31'48"W
L4	36.93'	N80°57'43"W

CURVE DATA TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	120.02'	1,039.00'	6°37'10"	S05°3'15"W	119.95'

GENERAL NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY TPOOT CONVERSION FACTOR OF 0.9999160.
2. A METERS AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED, AND IS MADE A PART OF THE SURVEY PLAN.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OF OTHER MATTERS THAT ARE NOT SHOWN.



**SAMES**  
 200 S. 10TH STREET, SUITE 1500 TEL: (954) 792-0888  
 WOODLAND, TEXAS 75081 FAX: (954) 792-0885  
 SURVEY FROM BDL No. 101416-01  
 I received on 11/20/2024 by 10/20/2024 by 11/20/2024 by 1

PLAT OF SURVEY: PARCEL 23  
 DIST. NAME: \_\_\_\_\_ COUNTY, NAME: HIDALGO  
 RCSJ No.: XXX-XXX-XX DATE: January 2024  
 PROJECT: SHARY ROAD SHEET No. PAGE 3 OF 4  
 NAME: FW494

## Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

**Give form to the  
requester. Do not  
send to the IRS.**

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<p><b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p> <p><b>Raquel Marquez</b></p>	
	<p><b>2</b> Business name/disregarded entity name, if different from above.</p>	
	<p><b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.</p> <p><input checked="" type="checkbox"/> Individual/sole proprietor    <input type="checkbox"/> C corporation    <input type="checkbox"/> S corporation    <input type="checkbox"/> Partnership    <input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .</p> <p><b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions) _____</p>	<p><b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p style="text-align: right;"><i>(Applies to accounts maintained outside the United States.)</i></p>
	<p><b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . <input type="checkbox"/></p>	
	<p><b>5</b> Address (number, street, and apt. or suite no.). See instructions.</p> <p><del>3628 Westway Ave.</del> <b>11706 W. Shary Road</b></p>	<p>Requester's name and address (optional)</p>
	<p><b>6</b> City, state, and ZIP code</p> <p><del>McAllen, Texas 78501-5840</del> <b>Mission, Texas, 78573</b></p>	
	<p><b>7</b> List account number(s) here (optional)</p>	

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number	
451	- 79 - 9387
or	
Employer identification number	
	-    -    -    -    -    -

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

### Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	<p>Signature of U.S. person </p>	<p>Date <b>April 8, 2025</b></p>
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### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they