

Quitclaim

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.

Date: **March 21, 2023**

Grantor: **HIDALGO COUNTY, TEXAS**

Grantor's Mailing Address: **505 S. McColl Rd. Ste. J
Edinburg, Texas 78539**

Grantee: **SOUTHERN ANCHOR, LTD.**

Grantee's Mailing Address: **2611 W. 64th Avenue, Unit F
Denver, Colorado 80221**

Consideration: Ten Dollars and other good and valuable consideration, and in satisfaction of Grantor's obligations under the Settlement Agreement and General Release of Claims dated December 28, 2012, executed by Hidalgo County and Southern Anchor, Ltd.

Property (including any improvements):

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 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 to a 1/2" inch 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.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Neither Grantor nor Grantor's heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

When the context requires, singular nouns and pronouns include the plural.

HIDALGO COUNTY, TEXAS

By: *Richard F. Cortez*
Richard F. Cortez,
County Judge of Hidalgo County

ATTEST/SEAL:

By: *Arturo Guajardo, Jr.*
Arturo Guajardo, Jr.
County Clerk of Hidalgo County



APPROVED BY
COMMISSIONERS COURT
ON: 3/21/23 *gr*

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 21st day of March, 2023, by **RICHARD F. CORTEZ**, in his capacity as County Judge of Hidalgo County, on behalf of Hidalgo County.



Monica Salinas

Notary Public, State of Texas

Prepared in the Law offices of:
Anita G. Lozano
Jones, Galligan, Key & Lozano, LLP.
P. O. Drawer 1247
Weslaco, Texas 78596



Monica Salinas <monica.salinas@co.hidalgo.tx.us>

FW: Hidalgo County sale to Southern Anchor

1 message

Ivan Perez <ifperez@jgkl.com>

Mon, Mar 20, 2023 at 3:57 PM

To: Monica Salinas <monica.salinas@co.hidalgo.tx.us>, "guerra, valde" <valde.guerra@co.hidalgo.tx.us>

Cc: Alma Reyes <areyes@jgkl.com>, Anita Lozano <aglozano@jgkl.com>

Attached is the quitclaim deed in Word and in PDF. Please send a copy over when it is executed so we may inform opposing counsel of that fact so they can make arrangements to send the County the check. Call with any questions or concerns.

Ivan F. Pérez

2300 W. Pike Blvd., Suite 300

Weslaco, Texas 78596

Phone: (956) 973-1108

Email: ifperez@jgkl.com


Brownsville Office:

1400 E. Madison, Suite 4

Brownsville, Texas 78520

Phone: (956) 621-0710



2 attachments **Quit Claim Deed.doc**
45K **Quit Claim Deed to Southern Anchor.pdf**
107K

cc 3/21/23