

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.

SPECIAL WARRANTY DEED

Date: June 25, 2008

Grantor: Jesus Eduardo Picaso, Daniel and Aida Guerrero, husband and wife; Juan Martinez, Hector Contreras, Adela Gonzalez, Jose Gilberto and Maria Silva, husband and wife; Beatriz E. Gonzalez, Samuel and Elizabeth Garcia, Lrasema Menchaca, Roel Guerrero, Alberto J. and Laura Martinez, husband and wife;

Grantor's Mailing Address:

c/o Aida Guerrero
809 Westside
Lane Mission,
Texas 78573
Hidalgo County

Grantee: County of Hidalgo, State of Texas

Grantee's Mailing Address:

100 N. Closner
Edinburg, Texas 78539
Hidalgo County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

See Exhibit "A" Attached Hereto

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2008, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or

both, the payment of which Grantee assumes.

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.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties.

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

Jesus Eduardo Picaso
Name: Jesus Eduardo Picaso

Daniel Guerrero
Name: Daniel Guerrero

Aida Guerrero
Name: Aida Guerrero

Juan Martinez
Name: Juan Martinez

Hector Contreras
Name: Hector Contreras

Adela Gonzalez
Name: Adela Gonzalez

JOSE GILBERTO SILVA
Name: Jose Gilberto Silva

MARIA SILVA
Name: Maria Silva

Beatriz E. Gonzalez
Name: Beatriz E. Gonzalez

Samuel Garcia
Name: Samuel Garcia

Elizabeth Garcia
Name: Elizabeth Garcia

IRASERRA MENCHACA
Name: Iraserra Menchaca

Roel Guerrero
Name: Roel Guerrero

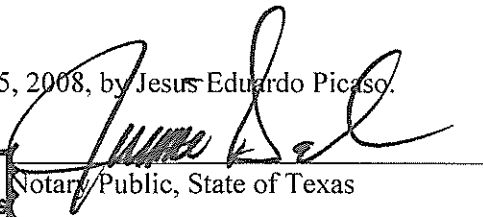
Alberto J. Martinez
Name: Alberto J. Martinez

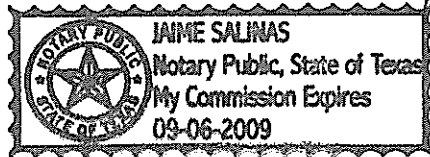
Laura Martinez
Name: Laura Martinez

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on June 25, 2008, by Jesus Eduardo Picasso.

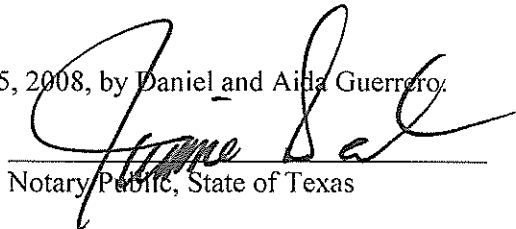

Notary Public, State of Texas

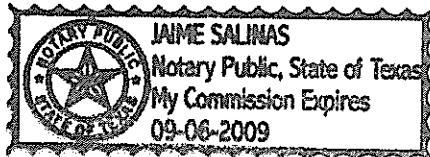


STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on June 25, 2008, by Daniel and Aida Guerrero.

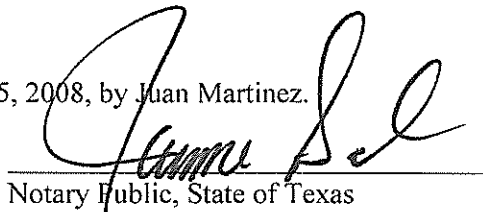

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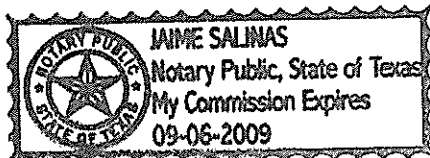


STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on June 25, 2008, by Juan Martinez.

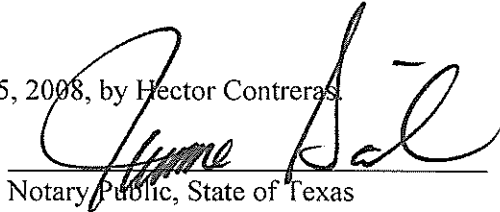

Notary Public, State of Texas

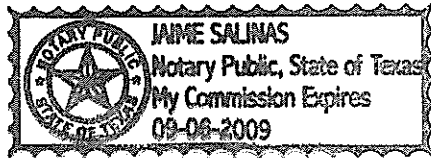


STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on June 25, 2008, by Hector Contreras.

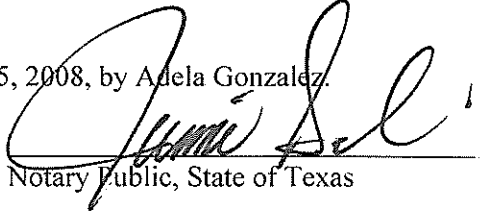

Notary Public, State of Texas

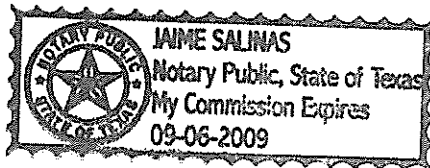


STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on June 25, 2008, by Adela Gonzalez.


Notary Public, State of Texas

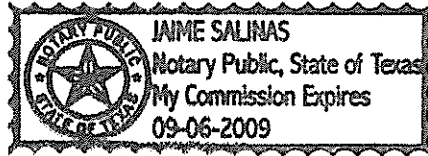


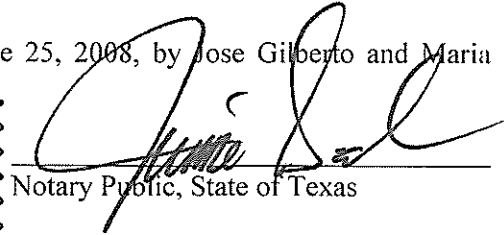
S

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on June 25, 2008, by Jose Gilberto and Maria Silva.




Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF HIDALGO

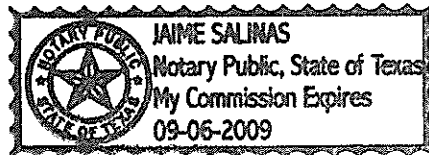
This instrument was acknowledged before me on June 25, 2008, by Beatriz E. Gonzalez.

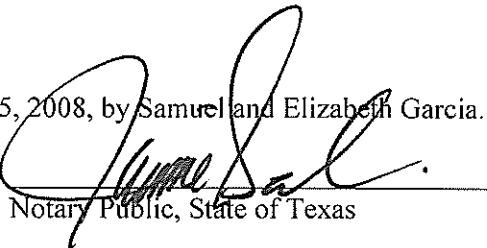
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on June 25, 2008, by Samuel and Elizabeth Garcia.




Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF HIDALGO

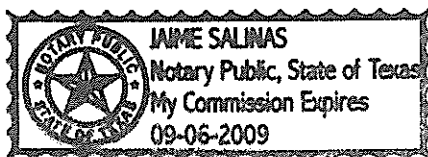
This instrument was acknowledged before me on June 25, 2008, by Iresama Menchaca.

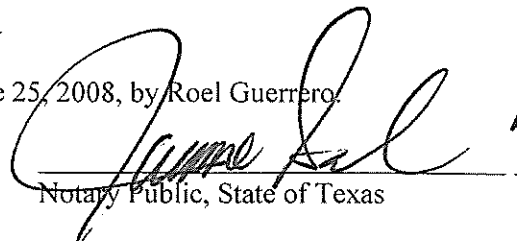
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on June 25, 2008, by Roel Guerrero.

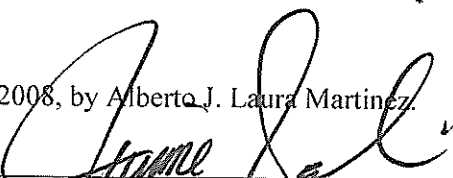



Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on June 25, 2008, by Alberto J. Laura Martinez.



Notary Public, State of Texas



**METES AND BOUNDS DESCRIPTION
0.68 OF ONE ACRE OF LAND
WEST ADDITION TO SHARYLAND SUBDIVISION
HIDALGO COUNTY, TEXAS**

A tract of land containing 0.68 of one acre of land, situated in Hidalgo County, Texas being out of a part or portion of **LOT 34-4, WEST ADDITION TO SHARYLAND SUBDIVISION**, map reference: Volume 1, Page 56, H.C.M.R., and said 0.68 of one acre of land also being more particularly described as follows;

COMMENCING in the right-of-way of Trospers Road and the Northeast corner of said Lot 34-4, **THENCE, SOUTH**, along the right-of-way of said Trospers Road and the East line of said Lot 34-4, a distance of 311.20 feet to a point in the right-of-way of Trospers Road and the Northeast corner of said Lot 34-4, **THENCE, WEST**, a distance of 20.00 feet to an iron rod found on the West right-of-way line of said Trospers Road, for the northeast corner of this tract and the **POINT OF BEGINNING**;

THENCE, SOUTH, a distance of 15.00 feet to an iron found, for the southeast corner of this tract;

THENCE, WEST, at a distance of 163.14 feet pass a the East line of a 40.00 foot Rio Grande Valley Gas Company Easement, recorded in Volume 940, Page 361, H.C.D.R., at a distance of 217.78 feet pass the West line of said gas easement, and continuing a total distance of 1,194.58 feet to an iron rod found, for the southwest corner of this tract;

THENCE, NORTH, a distance of 30.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the northwest corner of this tract;

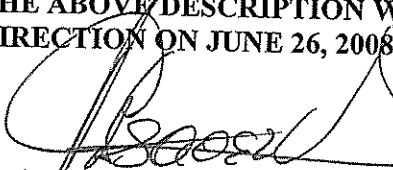
THENCE, EAST, a distance of 774.37 feet to an iron rod found on the West line of Lot 3, Montoya Subdivision, recorded in Volume 28, Page 104-A, for an outside corner of this tract;

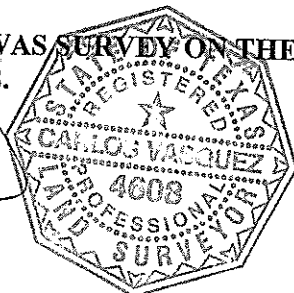
THENCE, SOUTH, a distance of 15.00 feet to an iron found on the Southwest corner of said Lot 3, for an inside corner of this tract;

THENCE, EAST, at a distance of 216.40 feet pass a the West line of a said gas easement, at a distance of 271.04 feet pass the East line of said gas easement, at a distance of 400.22 feet, and continuing a total distance of 420.22 feet to the **POINT OF BEGINNING**, containing 0.68 of one acre of land, more or less.

Bearing basis as per **STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE**.

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON JUNE 26, 2008.


Carlos Vásquez, R.P.L.S. 4608
CVQ LAND SURVEYORS, LLC

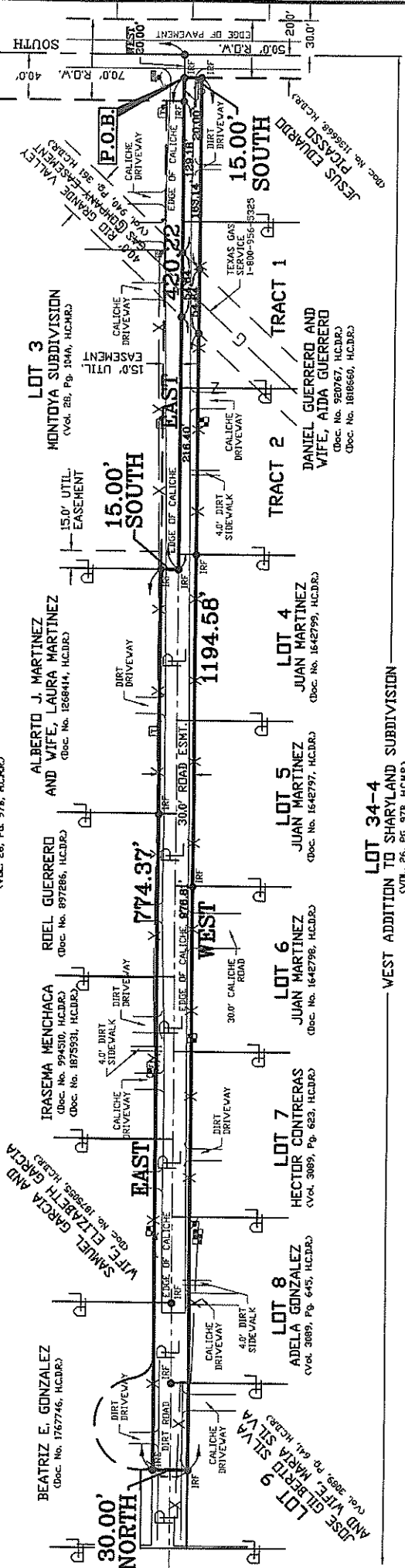


TMDS STATE PLANE COORDINATE SYSTEM
MAD 83, SOUTH ZONE
PARTS OF BEARING AS PER

SCALE: 1" = 100.0'

TROSPER ROAD
(R.D.W. VARIES - 24.0' E-E)

LOT 34-4
WEST ADDITION TO SHARYLAND SUBDIVISION
(VOL. 26, PG. 978, H.C.M.R.)



NOTES:

1. SUBJECT TO THE SUBMISSION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRATERRITORIAL JURISDICTION OF SAID PROPERTY.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY BE SUBJECT TO EASEMENTS RECORDED OR UNRECORDED.
3. UTILITY LINES WERE FOUND BY OTHERS.

LEGEND

- GUY WIRE
- SOUTHWESTERN BELL PEDESTAL
- SIGN
- TELEPHONE PEDESTAL
- WOODEN POLE
- WOODEN PIER
- EXISTING FENCE
- GAS LINE
- LOT LINE
- PROPERTY LINE
- COMMON OWNER
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS"
- EDGE OF PAVEMENT TO
- E-E = EDGE OF PAVEMENT DISTANCE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- R.O.W. = RIGHT OF WAY
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS

**PROPOSED 30.0' R.O.W.
0.68 OF ONE ACRE**

**OUT OF
LOT 34-4**

WEST ADDITION TO SHARYLAND
Hidalgo County, Texas,
(Volume 1, Page 56, H.C.M.R.)

JH
JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE, McALLEN, TEXAS 78204
PHONE: (361) 668-1528
FACSIMILE: (361) 668-1528

SURVEYOR'S CERTIFICATION OF
I, Carlos Vasquez, a Registered Professional Land Surveyor, do hereby certify the above foregoing plat to be a true and correct representation of the ground as surveyed, on the ground on June 23, 2008, under the direction of and

CARLOS VASQUEZ
No. 4608
JUNE 23 2008
STATE OF TEXAS

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Carlos Vasquez
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PROJECT INFORMATION	
SURVEYED DATE:	06/23/08
JOB NO.:	080613
DRAWN BY:	A.S.
CHECKED BY:	C.V.
REVISIONS:	

CVQ
LLP SURVEYING
LLC
517 BEAUMONT AVE
MCALLEN, TEXAS 78501
Ph: (361) 618-1551
Fax: (361) 618-1547
www.cvqs.com