

NOTICE

VOL 1720 PAGE 936

Prepared by the State Bar of Texas for use by Lawyers only. Reviewed 1-1-76.
To select the proper form, fill in blank spaces, strike out form provisions or
insert special terms constituting the practice of law. No "standard form" can
meet all requirements.

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That Clark Development Ventures, a Texas general partnership (whose sole partners are Clark Development Company, a Texas corporation, and Retail Development Corporation, a Texas corporation of the County of Harris and State of Texas for and in consideration of the sum of

Ten and no/100 (\$10.00)..... DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto School Employees Retirement Board of Ohio

of the County of Franklin and State of Ohio, all of

the following described real property in Hidalgo County, Texas, to-wit: Approximately 6.5 acres, as more fully described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee(s).

This conveyance is made and accepted subject to the following matter, to the extent same are in effect at this time: Any and all restrictions, reservations, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, its successors and assigns forever; and it does hereby bind itself and its successors ~~to defend and maintain~~ to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee,

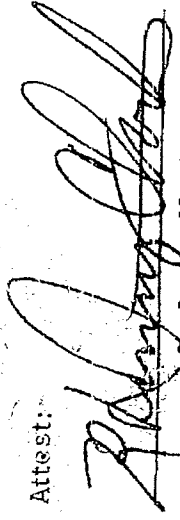
heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.


EXECUTED this 23d day of

April, A.D. 19 81

Clark Development Ventures
Clark Development Company, Managing Partner.

Attest:


Denly Clark

By: 
W. Floyd Clark, President

1100
1100

COUNTY OF HIDALGO
PURCHASING DEPARTMENT
Pg. 2
Title Report No. 3202161

APPARENT LIENHOLDER OF RECORD: NONE OF RECORD

SUBJECT TO THE FOLLOWING:

Easements and reservations as may appear upon the recorded map of said subdivision recorded in **Volume 21, Page 183, Map Records** of Hidalgo County, Texas.

“Blanket” Easement in favor of **CENTRAL POWER AND LIGHT COMPANY, from C. W. Wolcott and Mrs. C. W. Wolcott**, dated **October 15, 1947**, recorded in **Volume 633, Page 480, Deed Records**, Hidalgo County, Texas.
{See copy hereto attached}

Statutory rights, rules, regulations, easements and liens in favor of **HIDALGO COUNTY IRRIGATION DISTRICT NO. 2**, pursuant to applicable sections of the Texas Water Code.
{See copy of map hereto attached}

Zoning Ordinances of the **CITY OF EDINBURG, TEXAS**.

Visible and apparent easements on or across subject property.

SUBJECT TO THE FOLLOWING liens filed against persons of the same or similar names as record title holder or predecessor in title:

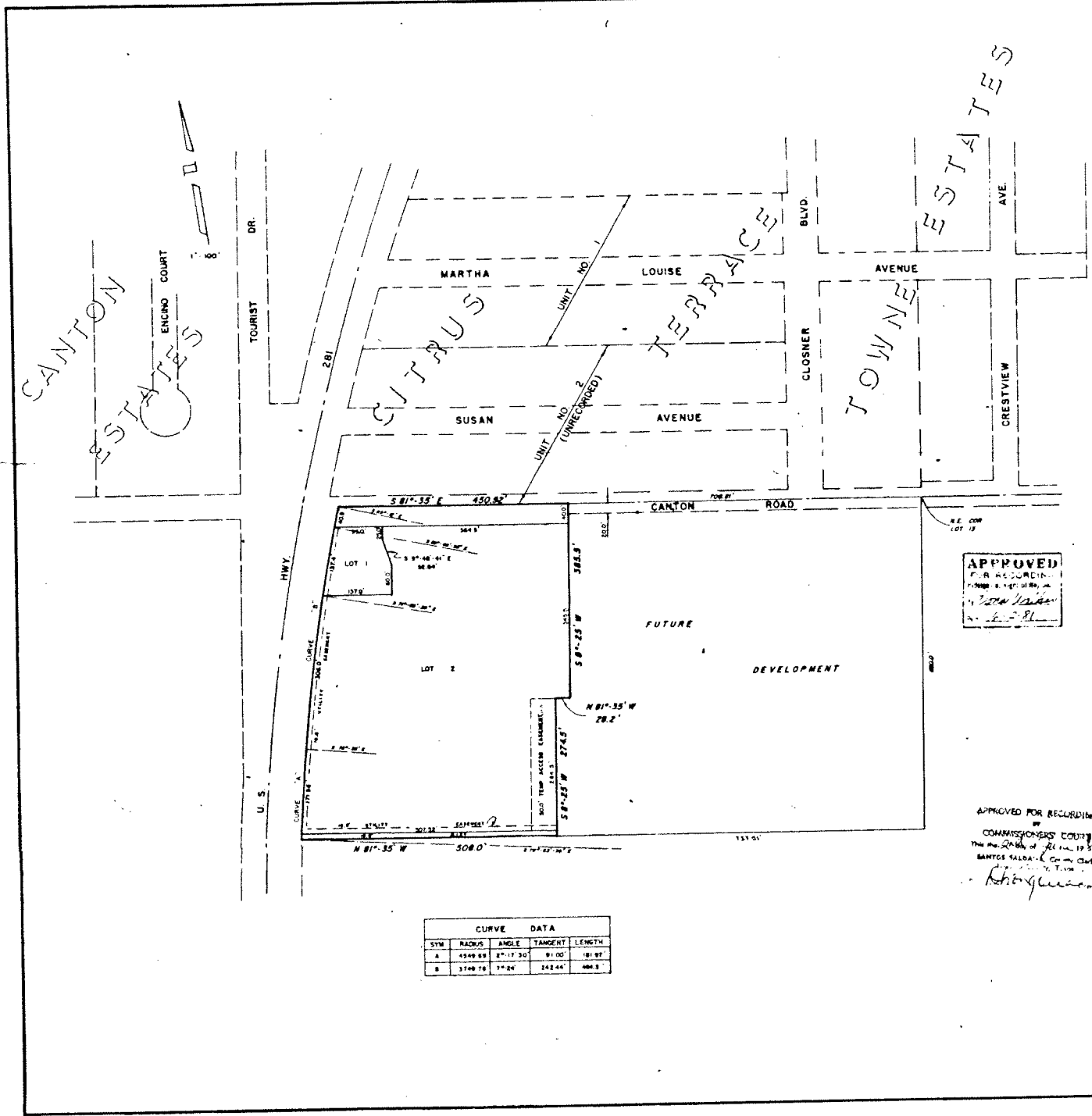
None of Record

As of The 27th. Day of August 2007, at 5:00 o'clock P.M.

SOUTH TEXAS LAND INVESTIGATIONS
114 NORTH 12TH. STREET EDINBURG, TEXAS 78539
PHONE: (956) 383-1657
E-MAIL: George@landtitleusa.com
FAX NO.: (956) 380-1497


JORGE A. LOPEZ / Title Examiner
(PUBLIC CERTIFICATE NO. 2458135981700)

The undersigned certifies that this Title Report has been prepared with the same standard of care as would be used for the preparation and issuance of a Commitment of Title Insurance for the property. This Title Report is delivered with the understanding evidence by the acceptance hereof that (1) it is neither a guaranty, warranty nor opinion of title, and (2) any liability arising hereunder shall be limited to the cost of this Title Report.



CURVE DATA				
SYN	RADIOS	ANGLE	TANGENT	LENGTH
A	4500.00	87°17'30"	81.00'	181.07'
B	3700.76	77°24'	242.04'	480.8'

1977
 MAP OF
CANTON PLAZA

EDINBURG, TEXAS
 BEING A RESUBDIVISION OF 7.46 ACRES OUT OF THE NORTH 1/2 OF LOT 13
 KELLY-PHARR SUBDIVISION, CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Larry L. Smith
 LARRY L. SMITH
 REGISTERED PUBLIC SURVEYOR
 EDINBURG, TEXAS
 SURVEYED, NOVEMBER 15, 1978
 JOB # 79053



STATE OF TEXAS
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS: THAT I, THE UNDERSIGNED, ACTING IN MY CAPACITY AS VICE-PRESIDENT OF CLARK DEVELOPMENT COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS CANTON PLAZA OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

CLARK DEVELOPMENT COMPANY-EDINBURG
 A TEXAS GENERAL PARTNERSHIP

Thomas R. Knight
 THOMAS R. KNIGHT, VICE PRESIDENT

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS R. KNIGHT, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 15th DAY OF November, A.D., 1978.

Carl J. ...
 CARL J. ...
 ROTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

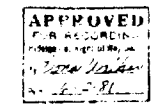
Nancy Wilcox
 NANCY WILCOX
 CHAIRMAN, PLANNING COMMISSION

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF EDINBURG, ON THIS THE 20th DAY OF May, A.D., 1978.

Ronald A. Case
 RONALD A. CASE, MAYOR

ATTEST:

David ...
 DAVID ...
 CITY SECRETARY



APPROVED FOR RECORDING
 BY
 COMMISSIONERS' COURT
 THE CITY OF EDINBURG, TEXAS
 MAY 2, 1978
Anthony ...

THIS PLAT APPROVED BY THE HIDALGO COUNTY BOARD OF COUNTY AND IMPROVEMENT DISTRICT NO. 1 ON THIS THE 27th DAY OF May, A.D., 1978.

James ...
 JAMES ...
 PRESIDENT

ATTEST:

James ...
 JAMES ...
 SECRETARY

FILED FOR RECORD THIS DATE
 1978
 COUNTY OF HIDALGO
 CLERK OF COURTS
 JERRY SAMPSON