

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.

SPECIAL WARRANTY DEED

Effective Date: December 8, 2009

Grantor: RUBEN RAUL CARDENAS, not joined herein by my wife and SYLVIA CARDENAS, a feme sole, this being the separate property and estate of Grantors, which they inherited from their parents and does not constitute any part of their homesteads

Grantor's Mailing Address (including county): c/o 1712 Larkspur
McAllen, Texas 78501
(Hidalgo County)

Grantee: COUNTY OF HIDALGO

Grantee's Mailing Address (including county): P.O. Box 758
Edinburg, Texas 78540-0758
(Hidalgo County)

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

Property (including any improvements):

A 301.06 acre tract of land (Deed Records: 300.00 acres) known as Tract 154-B out of SAN SALVADOR DEL TULE GRANT, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 10, Pages 58-60, Map Records, Hidalgo County, Texas, and according to Deed recorded in Volume 730, Page 461, and Quitclaim Deed recorded in Volume 1136, Page 870, Deed 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 an old mesquite post found on the North line of Tract 154 for the Northwest corner of the Matias Pena, Jr. Tract (a 300.00 acre tract known as Tract 154-C, San Salvador del Tule Grant, according to Deed of Trust recorded in Volume 2963, Page 939, Official Records, Hidalgo County, Texas) and the Northeast corner of this tract, said rod bears North 80 degrees, 09 minutes, 47 seconds West (Map Record: North 80 degrees, 13 minutes West), 5,164.28 feet from the Northeast corner of Tract 154.

THENCE; South 09 degrees, 25 minutes, 15 seconds West, along the West line of the Matias Pena, Jr. Tract, a distance of 4,203.62 feet to a wood fence post found on the South line of Tract 154 for the Southwest corner of said tract and the Southeast corner of this tract.

THENCE; North 80 degrees, 18 minutes, 20 seconds West (Map Record: N 80 degrees, 19 minutes West), along the South line of Tract 154, a distance of 3,113.10 feet to a metal fence post found the Southeast corner of the Maria del Carmen Moreno Tract (a 21.40 acre tract out of Tract 154, San Salvador del Tule Grant, according to Warranty Deed recorded in Volume 2370, Page 904, Deed Records, Hidalgo County, Texas) and the Southwest corner of this tract.

THENCE; North 09 degrees, 19 minutes, 08 seconds East, along the East line of the Maria del Carmen Moreno Tract, the East line of the Missouri-Pacific Railroad Tract (a tract of land out of tract 154, San Salvador del Tule Grant, according to Deed recorded in Volume 331, Page 454, Deed Records, Hidalgo County, Texas), the East line of the Guerra Brothers Tract (a 2.29 acre tract out of Tract 154, San Salvador del Tule Grant, according to Deed recorded in Volume 1531, Page 176, Deed Records, Hidalgo County, Texas), and the East line of the Hidalgo County Drainage District No.1 Tract (a 238.65 acre tract out of tracts 153 and 154, San Salvador del Tule Grant, according to Special Warranty Deed recorded under County Clerk's Document Number 1971952, Official Records, Hidalgo County, Texas), a distance of 4,211.43 feet to a 1/2 inch iron rod found on the North line of Tract 154 for the Northwest corner of this tract.

THENCE; South 80 degrees, 09 minutes, 47 seconds East (Map Record: South 80 degrees, 13 minutes East), along the North line of Tract 154 and the South line of the Hidalgo County Drainage District No.1 Tract, a distance of 3,120.64 feet to the POINT OF BEGINNING.

(Signature)

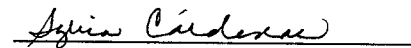
Reservations From And Exceptions To Conveyance And Warranty:

1. Roadways shown on the map of the San Salvador Del Tule Grant, recorded in Volume 10, Page 58, Map Records of Hidalgo County, Texas.
2. Right of way easement in favor of Western Natural Gas Company as shown by instrument dated March 28, 1956, recorded in Volume 858, Page 243, Deed Records of Hidalgo County, Texas.
3. Surface Damage and Drill site Agreement by and between Ruben R. Cardenas, individually and as Attorney in Fact for Sylvia Cardenas and Texas Independent Exploration, Inc. as shown by instrument dated June 4, 1992, recorded in Volume 3355, Page 525, Official Records of Hidalgo County, Texas.
4. Pipeline easement in favor of Valero Transmission, L.P. as shown by instrument dated September 25, 1996, filed November 7, 1996 under Document Number 561295, Official Records of Hidalgo County, Texas.
5. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by T. L. Smith, Jr. to Gulf States Oil Company, dated November 15, 1943, recorded in Volume 50, Page 98, Oil and Gas Records of Hidalgo County, Texas.
6. Mineral and/or royalty reservation of all oil, gas and other minerals contained in deed dated October 5, 1951, recorded in Volume 730, Page 461, Deed Records of Hidalgo County, Texas.
7. Taxes for 2010 and all subsequent years, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty by, through or under us.

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


RUBEN RAUL CARDENAS

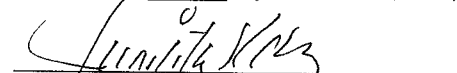

SYLVIA CARDENAS

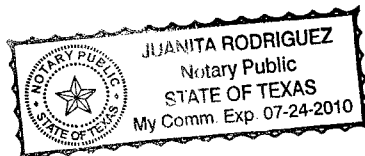
(Acknowledgment)

STATE OF TEXAS §

COUNTY OF HIDALGO §

The foregoing instrument was acknowledged before me on the 4th day of December, 2009, by RUBEN RAUL CARDENAS.


Notary Public, State of Texas

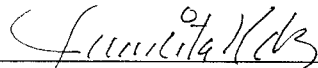


(Acknowledgment)

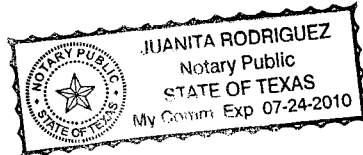
STATE OF TEXAS §

COUNTY OF HIDALGO §

The foregoing instrument was acknowledged before me on the 4th day of December, 2009,
by SYLVIA CARDENAS.



Notary Public, State of Texas



RRC:jr

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PREPARED IN THE LAW OFFICE OF:
CARDENAS, WHITIS & STEPHEN, L.L.P.
100 South Bicentennial
McAllen, Texas 78501

CHARGE & RETURN TO:
Atlas & Hall, L.L.P.
Stephen L. Crain
P.O. Box 3725
McAllen, Texas 78502