

GENERAL IMPROVEMENTS ACQUISITION

STATE OF FLORIDA
CITY OF TAMPA

BAKER'S

COUNTY OF HILLSBORO
47.3 ACRES
B2700-00-00-00-00-01

COUNTY OF HILLSBORO
56.22 ACRES
B2700-00-00-00-00-01

GRAND AVENUE & A HIGHWAY
PLANNING NO. 14-1-0000-00
B2700-00-151-000-15

COUNTY OF HILLSBORO
20.00 ACRES
B2700-00-151-000-15

PRINCE WILLIAM
B2700-00-151-000-15
20.00 AC.

MANOR L.L.C.
MANOR DEL CARMEN
B2700-00-151-000-15
21.4 AC.

SHORE 1
MANOR DEL CARMEN
B2700-00-151-000-15
21.4 AC.

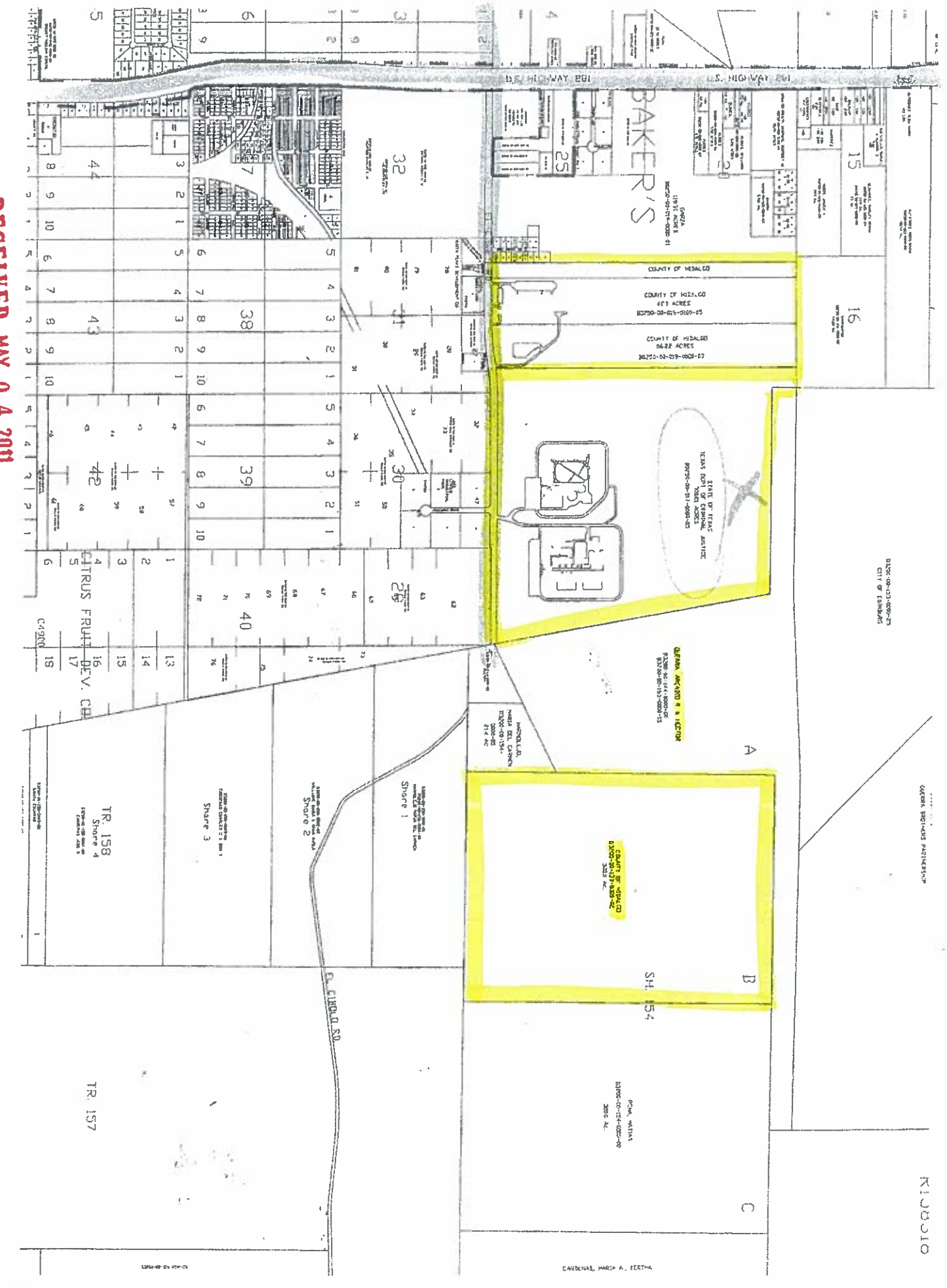
SHORE 2
MANOR DEL CARMEN
B2700-00-151-000-15
21.4 AC.

SHORE 3
MANOR DEL CARMEN
B2700-00-151-000-15
21.4 AC.

TR 158
SHORE 4
CITRUS FRUIT DEV. CO.
B2700-00-151-000-15
21.4 AC.

TR 157

P.L. CIRCULE 50



RECEIVED MAY 04 2011

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.

Parcel: # _____
SPECIAL WARRANTY DEED

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

Whereas, **HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**, has notified the undersigned Grantor of its intent to acquire by condemnation the hereinafter described real property (the "Property"); and

Whereas, by letter dated October 1, 2008 the Commissioners' Court of Hidalgo County in cooperation with the Board of Directors of Hidalgo County Drainage District No. 1 have extended an offer to the Undersigned Grantor for the Property under the above captioned parcel # for drainage right of way purposes in connection with the Raymondville Drain project and have further notified the Undersigned Grantor that if the offer is unacceptable that they will institute condemnation proceedings to acquire the Property; and

Whereas, the Undersigned Grantor has agreed to accept the offer and convey the Property to the Undersigned Grantee due to the threat or imminence of condemnation by the Undersigned Grantee.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that GUERRA BROTHERS, a Texas General Partnership composed of A. R. "FELO" GUERRA, HECTOR M. GUERRA, CARLOS X. GUERRA, GERARDO L. GUERRA and CARMEN E. YZAGUIRRE, whose address is P. O. Box 38, Linn, Hidalgo County, Texas, hereinafter referred to as Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to Grantors in hand paid by the **HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**, 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 **HIDALGO COUNTY DRAINAGE DISTRICT NO. 1** all that certain tract or parcel of land in Hidalgo County, Texas, more particularly described, as follows, to-wit:

THE SURFACE ESTATE ONLY TO A 238.65 ACRE TRACT OF LAND OUT OF TRACTS 153 AND 154, 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 1531, PAGE 176, 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 A COTTON PICKER SPINDLE WITH WASHER STAMPED "VS" FOUND FOR THE SOUTHEAST CORNER OF TRACT 153 AND THE SOUTHEAST CORNER OF THIS TRACT.
THENCE; N 80°09'47"W (MAP RECORD: N 80°13'W), ALONG THE SOUTH LINE OF TRACT 153, A DISTANCE OF 4,827.92 FEET TO A ½" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THE JESUS A. CARDENAS TRACT (A 300.00 ACRE TRACT KNOWN AS TRACT 154-B OUT OF SAN SALVADOR DEL TULE GRANT, ACCORDING TO DEED RECORDED IN VOLUME 730, PAGE 461, DEED RECORDS, HIDALGO COUNTY, TEXAS) AND AN INTERIOR CORNER OF THIS TRACT.
THENCE; S 09°19'08"W, ALONG THE WEST LINE OF THE JESUS A. CARDENAS TRACT, A DISTANCE OF 2,806.71 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE NORTH RIGHT OF WAY LINE OF THE MISSOURI-PACIFIC RAILROAD TRACT.
THENCE; S 72°37'23"W, A DISTANCE OF 2,000.14 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF TRACT 154 FOR AN EXTERIOR CORNER OF THIS TRACT.
THENCE; N 00°44'36"W (MAP RECORD: N 00°45'W), ALONG THE WEST LINE OF TRACT 154, A DISTANCE OF 3,623.09 FEET TO A FENCE CORNER FOUND FOR AN EXTERIOR CORNER OF TRACT 153 AND AN INTERIOR CORNER OF THIS TRACT.
THENCE; N 80°53'34"W (MAP RECORD: N 80°48'W), ALONG THE SOUTH LINE OF TRACT 153, A DISTANCE OF 2,830.41 FEET (MAP RECORD: 2,830.80 FEET) TO A FENCE CORNER FOUND FOR THE SOUTHWEST CORNER OF TRACT 153 AND THE SOUTHWEST CORNER OF THIS TRACT.
THENCE; N 09°17'55"E (MAP RECORD: N 09°15'E), ALONG THE WEST LINE OF TRACT 153, A DISTANCE OF 350.00 FEET TO A ½" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.
THENCE; S 80°53'34"E, A DISTANCE OF 2,830.41 FEET TO A ½" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.