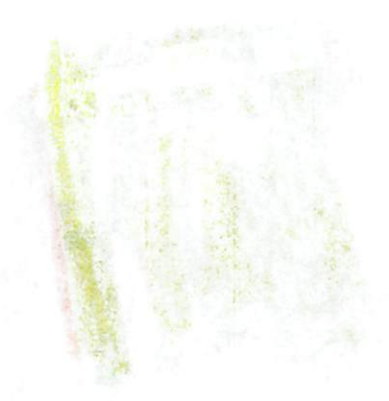


KEYMAP



15700-00-008-0005
703052



WARRANTY DEED**508550****Date:** March 1, 1996**Grantor:** ROBERTO MORA and wife, RAMONA M. MORA**Grantor's Mailing Address (including county):** 806 W. Lee Street
Pharr, Texas 78577
Hidalgo County, Texas**Grantee:** COUNTY OF HIDALGO**Grantee's Mailing Address (including county):** 100 East Cano
Edinburg, Texas 78539
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

A 5.13 acre tract of land, more or less, out of Lot Four (4), Block Six (6), John Closner et al Subdivision, of Porciones 71 and 72, Hidalgo County, Texas, as per map or plat thereof recorded in Volume O, Page 4, Deed Records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set at the Southeast corner of Lot 4, for the Southeast corner of the following described tract of land;

THENCE, with the South line of Lot 4, North 81 degrees 31 minutes West, 499.44 feet to an iron rod set, for the Southwest corner hereof;

THENCE, parallel to the East line of Lot 4, North 8 degrees 29 minutes East, 447.82 feet to an iron rod set, for the Northwest corner hereof;

THENCE, parallel to the South line of Lot 4, South 81 degrees 31 minutes East, 499.44 feet to an iron rod set, on the East line of Lot 4, for the Northeast corner hereof;

THENCE, with the East line of Lot 4, South 8 degrees 29 minutes West, 447.82 feet to the **PLACE OF BEGINNING**, containing 5.13 acres of land, more or less.

Together with all rights of Grantors interest in and to that Right of Way Easement set forth in instrument recorded in Volume 2052, Page 960, Deed Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instrument dated April 17, 1958, recorded in Volume 913, Page 519, and dated March 1, 1969, recorded in Volume 1236, Page 259, Deed Records, Hidalgo County, Texas.

Oil, Gas and Mineral Leases dated November 8, 1962, recorded in Volume 272, Page 663, dated November 8, 1962, recorded in Volume 272, Page 665, Oil and Gas Records, dated September 11, 1987, recorded in Volume 2530, Page 143, Volume 2551, Page 567, Volume 2573, Page 669, Volume 2507, Page 789, dated July 29, 1987, recorded in Volume 2495, Page 024, and dated September 11, 1987, recorded in Volume 2507, Page 795, Official Records, Hidalgo County, Texas.

Easement granted to **CENTRAL POWER & LIGHT COMPANY**, as set forth in instrument recorded in Volume 315, Page 468, Deed Records, Hidalgo County, Texas.

Subject to any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

Easements, Rules, Regulations and Rights in favor of Hidalgo County Irrigation District No. 3.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Irrigation line and twelve inch (12") irrigation vent as shown on survey plat prepared by Fabian, Nelson & Medina, Inc. under Work Order No. 38406.

Taxes for the year 1996 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, 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 the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

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

Roberto Mora
ROBERTO MORA

Ramona M. Mora
RAMONA M. MORA

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 7th of March
1996, by ROBERTO MORA.



Mary Alice Islas
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 7th of March
1996, by RAMONA M. MORA.



Mary Alice Islas
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

COUNTY OF HIDALGO
100 East Cano
Edinburg, Texas 78539

CHARGE TO
EDWARDS ABSTRACT & TITLE CO.

PREPARED BY:

Suzanne R. Scott
Attorney At Law
208 West Cano
Edinburg, Texas 78539

File/GF Number: 223015
MA:nc1

Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk

On: Mar 07, 1996 at 01:33P

As a
Recording

Document Number: 508550
Total Fees: 13.00

Receipt Number - 22911

By:
Bea Cruz