

**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.**

**TRANSFER OF EASEMENTS**

Date: \_\_\_\_\_, 20\_\_\_\_

Holder of Easements ("Holder"): Hidalgo County Irrigation District No. One

Holder's Mailing Address: Board of Directors  
P. O. Box 870  
Edinburg, Texas 78540

Transferee: Hidalgo County

Transferee's Mailing Address: Hidalgo County Judge's Office  
Administration Building  
P. O. Box 1356  
Edinburg, Texas 78539

Easements: All unrecorded and recorded easements in and to drainage ditches and facilities held or claimed by Holder within the property described on Exhibit A which is attached hereto and made a part hereof for all purposes.

Consideration: Good and valuable consideration including but not limited to Transferee's agreement to maintain the easements for drainage associated or related purposes.

Holder sells, transfers, conveys and quitclaims to Transferee, all of Holder's right, title and interests in the Easements effective as of the Date stated above.

Transferee, by its acceptance hereof, accepts the Property in its physical condition as of the date hereof, AS IS, WHERE IS AND WITH ALL FAULTS, and acknowledges that it has no recourse whatsoever against Holder in the event of discovery of any defects of any kind, latent or patent. Transferee acknowledges and agrees that Holder has not made and does not make any representation, warranty or covenant of any kind or character whatsoever, whether expressed or implied, with respect to the physical condition, use or usefulness of the Property or any portion thereof, and (1) HOLDER HEREBY EXPRESSLY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF CONDITION, MERCHANTABILITY, HABITABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR WITH RESPECT TO THE VALUE, PROFITABILITY OR MARKETABILITY OF THE PROPERTY, AND (2) HOLDER HEREBY DISCLAIMS ANY REPRESENTATION OR WARRANTY WITH REGARD TO COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS

INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO THE HANDLING, GENERATING, TREATING, STORING OR DISPOSING OF ANY HAZARDOUS WASTE OR SUBSTANCE.

Hidalgo County Irrigation District No. One

By: Robert L. Bell, Jr.  
Robert L. Bell, Jr., President

ACCEPTED:

Hidalgo County

By: \_\_\_\_\_  
Its: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Arturo Guajardo, Jr., Hidalgo County Clerk

STATE OF TEXAS           §  
  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on 22<sup>nd</sup> day of February, 20 12, by Robert L. Bell, Jr., President of Hidalgo County Irrigation District No. One, in the capacity stated therein.

 Estella Garza  
Notary Public, State of Texas

STATE OF TEXAS                   §  
  §  
COUNTY OF HIDALGO           §

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_\_, by \_\_\_\_\_, \_\_\_\_\_ of Hidalgo County, in the  
capacity stated therein.

\_\_\_\_\_  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**  
Hidalgo County Judge's Office  
Administration Building  
P. O. Box 1356  
Edinburg, Texas 78539

# EXHIBIT A

## METES AND BOUNDS

HIDALGO COUNTY PRECINCT No. 4  
PROJECT: SAN CARLOS DRAINAGE IMPROVEMENTS  
DITCH: SCHUNIOR DRAIN  
PARCEL No.: 1

A 4.78 ACRE TRACT OF LAND OUT OF LOT 13, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 21, AMENDED PLAT OF FALCON'S CREST GARDENS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGE 92, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED RECORDED IN VOLUME 182, PAGE 642, AND SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1219724, OFFICIAL 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 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF ALAMO ROAD (F.M. 907) AND THE NORTH RIGHT OF WAY LINE OF RICHARDSON BLVD. (F.M. 2128) FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 81°13'30" E, 35.00 FEET, AND N 08°49' E, 50.00 FEET FROM THE SOUTHWEST CORNER OF LOT 13.

THENCE; N 36°12'15" W, ALONG THE EAST RIGHT OF WAY LINE OF ALAMO ROAD (F.M. 907), A DISTANCE OF 35.34 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 08°49' E, ALONG THE EAST RIGHT OF WAY LINE OF ALAMO ROAD (F.M. 907), A DISTANCE OF 30.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 81°13'30" E, A DISTANCE OF 10.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 08°49' E, ALONG THE EAST RIGHT OF WAY LINE OF ALAMO ROAD (F.M. 907), A DISTANCE OF 105.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 1, AMENDED PLAT OF FALCON'S CREST GARDENS SUBDIVISION (RECORDED IN VOLUME 46, PAGE 92, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°13'30" E, ALONG THE SOUTH LINE OF LOTS 1 THRU 9, AMENDED PLAT OF FALCON'S CREST GARDENS SUBDIVISION, A DISTANCE OF 1,300.00 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF LOT 13 FOR THE SOUTHEAST CORNER OF LOT 9 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°49' W, ALONG THE EAST LINE OF LOT 13, A DISTANCE OF 160.00 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 RICHARDSON BLVD. (F.M. 2128) FOR THE SOUTHEAST CORNER OF THIS TRACT.


THENCE; N 81°13'30" W, ALONG THE NORTH RIGHT OF WAY LINE OF RICHARDSON BLVD. (F.M. 2128), A DISTANCE OF 1,285.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.78 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH AMENDED PLAT OF FALCON'S CREST GARDENS SUBDIVISION, RECORDED IN VOLUME 46, PAGE 92, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY DESCRIBED IN THIS METES AND BOUNDS MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: August 20, 2010

  
ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4856

