



Property (including any improvements):

A 3.08 acre tract of land out of Tracts Two Hundred Forty five (245), Two Hundred eight (248) and Two Hundred Forty nine (249) of the Partition of Porciones 38, 39 & Ancient Jurisdiction of Reynosa, Mexico, now Hidalgo County, Texas, as per map thereof recorded in Volume 4, Page 18, Map Records, Hidalgo County, Texas, and best fully described by notes and bounds as follows:

BEGINNERS at a found five-eighths inch iron rod on the North Right of Way line Highway 63 for the Southeast corner of herein described tract. Said point bears 57 degrees 21 minutes 36 seconds West, 2488.91 feet from the Northeast corner of Tract No. 245, Parcel No. 48, Ancient Jurisdiction Reynosa Mexico. Said point also the Southwest corner of a called 3.08 acre tract conveyed to the Roman Catholic of Brownsville and his Successors in office as recorded in Volume 1813, Page 82 Records, Hidalgo County, Texas.

THENCE, North 66 degrees 24 minutes 00 seconds West, 508.00 feet along said East of Way line of U.S. Highway 63 to a set one-half inch iron rod for the Southwest of herein described tract.

THENCE, North 09 degrees 33 minutes 00 seconds East, 428.60 feet along a line to a set one-half inch iron rod for the Northwest corner of herein described tract.

THENCE, South 66 degrees 24 minutes 00 seconds East, 508.00 feet parallel with the Right of Way line of U.S. Highway 63 to a set one-half inch iron rod on the West side 3.08 acre tract conveyed to the Roman Catholic Bishop of Brownsville Northeast corner of herein described tract.

THENCE, South 09 degrees 33 minutes 00 seconds West 428.6 feet along a line to the beginning and containing 3.08 acres of land more or less.

SAVE AND EXCEPT Grantors reserve for themselves and their heirs and assigns all and other minerals, in, on, under or that may be produced from the above property and not hitherto reserved or conveyed by prior grantors.

Reservations from and Exceptions to Conveyance and Warranty:

An undivided 3/128 interest in all Oil, Gas, and Other Minerals on, in, under, may be produced from the subject property set forth in instrument dated October 1 recorded in Volume 3, Page 378, Deed Records, Hidalgo County, Texas.

Oil, Gas, and Mineral Lease dated October 06, 1989, Recorded in Volume 2848, Official Records, Hidalgo County, Texas.

Easement granted to CENTRAL POWER AND LIGHT COMPANY, as set forth in instrument recorded in Volume 259, Page 84, Deed Records, Hidalgo County, Texas.

Easement granted to HIDALGO GAS COMPANY, as set forth in instrument recorded in Volume 438, Page 456, Deed Records, Hidalgo County, Texas.

Easement granted to LA JOYA WATER SUPPLY CORPORATION, as set forth in instrument recorded in Volume 1872, Page 148, Deed Records, Hidalgo County, Texas.

Subdivision regulations of the County of Hidalgo and/or Ordinances or government regulations of the City holding extra-territorial jurisdiction of said property.

Subject to any parties 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 therein.

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

Taxes for the year 1991 and subsequent years and subsequent assessments for prior years due to change in land usage or ownership.

Grantors, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grant, sell, and convey to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors and assigns forever. Grantors hereby bind Grantors and Grantors' heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against every person whatsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.