

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.

DEED WITHOUT WARRANTY

Date: July ____, 2012

Grantor: Hidalgo County Irrigation District No. One, a Texas political subdivision

Grantor's Mailing Address:

P. O. Box 870
Edinburg, Hidalgo County, Texas 78540

Grantee: County of Hidalgo

Grantee's Mailing Address:

Hidalgo County Judge
1615 S. Closner, Suite J
Edinburg, Texas 78539

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which being hereby acknowledged

Property (including any improvements):

That certain tract of land located in Hidalgo County, Texas and being more particularly described on Exhibit A which is attached hereto and made a part hereof for all purposes.

Reservations from Conveyance:

For Grantor and Grantor's successors and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease and all benefits from it.

For Grantor and Grantor's successors and assigns forever, a reservation of the free, uninterrupted and perpetual use of, and a separate right to maintain, an exclusive easement for the construction, operation, maintenance, reconstruction, replacement and removal of an irrigation water conduit

(surface and/or underground) and related appurtenances over, under and across the Property. Such easement shall be twenty five (25) feet in width centered over Grantee's irrigation water conduit (surface and/or underground).

WHEREAS, pursuant to §49.226, Texas Water Code, Grantor has declared the Property as surplus; and

WHEREAS, on the ___ day of _____, 20___, the Board of Directors of Grantor, at a duly called and noticed meeting, passed a Resolution confirming and ratifying the sale of the Property, and ordered and directed its President to execute and deliver a conveyance of the Property to Grantee.

NOW, THEREFORE, Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever, without express or implied warranty. All covenants and/or warranties that might arise by contract, statute or common law (including but not limited to the covenant of seisin) as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

Grantee, 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 Grantor in the event of discovery of any defects of any kind, latent or patent. Grantee acknowledges and agrees that Grantor 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) GRANTOR HEREBY EXPRESSLY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF CONDITION, MERCHANTABILITY, HABITABILITY, FITNESS FOR A PARTICULAR PURPOSE, OWNERSHIP OR WITH RESPECT TO THE VALUE, PROFITABILITY OR MARKETABILITY OF THE PROPERTY, AND (2) GRANTOR 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.

Grantee, by its acceptance hereof, agrees that in the event that Grantee's extension of Tenth Street from FM107 to Monte Cristo Road (FM1925) through those tracts or parcels of land described on Exhibit A which is attached hereto requires the relocation of any of Grantee's existing irrigation water conduits (surface and/or underground) or other facilities, that Grantee shall, at Grantee's expense, and subject to Grantee's approval of the plans and right to supervision, relocate such irrigation water conduit (surface and/or underground) or other facilities. In the event Grantee's irrigation water conduit (surface and/or underground) or other facilities are relocated, the easement herein retained shall be automatically be relocated, centered over the relocated conduit or other facility.

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

**HIDALGO COUNTY IRRIGATION
DISTRICT NO. ONE**

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

ACCEPTANCE:

Grantee hereby accepts the foregoing conveyance subject to the reservations therein set forth, and agrees to be bound by the terms and conditions thereof.

GRANTEE:

COUNTY OF HIDALGO

By: _____

Its: _____

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on 8-2-, 2012 by Robert L. Bell, Jr., President of Hidalgo County Irrigation District No. One, in the capacity therein stated.



Estrella Garza
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2012 by _____, in the capacity therein stated.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Hidalgo County
1615 S. Closner, Suite J
Edinburg, Texas 78539

COUNTY: HIDALGO

HIGHWAY: 10TH STREET

PROJECT LIMITS: FM 107 TO MONTE CRISTO ROAD (FM 1925)

GRANTOR: HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE

FIELD NOTES FOR PARCEL - 22

Being a 0.14 (6,000 square feet) of an acre tract of land, more or less, out of a 1.82-acre tract of land out of Lot 3, Section 238, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, as recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas. Said 1.82-acre tract of land is vested to Hidalgo County Irrigation District No. 1 by virtue of Quitclaim Deed dated January 22, 1959, as recorded in Volume 935, Page 309, Deed Records, Hidalgo County, Texas and by virtue of a Quitclaim Deed of the same date, as recorded in Volume 935, Page 311, Deed Records, Hidalgo County, Texas. Said 0.14 (6,000 square feet) of an acre tract of land being more particularly described by metes and bounds as follows;

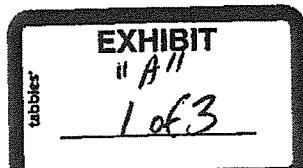
COMMENCING at the Northeast corner of Lot 3, Section 238, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, as recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas, **THENCE**, S 09° 05' 00" W, a distance of 1,260.00 feet to the Northeast corner and the **POINT OF BEGINNING** of said tract herein described; with grid coordinates of X=1,080,224.17 and Y=16,644,015.44. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment), English Units.

THENCE, S 09° 05' 00" W, along the East line of Lot 3, for a distance of 60.00 feet, to a point for the Southeast corner of said tract herein described;

THENCE, N 80° 55' 00" W, parallel to the North line of Lot 3, for a distance of 100.00 feet to a No. 4 rebar with an orange plastic cap marked "TEDSI" set for a point on the proposed West Right-of-Way of said 10th Street and the Southwest corner of said tract herein described;

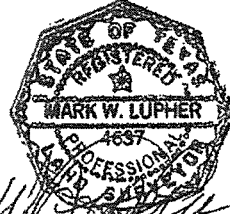
THENCE, N 09° 05' 00" E, parallel to the East line of Lot 3, for a distance of 60.00 feet to a No. 4 rebar with an orange plastic cap marked "TEDSI" set for a point on the proposed West Right-of-Way of said 10th Street and the Northwest corner of said tract herein described;

THENCE, S 80° 55' 00" E, parallel to the North line of Lot 3, for a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 0.14 (6,000 square feet) of an acre



of land, of which 0.03 of an acre lies in the existing 10th Street Road Right-of-Way and leaving a **PROPOSED NET TAKING** of 0.11 of an acre of land, more or less.

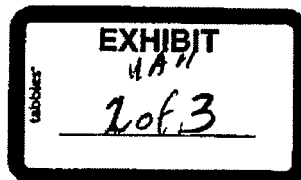
A plat of same date accompanies this Field Note Description

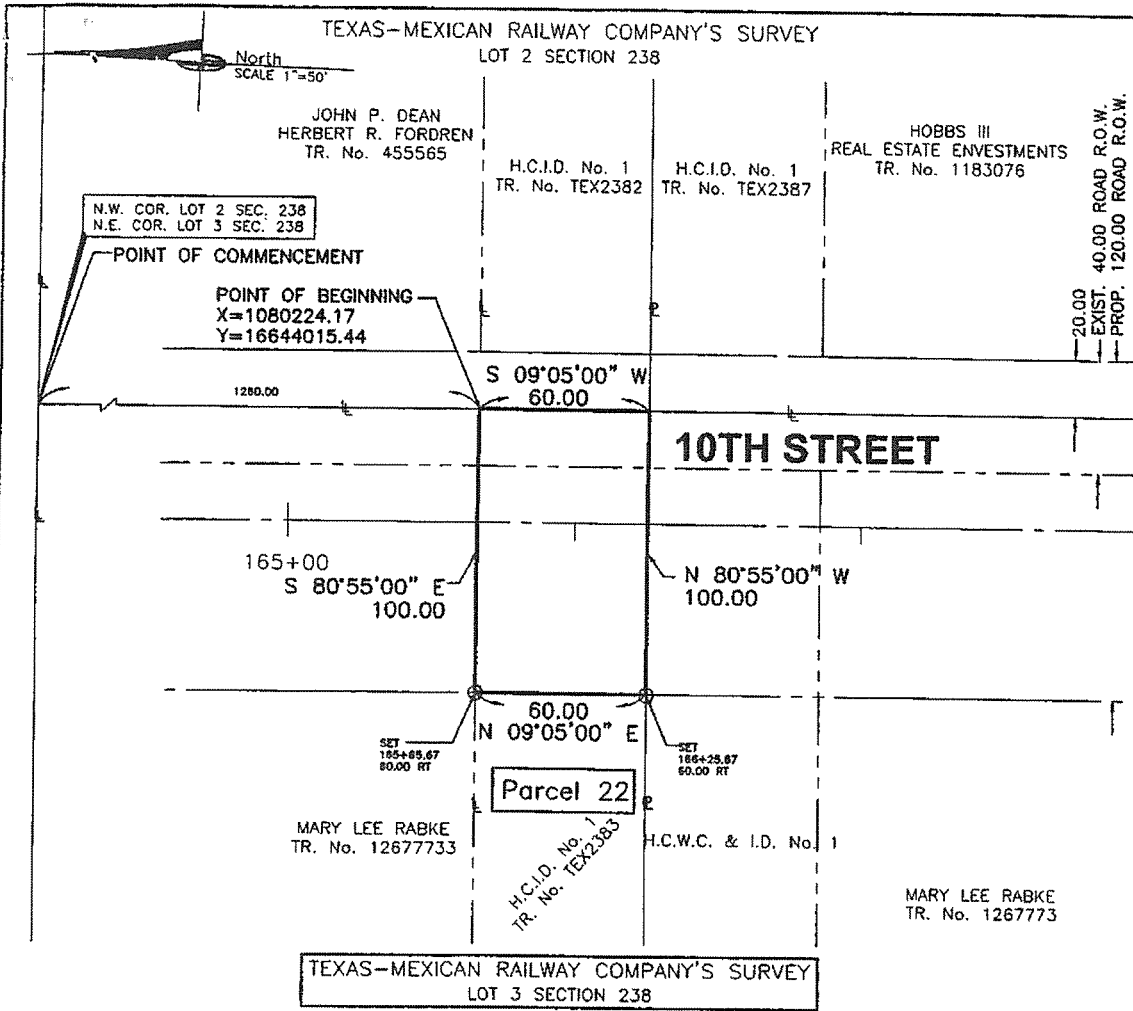


Mark W. Lupher

Mark W. Lupher - R.P.E. # 4637

Date: 12.28.05



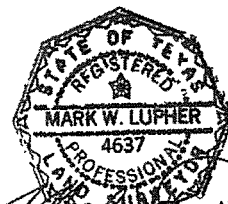


**SURVEY PLAT OF
 PARCEL 22
 BEING A 0.14-ACRE TRACT OF LAND
 OUT OF LOT 3, SECTION 238,
 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
 HIDALGO COUNTY, TEXAS,
 VOL. 1, PG. 12, H.C.M.R.**

- Notes:**
1. Set indicates (1/2 inch Iron Rod) No. 4 rebar with a plastic cap marked "TEDSI".
 2. Survey line locations are approximate and based on best available evidence.
 3. A field note description of same date accompanies this plat.

The undersigned hereby certifies that this survey was made on the ground, and that the only improvements are as shown, and that there are no visible encroachments, visible overlapping, visible easements or apparent conflicts except as shown hereon.

This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveyors.



MARK W. LUPHER #4637

DATE: 12.28.05

Parcel 22

Total Acreage: 1.82 ac.
 To be Acquired: 0.14 ac.
 Exist. Road R.O.W.: 0.03 ac.
 Proposed Net Taking: 0.11 ac.
 Remainder Left: 1.68 ac.
 Document:

OWNER: Hidalgo County Irrigation District No. One by virtue of a Quitclaim Deed from Hidalgo County Water Control and Improvement District No. 1, to Rio Grande Industries, Inc., dated January 22, 1959, as recorded in Volume 935, Page 309, Deed Records, Hidalgo County, Texas and by virtue of Quitclaim Deed of the same date from from Hidalgo County Water Control and Improvement District No. 1, to Fred D. Boettger and wife Louise Boettger, of the same date, as recorded in Volume 935, Page 311, Deed Records, Hidalgo County, Texas.

DESCRIPTION: Being a 0.14 acre tract of land, more or less, out of Lot 3, Section 238, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to the map thereof recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas.

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.

DEED WITHOUT WARRANTY

Date: July ____, 2012

Grantor: Hidalgo County Irrigation District No. One, a Texas political subdivision

Grantor's Mailing Address:

P. O. Box 870
Edinburg, Hidalgo County, Texas 78540

Grantee: County of Hidalgo

Grantee's Mailing Address:

Hidalgo County Judge
1615 S. Closner, Suite J
Edinburg, Texas 78539

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which being hereby acknowledged

Property (including any improvements):

That certain tract of land located in Hidalgo County, Texas and being more particularly described on Exhibit A which is attached hereto and made a part hereof for all purposes.

Reservations from Conveyance:

For Grantor and Grantor's successors and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease and all benefits from it.

For Grantor and Grantor's successors and assigns forever, a reservation of the free, uninterrupted and perpetual use of, and a separate right to maintain, an exclusive easement for the construction, operation, maintenance, reconstruction, replacement and removal of an irrigation water conduit

(surface and/or underground) and related appurtenances over, under and across the Property. Such easement shall be twenty five (25) feet in width centered over Grantee's irrigation water conduit (surface and/or underground).

WHEREAS, pursuant to §49.226, Texas Water Code, Grantor has declared the Property as surplus; and

WHEREAS, on the ___ day of _____, 20___, the Board of Directors of Grantor, at a duly called and noticed meeting, passed a Resolution confirming and ratifying the sale of the Property, and ordered and directed its President to execute and deliver a conveyance of the Property to Grantee.


NOW, THEREFORE, Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever, without express or implied warranty. All covenants and/or warranties that might arise by contract, statute or common law (including but not limited to the covenant of seisin) as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

Grantee, 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 Grantor in the event of discovery of any defects of any kind, latent or patent. Grantee acknowledges and agrees that Grantor 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) GRANTOR HEREBY EXPRESSLY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF CONDITION, MERCHANTABILITY, HABITABILITY, FITNESS FOR A PARTICULAR PURPOSE, OWNERSHIP OR WITH RESPECT TO THE VALUE, PROFITABILITY OR MARKETABILITY OF THE PROPERTY, AND (2) GRANTOR 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.

Grantee, by its acceptance hereof, agrees that in the event that Grantee's extension of Tenth Street from FM107 to Monte Cristo Road (FM1925) through those tracts or parcels of land described on Exhibit A which is attached hereto requires the relocation of any of Grantee's existing irrigation water conduits (surface and/or underground) or other facilities, that Grantee shall, at Grantee's expense, and subject to Grantee's approval of the plans and right to supervision, relocate such irrigation water conduit (surface and/or underground) or other facilities. In the event Grantee's irrigation water conduit (surface and/or underground) or other facilities are relocated, the easement herein retained shall be automatically be relocated, centered over the relocated conduit or other facility.

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

**HIDALGO COUNTY IRRIGATION
DISTRICT NO. ONE**

By: 
Robert L. Bell, Jr., President

ACCEPTANCE:

Grantee hereby accepts the foregoing conveyance subject to the reservations therein set forth, and agrees to be bound by the terms and conditions thereof.

GRANTEE:

COUNTY OF HIDALGO

By: _____

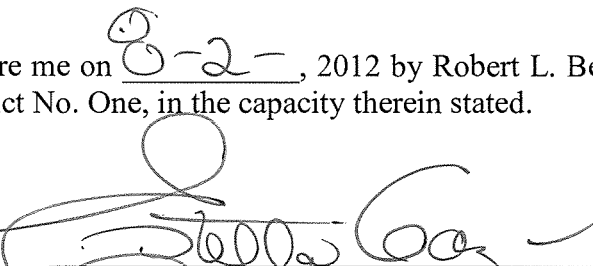
Its: _____

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on 8-2-, 2012 by Robert L. Bell, Jr., President of Hidalgo County Irrigation District No. One, in the capacity therein stated.




Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2012 by _____, in the capacity therein stated.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Hidalgo County
1615 S. Closner, Suite J
Edinburg, Texas 78539

COUNTY: HIDALGO

HIGHWAY: 10TH STREET

PROJECT LIMITS: FM 107 TO MONTE CRISTO ROAD (FM 1925)

GRANTOR: HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE

FIELD NOTES FOR PARCEL - 18A

Being a 3.02 (131,695 square feet) acre tract of land, more or less, out of a 3.02-acre tract of land out of Lot 14, Section 238, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, as recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas. Said 3.02-acre tract of land is vested to Hidalgo County Irrigation District No. 1 by Chain of Title as follows to-wit: By certified copy of Final Decree of July 2, 1919, entered in Civil Minutes of the District Court, Cameron County, Texas, Book "Q", Pages 1-43 inclusive, American National Insurance Company et al -vs- Valley Reservoir & Canal Company et al, recorded in Volume 92, Page 20, Deed Records, Hidalgo County, Texas, and by Quitclaim Deed dated July 2, 1919, as recorded in Volume 91, Page 57, Deed Records, Hidalgo County, Texas and by Quitclaim Deed dated October 24, 1919, as recorded in Volume 95, Page 245, Deed Records, Hidalgo County, Texas, and by Deed dated February 9, 1925, as recorded in Volume 182, Page 642, Deed Records, Hidalgo County, Texas, and by certified copy of Resolution of Board of Directors of Hidalgo County Water Improvement District Number Four changing name thereof to Hidalgo County Water Control & Improvement District Number One, as recorded in Volume 209, Page 94, Deed Records, Hidalgo County, Texas and by the Resolution of the Board of Directors of Hidalgo County Water Control & Improvement District Number One converting Hidalgo County Water Control & Improvement District Number One to Hidalgo County Irrigation District No. One, dated February 5, 1981, as recorded in Volume 1715, Page 814, Deed Records, Hidalgo County, Texas. Said 3.02 (131,695 square feet) acre tract of land being more particularly described by metes and bounds as follows;

COMMENCING at the Northeast corner of Lot 14, Section 238, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, as recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas, and **POINT OF BEGINNING**, with grid coordinates of X= 1,079,804.62 and Y= 16,641,348.24. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment), English Units.

THENCE, S 09° 05' 00" W, along the East line of Lot 14, for a distance of 1,317.00 feet to a point on the South line of Lot 14, for the Southeast corner of said tract herein described;



THENCE, N 80° 51' 37" W, along the South line of Lot 14, for a distance of 100.00 feet to a No. 4 rebar with an orange plastic cap marked "TEDSI" set for a point on the South line of Lot 14, and the Southwest corner of said tract herein described;

THENCE, N 09° 05' 00" E, parallel to the East line of Lot 14, for a distance of 1,316.90 feet to a No. 4 rebar with an orange plastic cap marked "TEDSI" set for a point on the proposed West Right-of-Way of said 10th Street and the Northwest corner of said tract herein described;

THENCE, S 80° 55' 00" E, along the North line of Lot 14, for a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 3.02 (131,695 square feet) acres of land, of which 0.64 of an acre lies in the existing 10th Street Road Right-of-Way, and leaving a **PROPOSED NET TAKING** of 2.38 acres of land, more or less.

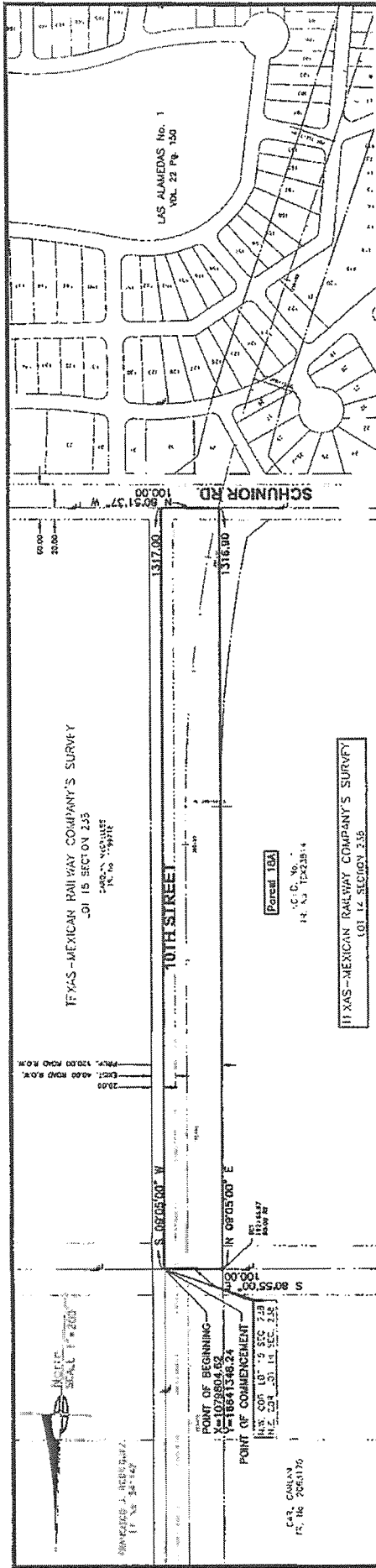
A plat of same date accompanies this Field Note Description



Mark W. Luper
Mark W. Luper - R.P.L.S. # 4637

Date: 8.10.10





Parcel 18A

EXHIBIT A
3063

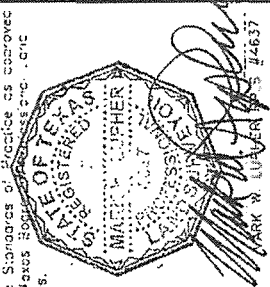
**SURVEY PLAT OF
 PARCEL 18A
 BEING A 3.02-ACRE TRACT OF LAND
 OUT OF LOT 14, SECTION 235,
 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
 HIDALGO COUNTY, TEXAS,
 VOL. 1, PG. 12, H.C.M.R.**

Total Acreage: 3.02 ac.
 Cont. Road ROW: 0.86 ac.
 Proposed Net Acreage: 2.16 ac.
 Return on Lot: 0.55 ac.
 Document:

ORDER: Hidalgo County Irigation District No. 1, by Order of the District Court, County of Hidalgo, Texas, Book 10, Page 1-43 inclusive, American National Insurance Company et al, recorded in Volume 92, Page 20, Deed Records, Hidalgo County, Texas, dated October 27, 1919, as recorded in Volume 95, Page 745, Deed Records, Hidalgo County, Texas, and by Deed dated February 9, 1925, as recorded in Volume 97, Page 65, Deed Records, Hidalgo County, Texas, and by certified copy of Resolution of Board of Directors of Hidalgo County Water Improvement District Number Four changing name thereof to Hidalgo County Water Control and Improvement District Number One, as recorded in Volume 209, Page 94, Deed Records, Hidalgo County, Texas, and by the Resolution of the Board of Directors of Hidalgo County Water Control and Improvement District Number One changing Hidalgo County Water Control and Improvement District Number One to Hidalgo County Irigation District No. One, dated February 5, 1925, as recorded in Volume 1715, Page 814, Deed Records, Hidalgo County, Texas.

DESCRIPTION: Being a 3.02 acre tract of land, more or less, out of Lot 14, Section 235, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to the map thereof recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas.

- Notes:**
1. Set indicates (1/2" inch Iron Rod) No. 4, set with a plastic cap marked "18A".
 2. Survey the locations are approximately one based on next available evidence.
 3. A field note description of some date accompanies this plat.



The L-1000 series surveying instruments used in this survey were made on the ground and the bearings and distances are as shown, and there are no visible encroachments or visible overlapping, and the adjacent or abutting land is shown as shown hereon. This survey substantially conforms to the Uniform Standards of Practice as approved by the Texas Board of Professional Surveyors.

DATE: 8.10.17

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.

DEED WITHOUT WARRANTY

Date: July ____, 2012

Grantor: Hidalgo County Irrigation District No. One, a Texas political subdivision

Grantor's Mailing Address:

P. O. Box 870
Edinburg, Hidalgo County, Texas 78540

Grantee: County of Hidalgo

Grantee's Mailing Address:

Hidalgo County Judge
1615 S. Closner, Suite J
Edinburg, Texas 78539

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which being hereby acknowledged

Property (including any improvements):

That certain tract of land located in Hidalgo County, Texas and being more particularly described on Exhibit A which is attached hereto and made a part hereof for all purposes.

Reservations from Conveyance:

For Grantor and Grantor's successors and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease and all benefits from it.

For Grantor and Grantor's successors and assigns forever, a reservation of the free, uninterrupted and perpetual use of, and a separate right to maintain, an exclusive easement for the construction, operation, maintenance, reconstruction, replacement and removal of an irrigation water conduit

(surface and/or underground) and related appurtenances over, under and across the Property. Such easement shall be twenty five (25) feet in width centered over Grantee's irrigation water conduit (surface and/or underground).

WHEREAS, pursuant to §49.226, Texas Water Code, Grantor has declared the Property as surplus; and

WHEREAS, on the ___ day of _____, 20___, the Board of Directors of Grantor, at a duly called and noticed meeting, passed a Resolution confirming and ratifying the sale of the Property, and ordered and directed its President to execute and deliver a conveyance of the Property to Grantee.

NOW, THEREFORE, Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever, without express or implied warranty. All covenants and/or warranties that might arise by contract, statute or common law (including but not limited to the covenant of seisin) as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

Grantee, 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 Grantor in the event of discovery of any defects of any kind, latent or patent. Grantee acknowledges and agrees that Grantor 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) GRANTOR HEREBY EXPRESSLY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF CONDITION, MERCHANTABILITY, HABITABILITY, FITNESS FOR A PARTICULAR PURPOSE, OWNERSHIP OR WITH RESPECT TO THE VALUE, PROFITABILITY OR MARKETABILITY OF THE PROPERTY, AND (2) GRANTOR 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.

Grantee, by its acceptance hereof, agrees that in the event that Grantee's extension of Tenth Street from FM107 to Monte Cristo Road (FM1925) through those tracts or parcels of land described on Exhibit A which is attached hereto requires the relocation of any of Grantee's existing irrigation water conduits (surface and/or underground) or other facilities, that Grantee shall, at Grantee's expense, and subject to Grantee's approval of the plans and right to supervision, relocate such irrigation water conduit (surface and/or underground) or other facilities. In the event Grantee's irrigation water conduit (surface and/or underground) or other facilities are relocated, the easement herein retained shall be automatically be relocated, centered over the relocated conduit or other facility.

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

**HIDALGO COUNTY IRRIGATION
DISTRICT NO. ONE**

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

ACCEPTANCE:

Grantee hereby accepts the foregoing conveyance subject to the reservations therein set forth, and agrees to be bound by the terms and conditions thereof.

GRANTEE:

COUNTY OF HIDALGO

By: _____

Its: _____

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on July 2, 2012 by Robert L. Bell, Jr., President of Hidalgo County Irrigation District No. One, in the capacity therein stated.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2012 by _____, in the capacity therein stated.

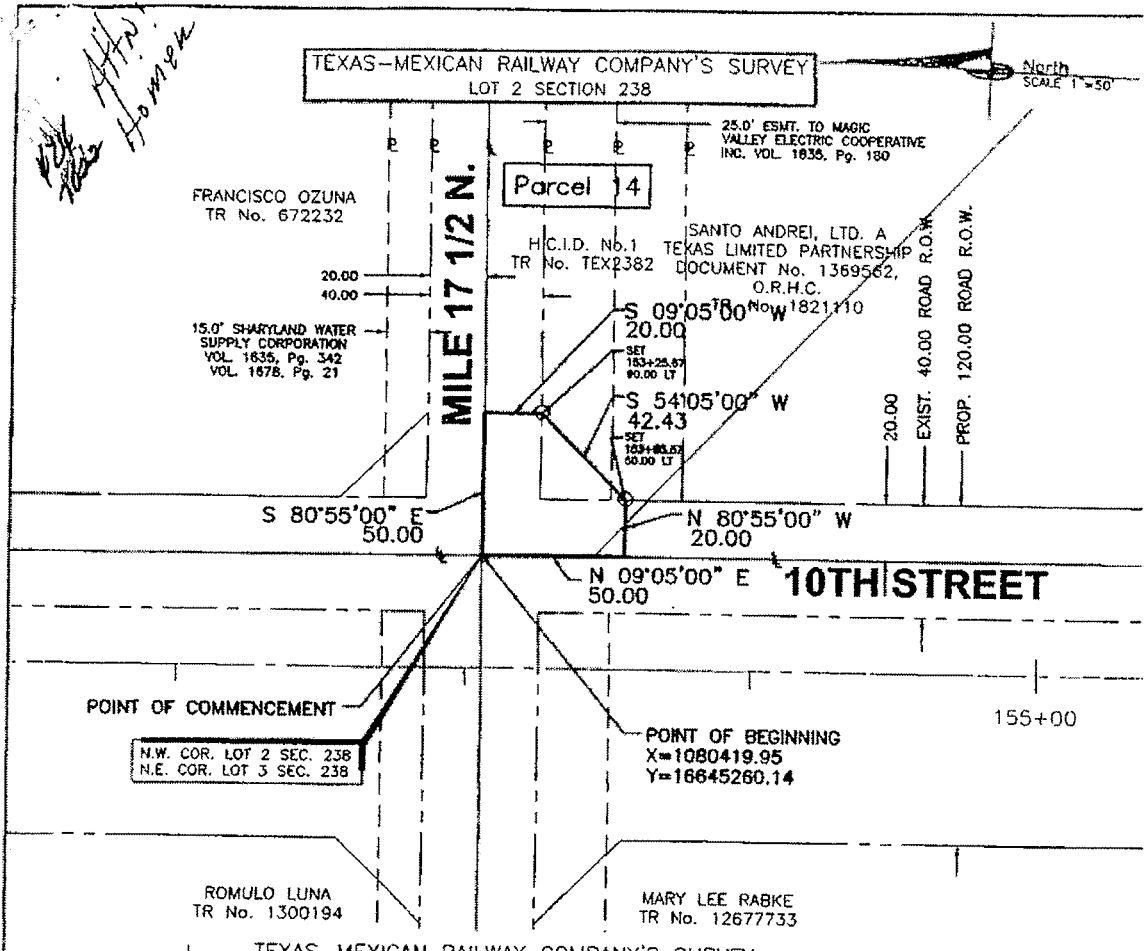
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Hidalgo County
1615 S. Closner, Suite J
Edinburg, Texas 78539

TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
LOT 2 SECTION 238

North
SCALE 1"=50'



FRANCISCO OZUNA
TR No. 672232

Parcel 14

25.0' ESMT. TO MAGIC
VALLEY ELECTRIC COOPERATIVE
INC. VOL. 1835, Pg. 180

H.C.I.D. No. 1
TR No. TEX2382
SANTO ANDREI, LTD. A
TEXAS LIMITED PARTNERSHIP
DOCUMENT No. 1369562,
O.R.H.C.
Now 1821,110

15.0' SHARTLAND WATER
SUPPLY CORPORATION
VOL. 1835, Pg. 342
VOL. 1878, Pg. 21

MILE 17 1/2 N.

EXIST. 40.00 ROAD R.O.W.
PROP. 120.00 ROAD R.O.W.

S 80°55'00" E
50.00

N 80°55'00" W
20.00

N 09°05'00" E 10TH STREET
50.00

POINT OF COMMENCEMENT

N.W. COR. LOT 2 SEC. 238
N.E. COR. LOT 3 SEC. 238

POINT OF BEGINNING
X=1080419.95
Y=16645260.14

155+00

ROMULO LUNA
TR No. 1300194

MARY LEE RABKE
TR No. 12677733

TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
LOT 3 SECTION 238

SURVEY PLAT OF
PARCEL 14
BEING A 0.05-ACRE TRACT OF LAND
OUT OF LOT 2, SECTION 238,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
HIDALGO COUNTY, TEXAS,
VOL. 1, PG. 12, H.C.M.R.

- Notes:
1. Set indicates (1/2 inch Iron Rod) No. 4 rebar with a plastic cap marked "TEDSI".
 2. Survey line locations are approximate and based on best available evidence.
 3. A field note description of same date accompanies this plat.

The undersigned hereby certifies that this survey was made on the ground, and that the only improvements are as shown, and that there are no visible encroachments, visible overlapping, visible easements or apparent conflicts except as shown hereon.

This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveyors.

Parcel 14

Total Acreage: 2.12 ac.
To be Acquired: 0.05 ac.
Exist. Road R.O.W.: 0.04 ac.
Easement Exist. MVEC: 0.01 ac.
Proposed Net Taking: 0.00 ac.
Remainder Left: 2.07 ac.
Document:

OWNER: Hidalgo County Irrigation District No. 1 by Chain of Title as follows to-wit: By certified copy of Final Decree of July 2, 1919, entered in Civil Minutes of the District Court, Cameron County, Texas, Book "Q", Pages 1-43 inclusive, American National Insurance Company et al -vs- Valley Reservoir & Canal Company et al, recorded in Volume 92, Page 20, Deed Records, Hidalgo County, Texas, and by Oilclaim Deed dated October 24, 1919, as recorded in Volume 95, Page 245, Deed Records, Hidalgo County, Texas, and by Deed dated February 9, 1925, as recorded in Volume 182, Page 642, Deed Records, Hidalgo County, Texas, and by certified copy of Resolution of Board of Directors of Hidalgo County Water Improvement District Number Four changing name thereof to Hidalgo County Water Control & Improvement District Number One, as recorded in Volume 209, Page 94, Deed Records, Hidalgo County, Texas and by the Resolution of the Board of Directors of Hidalgo County Water Control & Improvement District Number One converting Hidalgo County Water Control & Improvement District Number One to Hidalgo County Irrigation District No. One, dated February 5, 1981, as recorded in Volume 1715, Page 814, Deed Records, Hidalgo County, Texas.

DESCRIPTION: Being a 0.05 acre tract of land, more or less, out of Lot 2, Section 238, Texas Mexican Railway Company's Survey, Hidalgo County, Texas, according to the map thereof recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas.



MARK W. LUFHER RPLS #4637

DATE: 12.28.05

COUNTY: HIDALGO

HIGHWAY: 10TH STREET

PROJECT LIMITS: FM 107 TO MONTE CRISTO ROAD (FM 1925)

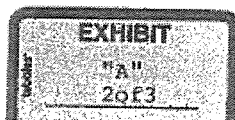
GRANTOR: HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE

FIELD NOTES FOR PARCEL - 14

Being a 0.05 (2,050 square feet) of an acre tract of land, more or less, out of a 2.12-acre tract of land out of Lot 2, Section 238, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, as recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas. Said 2.12-acre tract of land is vested to Hidalgo County Irrigation District No. 1 by Chain of Title as follows to-wit: By certified copy of Final Decree of July 2, 1919, entered in Civil Minutes of the District Court, Cameron County, Texas, Book "Q", Pages 1-43 inclusive, American National Insurance Company et al -vs- Valley Reservoir & Canal Company et al, recorded in Volume 92, Page 20, Deed Records, Hidalgo County, Texas, and by Quitclaim Deed dated October 24, 1919, as recorded in Volume 95, Page 245, Deed Records, Hidalgo County, Texas, and by Deed dated February 9, 1925, as recorded in Volume 182, Page 642, Deed Records, Hidalgo County, Texas, and by certified copy of Resolution of Board of Directors of Hidalgo County Water Improvement District Number Four changing name thereof to Hidalgo County Water Control & Improvement District Number One, as recorded in Volume 209, Page 94, Deed Records, Hidalgo County, Texas and by the Resolution of the Board of Directors of Hidalgo County Water Control & Improvement District Number One converting Hidalgo County Water Control & Improvement District Number One to Hidalgo County Irrigation District No. One, dated February 5, 1981, as recorded in Volume 1715, Page 814, Deed Records, Hidalgo County, Texas. Said 0.05 (2,050 square feet) of an acre tract of land being more particularly described by metes and bounds as follows;

COMMENCING at the Northwest corner of Lot 2, Section 238, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, as recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas, and **POINT OF BEGINNING**, with grid coordinates of X= 1,080,419.95 and Y= 16,645,260.14. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment), English Units.

THENCE, S 80° 55' 00" E, along the North line of Lot 2, for a distance of 50.00 feet to a point for the Northeast corner of said tract herein described;



THENCE, S 09° 05' 00" W, parallel to the West line of Lot 2, for a distance of 20.00 feet to a No. 4 rebar with an orange plastic cap marked "TEDSI" set for the Southernmost Northeast corner of said tract herein described;

THENCE, S 54°05'00" W, for a distance of 42.43 feet, to a No. 4 rebar with an orange plastic cap marked "TEDSI" set for the Southeast corner of said tract herein described:

THENCE, N 80° 55' 00" W, for a distance of 20.00 feet to a point on the West line of Lot 2, for the Southwest corner of said tract herein described;

THENCE, N 09° 05' 00" E, along the West line of Lot 2, for a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 0.05 (2,050 square feet) of an acre of land, of which 0.04 of an acre lies in the existing 10th Street Road Right-of-Way and 0.01 of an acre lies in the existing Magic Valley Electric Cooperative easement leaving a **PROPOSED NET TAKING** of 0.00 of an acre of land, more or less.

A plat of same date accompanies this Field Note Description



Mark W. Lupter
Mark W. Lupter - R.P.L.S. # 4637

Date: 12.28.05



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.

DEED WITHOUT WARRANTY

Date: July ____, 2012

Grantor: Hidalgo County Irrigation District No. One, a Texas political subdivision

Grantor's Mailing Address:

P. O. Box 870
Edinburg, Hidalgo County, Texas 78540

Grantee: County of Hidalgo

Grantee's Mailing Address:

Hidalgo County Judge
1615 S. Closner, Suite J
Edinburg, Texas 78539

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which being hereby acknowledged

Property (including any improvements):

That certain tract of land located in Hidalgo County, Texas and being more particularly described on Exhibit A which is attached hereto and made a part hereof for all purposes.

Reservations from Conveyance:

For Grantor and Grantor's successors and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease and all benefits from it.

For Grantor and Grantor's successors and assigns forever, a reservation of the free, uninterrupted and perpetual use of, and a separate right to maintain, an exclusive easement for the construction, operation, maintenance, reconstruction, replacement and removal of an irrigation water conduit

(surface and/or underground) and related appurtenances over, under and across the Property. Such easement shall be twenty five (25) feet in width centered over Grantee's irrigation water conduit (surface and/or underground).

WHEREAS, pursuant to §49.226, Texas Water Code, Grantor has declared the Property as surplus; and

WHEREAS, on the ___ day of _____, 20___, the Board of Directors of Grantor, at a duly called and noticed meeting, passed a Resolution confirming and ratifying the sale of the Property, and ordered and directed its President to execute and deliver a conveyance of the Property to Grantee.


NOW, THEREFORE, Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever, without express or implied warranty. All covenants and/or warranties that might arise by contract, statute or common law (including but not limited to the covenant of seisin) as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

Grantee, 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 Grantor in the event of discovery of any defects of any kind, latent or patent. Grantee acknowledges and agrees that Grantor 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) GRANTOR HEREBY EXPRESSLY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF CONDITION, MERCHANTABILITY, HABITABILITY, FITNESS FOR A PARTICULAR PURPOSE, OWNERSHIP OR WITH RESPECT TO THE VALUE, PROFITABILITY OR MARKETABILITY OF THE PROPERTY, AND (2) GRANTOR 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.

Grantee, by its acceptance hereof, agrees that in the event that Grantee's extension of Tenth Street from FM107 to Monte Cristo Road (FM1925) through those tracts or parcels of land described on Exhibit A which is attached hereto requires the relocation of any of Grantee's existing irrigation water conduits (surface and/or underground) or other facilities, that Grantee shall, at Grantee's expense, and subject to Grantee's approval of the plans and right to supervision, relocate such irrigation water conduit (surface and/or underground) or other facilities. In the event Grantee's irrigation water conduit (surface and/or underground) or other facilities are relocated, the easement herein retained shall be automatically be relocated, centered over the relocated conduit or other facility.

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

**HIDALGO COUNTY IRRIGATION
DISTRICT NO. ONE**

By: 
Robert L. Bell, Jr., President

ACCEPTANCE:

Grantee hereby accepts the foregoing conveyance subject to the reservations therein set forth, and agrees to be bound by the terms and conditions thereof.

GRANTEE:

COUNTY OF HIDALGO

By: _____

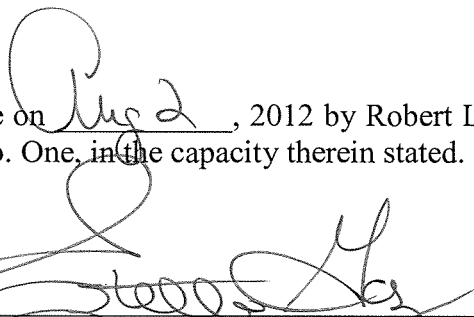
Its: _____

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on Aug 2, 2012 by Robert L. Bell, Jr., President of Hidalgo County Irrigation District No. One, in the capacity therein stated.




Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2012 by _____, in the capacity therein stated.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Hidalgo County
1615 S. Closner, Suite J
Edinburg, Texas 78539

COUNTY: HIDALGO

HIGHWAY: 10TH STREET

PROJECT LIMITS: FM 107 TO MONTE CRISTO ROAD (FM 1925)

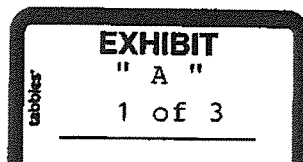
GRANTOR: HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE

FIELD NOTES FOR PARCEL - 12

Being a 0.04 (1,875 square feet) of an acre tract of land, more or less, out of a 1.89-acre tract of land out of Lot 15, Section 235, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, as recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas. Said 1.89-acre tract of land is vested to Hidalgo County Irrigation District No. 1 by Chain of Title as follows to-wit: By certified copy of Final Decree of July 2, 1919, entered in Civil Minutes of the District Court, Cameron County, Texas, Book "Q", Pages 1-43 inclusive, American National Insurance Company et al -vs- Valley Reservoir & Canal Company et al, recorded in Volume 92, Page 20, Deed Records, Hidalgo County, Texas, and by Quitclaim Deed dated October 24, 1919, as recorded in Volume 95, Page 245, Deed Records, Hidalgo County, Texas, and by Deed dated February 9, 1925, as recorded in Volume 182, Page 642, Deed Records, Hidalgo County, Texas, and by certified copy of Resolution of Board of Directors of Hidalgo County Water Improvement District Number Four changing name thereof to Hidalgo County Water Control & Improvement District Number One, as recorded in Volume 209, Page 94, Deed Records, Hidalgo County, Texas and by the Resolution of the Board of Directors of Hidalgo County Water Control & Improvement District Number One converting Hidalgo County Water Control & Improvement District Number One to Hidalgo County Irrigation District No. One, dated February 5, 1981, as recorded in Volume 1715, Page 814, Deed Records, Hidalgo County, Texas. Said 0.04 (1,875 square feet) of an acre tract of land being more particularly described by metes and bounds as follows;

COMMENCING at the Northwest corner of Lot 15, Section 235, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, as recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas, and **POINT OF BEGINNING**, with grid coordinates of X= 1,080,625.06 and Y= 16,646,564.10. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment), English Units.

THENCE, S 80° 55' 00" E, along the North line of Lot 15, for a distance of 30.00 feet to a No. 4 rebar with an orange plastic cap marked "TEDSI" set for a point on the proposed East Right-of-Way of said 10th Street and the Northeast corner of said tract herein described;

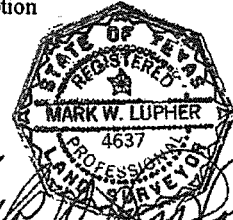


THENCE, S 09° 05' 00" W, parallel to the West line of Lot 15, for a distance of 62.50 feet to a No. 4 rebar with an orange plastic cap marked "TEDSI" set for a point on the proposed East Right-of-Way of said 10th Street and the Southeast corner of said tract herein described;

THENCE, N 80° 55' 00" W, for a distance of 30.00 feet, to a point on the West line of Lot 15, for the Southwest corner of said tract herein described;

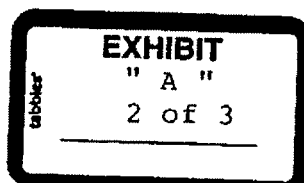
THENCE, N 09° 05' 00" E, along the West line of Lot 15, for a distance of 62.50 feet to the **POINT OF BEGINNING** and containing 0.04 (1,875 square feet) of an acre of land, of which 0.03 of an acre lies in the existing 10th Street Road Right-of-Way and leaving a **PROPOSED NET TAKING** of 0.01 of an acre of land, more or less.

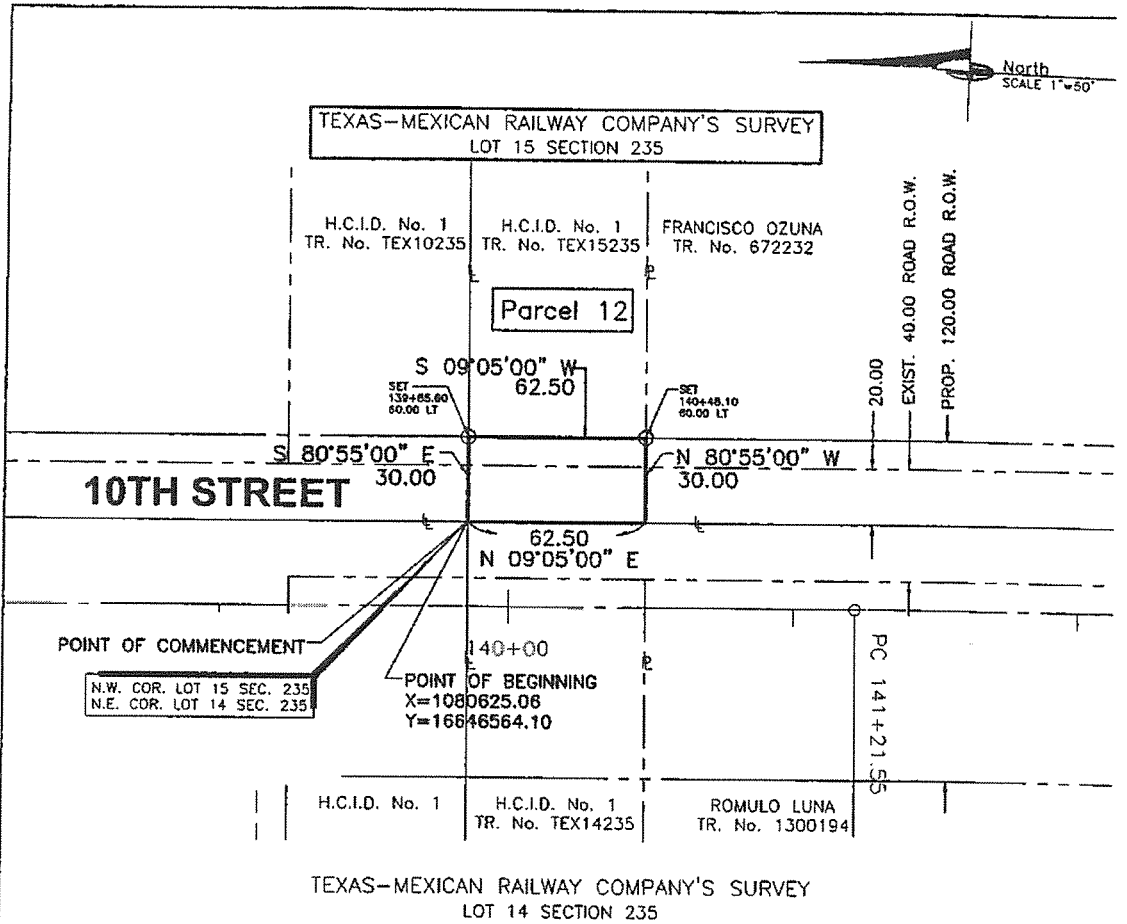
A plat of same date accompanies this Field Note Description



Mark W. Lupher
Mark W. Lupher - R.P.L.S. #4637

Date: 12.28.05





TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
LOT 14 SECTION 235

SURVEY PLAT OF
PARCEL 12
BEING A 0.04-ACRE TRACT OF LAND
OUT OF LOT 15, SECTION 235,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
HIDALGO COUNTY, TEXAS,
VOL. 1, PG. 12, H.C.M.R.

- Notes:**
1. Set indicates (1/2 inch Iron Rod) No. 4 rebar with a plastic cap marked "TEDSI".
 2. Survey line locations are approximate and based on best available evidence.
 3. A field note description of same date accompanies this plat.

The undersigned hereby certifies that this survey was made on the ground, and that the only improvements are as shown, and that there are no visible encroachments, visible overlapping, visible easements or apparent conflicts except as shown here.

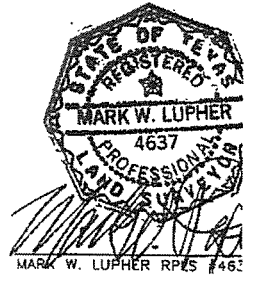
This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveyors.

Parcel 12

Total Acreage: 1.89 ac.
To Be Acquired: 0.04 ac.
Exist. Road R.O.W.: 0.03 ac.
Proposed Net Taking: 0.01 ac.
Remainder Left: 1.85 ac.
Document:

OWNER: Hidalgo County Irrigation District No. 1 by Chain of Title as follows to-wit: By certified copy of Final Decree of July 2, 1919, entered in Civil Minutes of the District Court, Cameron County, Texas, Book "Q", Pages 1-43 inclusive, American National Insurance Company et al -vs- Valley Reservoir & Canal Company et al, recorded in Volume 92, Page 20, Deed Records, Hidalgo County, Texas, and by Quitclaim Deed dated October 24, 1919, as recorded in Volume 95, Page 245, Deed Records, Hidalgo County, Texas, and by Deed dated February 9, 1925, as recorded in Volume 182, Page 642, Deed Records, Hidalgo County, Texas, and by certified copy of Resolution of Board of Directors of Hidalgo County Water Improvement District Number Four changing name thereof to Hidalgo County Water Control & Improvement District Number One, as recorded in Volume 209, Page 94, Deed Records, Hidalgo County, Texas and by the Resolution of the Board of Directors of Hidalgo County Water Control & Improvement District Number One converting Hidalgo County Water Control & Improvement District Number One to Hidalgo County Irrigation District No. One, dated February 5, 1981, as recorded in Volume 1715, Page 814, Deed Records, Hidalgo County, Texas.

DESCRIPTION: Being a 0.04 acre tract of land, more or less, out of Lot 15, Section 235, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to the map thereof recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas.



DATE: 12.28.05

EXHIBIT
" A "
3 of 3

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.

DEED WITHOUT WARRANTY

Date: July ____, 2012

Grantor: Hidalgo County Irrigation District No. One, a Texas political subdivision

Grantor's Mailing Address:

P. O. Box 870
Edinburg, Hidalgo County, Texas 78540

Grantee: County of Hidalgo

Grantee's Mailing Address:

Hidalgo County Judge
1615 S. Closner, Suite J
Edinburg, Texas 78539

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which being hereby acknowledged

Property (including any improvements):

That certain tract of land located in Hidalgo County, Texas and being more particularly described on Exhibit A which is attached hereto and made a part hereof for all purposes.

Reservations from Conveyance:

For Grantor and Grantor's successors and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease and all benefits from it.

For Grantor and Grantor's successors and assigns forever, a reservation of the free, uninterrupted and perpetual use of, and a separate right to maintain, an exclusive easement for the construction, operation, maintenance, reconstruction, replacement and removal of an irrigation water conduit

(surface and/or underground) and related appurtenances over, under and across the Property. Such easement shall be twenty five (25) feet in width centered over Grantee's irrigation water conduit (surface and/or underground).

WHEREAS, pursuant to §49.226, Texas Water Code, Grantor has declared the Property as surplus; and

WHEREAS, on the ___ day of _____, 20___, the Board of Directors of Grantor, at a duly called and noticed meeting, passed a Resolution confirming and ratifying the sale of the Property, and ordered and directed its President to execute and deliver a conveyance of the Property to Grantee.

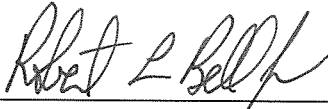
NOW, THEREFORE, Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever, without express or implied warranty. All covenants and/or warranties that might arise by contract, statute or common law (including but not limited to the covenant of seisin) as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

Grantee, 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 Grantor in the event of discovery of any defects of any kind, latent or patent. Grantee acknowledges and agrees that Grantor 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) GRANTOR HEREBY EXPRESSLY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF CONDITION, MERCHANTABILITY, HABITABILITY, FITNESS FOR A PARTICULAR PURPOSE, OWNERSHIP OR WITH RESPECT TO THE VALUE, PROFITABILITY OR MARKETABILITY OF THE PROPERTY, AND (2) GRANTOR 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.

Grantee, by its acceptance hereof, agrees that in the event that Grantee's extension of Tenth Street from FM107 to Monte Cristo Road (FM1925) through those tracts or parcels of land described on Exhibit A which is attached hereto requires the relocation of any of Grantee's existing irrigation water conduits (surface and/or underground) or other facilities, that Grantee shall, at Grantee's expense, and subject to Grantee's approval of the plans and right to supervision, relocate such irrigation water conduit (surface and/or underground) or other facilities. In the event Grantee's irrigation water conduit (surface and/or underground) or other facilities are relocated, the easement herein retained shall be automatically be relocated, centered over the relocated conduit or other facility.

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

**HIDALGO COUNTY IRRIGATION
DISTRICT NO. ONE**

By: 
Robert L. Bell, Jr., President

ACCEPTANCE:

Grantee hereby accepts the foregoing conveyance subject to the reservations therein set forth, and agrees to be bound by the terms and conditions thereof.

GRANTEE:


COUNTY OF HIDALGO

By: _____



Its: _____

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on , 2012 by Robert L. Bell, Jr., President of Hidalgo County Irrigation District No. One, in the capacity therein stated.



 
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2012 by
_____, in the capacity therein stated.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Hidalgo County
1615 S. Closner, Suite J
Edinburg, Texas 78539

COUNTY: HIDALGO

HIGHWAY: 10TH STREET

PROJECT LIMITS: FM 107 TO MONTE CRISTO ROAD (FM 1925)

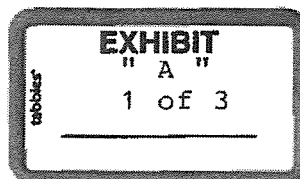
GRANTOR: HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE

FIELD NOTES FOR PARCEL - 11

Being a 0.04 (1,875 square feet) of an acre tract of land, more or less, out of a 3.34-acre tract of land out of Lot 10, Section 235, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, as recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas. Said 3.34-acre tract of land is vested to Hidalgo County Irrigation District No. 1 by Chain of Title as follows to-wit: By certified copy of Final Decree of July 2, 1919, entered in Civil Minutes of the District Court, Cameron County, Texas, Book "Q", Pages 1-43 inclusive, American National Insurance Company et al -vs- Valley Reservoir & Canal Company et al, recorded in Volume 92, Page 20, Deed Records, Hidalgo County, Texas, and by Quitclaim Deed dated October 24, 1919, as recorded in Volume 95, Page 245, Deed Records, Hidalgo County, Texas, and by Deed dated February 9, 1925, as recorded in Volume 182, Page 642, Deed Records, Hidalgo County, Texas, and by certified copy of Resolution of Board of Directors of Hidalgo County Water Improvement District Number Four changing name thereof to Hidalgo County Water Control & Improvement District Number One, as recorded in Volume 209, Page 94, Deed Records, Hidalgo County, Texas and by the Resolution of the Board of Directors of Hidalgo County Water Control & Improvement District Number One converting Hidalgo County Water Control & Improvement District Number One to Hidalgo County Irrigation District No. One, dated February 5, 1981, as recorded in Volume 1715, Page 814, Deed Records, Hidalgo County, Texas. Said 0.04 (1,875 square feet) of an acre tract of land being more particularly described by metes and bounds as follows;

COMMENCING at the Northwest corner of Lot 10, Section 235, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, as recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas, **THENCE**, S 09° 05' 00" W, a distance of 1257.50 feet to the Northwest corner and the **POINT OF BEGINNING** of said tract herein described; with grid coordinates of X=1,080,634.78 and Y=16,646,625.85. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment), English Units.

THENCE, S 80° 55' 00" E, parallel to the North line of Lot 10, for a distance of 30.00 feet to a No. 4 rebar with an orange plastic cap marked "TEDSI" set for a point on the proposed East Right-of-Way of said 10th Street and the Northeast corner of said tract herein described;

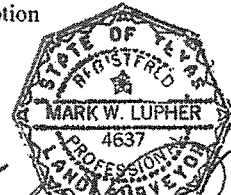


THENCE, S 09° 05' 00" W, parallel to the West line of Lot 10, for a distance of 62.50 feet to a No. 4 rebar with an orange plastic cap marked "TEDSI" set for a point on the proposed East Right-of-Way of said 10th Street and the Southeast corner of said tract herein described;

THENCE, N 80° 55' 00" W, parallel to the North line of Lot 10, for a distance of 30.00 feet, to a point on the West of Lot 10, for the Southwest corner of said tract herein described;

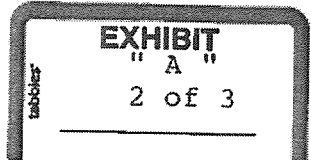
THENCE, N 09° 05' 00" E, along the West line of Lot 10, for a distance of 62.50 feet to the **POINT OF BEGINNING** and containing 0.04 (1,875 square feet) of an acre of land, of which 0.03 of an acre lies in the existing 10th Street Road Right-of-Way and leaving a **PROPOSED NET TAKING** of 0.01 of an acre of land, more or less.

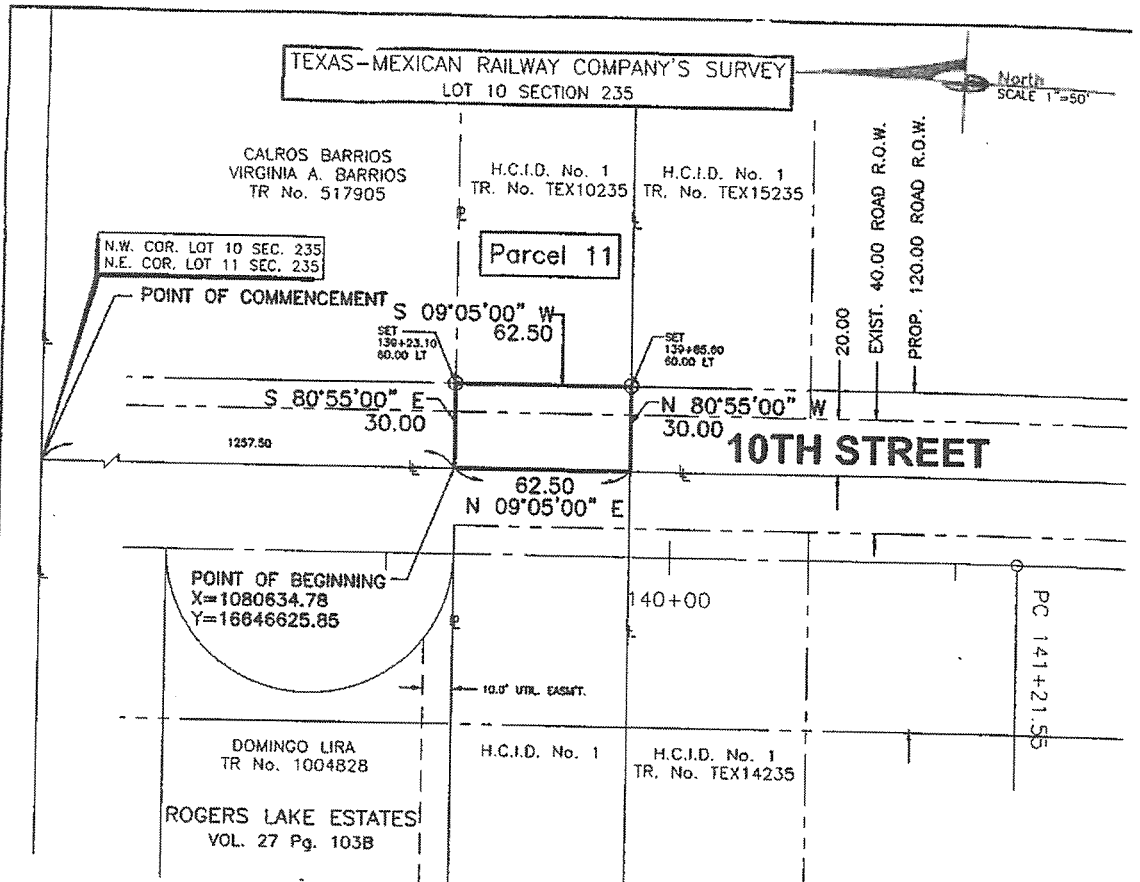
A plat of same date accompanies this Field Note Description



Mark W. Lupher
Mark W. Lupher - R.P.L.S. # 4637

Date: 12.28.05





TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
 LOT 11 SECTION 235

**SURVEY PLAT OF
 PARCEL 11
 BEING A 0.04-ACRE TRACT OF LAND
 OUT OF LOT 10, SECTION 235,
 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
 HIDALGO COUNTY, TEXAS,
 VOL. 1, PG. 12, H.C.M.R.**

- Notes:**
1. Set indicates (1/2 inch Iron Rod) No. 4 rebar with a plastic cap marked "TEDSI".
 2. Survey line locations are approximate and based on best available evidence.
 3. A field note description of same date accompanies this plot.

The undersigned hereby certifies that this survey was made on the ground, and that the only improvements are as shown, and that there are no visible encroachments, visible overlapping, visible easements or apparent conflicts except as shown hereon.

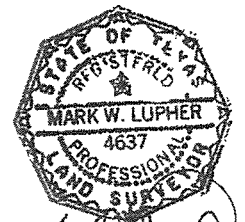
This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveyors.

Parcel 11

Total Acreage: 3.34 ac.
 To be Acquired: 0.04 ac.
 Exist. Road R.O.W.: 0.03 ac.
 Proposed Net Taking: 0.01 ac.
 Remainder Left: 3.29 ac.
 Document:

OWNER: Hidalgo County Irrigation District No. 1 by Chain of Title as follows to-wit: By certified copy of Final Decree of July 2, 1919, entered in Civil Minutes of the District Court, Cameron County, Texas, Book "O", Pages 1-43 inclusive, American National Insurance Company et al -vs- Volley Reservoir & Canal Company et al, recorded in Volume 92, Page 20, Deed Records, Hidalgo County, Texas, and by Quitclaim Deed dated October 24, 1919, as recorded in Volume 95, Page 245, Deed Records, Hidalgo County, Texas, and by Deed dated February 9, 1925, as recorded in Volume 182, Page 642, Deed Records, Hidalgo County, Texas, and by certified copy of Resolution of Board of Directors of Hidalgo County Water Improvement District Number Four changing name thereof to Hidalgo County Water Control & Improvement District Number One, as recorded in Volume 209, Page 94, Deed Records, Hidalgo County, Texas and by the Resolution of the Board of Directors of Hidalgo County Water Control & Improvement District Number One converting Hidalgo County Water Control & Improvement District Number One to Hidalgo County Irrigation District No. One, dated February 5, 1981, as recorded in Volume 1715, Page 814, Deed Records, Hidalgo County, Texas.

DESCRIPTION: Being a 0.04 acre tract of land, more or less, out of Lot 10, Section 235, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to the map thereof recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas.



[Signature]
 MARK W. LUPHER RPES #4637

DATE: 12-28-05

**EXHIBIT
 " A "**
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