

DENNIS E. HENDRIX
Attorney at Law

March 7, 2013

Joseph Palacios
Commissioner, Precinct No. 4
1051 N. Doolittle Road
Edinburg, Texas, 78542

Re: Proposed Emergency Services Facility, San Manuel Area

Gentlemen:

Enclosed you will find an executed, notarized Warranty Deed in favor of Hidalgo County, Texas transferring ownership of 2.50 acres of land for the purpose of providing a site for erection of a multipurpose facility to be used for emergency services.

You are authorized to present the same to the Hidalgo County Commissioners Court for their acceptance and, subsequently, recording among the Official Records of Hidalgo County, Texas.

Should you have any questions, please feel free to call me.

Yours truly,


Dennis E. Hendrix

CC: Vicky Flores

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.

General Warranty Deed

Date: March 1, 2013

Grantor: LPJ Family Limited Partnership, Luis Flores, III, joined proforma by my spouse, Dora Flores, Patricia Lamar De Los Santos, joined proforma by my spouse, Michael De Los Santos, and Jaime Javier Flores, joined proforma by my spouse, Melissa Flores.

Grantor's Mailing Address:

LPJ Family Limited Partnership
36080 N. US Highway 281
Edinburg, TX 78542
Hidalgo County

Luis Flores, III and Dora Flores
36080 N. US Highway 281
Edinburg, TX 78542
Hidalgo County

Patricia Lamar De Los Santos and Michael De Los Santos
36080 N. US Highway 281
Edinburg, TX 78542
Hidalgo County

Jaime Javier Flores and Melissa Flores
36080 N. US Highway 281
Edinburg, TX 78542
Hidalgo County

Grantee: County of Hidalgo, Texas

Grantee's Mailing Address:

c/o Hidalgo County Judge, Ramón Garcia
1615 S. Closner Ste. J
Edinburg, Texas 78539
Hidalgo County

Consideration:

Intended use: Grantor is conveying the property to Grantee with the understanding that it will be used for the establishment of a multipurpose facility to be used for emergency services, including but not limited to a facility for the establishment of a fire fighting department and ambulance services and for the storage of related equipment and supplies necessary to provide an emergency response to the community.

Property (including any improvements):

A 2.50 acre tract of land, out of Lot 2 of the CSM#1 Subdivision, Hidalgo County, Texas as per amended map recorded in Volume 46, Page 100 Map Records of Hidalgo County, Texas, said 2.50 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod found at the Southeast corner of Lot 2, THENCE North 08° 37' 00" East, with the East line of said Lot 2, a distance of 469.51 feet; THENCE North 81° 23' 00" West, a distance of 145.44 feet to a ½ " iron rod set for the Southeast corner of this tract of land and the POINT OF BEGINNING;

THENCE North 81° 23' 00" West, a distance of 294.06 feet to a ½" iron rod set for the Southwest corner of this tract of land;

THENCE North 08° 37' 00" East, a distance of 436.02 feet to a ½" iron rod set at the South right-of-way line of S.H. 186 for the Northwest corner of this tract of land;

THENCE with said South right-of-way being a curve to the right having a Radius of 1860.10 feet, a Delta Angle of 10° 05' 28", an and Arc Length of 327.61 feet to a ½" iron rod set for the Northeast corner of this tract of land;

THENCE South 08° 37' 00" West, a distance of 292.56 feet to the POINT OF BEGINNING, containing 2.50 acres of land more or less, **SAVE AND EXCEPT** for Grantor and Grantor's heirs, 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.

Reservation to Conveyance:

Right of Reverter: Grantor retains the right of reverter, i.e. the right to have the title revert to the Grantor, upon the happening of any of the following situations:

1. Where the property is used for any purpose other than the establishment, housing and training of a fire department and/or emergency services for the San Manuel area, and may NOT be sold;
2. In the event that, construction of the necessary buildings, are not commenced within two (2) years and they are not substantially completed within three (3) years from the date of this conveyance; and
3. The area and the facilities located thereon shall be named in the honor of Luis Flores, Jr.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, 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. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

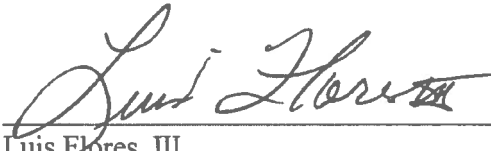
When the context requires, singular nouns and pronouns include the plural.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

LPJ Family Limited Partnership
A Texas Limited Partnership
By: VIFlores, LLC
A Texas Limited Liability Company



By: Vicky I. Flores, Member Manager



Luis Flores, III




Dora Flores



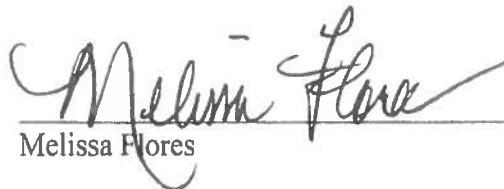
Patricia Lamar De Los Santos



Michael De Los Santos



Jaime Javier Flores



Melissa Flores

STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on March 1, 2013, by Vicky I. Flores as Manager Member of VIFlores, LLC on behalf of LPJ Limited Partnership, a Texas Limited Partnership.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on March 6, 2013, by Luis Flores, III.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on March 6, 2013, by Dora Flores.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on March 6, 2013, by Patricia Lamar De Los Santos.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on March 6, 2013, by Michael De Los Santos.



Liz Rios
Notary Public, State of Texas

STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on March 6, 2013, by Jaime Javier Flores.



Liz Rios
Notary Public, State of Texas

STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on March 6, 2013, by Melissa Flores.



Liz Rios
Notary Public, State of Texas

PREPARED IN THE OFFICE OF AND
AFTER RECORDING RETURN TO:
DENNIS E HENDRIX
Attorney at Law
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