

**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.**

**Special Warranty Deed**

Date: \_\_\_\_\_, 2013

Grantor: Hidalgo County, Texas

Grantor's Mailing Address:

Hidalgo County, Texas  
Attention: Ramon Garcia, County Judge  
P. O. Box 1356  
Edinburg, Hidalgo County, Texas 78540

Grantee: Hidalgo County Drainage District No. 1

Grantee's Mailing Address:

Hidalgo County Drainage District No. 1  
Attention: Manager  
900 N. Doolittle Road  
Edinburg, Hidalgo County, Texas 78541

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

Property (including any improvements):

A 3.49 acre tract of land out of Lot Fifteen (15), Section Two Hundred Forty-five (245), TEXAS-MEXICAN RAILWAY COMPANY' S SURVEY, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 16, Map Records, Hidalgo County, Texas, said tract more particularly described by metes and bounds as follows:

BEGINNING at a cotton picker spindle set on the West line of Lot 15 and in the centerline of Doolittle Road for the Southwest corner of the Roman Vera, Jr. Tract (a 4.85 acre tract out of Lots 9, 10, 15 and 16, Section 245, Texas-Mexican Railway Company' s Survey, according to Deed without Warranty recorded under County Clerk' s Document Number 1229613, Official Records, Hidalgo County, Texas), and the Northwest corner of this tract, said spindle bears South 09 degrees 05 minutes West, 40.00 feet from the Northwest corner of Lot 15;

THENCE, South 80 degrees 55 minutes East, along the South line of the Roman Vera, Jr. Tract, passing a ½ inch iron rod with cap stamped RPLS 4856 found at 30.00 feet for the East right of

way line of Doolittle Road, a total distance of 358.00 feet to a ½ inch iron rod with cap stamped RPLS 4856 set for the Northeast corner of this tract;

THENCE, South 09 degrees 05 minutes West, a distance of 424.47 feet to a ½ inch iron rod with cap stamped RPLS 4856 set for the Southeast corner of this tract;

THENCE, North 80 degrees 55 minutes West, passing a ½ inch iron rod with cap stamped RPLS 4856 set at 328.00 feet for the East right of way line of Doolittle Road, a total distance of 358.00 feet to a cotton picker spindle set on the West line of Lot 15 and in the centerline of Doolittle Road for the Southwest corner of this tract;

THENCE, North 09 degrees 05 minutes East, along the West line of Lot 15 and the centerline of Doolittle Road, a distance of 424.47 feet to the POINT OF BEGINNING and CONTAINING 3.49 acres of land, more or less.

Reservations from Conveyance:       None.

Exceptions to Conveyance and Warranty:

- a) Restrictive covenants recorded under CLERK' S FILE NO. 1482155, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS
- b) Rights of Parties in Possession. (Owner's Title Policy Only)
- c) Mineral and/or royalty grant and/or reservation in instrument(s) dated February 14, 1953, recorded in Volume 770, Page 502, dated March 1, 1955, recorded in Volume 831, Page 2, dated February 3, 1956, recorded in Volume 855, Page 126, Deed Records, Hidalgo County, Texas.
- d) Oil, Gas and Mineral Lease(s) dated December 18, 1967, recorded in Volume 315, Page 907, Oil and Gas Records, Hidalgo County, Texas.
- e) Easement and/or other rights, if any, as set forth in untitled instrument dated June 25, 1927, recorded in Volume 257, Page 317, Deed Records, Hidalgo County, Texas.
- f) Easement and/or other rights, if any, as set forth in Deed dated March 31, 1939, recorded in Volume 519, Page 167, Deed Records, Hidalgo County, Texas.
- g) Easement and/or other rights, if any, as set forth in Deed dated September 5, 1946, recorded in Volume 593, Page 498, Deed Records, Hidalgo County, Texas.
- h) Easement and/or other rights, if any, as set forth in untitled instrument dated October 16, 1958, recorded in Volume 928, Page 429, Deed Records, Hidalgo County, Texas.
- i) Right of Way Easement dated February 19, 1959, recorded in Volume 937, Page 546, Deed Records, Hidalgo County, Texas.

- j) Easement and/or other rights, if any, as set forth in untitled instrument dated April 2, 1959, recorded in Volume 944, Page 51, Deed Records, Hidalgo County, Texas.
- k) Easement and/or other rights, if any, as set forth in untitled instrument dated May 14, 1959, recorded in Volume 1000, Page 449, Deed Records, Hidalgo County, Texas.
- l) Easement and/or other rights, if any, as set forth in untitled instrument dated November 11, 1966, recorded in Volume 1175, Page 218, Deed Records, Hidalgo County, Texas.
- m) Easement and/or other rights, if any, as set forth in untitled instrument dated untitled instrument dated January 9, 1978, recorded in Volume 1558, Page 848, Deed Records, Hidalgo County, Texas.
- n) Easement and/or other rights, if any, as set forth in untitled instrument dated untitled instrument dated January 9, 1978, recorded in Volume 1565, Page 591, Deed Records, Hidalgo County, Texas.
- o) Right of Way Easement dated November 26, 1937, recorded in Volume 1873, Page 505, Official Records, Hidalgo County, Texas.
- p) Subject to any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.
- q) Subject to any portion of the land described herein lying within canal right of way.
- r) Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
- s) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- t) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

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 when the claim is by, through, or under Grantor but not otherwise, 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.

[Signature Page Follows]

HIDALGO COUNTY, TEXAS

By: \_\_\_\_\_  
Ramon Garcia, County Judge

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on \_\_\_\_\_, 2013, by Ramon Garcia, County Judge, of Hidalgo County, Texas, a governmental agency, on behalf of said governmental agency.

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

AFTER RECORDING RETURN:

Mr. Stephen L. Crain  
Atlas, Hall & Rodriguez, LLP  
P. O. Box 3725  
McAllen, Texas 78502-3725