

Hidalgo County  
Eddy Trevino  
County Clerk  
Edinburg, TX 78540



70 2006 01602400

Instrument Number: 2006-1602400

Recorded On: April 13, 2006

As  
Recording

Parties:

To

Billable Pages: 3  
Number of Pages: 4

Comment: GWD 744791

**\*\* Examined and Charged as Follows: \*\***

|                  |       |
|------------------|-------|
| Recording        | 24.00 |
| Total Recording: | 24.00 |

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***  
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2006-1602400  
Receipt Number: 757441  
Recorded Date/Time: April 13, 2006 08:26A

**Record and Return To:**

MERCEDES SALINAS ESPINOSA  
ATLAS & HALL LLP  
PO BOX 3725  
MCALLEN TX 78502

User / Station: A Soils - Cash Station 04



**General Warranty Deed**

**1602400**

Dated to be effective April 6, 2006

Grantor: JAMES C. ELKINS, not joined herein by my spouse as this property constitutes no part of our homestead

Grantor's Mailing Address:

6011 Planters Point Ct.  
Sugarland, Texas 77479-5821  
Harris County

Grantee: COUNTY OF HIDALGO, a Texas political subdivision

Grantee's Mailing Address:

902 N. Doolittle  
Edinburg, Texas 78541  
Hidalgo County

Consideration:

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

Property (including any improvements):

A 2.037 acre tract of land, more or less, out of Lot Seven (7), Block Two (2), MID-VALLEY INDUSTRIAL PARK, an addition to the City of Weslaco, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 21, Page 37, Map Records, Hidalgo County, Texas and according to Warranty Deed recorded in Volume 2177, page 95, Deed Records, Hidalgo County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod 24 inches in length with plastic cap stamped RPLS 4856 set on the West line of Lot 1, Block 2, for the Southeast corner of Lot 6, Block 2, the Northeast corner of Lot 7, Block 2, and the Northeast corner of this tract;

THENCE, South 37 degrees 09 minutes 11 seconds East, along the East line of Lot 7, Block 2, a distance of 377.50 feet to a 1/2 inch iron rod 24 inches in length with plastic cap stamped RPLS 4856 set for the Southeast corner of this tract;

THENCE, South 52 degrees 50 minutes 49 seconds West, a distance of 235.00 feet to a 1/2 inch iron rod 24 inches in length with plastic cap stamped RPLS 4856 set on the West line of Lot 7, Block 2, and the East right of way line of Joe Stephens Avenue, for the Southwest corner of this tract;

THENCE, North 37 degrees 09 minutes 11 seconds West, along the West line of Lot 7, Block 2, and the East right of way line of Joe Stephens Avenue, a distance of 377.50 feet to a 1/2 inch iron rod 24 inches in length with plastic cap stamped RPLS 4856 set for the Southwest corner of Lot 6, Block 2, the Northwest corner of Lot 7, Block 2, and the Northwest corner of this tract;

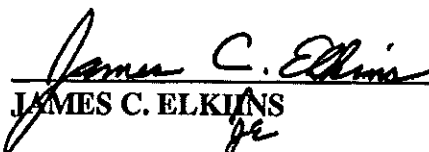
THENCE, North 52 degrees 50 minutes 49 seconds East, along the North line of Lot 7, Block 2, a distance of 235.00 feet to the POINT OF BEGINNING, and containing 2.037 acres of land, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

1. Restrictive Covenants recorded in Volume 1548, Page 991 and Corrected in Volume 1561, Page 580, Deed Records, Hidalgo County, Texas.
2. All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instrument dated September 20, 1977, recorded in Volume 1548, Page 991 and corrected in Volume 1561, Page 580, Deed Records, Hidalgo County, Texas.
3. Memorandum of Seismic Permit and Lease Option Agreement dated September 17, 1999, recorded under Clerk's File No. 841157, Official Records, Hidalgo County, Texas.
4. Easements, Rules, Regulations and Rights in favor of Hidalgo & Cameron Counties Irrigation District No. 9.
5. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

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

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

  
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JAMES C. ELKINS  
*je*

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on March 30, 2006, by JAMES C. ELKINS.



Rosa Amelia Moya  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Mercedes Salinas Espinosa  
ATLAS & HALL, L.L.P.  
P. O. Box 3725  
McAllen, Texas 78502-3725