

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: Edinburg Consolidated Independent School District

Grantor's Mailing Address:

414 N. 8th Street
Edinburg, Texas 78544
Hidalgo County

Grantee: Hidalgo County, Texas

Grantee's Mailing Address:

Hidalgo County, Texas
Attention: Ramon Garcia, County Judge
P. O. Box 1356
Edinburg, Texas 78540-0758
Hidalgo County

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):

Being a 10.00 (435,600,910 sq.ft) acre tract of land out of Tract 84, SAN SALVADOR DEL TULE GRANT, according to the map recorded in Volume 10, Pages 58-60, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes, said 10.00 acres (435,600.910 sq.ft) also being more particularly described by metes and bounds as follows:

COMMENCING at a found half inch (1/2) iron rod, located at the intersection of the North right-of-way line of F.M. Road 1017 and the Southeast corner of Brewster Elementary Campus, Thence South 55 degrees 35 minutes 15 seconds East, along the North right-of-way line of said F.M. 1017, a distance of 52.32 feet to a half inch (1/2) iron rod, set for the point of beginning and the Southwest corner of this tract of land;

THENCE, North 34 degrees, 22 minutes, 32 seconds East, parallel with the East line of Brewster Elementary Campus, a distance of 1080.12 feet to a set half (1/2) inch iron rod for the Northwest corner of this tract of land;

THENCE, South 55 degrees, 35 minutes, 15 seconds East, at a right angle from the previous call a distance of 50.12 feet to a half inch (1/2) iron rod found for the Northeast corner of this tract of land;

THENCE, South 13 degrees, 05 minutes, 37 seconds East, a distance of 705.17 feet to a half inch (1/2) iron rod found for an exterior corner of this tract of land;

THENCE, South 34 degrees, 24 minutes, 00 seconds West, a distance of 428.77 feet to a half inch (1/2) iron rod found for the Southeast corner of this tract of land;

THENCE, North 55 degrees, 35 minutes, 15 seconds West, along the North line of a 2.00 acre tract a distance of 319.83 feet to a half inch (1/2) iron rod found for an interior corner of this tract of land;

THENCE, South 34 degrees, 24 minutes, 45 seconds West, along the West line of said 2.00 acre tract, a distance of 175.00 feet to a half inch (1/2) iron rod found at the Southwest corner of said 2.00 acre tract and the North right-of-way line of said F.M. Road 1017, being an exterior corner of this tract of land;

THENCE, North 55 degrees, 35 minutes, 15 seconds West, along the North right-of-way line of said F.M. Road 1017, a distance of 249.53 feet to the POINT OF BEGINNING.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

- a) Restrictive covenants dated August 26, 2008, filed September 5, 2008 under Document Number 2008-1925475 Official Records of Hidalgo County, Texas.
- b) Roads as shown on the map of San Salvador Del Tule Grant, recorded in Volume 10, Pages 58-60, Map Records of Hidalgo County, Texas.
- c) Right of way easement in favor of Tennessee Gas & Transmission Co. as shown by instrument dated December 1, 1946, recorded in Volume 607, Page 399, Deed Records of Hidalgo County, Texas.
- d) Right of way easement in favor of Sun Oil Co. as shown by instrument dated March 22, 1949, recorded in Volume 658, Page 383, Deed Records of Hidalgo County, Texas.

- e) Right of way easement in favor of Tennessee Gas Transmission Co. as shown by instrument dated October 15, 1952, recorded in Volume 758, Page 275, Deed Records of Hidalgo County, Texas.
- f) Easement and Right of Way easement in favor of Central Power and Light Company, a Texas Corporation as shown by instrument dated September 6, 1979, recorded in Volume 1644, Page 377, Deed Records of Hidalgo County, Texas.
- g) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by A.R. Guerra and others to The Anschutz Corporation, dated December 30, 1987, recorded in Volume 2552, Page 87, Official Records of Hidalgo County, Texas.
- h) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Rafael A. Guerra to Eastern Exploration, Inc., dated May 29, 1992, recorded in Volume 3426, Page 255, Official Records of Hidalgo County, Texas.
- i) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Rafael A. Guerra, Arcadio R. Guerra, Carlos X. Guerra, Hector M. Guerra, Gerardo L. Guerra, Carmen Guerra Yzaguirre, Nadia Herlinda Guerra Trust and Esteban M. Guerra Trust to Eastern Exploration, Inc., dated February 7, 1993, filed February 2, 1994 under Document Number 367527, Official Records of Hidalgo County, Texas.
- j) Title to all the coal, lignite, oil, gas and others minerals in, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto.
- k) Right of First Refusal Guerra Brothers, a Texas General Partnership composed of A.R. "Felo" Guerra, Hector Guerra, Carlos X. Guerra, Carmen Elvia Yzaguirre and Gerardo Guerra as set forth in instrument filed September 5, 2008 under Document Number 2008-1925474, Official Records of Hidalgo County, Texas.
- l) Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
- m) Rights of parties in possession.
- n) Visible and apparent easements on or across the property herein described.
- o) Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- p) 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]

EDINBURG CONSOLIDATED INDEPENDENT
SCHOOL DISTRICT

By: _____
Juan Palacios, Jr., President of the Board of
Trustees

THE STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on _____, 2013, by
Juan Palacios, Jr., President of the Board of Trustees of the Edinburg Consolidated Independent
School District, on behalf of Edinburg Consolidated Independent School District.

Notary Public, State of Texas

AFTER RECORDING RETURN:

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