

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: March 17, 2015

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:

Cash 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):

TRACT I:

Being a 1.321-acre tract of land out of a 10.0-acre tract being the East 1/2 of the East 1/2 of Lot Seven (7), Block Forty-eight (48), ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas. Said 10.0 acre tract of land is vested to: Ludivina C. Gonzalez and husband, Jose Ramon Gonzalez from Russell L. Reynolds and wife, Merry M. Reynolds, dated October 21, 2003 by virtue of a Warranty Deed with Vendor's Lien recorded in Document No. 1259746, Official Records of Hidalgo County, Texas. Said 1.321-acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a No. 4 rebar set at the Northeast corner of Lot 7, for the Northeast corner and the POINT OF BEGINNING of this tract of land;

THENCE, South 08 degrees 31 minutes 51 seconds West, with the East line of Lot 7, a distance of 174.44 feet to a No. 4 rebar set at the proposed South right-of-way line of L.J. Drainage Lateral, for the Southeast corner of this tract of land;

THENCE, North 81 degrees 26 minutes 51 seconds West, with the proposed South right-of-way line of said L.J. Drainage Lateral, a distance of 330.00 feet to a No. 4 rebar set at the West line of said 10.0-acre tract, for the Southwest corner of this tract of land;

THENCE, North 08 degrees 31 minutes 51 seconds East, with the West line of said 10.0-acre tract, a distance of 174.32 feet to a No. 4 rebar set at the North line of said Lot 7, for the Northwest corner of this tract of land;

THENCE, South 81 degrees 28 minutes 09 seconds East, with the North line of said Lot 8, a distance of 330.00 feet to the POINT OF BEGINNING, containing 1.321-acres, of which 0.185-acres lies in the existing Hidalgo County Irrigation District No. 2 Easement, leaving a proposed net taking of 1.136-acres of land, more or less.

TRACT II:

Being a 2.643-acre tract of land out of an 18.21-acre tract out of Lot Six (6), Block Forty-eight (48), ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas. Said 18.21-acre tract of land is vested to: Roderick V. Vergel de Dios and wife, Tamara G. Vergel de Dios, from Ricardo Martinez and wife, Maria Martinez, dated March 21, 2003, by virtue of a Warranty Deed with Vendor's Lien recorded in Document No. 1182770, Official Records of Hidalgo County, Texas. Said 2.643-acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a No. 4 rebar set at the Northwest corner of Lot 6, for the Northwest corner and the POINT OF BEGINNING of this tract of land;

THENCE, South 81 degrees 28 minutes 09 seconds East, with the North line of Lot 6, a distance of 660.00 feet to a No. 4 rebar set at the Northeast corner of said 18.21-acre tract, for the Northeast corner of this tract of land;

THENCE, South 08 degrees 31 minutes 51 seconds West, with the East line of said 18.21-acre tract, a distance of 174.45 feet to a No. 4 rebar set at the proposed South right-of-way line of L. J. Drainage Lateral, for the Southeast corner of this tract of land;

THENCE, North 81 degrees 28 minutes 09 seconds West, with the proposed South right-of-way line of said L. J. Drainage Lateral, a distance of 629.73 feet to a No. 4 rebar set, for an exterior corner of this tract of land;

THENCE, North 81 degrees 26 minutes 51 seconds West, continuing with the proposed South right-of-way line of said L. J. Drainage Lateral, a distance of 30.27 feet to a No. 4 rebar set at the West line of said Lot 6, for the Southwest corner of this tract of land;

THENCE, North 08 degrees 31 minutes 51 seconds East, with the East line of said Lot 6, a distance of 174.44 feet to the POINT OF BEGINNING, containing 2.643-acres, of which 0.37-acres lies in the existing Hidalgo County Irrigation District No. 2 Easement, leaving a proposed net taking of 2.273-acres of land, more or less.

TRACT III:

Being a 2.483-acre tract of land comprised of Tract I: A 0.591 of an acre out of the North 1.0-acre of the North 5.0 acres of the North 1/2 of the East 20.0 acres, and Tract 1.544-acres out of the South 4.0-acres of the North 5.0-acres of the North 1/2 of the East 20.0-acres, both out of Lot Six (6), Block Forty-eight (48), ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas. Said Tract I is vested to Juan Carrizales and wife, Jesusa C. Carrizales, from Felix Cuevas and Margarita Mendez Cuevas, by virtue of a Warranty Deed, dated August 31, 1992, recorded in Document No. 341948, Official Records, Hidalgo County, Texas, Tract II is vested to Juan Carrizales and wife, Jesusa C. Carrizales by virtue of a Warranty Deed with Vendor's Lien, dated December 30, 1977, recorded in Volume 1564, Page 207, Deed Records of Hidalgo County, Texas, and by a Warranty Deed dated July 6, 1982, recorded in Volume 1794, Page 180, Deed Records of Hidalgo County, Texas. SAVE AND EXCEPT: a tract of land containing 1.0-acre tract being the South 66.0 feet of the North 5.0-acres of the North 1/2 of the East 20.0-acres of said Lot 6, Block 48, recorded in Document No. 321187, Official Records of Hidalgo County, Texas. Said 2.483-acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a cotton picker spindle set at the Northeast corner of Lot 6, THENCE, North 81 degrees 28 minutes 09 seconds West, with the North line of Lot 6, a distance of 40.00 feet to a No. 4 rebar set on the existing West right-of-way line of Alamo Road (F.M. 907), for the Northeast corner and the POINT OF BEGINNING of this tract of land;

THENCE, South 08 degrees 31 minutes 51 seconds West, with the existing West right-of-way line of said Alamo Road (F.M. 907), a distance of 174.45 feet to a No. 4 rebar set at the proposed South right-of-way line of L.J. Drainage Lateral, fur the Southeast corner of this tract of land;

THENCE, North 81 degrees 28 minutes 09 seconds West, with the proposed South right-of-way line of said L.J. Drainage Lateral, a distance of 620.00 feet to a No. 4 rebar set at the West line of the East 20.0 acres of Lot 6, Block 48, for the Southwest corner of this tract of land;

THENCE, North 08 degrees 31 minutes 51 seconds East, with the West line of said 20.0 acres, a distance of 174.45 feet to a No. 4 rebar set at the North line of said Lot 6, for the Northwest corner of this tract of land;

THENCE, South 81 degrees 28 minutes 09 seconds East, with the North line of said Lot 6, a distance of 620.00 feet to the POINT OF BEGINNING, containing 2.483-acres, of which 0.348-acres lies in the existing Hidalgo County Irrigation District No. 2 Easement, leaving a proposed net taking of 2.135-acres of land, more or less.

TRACT IV:

Being 5.065-acre tract of land out of a 10.0-acre tract being the North 1/2 of the North 1/2 of Lot Five (5), Block Forty-eight (48), ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas, Said 10.0-acre tract of land is vested to: Cron Citrus Acres (as to an undivided one-half interest), from Iris V.O. Cron, Independent Executrix of the Estate of Lawrence E. Cron, Deceased, dated September 12, 1980, by virtue of a Warranty Deed, recorded in Volume 1689, Page 479, Deed Records of Hidalgo County, Texas. To Cron Citrus Acres #2, a Texas General Partnership (as to an undivided 25%) and Alicia L. Cron (as to an undivided 25%), from Cron Citrus Acres, by virtue of a Warranty Deed dated May 13, 1987, recorded in 2447, Page 881, Official Records of Hidalgo County, Texas. Said 5.065-acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a cotton picker spindle set at the Northwest corner of said Lot 5; THENCE, South 81 degrees 28 minutes 09 seconds East, with the North line of said Lot 5, a distance of 40.00 feet to a No. 4 rebar set on the existing East right-of-way line of Alamo Road (F.M. 907), for the Northwest corner and the POINT OF BEGINNING of this tract of land;

THENCE, South 81 degrees 28 minutes 09 seconds East, with the North line of Lot 5, a distance of 1280.00 feet to a No. 4 rebar set at the Northeast corner of said Lot 5, for the Northeast corner of this tract of land;

THENCE, South 08 degrees 31 minutes 51 seconds West, with the East line of said Lot 5, a distance of 173.21 feet to a No. 4 rebar set at the proposed South right-of-way line of L. J. Drainage Lateral, for the Southeast corner of this tract of land;

THENCE, North 81 degrees 22 minutes 07 seconds West, with the proposed South right-of-way line of said L. J. Drainage Lateral, a distance of 1085.95 feet to an interior corner of this tract of land;

THENCE, North 82 degrees 30 minutes 58 seconds West, continuing with the proposed South right-of-way line of said L. J. Drainage Lateral, a distance of 194.09 feet to a No. 4 rebar set at the existing East right-of-way line of said Alamo Road (F.M. 907), for the Southwest corner of this tract of land;

THENCE, North 08 degrees 31 minutes 51 seconds East, with the existing East right-of-way line of said Alamo Road (907), a distance of 174.85 feet to the POINT OF BEGINNING, containing 5.065-acres, of which 0.812-acres lies in the existing Hidalgo County Irrigation District No. 2 Easement, leaving a proposed net taking of 4.253-acres of land, more or less.

TRACT V:

A 3.947-acre tract of land out of a 27.5-acre tract out of the West 1/2, and the West 1/2 of the East 1/2 of Lot Eight (8), Block Forty-nine (49), ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas. Said 27.5-acre tract is vested to: Cron Citrus Acres #2, a Texas General Partnership composed of: Paul Douglas Cron and Auston B. Cron, from P. Douglas Cron, Independent Executor of the Estate of Iris V.O. Cron, Deceased, and Cron Citrus Acres, by virtue of a Warranty Deed dated May 13, 1987, recorded in 2447, Page 886, Official Records of Hidalgo County, Texas. LESS AND EXCEPT: 2 1/2 acres out of the Southwest corner of said Lot 8, by virtue of a Warranty Deed recorded in Volume 2447, Page 886, Official Records of Hidalgo County, Texas. Said 3.947-acre tract of land being more particularly described by metes and bounds as follows

BEGINNING at a No. 4 rebar set at the Northwest corner of Lot 8, for the Northwest corner and the POINT OF BEGINNING of this tract of land;

THENCE, South 81 degrees 28 minutes 09 seconds East, with the North line of Lot 8, a distance of 990.00 feet to a No. 4 rebar set at the Northeast corner of said 27.5-acre tract, for the Northeast corner of this tract of land;

THENCE, South 08 degrees 31 minutes 51 seconds West, with the East line of said 27.5-acre tract, a distance of 174.12 feet to a No. 4 rebar set at the proposed South right-of-way line of L.J. Drainage Lateral, for the Southeast corner of this tract of land;

THENCE, North 81 degrees 25 minutes 01 seconds West, with the proposed South right-of-way line of said L.J. Drainage Lateral, a distance of 978.14 feet to a No. 4 rebar set, for an interior corner of this tract of land;

THENCE, North 81 degrees 22 minutes 07 seconds West, continuing with the proposed South right-of-way line of said L. J. Drainage Lateral, a distance of 11.86 feet to a No. 4 rebar set at the West line of said Lot 8, for the Southwest corner of this tract of land;

THENCE, North 08 degrees 31 minutes 51 seconds East, with the West line of said Lot 8, a distance of 173.21 feet to the POINT OF BEGINNING, containing 3.947-acres, of which 0.59-acres lies in the existing Hidalgo County Irrigation District No. 2 Easement, leaving a proposed net taking of 3.357-acres of land, more or less.

TRACT VI:

Being a 1.32-acre tract of land out of the East 10-acres of Lot Eight (8), Block Forty-nine (49), ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas. as per map or plat thereof recorded in Volume 1, Pages 2426, Map Records, Hidalgo County, Texas. Said 10.0-acre tract of land is vested to: Texas Slate Bank as Custodian for the benefit of Gary L. Jackson IRA, from John E. Christian and wife, Norma Christian, by virtue of a Warranty Deed dated November 30, 2000, recorded in Document No. 928513, Official Records of Hidalgo County, Texas. Said 1.32-acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a No. 4 rebar set at the Northeast corner of Lot 8, for the Northeast corner and the POINT OF BEGINNING of this tract of land;

THENCE, South 08 degrees 31 minutes 51 seconds West, with the East line of Lot 8, a distance of 174.42 feet to a No. 4 rebar set at the proposed South right-of-way line of L.J. Drainage Lateral, for the Southeast corner of this tract of land;

THENCE, North 81 degrees 25 minutes 01 seconds West, with the proposed South right-of-way line of said L.J. Drainage Lateral, a distance of 330.00 feet to a No. 4 rebar set at the West line of said 10.0-acre tract, for the Southwest corner of this tract of land;

THENCE, North 08 degrees 31 minutes 51 seconds East, with the West line of said 10.0-acre tract, a distance of 174.12 feet to a No. 4 rebar set at the North line of said Lot 8, for the Northwest corner of this tract of land;

THENCE, South 81 degrees 28 minutes 09 seconds East, with the North line of said Lot 8, a distance of 330.00 feet to the POINT OF BEGINNING, containing 1.32-acres, of which 0.236-acres lies in the existing Hidalgo County Irrigation District No. 2 Easement, leaving a proposed net taking of 1.084-acres of land, more or less.

TRACT VII:

Being a 0.008-acre tract of land out of Lot Thirteen (13), SITIO OWASSA SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 49, Page 46, Map Records, Hidalgo County, Texas. Said Lot 13 is vested to Luis Martinez, Sr.. from OH Investment Properties, Inc., a Texas Corporation, by virtue of a Special Warranty Deed with Vendor's Lien dated December 30, 2005, recorded in Document No. 1564106, Official Records of Hidalgo County, Texas. Said 0.008-acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of Lot 13, for the Southwest corner of this tract of land and the POINT OF BEGINNING;

THENCE, North 08 degrees 31 minutes 51 seconds East, with the West line of said Lot 13, a distance of 25.00 feet to a No. 4 rebar set at the proposed North right-of-way line of said L. J. Drainage Lateral for the Northwest corner of this tract of land;

THENCE, South 81 degrees 28 minutes 09 seconds East, with the proposed North right-of-way line of said L. J. Drainage Lateral, a distance of 26.43 feet to a No. 4 rebar set at the East line of said Lot 13, for the Northeast corner of this tract of land;

THENCE, South 55 degrees 07 minutes 32 seconds West, with the East line of said Lot 13, a distance of 36.38 feet to the POINT OF BEGINNING, containing 0.008-acres of which 0.008-acres lies in the existing swale easement.

TRACT VIII:

Being a 0.012-acre tract of land out of Lot Twelve (12), SITIO OWASSA SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 49, Page 46, Map Records, Hidalgo County, Texas. Said Lot 12 is vested to Luis Martinez, Sr., from OH Investment Properties, Inc., a Texas Corporation, by virtue of a Special Warranty Deed with Vendor's Lien dated December 30, 2005, recorded in Document No. 1564106, Official Records of Hidalgo County, Texas. Said 0.012-acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of Lot 12, for the Southeast corner of this tract of land and the POINT OF BEGINNING;

THENCE, North 81 degrees 28 minutes 09 seconds West, with the South line of said Lot 12, a distance of 222.25 feet to No. 4 rebar set at the Southwest corner of said Lot 12, for the Southwest corner of this tract of land;

THENCE, North 55 degrees 07 minutes 32 seconds East, with the West line of said Lot 12, a distance of 36.38 feet to a No. 4 rebar set at the proposed North right-of-way line of L. J. Drainage Lateral, for the Northwest corner of this tract of land;

THENCE, South 81 degrees 28 minutes 09 seconds East, with the proposed North right-of-way line of said L. J. Drainage Lateral, a distance of 195.82 feet to a No. 4 rebar set at the East line of said Lot 12, for the Northeast corner of this tract of land;

THENCE, South 08 degrees 31 minutes 51 seconds West, with the East line of said Lot 12, a distance of 25.00 feet to the POINT OF BEGINNING, containing 0.12-of an acre, of which 0.12-acres lies in the existing swale easement.

TRACT IX:

Being a 0.12-acre tract of land out of Lot Eleven (11), SITIO OWASSA SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 49, Page 46, Map Records, Hidalgo County, Texas. Said Lot 11 is vested to Gabriel Calderon, from OH Investment Properties, Inc., by virtue of a Special Warranty Deed with Vendor's Lien dated November 23, 2005, recorded in Document No. 1549281, Official Records of Hidalgo County, Texas. Said 0.12-acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a No. 4 rebar set at the Southeast corner of Lot 11, for the Southeast corner of this tract of land and the POINT OF BEGINNING;

THENCE, North 81 degrees 28 minutes 09 seconds West, with the South line of said Lot 11, a distance of 222.25 feet to a No. 4 rebar set at the Southwest corner of said Lot 11, for the Southwest corner of this tract of land;

THENCE, North 08 degrees 31 minutes 51 seconds East, with the West line of said Lot 11, a distance of 25.00 feet to a No. 4 rebar set on the proposed North right-of-way line of L. J. Drainage Lateral, for the Northwest corner of this tract of land;

THENCE, South 81 degrees 28 minutes 09 seconds East, with the proposed North right-of-way line of said L. J. Drainage Lateral, a distance of 197.31 feet to a No. 4 rebar set at the East line of said Lot 11, for the Northeast corner of this tract of land:

THENCE, South 36 degrees 23 minutes 56 seconds East, with the East line of said Lot 11, a distance of 35.31 feet to the POINT OF BEGINNING, containing 0.12-of an acre, of which 0.12-acres lies in the existing swale easement.

TRACT X:

Being a 1.515-acre tract of land comprised of Tract I: an undivided 10.933-acres and Tract II: an undivided 9.067-acres out of the East 20.0-acres of Lot One (1), Block Fifty (50), ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas. Said 20-acre tract of land is vested to Edwin J. Obst, Sr. and wife, Annie Obst, by virtue of Warranty Deeds dated September 1, 1976, recorded in Volume 1503, Page 559, and Volume 1503. Page 561, Deed Records of Hidalgo County, Texas. Said 1.515-acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of Lot 1, for the Southeast corner of this tract of land and the POINT OF BEGINNING;

THENCE, North 81 degrees 28 minutes 09 seconds West, with the South line of said Lot 1, a distance of 660.00 feet to the Southwest corner of said 20-acre tract, for the Southwest corner of this tract of land;

THENCE, North 08 degrees 31 minutes 51 seconds East, with the West line of said 20-acres tract, a distance of a 100.00 feet to a No. 4 rebar set at the proposed North right-of-way line of L. J. Drainage Lateral, for the Northwest corner of this tract of land;

THENCE, South 81 degrees 28 minutes 09 seconds East, with said proposed right-of-way line, a distance of 660.00 feet to a No. 4 rebar set at the East line of said Lot 1, for the Northeast corner of this tract of land;

THENCE, South 08 degrees 31 minutes 51 seconds West, with the East line of said Lot 1, a distance of 100.00 feet to the POINT OF BEGINNING, containing 1.515-acres, of which 0.807-acres lies in the existing Hidalgo County Irrigation District No. 2 Drain Ditch Easement, leaving a proposed net taking of 0.708-acres of land, more or less.

TRACT XI:

Being a 3.978-acre tract of land out of the West 30.0-acres of Lot Seven (7), Block Forty-eight (48), ALAMO LAND AND SUGAR COMPANY'S, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Pages 24-25, Map Records, Hidalgo County, Texas. Said 30.0-acre tract is vested to: J. Robert Velado and wife, Constance B. Velado, from H.S. Anderson and wife, Ellen R. Anderson, dated September 16, 1977, by virtue of a Warranty Deed with Vendor's Lien recorded in Volume 1545, Page 947, Deed Records of Hidalgo County, Texas. Said 3.978-acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a No. 4 rebar set at the Northwest corner of Lot 7, for the Northwest corner and the POINT OF BEGINNING of this tract of land;

THENCE, South 81 degrees 28 minutes 09 seconds East, with the North line of Lot 7, a distance of 990.00 feet to a No. 4 rebar set at the Northeast corner of said 30.0-acre tract, for the Northeast corner of this tract of land;

THENCE, South 08 degrees 31 minutes 51 seconds West, with the East line of said 30.0-acre tract, a distance of 174.32 feet to a No. 4 rebar set at the proposed South right-of-way line of said L.J. Drainage Lateral, for the Southeast corner of this tract of land;

THENCE, North 81 degrees 26 minutes 51 seconds West, with the proposed South right-of-way line of said L.J. Drainage Lateral, a distance of 623.18 feet to a No. 4 rebar set, for an interior corner of this tract of land;

THENCE, North 82 degrees 13 minutes 01 seconds West, continuing with the proposed South right-of-way line of said L.J. Drainage Lateral, a distance of 339.16 feet to a No. 4 rebar set, for an interior corner of this tract of land;

THENCE, North 81 degrees 14 minutes 23 seconds West, continuing with the proposed South right-of-way line of said L.J. Drainage Lateral, a distance of 27.70 feet to a No. 4 rebar set at the West line of said Lot 7, for the Southwest corner of this tract of land;

THENCE, North 08 degrees 31 minutes 51 seconds East, with the West line of said Lot 7, a distance of 178.39 feet to the POINT OF BEGINNING, containing 3.978-acres, of which 0.603-acres lies in the existing Hidalgo County Irrigation District No. 2 Easement, 0.431-acres lies in the existing Tennessee Gas Transmission Right-of-Way Easement, leaving a proposed net taking of 2.944-acres of land, more or less.

TRACT XII:

Being a 3.804-acre tract of land out of the North 10.0-acres of Lot Seven (7), Block Forty-nine (49), ALAMO LAND AND SUGAR COMPANY'S, Hidalgo County, Texas, as per map or plat thereof recorded in Volume I, Pages 24-25, Map Records, Hidalgo County, Texas. Said 10.0-acre tract is vested to: Manuela Cerda, from Joseph P. Boro and wife, Sophie N. Boro, and from the Estate of Pedro Cerda, Deceased, by virtue of a Warranty Deed with Vendor's Lien dated November 24, 1964, recorded in Volume 1103, Page 391, Deed Records of Hidalgo County, Texas, and by an Affidavit of Heirship, recorded in Document No. 957443, Official Records of Hidalgo County, Texas. Said 3.804-acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a No. 4 rebar set at the Northwest corner of Lot 7, for the Northwest corner and the POINT OF BEGINNING of this tract of land;

THENCE, South 81 degrees 28 minutes 09 seconds East, with the North line of Lot 7, a distance of 954.61 feet to a No. 4 rebar set, for the Northeast corner of this tract of land;

THENCE, South 53 degrees 31 minutes 51 seconds West, a distance of 48.95 feet to a No. 4 rebar set, for an interior corner of this tract of land;

THENCE, South 08 degrees 31 minutes 51 seconds West, a distance of 150.01 feet to a No. 4 rebar set at the proposed South right-of-way line of said L.J. Drainage Lateral, for the Southeast corner of this tract of land;

THENCE, North 80 degrees 49 minutes 35 seconds West, with the proposed South right-of-way line of said L. J. Drainage Lateral, a distance of 908.68 feet to a No. 4 rebar set, for an interior corner of this tract of land;

THENCE, North 81 degrees 25 minutes 01 seconds West, continuing with the proposed South right-of-way line of said L.J. Drainage Lateral, a distance of 11.38 feet to a No. 4 rebar set at the West line of said Lot 7, for the Southwest corner of this tract of land;

THENCE, North 08 degrees 31 minutes 51 seconds East, with the West line of said Lot 7, a distance of 174.42 feet to the POINT OF BEGINNING, containing 3.804-acres, of which 0.688-acres lies in the existing Hidalgo County Irrigation District No. 2 Easement, leaving a proposed net taking of 3.116-acres of land, more or less.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Those certain items being more particularly described in **Exhibit "A"** attached hereto and incorporated herein for all purposes.

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 _____, 2015, 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

EXHIBIT "A"

To the extent that such matters are valid and enforceable against the Property:

As to Tract I:

- a) Mineral and/or royalty grant and/or reservation in instrument dated October 20, 2003, recorded under Clerk's File No. 1259746, Official Records, and dated November 5, 2009, recorded under Clerk's File No. 2060486, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- b) Oil, Gas and Mineral Lease(s) dated December 13, 1934, recorded in Volume 20, Page 349, dated January 25, 1934, recorded in Volume 28, Page I 89, dated January 3, 1964, recorded in Volume 284, Page 480, dated September 8, 1976, recorded in Volume 362, Page 589, dated September 7, 1976, recorded in Volume 362, Page 680, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- c) Oil, Gas and Mineral Lease(s) and dated January 29, 1982, recorded in Volume 411, Page 451, Oil and Gas Records, and extended in instrument dated January 29, 1982, recorded in Volume 2083, Page 468, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- d) Oil, Gas and Mineral Lease(s) dated June 15, 1998, recorded under Clerk's File No. 715251, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- e) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- f) Subject to any portion of the land described herein lying within canal right of way.
- g) Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.
- h) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- i) Lack of right of access to and from the land. Insuring provision number 4 is hereby deleted. I)

As to Tract II:

- j) Mineral and/or royalty grant and/or reservation in instrument dated June 24, 1938, recorded in Volume 443, Page 454, Deed Records, and dated November 8, 2010,

recorded under Clerk's File No. 2161192, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).

- k) Oil, Gas and Mineral Lease(s) dated September 26, 1952, recorded in Volume 133, Page 432, dated December 27, 1963, recorded in Volume 284, Page 611, and dated September 7, 1976, recorded in Volume 362, Page 680, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- l) Oil, Gas and Mineral Lease(s) dated September 3, 1998, recorded under Clerk's File No. 730095, Official Records, and extended in instrument dated August 10, 2001, recorded under Clerk's File No. 999905, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- m) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- n) Subject to any portion of the land described herein lying within canal right of way.
- o) Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.
- p) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- q) Lack of right of access to and from the land. Insuring provision number 4 is hereby deleted.

As to Tract III:

- r) Mineral and/or royalty grant and/or reservation in instrument dated January 13, 2010, recorded under Clerk's File No. 2085304, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- s) Oil, Gas and Mineral Lease(s) dated January 25, 1934, recorded in Volume 28, Page 189, dated December 27, 1963, recorded in Volume 284, Page 619, Oil and Gas Records, and dated September 7, 1976, recorded in Volume 362, Page 680, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- t) Oil, Gas and Mineral Lease(s) dated June 30, 1999, recorded under Clerk's File No. 801492, Official Records, and extended in instrument dated May 15, 2002, recorded

under Clerk's File No. 1084554, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).

- u) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- v) Subject to any portion of the land described herein lying within canal right of way.
- w) Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.
- x) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

As to Tract IV:

- y) Mineral and/or royalty grant and/or reservation in instrument dated February 10, 1954, recorded in Volume 793, Page 93, Deed Records, and dated July 19, 2010, recorded under Clerk's File No. 2135043, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- z) Oil, Gas and Mineral Lease(s) dated January 16, 1964, recorded in Volume 283, Page 562, Oil and Gas Records; and amended in instrument dated July 23, 1965, recorded in Volume 300, Page 594, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- aa) Oil, Gas and Mineral Lease(s) dated October 22, 1999, recorded under Clerk's File No. 835963, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- bb) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- cc) Subject to any portion of the land described herein lying within canal right of way.
- dd) Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.
- ee) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

As to Tract V:

- ff) Mineral and/or royalty grant and/or reservation in instrument dated July 19, 2010, recorded under Clerk's File No. 2135005, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- gg) Oil, Gas and Mineral Lease(s) dated January 21, 1935, recorded in Volume "R", Page 327 and dated January 25, 1934, recorded in Volume 28, Page 189, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- hh) Oil, Gas and Mineral Lease(s) dated October 22, 1999, recorded under Clerk's File No. 826603, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- ii) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- jj) Subject to any portion of the land described herein lying within canal right of way.
- kk) Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.
- ll) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- mm) Lack of right of access to and from the land. Insuring provision number 4 is hereby deleted.

As to Tract VI:

- nn) Mineral and/or royalty grant and/or reservation in instrument(s) dated August 23, 1974, recorded in Volume 1420, Page 517, Deed Records, and dated March 4, 2011, recorded under Clerk's File No. 2198642, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- oo) Oil, Gas and Mineral Lease(s) dated February 15, 2000, recorded under Clerk's File No. 880770, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- pp) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto,

appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

- qq) Subject to any portion of the land described herein lying within canal right of way.
- rr) Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.
- ss) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- tt) Lack of right of access to and from the land. Insuring provision number 4 is hereby deleted.

As to Tracts VII and VIII:

- uu) Mineral and/or royalty grant and/or reservation in instrument dated November 6, 1951, recorded in Volume 732, Page 379, Deed Records, and dated December 30, 2005, recorded under Clerk's File No. 1564106, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- vv) Oil, Gas and Mineral Lease(s) dated February 4, 2000, recorded under Clerk's File Nos. 850167 and 854922 and dated February 7, 2000, recorded under Clerk's File No. 850164, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- ww) Reservation of water rights and/or other rights if any, as set forth in Deed dated December 30, 2005, recorded under Clerk's File No. 1564106, Official Records, Hidalgo County, Texas. Title to the herein described water rights interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- xx) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- yy) Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.
- zz) All rights, title, and interest in, and to the canal right-of-way on said property owned or claimed by Hidalgo County Irrigation District No. 2.
- aaa) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- bbb) Lack of right of access to and from the land. Insuring provision number 4 is hereby deleted.

As to Tract IX:

- ccc) Mineral and/or royalty grant and/or reservation in instrument(s) dated November 6, 1951, recorded in Volume 732, Page 379, Deed Records, and dated November 23, 2005, recorded under Clerk's File No. 1549281, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- ddd) Oil, Gas and Mineral Lease(s) dated February 4, 2000, recorded under Clerk's File Nos. 850167 and 854922 and dated February 7, 2000, recorded under Clerk's File No. 850164, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- eee) Reservation of water rights and/or other rights if any, as set forth in Deed dated November 23, 2005, recorded under Clerk's File No. 1549281, Official Records, Hidalgo County, Texas. Title to the herein described water rights interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- fff) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- ggg) Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.
- hhh) All rights, title, and interest in, and to the canal right-of-way on said property owned or claimed by Hidalgo County Irrigation District No. 2.
- iii) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- jjj) Lack of right of access to and from the land. Insuring provision number 4 is hereby deleted.

As to Tract X:

- kkk) Mineral and/or royalty grant and/or reservation in instrument(s) dated October 27, 2009, recorded under Clerk's File No. 2055533, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- lll) Oil, Gas and Mineral Lease(s) dated January 25, 1934, recorded in Volume 28, Page 189, Oil and Gas Records, and dated April 16, 1951, recorded in Volume 114, Page 127, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).

- mmm) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- nnn) Easement and/or other rights, if any, as set forth in untitled instrument dated June 14, 1956, recorded in Volume 866, Page 284, Deed Records, Hidalgo County, Texas.
- ooo) Subject to any portion of the land described herein lying within canal right of way.
- ppp) Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.
- qqq) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- rrr) Lack of right of access to and from the land. Insuring provision number 4 is hereby deleted.

As to Tract XI:

- sss) Mineral and/or royalty grant and/or reservation in instrument dated March 15, 2010, recorded under Clerk's File No, 2097855, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- ttt) Oil, Gas and Mineral Lease(s) dated January 25, 1934, recorded in Volume 28, Page 189, Oil and Gas Records, dated May 4, 1935, recorded in Volume 20, Page 151; dated January 25, 1964, recorded in Volume 284, Page 532; dated September 7, 1976, recorded in Volume 362, Page 680; dated September 7, 1976, recorded in Volume 362, Page 701; and dated February 14, 1983, recorded in Volume 428, Page 67, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- uuu) Oil, Gas and Mineral Lease(s) dated August 26, 1998, recorded under Clerk's File No. 722893, Official Records, and extended in instrument dated July 19, 2001, recorded under Clerk's File No. 991576, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- vvv) Memorandum of Oil and Gas Lease dated March 4, 1999, recorded under Clerk's File No. 773520, Official Records, and corrected under Clerk's File No. 819759, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).

- www) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule Bar not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- xxx) Easement and/or other rights, if any, as set forth in untitled instrument dated April 10, 1950, recorded in Volume 688, Page 332, Deed Records, and amended under Clerk's File No. 885739, Official Records, Hidalgo County, Texas.
- yyy) Easement and/or other rights, if any, as set forth in untitled instrument dated January 24, 1985, recorded in Volume 2285, Page 875, Official Records, Hidalgo County, Texas.
- zzz) Subject to any portion of the land described herein lying within canal right of way.
- aaaa) Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.
- bbbb) Lack of right of access to and from the land. Insuring provision number 4 is hereby deleted.

As to Tract XII:

- cccc) Mineral and/or royalty grant and/or reservation in instrument(s) dated November 24, 1964, recorded in Volume 1103, Page 391, Deed Records, and dated August 18, 2010, recorded under Clerk's File No. 2131623, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- dddd) Oil, Gas and Mineral Lease(s) dated January 25, 1934, recorded in Volume 28, Page 189, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- eeee) AU leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- ffff) Subject to any portion of the land described herein lying within canal right of way.
- gggg) Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.
- hhhh) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

- iii) Lack of right of access to and from the land. Insuring provision number 4 is hereby deleted.