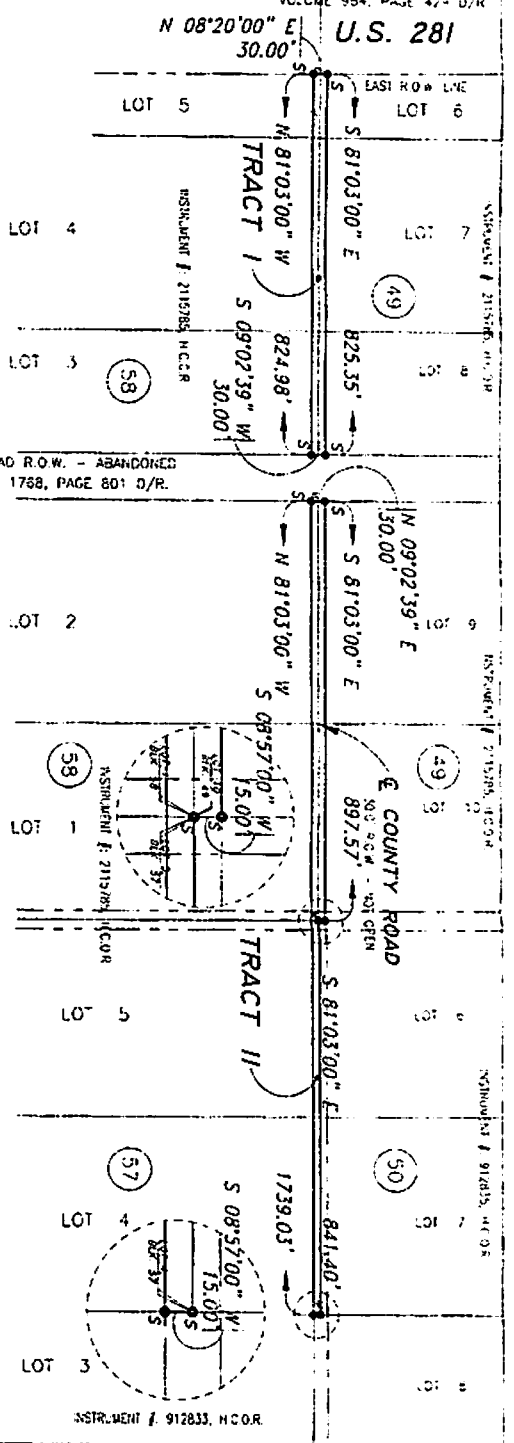


U.S. 281

PLAT SHOWING



TRACT I
 A 0.37 OF AN ACRES TRACT OF LAND BEING THE SOUTH 15.00 FEET OF LOTS 7 AND 8, BLOCK 49, A PORTION OF THE SOUTH 15.00 FEET OF LOT 6, BLOCK 49, NORTH 15.00 FEET OF LOT 5, BLOCK 49, CITIES AND TOWNSHIP OF DEWITT COUNTY, MISSOURI, AS RECORDED IN VOLUME 6, PAGES 428 THROUGH 431, FIELD RECORDS, HEADQUARTERS, TRACT, ALSO BEING A PORTION OF THAT CERTAIN TRACT FROM (LOT) 500 NORTH-OFT-WAY (NOT OPEN) BETWEEN SAID RECORDS IN AND 49 OF SAID CITIES FROM DEWITT COUNTY, MISSOURI.

TRACT II
 A 0.31 OF AN ACRES TRACT OF LAND BEING THE SOUTH 15.00 FEET OF LOTS 1 AND 10, BLOCK 49, THE NORTH 15.00 FEET OF LOTS 1 & 2, BLOCK 49, AND THE EASTWIDE PORTION OF LOT 3 AND A BEARING 57 DEGREES 00 MINUTES SOUTH 15 FEET OF LOT 3 AND A BEARING 57 DEGREES 00 MINUTES SOUTH 15 FEET OF LOT 1, CITIES AND TOWNSHIP OF DEWITT COUNTY, MISSOURI, AS RECORDED IN VOLUME 6, PAGES 428 THROUGH 431, FIELD RECORDS, HEADQUARTERS, TRACT, ALSO BEING A PORTION OF THAT CERTAIN TRACT FROM (LOT) 500 NORTH-OFT-WAY (NOT OPEN) BETWEEN SAID RECORDS IN AND 49 AND A PORTION OF THAT CERTAIN TRACT FROM (LOT) 500 NORTH-OFT-WAY (NOT OPEN) ON THE NORTH LINE OF SAID BLOCK 49 OF SAID CITIES FROM DEWITT COUNTY, MISSOURI.

100.0' RAIL ROAD R.O.W. - ABANDONED
 VOLUME 1788, PAGE 801 D/R.

LEGEND:
 1 - FOUND 1/2" RAIL ROAD
 2 - SET 1/2" RAIL ROAD
 3 - OLD SURVEY
 4 - OLD SURVEY
 5 - OLD SURVEY
 6 - OLD SURVEY

FROM: ALCOA, MISSOURI, CITY AND TOWNSHIP OF DEWITT COUNTY, MISSOURI, AS RECORDED IN VOLUME 6, PAGES 428 THROUGH 431, FIELD RECORDS, HEADQUARTERS, TRACT, ALSO BEING A PORTION OF THAT CERTAIN TRACT FROM (LOT) 500 NORTH-OFT-WAY (NOT OPEN) ON THE NORTH LINE OF SAID BLOCK 49 OF SAID CITIES FROM DEWITT COUNTY, MISSOURI.

R.E. Garcia
R.E. Garcia & Associates
 ENGINEERS, SURVEYORS, PLANNERS
 118 NORTH 12TH AVE.
 P.O. BOX 1000
 DEWITT, MISSOURI 64728

RIGHT OF WAY SURVEY
 PREPARED BY: R.E. Garcia
 DATE: JANUARY 5, 2011
 SCALE: AS SHOWN
 DRAWN BY: R.E. Garcia
 CHECKED BY: R.E. Garcia
 DATE: JANUARY 5, 2011

I, R.E. Garcia, Registered Professional Land Surveyor, certify that the above is a true and correct plat of the land as surveyed and shown on this plat, and that I am a duly Licensed Professional Land Surveyor in the State of Missouri. My Commission Expires on 12/31/2011.

[Signature]
 R.E. Garcia
 Registered Professional Land Surveyor

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540



2010 2115785

Instrument Number: 2010-2115785

As
Recording

Recorded On: June 29, 2010

Billable Pages: 5
Number of Pages: 6

Parties:
To

Comment: SWDVL

** Examined and Charged as Follows: **

Recording	32 00
Total Recording:	32.00

JUL - 6 2010

***** 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: 2010-2115785
Receipt Number: 1129723
Recorded Date/Time: June 29, 2010 03:49P

Record and Return To:

MVP PROPERTIES LLC
3101 NORTH JACKSON RD
MCALLEN TX 78501

User / Station: A Uresth - Cash Station 03



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time
printed herein, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

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 with Vendor's Lien

Date: June 28, 2010

Grantor: MVP DEVELOPMENT, INC., a Texas Corporation

Grantor's Mailing Address: 13303 North Highway 281
Edinburg, Texas 78541
Hidalgo County

Grantee: MVP PROPERTIES, LLC, a Texas Limited Liability Company

Grantee's Mailing Address: 3101 North Jackson Road
McAllen, Texas 78501
Hidalgo County

Consideration:

Cash and a Note of even date executed by Grantee and payable to the order of Grantor in the principal amount of Three Hundred Eighty-Five Thousand Three Hundred Ninety-Eight and 71/100 Dollars (\$385,398.71). The Note is secured by a first and superior vendor's lien and superior title retained in this Deed and by a first-lien Deed of Trust of even date from Grantee to DAVID DAVILA, trustee.

Property (including any improvements):

See attached Exhibit "A" which is incorporated herein for all intents and purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

TRACT 1

1. Standby fees, taxes and assessments by any taxing authority for the year 2002, and subsequent year, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
2. Telegraph and telephone line easement on favor of Southwestern Bell Telephone Company as shown by instruments dated March 16, 1935, recorded in Volume 401, Page 561, and dated August 10, 1959, recorded in Volume 983, Page 565, both in the Deed of Records of Hidalgo County, Texas.
3. Highway easement in favor of State of Texas as shown by instrument dated March 18, 1935, recorded in Volume 402, Page 97 and dated April 2, 1935, recorded in Volume 406, Page 78, both in the Deed of Record Hidalgo County, Texas.
4. Right of way assessment in favor of Rio Grande Valley Gas Company as shown by instrument dated March 30, 1943, recorded in Volume 508, Page 177, Deed Records of Hidalgo County, Texas.
5. Terms, stipulations and corditions contained in Oil, Gas and Mineral Lease executed by L.A. Gannaway and wife Julia Schwab Gannaway to Sinclair Oil and Gas Company, dated December 7, 1954, recorded in Volume 164, Page 575, Oil and Gas Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in the Declaration of Unit as set forth in instrument dated February 4, 1955, recorded in Volume 171, Page 358, Oil and Gas Records of Hidalgo County, Texas.
7. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated August 12, 1959, recorded in Volume 236, Page 375, Oil and Gas Records of Hidalgo County, Texas.

8. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
9. All presently recorded (in the Office of the County Clerk of Hidalgo County, Texas) and validly existing easements and rights-of-way, not executed by Grantors.

TRACT 2

1. Any and all existing easements, rights of way or encumbrances, recorded or unrecorded, which affect or may affect the Property, including any roadway or other easements, rights of way or encumbrances in favor of Hidalgo County.
2. Prior reservation of oil, gas or other minerals.
3. Oil, gas and mineral leases of record.
4. Any encroachments or shortage in existing boundaries.
5. Any zoning restrictions or other restrictions promulgated by any city in which each tract of land is situated if any.
6. Any recorded or unrecorded leases which may be in effect.
7. Conflicts or shortages in area or boundaries.
8. Rights of parties in possession

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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THE WARRANTY OF TITLE STATED IN THIS DEED.

THE PROPERTY IS BEING CONVEYED TO GRANTEE IN AN "AS IS, WHERE IS" CONDITION, WITH ALL FAULTS. GRANTOR MAKES NO WARRANTY OF CONDITION, MERCHANTABILITY, OR SUITABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE FIXTURES AND PERSONAL PROPERTY. ALL WARRANTIES, EXCEPT FOR THE WARRANTY OF TITLE STATED IN THIS DEED, ARE DISCLAIMED.

As part of the consideration for this deed, Grantor and Grantee agree that, as between Grantor and Grantee, the risk of liability or expense for environmental problems, even if arising from events before closing, is the sole responsibility of Grantee, regardless of whether the environmental problems were known or unknown at closing. Grantee indemnifies, holds harmless, and releases Grantor from liability for any latent defects and from any liability for environmental problems affecting the property, including liability under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Texas Solid Waste Disposal Act, or the Texas Water Code. Grantee indemnifies, holds harmless, and releases Grantor from any liability for environmental problems affecting the property arising as the result of Grantor's own negligence or the negligence of Grantor's representatives. Grantee indemnifies, holds harmless, and releases Grantor from any liability for environmental problems affecting the property arising as the result of theories of products liability and strict liability, or under new laws or changes to existing laws enacted after the effective date that would otherwise impose on Grantor in this type of transaction new liabilities for environmental problems affecting the property.

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

MVP DEVELOPMENT, INC.,
a Texas Corporation,

By: [Signature]
MATIAS PENA, JR., President

MVP PROPERTIES, LLC,
A Texas Limited Liability Company

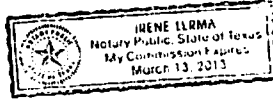
By: [Signature]
RAUL MEDINA, Member

By: [Signature]
MATIAS PENA, JR., Member

By: [Signature]
JESUS WILLALOBOS, Member

STATE OF TEXAS *
*
COUNTY OF HIDALGO *

This instrument was acknowledged before me on this 28th day of June, 2010, by MATIAS PENA, JR., as the President of MVP DEVELOPMENT, INC., a Texas Corporation, on behalf of said corporation.



[Signature]
Notary Public, State of Texas

My commission expires: 3-13-13

STATE OF TEXAS *
*
COUNTY OF HIDALGO *

This instrument was acknowledged before me on this 28th day of June, 2010, by RAUL MEDINA, Member, on behalf of MVP PROPERTIES, LLC, a Texas Limited Liability Company.



[Signature]
Notary Public, State of Texas

My commission expires: 3-13-13

STATE OF TEXAS *
*
COUNTY OF HIDALGO *

This instrument was acknowledged before me on this 28th day of June, 2010, by MATIAS PENA, JR., Member, on behalf of MVP PROPERTIES, LLC, a Texas Limited Liability Company.



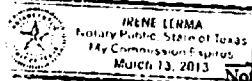
[Signature]
Notary Public, State of Texas

My commission expires: 3-13-13

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on this 28th day of June, 2010, by JESUS VILLALOBOS, Member, on behalf of MVP PROPERTIES, LLC, a Texas Limited Liability Company.



Irene Lerma
Notary Public, State of Texas

My commission expires: 3-13-13

PREPARED IN THE OFFICE OF:

LAW OFFICE OF DAVID DAVILA, P.C.
5525 North McColl Road
McAllen, Texas 78504

AFTER RECORDING RETURN TO:

MVP PROPERTIES, LLC
3101 North Jackson Road
McAllen, Texas 78501

WARRANTY DEED WITH VENDOR'S LIEN

LEGAL DESCRIPTION

TRACT 1

All of Lots 1 through 10 inclusive, Block 49, Lots 1 through 5 inclusive, Block 58, Lots 1 through 10 inclusive, Block 43 and Lots 4 through 7 inclusive, Block 57, CITRUS FRUIT DEVELOPMENT COMPANY SUBDIVISION Hidalgo County, Texas, according to the map recorded in Volume 6, Pages 428-431, Deed of Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes, together with all improvements thereon and all rights, easements, appurtenances, privileges and appurtenances pertaining thereto, including all rights, titles and interest of Grantor in and to any roads, streets, easements, stripes, or gores of land abutting or adjoining the Land; all rights, titles, interest, of Grantor in and to any award or awards now pending or hereafter made by any municipal, county, state, or federal authority of board with respect to the Land; all other rights, titles, interests, estates, claims or demands whatsoever of Grantor, either at law or in equity, in and to the Land including specifically, but without limitation, all remainders and reversions thereto.

SAVE AND EXCEPT all oil, gas and other minerals in, on, under, or that may be produced from the above described property; and

FURTHER SAVE AND EXCEPT that part conveyed to the State of Texas as set forth in Judgment dated July 11, 1960, recorded in Volume 984, Page 428, Deed Records of Hidalgo County, Texas, and subject to the following matters, to the extent that they are valid and subsist and affect the Property.

TRACT 2

A 100' of abandoned Railroad right of way at Encinitos Road and being more particularly described as follows:

"A 7.90 (more or less) acre tract of land (real property) out of Lots 49 and 58 of the Citrus Fruit and Development Company Subdivision, San Salvador Del Tule Grant, Hidalgo County", according to the map recorded in Volume 6, Pages 428 thru 431, Deed Records, Hidalgo County, Texas.

Physical Location:

Encinitos Road (South/Side), approximately 0.15 miles east of US Expressway 83, Hidalgo County; (Encinitos Road is approximately 1.2 miles north of FM 2812)