

TCEQ MSW No. (if known): _____



**Texas Commission on Environmental Quality
Municipal Solid Waste**

**Notice of Intent to Operate a Citizens'
Collection Station**

Instructions: Please fill out all sections. Use additional paper if necessary. If something is not applicable, please mark NA and explain why it is not applicable unless otherwise noted. All forms (initial notification, TCEQ Core Data Forms, and revisions) must be submitted at least in duplicate, with one copy going directly to the TCEQ Region Office for your county.

Applicant Information

Applicant Name: Hidalgo County

Customer Reference Number – if known (9 digits): **CN600753990**

If you do not have a Customer Reference Number, complete the customer information section of the Core Data Form TCEQ-10400 and submit that form with this application.

Facility Information

Facility Name: San Manuel Citizen Collection Station

Regulated Entity Reference Number – if known (9 digits): **RN** _____

If the facility does not have a Regulated Entity Reference Number, complete the regulated entity information section of the Core Data Form TCEQ-10400 and submit that form with this application.

Property Owner Information

Name: Hidalgo County

Customer Reference Number – if known (9 digits): **CN600753990**

If the property owner does not have a Customer Reference Number, complete the customer information section of the Core Data Form TCEQ-10400 and submit that form with this application. If you are not the property owner, please provide a Core Data Form filled out by the property owner of record.

Operator Contact Information

Name: Joseph Palacios

Title: Hidalgo County Precinct 4 Commissioner

Address: 1051 North Doolittle Road

City, State, Zip Code: Edinburg, TX 78542

Phone Number: 956-383-3112

General Information

Expected Start Date: Station was opened prior to March 27, 2006 when notification requirements became effective.

Operator on Site? YES NO

Minimum Waste Removal Frequency from Facility
(if collecting putrescibles, must be at least once per week) Several times during work week.

Name of Landfill at which Waste will be Disposed, and TCEQ Permit Number

Landfill Name: City of Edinburg Landfill Permit Number: MSW-956B

TCEQ Core Data Form

Please provide a TCEQ Core Data Form(s) with facility and customer information as an attachment to this application.

Site Location

Within a 100-year floodplain? YES NO

Within a Wetland? YES NO

Within Critical Habitat of
Endangered or Threatened Species? YES NO

Site will manage run-on and runoff
of peak discharge of the 25 year rainfall event? YES NO

1. Provide a description of how to get to the site from an intersection of major interstate or state roadways:
Travel North on Highway 281 from US 83 . Take Highway 186 exit. Turn East on Highway 186 for approximately 1/4 of a mile. Site is on south side of Highway 186.
2. Provide an attachment with the information in the following list:
 - a. A legible city or county roadway map with the site shown and labeled.
 - b. A list of adjacent property owners and their mailing addresses.

Type of Wastes Accepted

List the types of wastes that may be accepted: See Attachment A

Containers

- Containers closed or covered? YES NO
- Leakproof, durable, and designed for safe handling and easy cleaning? YES NO
- Nonreusable containers? YES NO
- If yes to nonreusable containers, are they of sufficient strength to minimize animal scavenging or rupturing? YES NO
- Reusable containers? YES NO
- Reusable containers clean? YES NO
- Reusable containers create a nuisance? YES NO

Additional Requirements

1. The owner or operator is required to post rules governing the use of the facility. The rules must include who may use the facility, what may or may not be accepted, etc.
2. The owner or operator must post operating hours on the sign.
3. Sharps may be collected if they are only from single family or multi-family dwellings, hotels, motels, or other establishments and if they are not considered medical waste as defined in §330.3
4. Manually emptied reusable containers must be capable of being serviced without the collector coming into contact with the waste.
5. Mechanically handled containers must be designed to prevent spills or leaks during storage, handling or transport.
6. The facility must be maintained in a sanitary condition.
7. Please provide a drawing (see attached example) of the layout of the collection station (i.e. where bins are located, etc).

Closure Plan

In accordance with 30 TAC §330.21, owner or operator must perform closure activities as soon as the facility ceases to accept waste. The owner or operator will initiate closure activities as specified by 30 TAC Chapter 330, Subchapter K. The owner or operator will perform the following:

1. The executive director shall be notified 90 days prior to closure of the facility.
2. The owner or operator will remove all waste, waste residues, and any recovered materials. Facility units shall either be dismantled and removed off-site or decontaminated.
3. The owner or operator will evacuate all material on-site (feedstock, in process, and processed) to an authorized facility and disinfect all tipping areas, processing areas, and post-processing areas.
4. If there is evidence of a release from a municipal solid waste unit, the executive director may require an investigation into the nature and extent of the release and an assessment of measures necessary to correct an impact to groundwater.

Detail any additional information to ensure compliance with closure requirements for the facility:

List of Included Attachments

- Updated/Revised Core Data Form TCEQ-10400 YES NO
- Legible county roadway map with site shown and labeled YES NO
- Property lease or ownership information YES NO
- Adjacent property owners list with mailing addresses YES NO

Other Authorizations

Please note, the owner or operator of this facility must acquire all applicable air and wastewater authorizations.

Compliance Advisory

Failure to comply with the requirements of 30 TAC Chapter 330 or any other applicable regulations, statutes, or ordinances may result, if the executive director so directs, in the owner or operator having to cease waste operations. The executive director may direct the owner or operator to apply for a permit or registration for the continued operation as a municipal solid waste facility under the provisions of 30 TAC Chapter 330.

Property Owner’s Affidavit (30 TAC §330.11(a))

The owner of the property must sign the following statement:

1. I acknowledge that the State of Texas may hold the property owner of record either jointly or severally responsible for the operation, maintenance, and closure or post-closure care of the facility.
2. I acknowledge that the facility owner or operator and the State of Texas shall have access to the property during the active life and post-closure care period, if required, after closure for the purpose of inspection and maintenance.

Signature of Owner

Date

Applicant's Statement

The applicant (owner or operator) must sign the following statement:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations." [30 TAC §305.44(b)]

Signature of Applicant

Date

Printed Name

Title

Submitting an Application

This form is required by 30 Texas Administrative Code §330.11(a) and §330.11(e)(1), and must be submitted prior to start up for citizens' collection stations. Owners/operators are required to meet the provisions set forth in 30 TAC Chapter 330 Subchapter C, Subchapter E, 30 TAC §330.303, §330.459, §330.461, §330.547, §330.551, §330.553, and the reporting requirements of §330.675.

Subsequent forms shall be submitted to update or change any information within 90 days of the effective date of the change.

If you have any questions, please contact the TCEQ Municipal Solid Waste Permits Section at (512) 239-2334.

Please submit this completed form and one or more Core Data Form(s) (form TCEQ-10400) to:

Municipal Solid Waste Permits Section MC 124
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, Texas 78711-3087



TCEQ Use Only

TCEQ Core Data Form

For detailed instructions regarding completion of this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> Other	
2. Attachments Describe Any Attachments: (ex. Title V Application, Waste Transporter Application, etc.)		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Notice of Intent to Operate a Citizens' Collection Station		
3. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	4. Regulated Entity Reference Number (if issued)
CN 600753990		RN

SECTION II: Customer Information

5. Effective Date for Customer Information Updates (mm/dd/yyyy)			
6. Customer Role (Proposed or Actual) – as it relates to the <u>Regulated Entity</u> listed on this form. Please check only <u>one</u> of the following:			
<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Operator	<input type="checkbox"/> Owner & Operator	
<input type="checkbox"/> Occupational Licensee	<input type="checkbox"/> Responsible Party	<input type="checkbox"/> Voluntary Cleanup Applicant	<input type="checkbox"/> Other: _____
7. General Customer Information			
<input type="checkbox"/> New Customer		<input type="checkbox"/> Update to Customer Information	<input type="checkbox"/> Change in Regulated Entity Ownership
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State)		<input checked="" type="checkbox"/> No Change**	
**If "No Change" and Section I is complete, skip to Section III – Regulated Entity Information.			
8. Type of Customer:		<input type="checkbox"/> Corporation	<input type="checkbox"/> Individual
<input type="checkbox"/> City Government	<input type="checkbox"/> County Government	<input type="checkbox"/> Federal Government	<input type="checkbox"/> Sole Proprietorship- D.B.A
<input type="checkbox"/> Other Government	<input type="checkbox"/> General Partnership	<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Other: _____
9. Customer Legal Name (If an individual, print last name first: ex: Doe, John)		If new Customer, enter previous Customer below	
		End Date:	
10. Mailing Address:			
	City	State	ZIP
11. Country Mailing Information (if outside USA)		12. E-Mail Address (if applicable)	
13. Telephone Number		14. Extension or Code	15. Fax Number (if applicable)
() -			() -
16. Federal Tax ID (9 digits)	17. TX State Franchise Tax ID (11 digits)	18. DUNS Number (if applicable)	19. TX SOS Filing Number (if applicable)
20. Number of Employees		21. Independently Owned and Operated?	
<input type="checkbox"/> 0-20	<input type="checkbox"/> 21-100	<input type="checkbox"/> 101-250	<input type="checkbox"/> 251-500
<input type="checkbox"/> 501 and higher	<input type="checkbox"/> Yes		<input type="checkbox"/> No

SECTION III: Regulated Entity Information

22. General Regulated Entity Information (If 'New Regulated Entity' is selected below this form should be accompanied by a permit application)			
<input checked="" type="checkbox"/> New Regulated Entity	<input type="checkbox"/> Update to Regulated Entity Name	<input type="checkbox"/> Update to Regulated Entity Information	<input type="checkbox"/> No Change** (See below)
**If "NO CHANGE" is checked and Section I is complete, skip to Section IV, Preparer Information.			
23. Regulated Entity Name (name of the site where the regulated action is taking place)			
San Manuel Citizen Collection Station			

24. Street Address of the Regulated Entity: <i>(No P.O. Boxes)</i>							
	City		State		ZIP		ZIP + 4
25. Mailing Address:	1051 North Doolittle						
	City	Edinburg	State	TX	ZIP	78542	ZIP + 4
26. E-Mail Address:							
27. Telephone Number	28. Extension or Code			29. Fax Number <i>(if applicable)</i>			
(956) 383-3112				(956) 381-5905			
30. Primary SIC Code (4 digits)	31. Secondary SIC Code (4 digits)		32. Primary NAICS Code (5 or 6 digits)		33. Secondary NAICS Code (5 or 6 digits)		
4953							
34. What is the Primary Business of this entity? <i>(Please do not repeat the SIC or NAICS description.)</i>							
Citizen Collection Station							

Questions 34 – 37 address geographic location. Please refer to the instructions for applicability.

35. Description to Physical Location:	Approximately 1/4 mile east of U.S. 281 along the south side of Highway 186						
36. Nearest City	County		State		Nearest ZIP Code		
Edinburg	Hidalgo		TX		78542		
37. Latitude (N) In Decimal:	26.55529			38. Longitude (W) In Decimal:	098.11867		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form or the updates may not be made. If your Program is not listed, check other and write it in. See the Core Data Form instructions for additional guidance.

<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Industrial Hazardous Waste	<input checked="" type="checkbox"/> Municipal Solid Waste
<input type="checkbox"/> New Source Review – Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS	<input type="checkbox"/> Sludge
<input type="checkbox"/> Stormwater	<input type="checkbox"/> Title V – Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil	<input type="checkbox"/> Utilities
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Waste Water	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

40. Name:	Eduardo Cruz	41. Title:	Env. Compliance Monitor II
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(956) 292-7000	4081	() -	eduardo.cruz@co.hidalgo.tx.us

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 9 and/or as required for the updates to the ID numbers identified in field 39.

(See the Core Data Form instructions for more information on who should sign this form.)

Company:	Hidalgo County	Job Title:	County Judge
Name <i>(In Print)</i> :	Ramon Garcia	Phone:	(956) 318-2600
Signature:		Date:	

HIDALGO COUNTY

Solid Waste Citizen Collection Station Rules & guidelines

The Commissioners' Court of Hidalgo County has ordered a Solid Waste Disposal program and has adopted these Solid Waste Citizen Collection Station Rules and Guidelines in order to safeguard the public health; to ensure the safety of county employees; to ensure the safe and efficient operation of the citizen collection station; to ensure that only residential waste from rural and unincorporated area county residents is disposed of at the Citizen Collection Station and to control and monitor proper access to the Citizen Collection Station.

GENERAL CITIZEN COLLECTION STATION RULES

- The Citizen Collection Station will accept authorized solid waste generated by the rural and unincorporated resident living within Hidalgo County as described under these rules
- Rural boundaries are areas not within city limits
- The operator of any vehicle transporting authorized solid waste to the citizen collection station shall, as condition of use, present evidence and/or answer any reasonable questions concerning the nature and place of origin of that material as the sanitation attendant in charge may request
- The Attendant in Charge shall be obeyed at all times and all authorized solid wastes must be deposited in appropriate designated areas and in accordance with the collection station operator's instructions
- The County of Hidalgo reserves the right to reject any solid wastes, which it considers to be detrimental to the operation of the collection station, or contrary to these Rules
- The Citizen Collection Station will only admit vehicles with a valid collection station permit displayed on the vehicle.
- At the time of making application to obtain a permit, the applicant shall present and provide any requisite materials as described herein to determine eligibility
- Permits will be issued only to those applicants who comply with these Rules. The ownership of real property is not the determining factor as to who may receive a permit
- Use of the collection station shall be limited to the hours determined by each Precinct

PROHIBITED CONDUCT

Disposal of solid waste at any of the Hidalgo County Solid Waste Citizen Collection Station without a valid solid waste permit properly displayed a violation of established rules and guidelines may result in civil penalties. Complaints may be reported to the Hidalgo County Constable's Office(s); Violations shall be referred to the Office of the Criminal District Attorney.

PERMITS

A permit is required for use of all Hidalgo County Solid Waste Citizen Collection Stations. Permits must prominently be displayed on the user's vehicle and must be visible when within the Citizen Collection Station. All vehicles entering the Citizen Collection Station must display a valid permit issued to that specific vehicle and vehicle owner. All permits MUST have a permit application filled out in full before a permit is issued. Citizen Collection Station Permit permits are not valid until affixed to the permitted vehicle.

- ONLY Hidalgo County rural and unincorporated area residents will qualify for the permit
- All users are required to obtain a permit prior to use of the collection station
- Citizen Collection Station permit are not transferable
- Each permit will cost \$25 and will be good for ninety (90) days from the date of purchase
- Permits for each additional vehicle may be obtained at a cost of \$25 for ninety (90) days
- Proof of Hidalgo County rural residency, name, address, personal identification and vehicle information is required at the time of application
- Limit one (1) vehicle per permit
- Permit applications and renewals may be obtained at the designated Precinct Offices

HIDALGO COUNTY

Solid Waste Citizen Collection Station Rules & guidelines

PAYMENT METHODS

- Cash
- Credit or Debit Cards

SCREENING

- Rural residents will be screened to ensure they possess a valid permit for the vehicle present
- Incoming trash will be visually inspected to deter un-authorized waste
- No vehicle will be allowed entry to the Citizen Collection Station without a valid permit displayed on the authorized vehicle
- Inspection on all white goods must be done in order to confirm if Freon has been removed
- Frequency of the person's use of the Citizen Collection Stations will be closely monitored to ensure compliance of set Rules

AUTHORIZED SOLID WASTE

Residential Waste

- Residential waste includes normal household refuse/garbage (paper, plastics, cans, food and vegetable scraps)
- All household trash must be bagged

Tires

- Limit four (4) passenger and light truck tires per month from residential customers
- Tire disposal will require prior precinct authorization

Brush & Yard Waste

- Leaves, grass clippings, tree trimmings and brush
- Each precinct will have a designated collection station that will allow brush or yard waste
- Brush should be cut in 3 to 4 foot lengths and securely tied

Bulky Items

- Any item measuring in excess of either forty eight (48) inches in length or fifty (50) pounds in weight
- Refrigerator, stoves, washing machines, dryers, water tanks, mattresses, chairs, furniture, electronics and couches

White Goods

- Any item measuring in excess of either three (3) cubic feet in size or fifty (50) pounds in weight
- Any item that is manufactured primarily from metal, including, but not limited to, a bath tub, heater, hot water heater, refrigerator, sink or washer and dryer
- Freon must be removed from all white goods in order to accept the items

Scrap Metal

- Metal that can be sold as scrap

HIDALGO COUNTY

Solid Waste Citizen Collection Station Rules & guidelines

NON-AUTHORIZED SOLID WASTE

Commercial waste

- Contractor or commercial waste/building materials
- Demolition waste such as brick, concrete, shingles, wood, gypsum, and sheet rock

Automotive Parts

- Car batteries, fenders, vehicle doors, body and frame parts, engines, transmissions; as these items should be disposed of in a salvage yard.
- Commercial truck/tractor tires

Hazardous waste

- Pesticides, fertilizers, herbicides, chemicals and cleaners
- Paint thinners, toxins, poisons, asbestos, and petroleum products such as gas, oil and kerosene
- Drums, Paint Cans, liquids or solvents of any kinds
- Items with Freon (Refrigerators, freezers, A/C Units)
- Dead animals

ALLOWABLE VEHICLES

- Passenger cars including station wagons and sport utility vehicles, residential vans, pick-up trucks and small single axle utility trailers (overall size not to exceed 5' x 8')

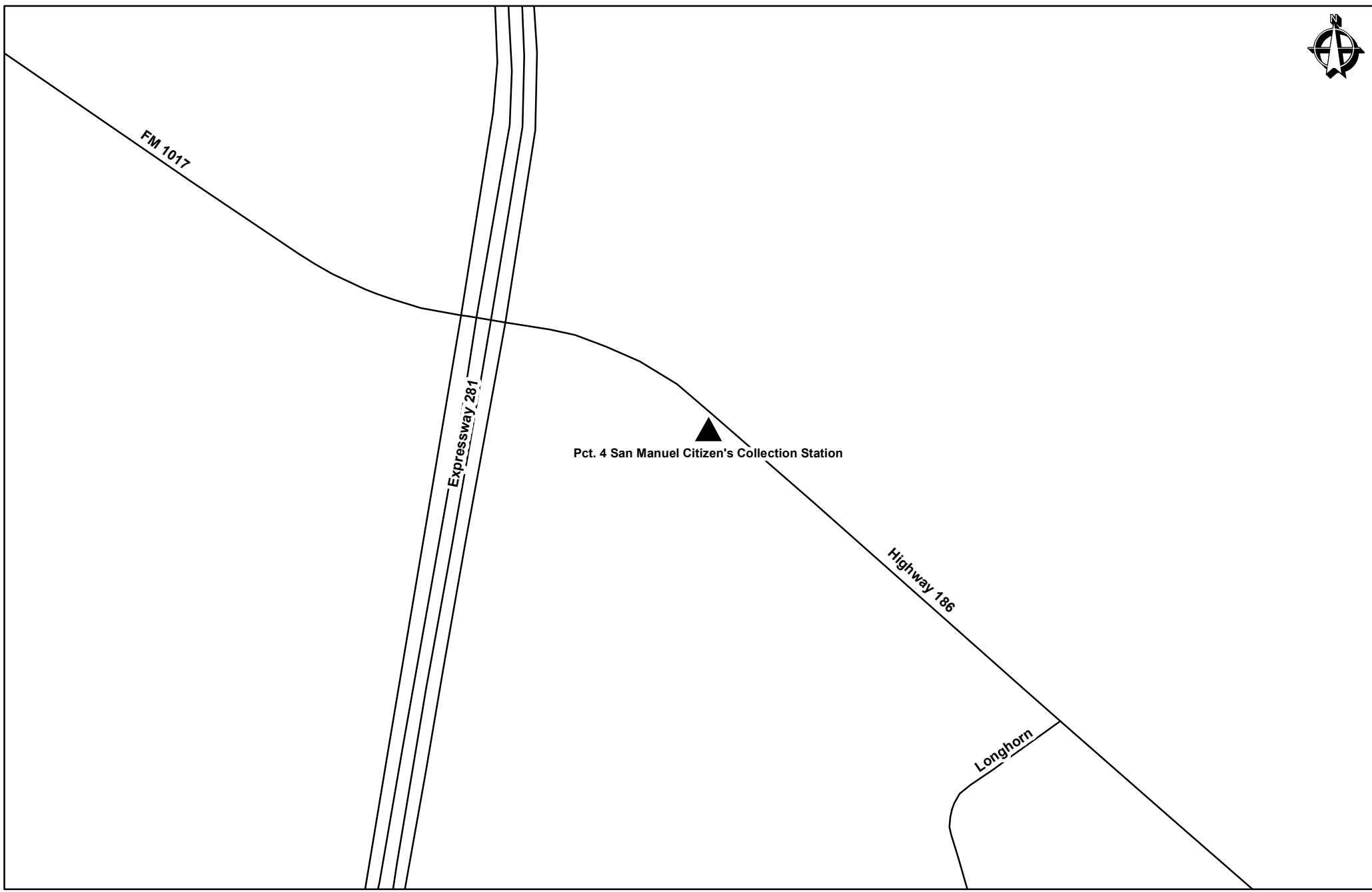
VEHICLES NOT ALLOWED

- Dump trucks, Box Trucks, Rack Body Trucks, Large Trailers (exceeding 5' x 8') and large trucks (those with a cargo area exceeding manufacturer's full size pick-up truck body)
- Double axel trailers will not be accepted




NOTICE: DISPOSING OR ALLOWING OR PERMITTING THE DISPOSAL OF LITTER OR OTHER SOLID WASTE AT A PLACE THAT IS NOT AN APPROVED DISPOSAL FACILITY OR ; RECEIVING LITTER OR OTHER SOLID WASTE FOR DISPOSAL AT A PLACE THAT IS NOT AN APPROVED DISPOSAL FACILITY OR; TRANSPORTING LITTER OR OTHER SOLID WASTE TO A PLACE THAT IS NOT AN APPROVED FACILITY FOR DISPOSAL OR; DISPOSING SOLID WASTE OR LITTER IN A DUMPSTER THAT IS CONTROLLED BY SOMEONE ELSE WITHOUT PERMISSION, IS A VIOLATION OF LAW AND OFFENDERS SHALL BE PROSECUTED(Sub. Ch. B, Ch. 365 Health & SafetyCode).

Hidalgo County Precinct 4 Citizen Collection Station in Linn-San Manuel Area





Legend

-  Citizens Collection Station Sites
-  Streets
-  City Limits

Pct. 4 San Manuel Citizen's Collection Station



**HIDALGO COUNTY
PLANNING DEPARTMENT**
1304 S. 25TH STREET
EDINBURG TX. 78542
TEL: (956)318-2840 * FAX: (956)318-2844
www.co.hidalgo.tx.us
Raul E. Sesin, P.E., C.F.M.
PLANNING ADMINISTRATOR

San Manuel CCS List of Adjacent Property Owners

Leonel Gonzalez
3914 E. Curve Road
Edinburg, Texas, 78542-5586

LPJ Family Limited Partnership
36080 N. Expressway 281
Edinburg, Texas 78542-2812

San Manuel Properties LLC
2105 Remington Avenue
Edinburg, Texas 78539-3931

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



70 2013 02393843

Instrument Number: 2013-2393843

AS
Recording - No Fee

Recorded On: March 20, 2013

Parties:

To

Number of Pages: 6

Comment: GEN. WARR. DEED

** Examined and Charged as Follows: **

Recording - No Fee 0.00

Total Recording: 0.00

***** 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: 2013-2393843

Receipt Number: 1344770

Recorded Date/Time: March 20, 2013 02:45P

Record and Return To:

COMMISSIONER, PRECINCT NO. 4
1051 N. DOOLITTLE ROAD
EDINBURG TX 78542

User / Station: E Castillo - Cash Station 17



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, 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.

General Warranty Deed

Date: March 1, 2013

Grantor: LPJ Family Limited Partnership, Luis Flores, III, joined proforma by my spouse, Dora Flores, Patricia Lamar De Los Santos, joined proforma by my spouse, Michael De Los Santos, and Jaime Javier Flores, joined proforma by my spouse, Melissa Flores.

Grantor's Mailing Address:

LPJ Family Limited Partnership
36080 N. US Highway 281
Edinburg, TX 78542
Hidalgo County

Luis Flores, III and Dora Flores
36080 N. US Highway 281
Edinburg, TX 78542
Hidalgo County

Patricia Lamar De Los Santos and Michael De Los Santos
36080 N. US Highway 281
Edinburg, TX 78542
Hidalgo County

Jaime Javier Flores and Melissa Flores
36080 N. US Highway 281
Edinburg, TX 78542
Hidalgo County

Grantee: County of Hidalgo, Texas

Grantee's Mailing Address:

c/o Hidalgo County Judge, Ramón García
1615 S. Closner Ste. J
Edinburg, Texas 78539
Hidalgo County

Consideration:

Intended use: Grantor is conveying the property to Grantee with the understanding that it will be used for the establishment of a multipurpose facility to be used for emergency services, including but not limited to a facility for the establishment of a fire fighting department and ambulance services and for the storage of related equipment and supplies necessary to provide an emergency response to the community.

Property (including any improvements):

A 2.50 acre tract of land, out of Lot 2 of the CSM#1 Subdivision, Hidalgo County, Texas as per amended map recorded in Volume 46, Page 100 Map Records of Hidalgo County, Texas, said 2.50 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod found at the Southeast corner of Lot 2, THENCE North 08° 37' 00" East, with the East line of said Lot 2, a distance of 469.51 feet; THENCE North 81° 23' 00" West, a distance of 145.44 feet to a ½" iron rod set for the Southeast corner of this tract of land and the POINT OF BEGINNING;

THENCE North 81° 23' 00" West, a distance of 294.06 feet to a ½" iron rod set for the Southwest corner of this tract of land;

THENCE North 08° 37' 00" East, a distance of 436.02 feet to a ½" iron rod set at the South right-of-way line of S.H. 186 for the Northwest corner of this tract of land;

THENCE with said South right-of-way being a curve to the right having a Radius of 1860.10 feet, a Delta Angle of 10° 05' 28", an and Arc Length of 327.61 feet to a ½" iron rod set for the Northeast corner of this tract of land;

THENCE South 08° 37' 00" West, a distance of 292.56 feet to the POINT OF BEGINNING, containing 2.50 acres of land more or less, **SAVE AND EXCEPT** for Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Reservation to Conveyance:

Right of Reverter: Grantor retains the right of reverter, i.e. the right to have the title revert to the Grantor, upon the happening of any of the following situations:

1. Where the property is used for any purpose other than the establishment, housing and training of a fire department and/or emergency services for the San Manuel area, and may NOT be sold;
2. In the event that, construction of the necessary buildings, are not commenced within two (2) years and they are not substantially completed within three (3) years from the date of this conveyance; and
3. The area and the facilities located thereon shall be named in the honor of Luis Flores, Jr.

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, 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.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

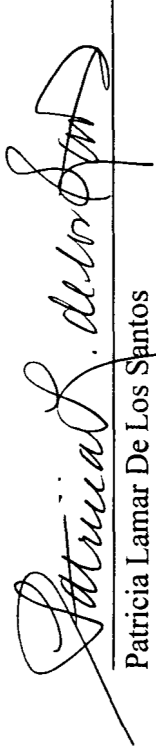
LPJ Family Limited Partnership
A Texas Limited Partnership
By: VIFlores, LLC
A Texas Limited Liability Company




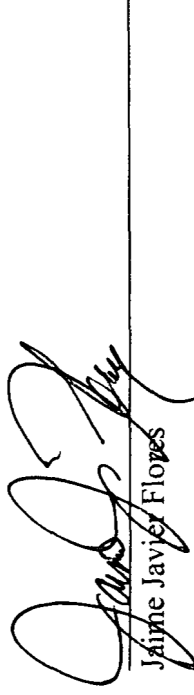
By: Vicky I. Flores, Member Manager

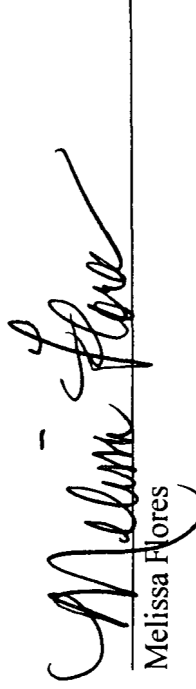

Luis Flores, III


Dora Flores


Patricia Lamar De Los Santos

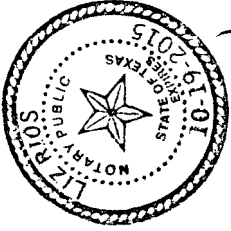

Michael De Los Santos


Jaime Javier Flores


Melissa Flores

STATE OF TEXAS)
COUNTY OF HIDALGO)

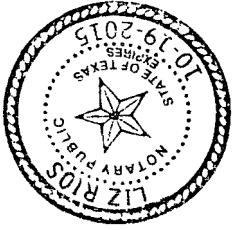
This instrument was acknowledged before me on March 1, 2013, by
Vicky I. Flores as Manager Member of VIFlores, LLC on behalf of EPJ Limited Partnership, a Texas
Limited Partnership.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on March 6, 2013, by
Luis Flores, III.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS)
COUNTY OF HIDALGO)

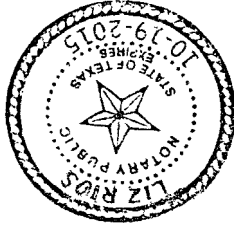
This instrument was acknowledged before me on March 6, 2013, by
Dora Flores.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on March 6, 2013, by
Patricia Lamar De Los Santos.

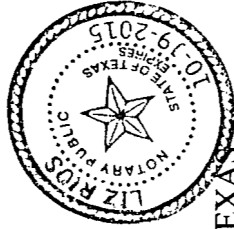


[Signature]
Notary Public, State of Texas

STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on March 6, 2013, by
Michael De Los Santos.

[Signature]
Notary Public, State of Texas



STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on March 6, 2013, by
Jaime Javier Flores.

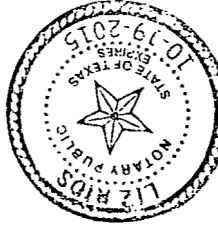
[Signature]
Notary Public, State of Texas



STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on March 6, 2013, by
Melissa Flores.

[Signature]
Notary Public, State of Texas



PREPARED IN THE OFFICE OF AND
AFTER RECORDING RETURN TO:
DENNIS E HENDRIX
Attorney at Law
200 N. 12th St., Ste. 202
Edinburg, Texas 78541
Tel: (956) 381-8495/Fax: (956) 381-4435