

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: Veterans Boulevard 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: Eduardo "Eddie" Cantu

Title: Hidalgo County Precinct 2 Commissioner

Address: 300 West Hall Acres, Suite G

City, State, Zip Code: Pharr, Texas 78577

Phone Number: 956-787-1891

Containers

- | | | |
|---|---|--|
| Containers closed or covered? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Leakproof, durable, and designed for safe handling and easy cleaning? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Nonreusable containers? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| If yes to nonreusable containers, are they of sufficient strength to minimize animal scavenging or rupturing? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| Reusable containers? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Reusable containers clean? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Reusable containers create a nuisance? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> 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)		4. Regulated Entity Reference Number (if issued)	
CN 600753990		RN	

[Follow this link to search for CN or RN numbers in Central Registry**](#)

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 Regulated Entity listed on this form. Please check only one of the following:			
<input type="checkbox"/> Owner	<input type="checkbox"/> Operator	<input checked="" 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 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"/> City Government	<input type="checkbox"/> County Government	<input type="checkbox"/> Federal Government	<input type="checkbox"/> State Government
<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	ZIP + 4
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)			
Veterans Boulevard Citizen Collection Station			

24. Street Address of the Regulated Entity: (No P.O. Boxes)	4011 South Veterans Blvd.						
	City	San Juan	State	TX	ZIP	78589	ZIP + 4
25. Mailing Address:	300 W. Hall Acres, Suite G						
	City	Pharr	State	TX	ZIP	78577	ZIP + 4
26. E-Mail Address:							
27. Telephone Number	28. Extension or Code			29. Fax Number (if applicable)			
(956) 787-1891				(956) 787-4683			
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? (Please do not repeat the SIC or NAICS description.)							
Citizen Collection Station							

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

35. Description to Physical Location:	Travel West on US 83 and get off on I Road exit. Turn South on I Road (Veteran Blvd) and travel for approximately 4.5 miles. Site is on southeast corner of Pecina Road and Veterans Blvd.						
36. Nearest City	County		State		Nearest ZIP Code		
San Juan	Hidalgo		TX		78589		
37. Latitude (N) In Decimal:	26.14044			38. Longitude (W) In Decimal:	098.17404		
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 (In Print):	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

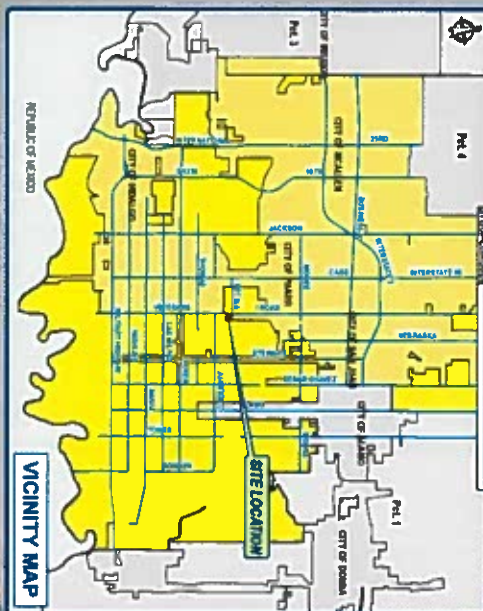
- Dump trucks, Box Trucks, Rack Body Trucks, Large Trailers (exceeding 5' x 8') and large trucks (those with a cargo area exceeding manufacturer's full size pick-up truck body)
- Double axel trailers will not be accepted

NOTICE: DISPOSING OR ALLOWING OR PERMITTING THE DISPOSAL OF LITER 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).



PECINA

CITY OF SAN JUAN



I ROAD (S. VETERANS BLVD.)



COUNTY ROAD 1950

Site: 11/02/15
Revised: 1/16/16
Project: Hidalgo County Precinct 2 Collection Station Site Plan



HIDALGO COUNTY PRECINCT 2

CITIZEN'S COLLECTION STATION





Guzman Consuelo A & Juan
1700 Ohio ST.
San Juan, TX 78589

PEGINA

Rio Fresh Inc.
P.O. Box 1619
San Juan, TX 78589

Keller Real Estate Investment Inc.
P.O. Box 2555
McAllen, TX 78502

Keller Real Estate Investment Inc.
P.O. Box 2555
McAllen, TX 78502

Keller Real Estate Investment Inc.
P.O. Box 2555
McAllen, TX 78502

Williams Barbara Bobby Evans Etal
111 Hermann Dr. Unit 20A
Houston, TX 77004

I ROAD (S. VETERANS BLVD.)

SITE LOCATION

ACCESS ROAD



Hidalgo County Irrigation District No. 2
P.O. Box 6
San Juan, TX 78589

Hidalgo County Irrigation District No. 2
P.O. Box 6
San Juan, TX 78589

San Juan Ventures LTD
P.O. Box 5848
McAllen, TX 78502

Keller Real Estate Investment Inc.
P.O. Box 2555
McAllen, TX 78502

COUNTY ROAD 1950



HIDALGO COUNTY PRECINCT 2

CITIZEN'S COLLECTION STATION

ADJACENT PROPERTIES



**** Electronically Filed Document ****

Hidalgo County
Arturo Guajardo Jr.
County Clerk

Document Number: 2011-2204550
Recorded As : RECORDING ELECTRONIC

Recorded On: May 06, 2011
Recorded At: 04:54:40 pm
Number of Pages: 4

Recording Fee: \$24.00

Parties:

Direct-
Indirect-

Receipt Number: 1195520
Processed By: Imelda Leal

***** 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.



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

Charge to VLTC
 GR: 119238/PG

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.

WARRANTY DEED

Date: March 14, 2011

Grantor: KELLER REAL ESTATE INVESTMENTS, INC., a Texas Corporation

Grantor's Mailing Address (including county): P.O. Box 2555
 McAllen, Hidalgo County, Texas 78502

Grantee: THE COUNTY OF HIDALGO

Grantee's Mailing Address (including county): 2401 Moorefield Rd.
 Mission, Hidalgo County, Texas 78572

Consideration: Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

Being a 19.748-acre tract of land out of Lots 11 and 12, Block 15, JOHN CLOSNER SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 0, Pages 4-5, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes, said 19.748-acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a cotton picker spindle set at the Southwest Corner of Lot 11, Block 15, John Closner et al Subdivision; THENCE, North 08 degrees, 38 minutes, 10 seconds East, with the West line of Lot 11, Block 15, a distance of 97.91 feet to a 60 D Nail set; THENCE, South 81 degrees, 31 minutes, 00 seconds East, parallel to the South line of Lot 11, Block 15, a distance of 46.34 feet to a No. 4 rebar set at the East right of way line of South "I" Road for the POINT OF BEGINNING and Southwest corner of this tract of land;

THENCE, in a Northeasterly direction with a curve to the right with the East right of way line of said South "I" Road having a Delta Angle of 01 degrees, 59 minutes, 13 seconds, a radius of 7589.00 feet, a curve length of 260.97 feet, a tangent of 130.50 feet, a chord length of 260.95 feet and a chord bearing of North 13 degrees, 45 minutes, 59 seconds East, to a No. 4 rebar set for a corner of this tract of land;

THENCE, North 14 degrees, 45 minutes, 06 seconds East, continuing with the East right of way line of said South "I" Road, a distance of 249.57 feet to a No. 4 rebar set for the Northwest corner of this tract of land;

THENCE, North 86 degrees, 50 minutes, 03 seconds East, with the South line of a Hidalgo County Irrigation District No. 2 Canal, a distance of 586.29 feet to a No. 4 rebar set at a point of curvature to the left for a corner of this tract of land;

THENCE, in a Northeasterly direction with said curve to the left and with the South line of said Hidalgo County Irrigation District No. 2 Canal having a Delta Angle of 24 degrees, 53 minutes, 47 seconds, a radius of 1580.85 feet, a curve length of 686.91 feet, a tangent of 348.96 feet, a chord length of 681.52 feet, a chord bearing of North 74 degrees, 23 minutes, 10 seconds East, to a No. 4 rebar set for a point of tangency and a corner of this tract of land;

THENCE, North 61 degrees, 22 minutes, 29 seconds East, with the South line of said Hidalgo County Irrigation District No. 2 Canal, a distance of 78.45 feet to a No. 4 rebar set at a point of curvature to the right for a corner of this tract of land;

THENCE, in a Southeasterly direction with a curve to the right with the Hidalgo County Irrigation District No. 2 Canal having a Delta Angle of 124 degrees, 43 minutes, 57 seconds, a radius of 82.48 feet, a curve length of 179.56 feet, a tangent of 157.55 feet, a chord length of 146.14 feet, a chord bearing of South 56 degrees, 15 minutes, 32 seconds East, to a No. 4 rebar set for a point of tangency and corner of this tract of land;

THENCE, South 08 degrees, 17 minutes, 05 seconds West, with the West line of said Hidalgo County Irrigation District No. 2 Canal, a distance of 943.92 feet to a No. 4 rebar set for the Southeast corner of this tract of land;

THENCE, North 81 degrees, 53 minutes, 58 seconds West, with the North line of a Hidalgo County Irrigation District No. 2 Drainage Ditch, a distance of 313.93 feet to a No. 4 rebar set at a curve to the left for a corner of this tract of land;

THENCE, in a Northwesterly direction with said curve to the left and the North line of a Hidalgo County Irrigation District No. 2 Drainage Ditch having a Delta Angle of 67 degrees, 39 minutes, 05 seconds, a radius of 374.99 feet, a

curve length of 442.77 feet; a tangent of 251.28 feet, a chord length of 417.50 feet, a chord bearing of North 52 degrees, 35 minutes, 27 seconds West, to a No. 4 rebar set for a point of tangency and corner of this tract of land;

THENCE, North 87 degrees, 28 minutes 23 seconds West, with the North line of said Hidalgo County Irrigation District No. 2 Drainage Ditch, a distance of 374.20 feet to a No. 4 rebar set for a corner of this tract of land;

THENCE, South 85 degrees, 06 minutes, 45 seconds West, with the North line of said Hidalgo County Irrigation District No. 2 Drainage Ditch, a distance of 194.27 feet to a No. 4 rebar set for a corner of this tract of land;

THENCE, South 78 degrees, 42 minutes, 59 seconds West, with the North line of said Hidalgo County Irrigation District No. 2 Drainage Ditch, a distance of 134.68 feet to the POINT OF BEGINNING.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: To the extent they validly exist:

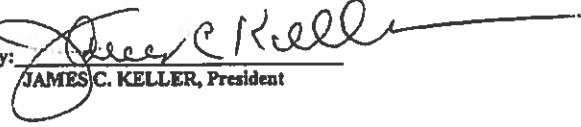
1. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.
2. Roads, easements and reservations as shown on the map and dedication of John Closner Subdivision, recorded in Volume 0, Pages 4-5, Map Records of Hidalgo County, Texas.
3. Subject to any portion of subject property described herein lying within canal right of way.
4. Mineral and/or royalty reservation contained in deed dated May 23, 1941, recorded in Volume 480, Page 420, Deed Records of Hidalgo County, Texas.
5. Mineral and/or royalty reservation contained in deed dated April 29, 1946, recorded in Volume 583, Page 500, Deed Records of Hidalgo County, Texas.
6. Mineral and/or royalty reservation contained in deed dated September 18, 2001, filed October 8, 2001 under Document Number 1013956, and correction Deed dated June 18, 2007, filed August 10, 2007 under Document Number 1793305, Official Records of Hidalgo County, Texas.
7. Terms, stipulations and conditions contained in Oil, Gas and Mineral Leases dated September 8, 1949, recorded in Volume 103, Page 17 and dated September 26, 1949, recorded in Volume 103, Page 589, Oil and Gas Records of Hidalgo County, Texas.
8. Terms, stipulations and conditions contained in Oil, Gas and Mineral Leases dated April 21, 1990, recorded in Volume 2906, Page 749, dated June 21, 1990, recorded in Volume 2935, Page 15, dated August 2, 1990, recorded in Volume 2968, Page 471, dated August 2, 1990, recorded in Volume 2968, Page 476, dated August 2, 1990, recorded in Volume 2968, Page 481, dated October 11, 1990, recorded in Volume 2990, Page 181, dated January 30, 1992, recorded in Volume 3217, Page 858, dated April 14, 1992, recorded in Volume 3316, Page 82, Official Records of Hidalgo County, Texas.
9. Terms, stipulations and conditions contained in Oil, Gas and Mineral Leases filed April 18, 1994 under Document Number 380897, filed June 8, 1994 under Document Number 391049, filed March 17, 2000 under Document Number 855452, filed December 12, 2001 under Document Number 1032778, filed May 9, 2002 under Document Number 1081280, filed May 9, 2001 under Document Number 1081281, filed November 15, 2002 under Document Number 1140633, filed November 21, 2002 under Document Number 1142529, filed December 18, 2002 under Document Number 1150143 and filed February 11, 2003 under Document Number 1166900, Official Records of Hidalgo County, Texas.
10. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instruments filed August 17, 1993 under Document Number 339158, filed March 24, 1994 under Document Number 376403, filed October 23, 1995 under Document Number 482306, filed March 8, 2002 under Document Number 1059752, filed October 17, 2002 under Document Number 1132336, and filed September 10, 2003 under Document Number 1241901, Official Records of Hidalgo County, Texas.
11. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
12. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
13. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
14. Any part of the herein described property lying within canal right of way claimed in fee simple by Hidalgo County Irrigation District No. 2.
15. Standby fees, taxes and assessments by any taxing authority for the year 2011, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, the payment of which Grantee assumes.

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.

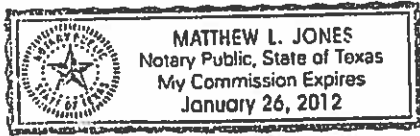
**KELLER REAL ESTATE INVESTMENTS,
INC., a Texas Corporation**

By: 
JAMES C. KELLER, President

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on April 21, 2011 by **JAMES C. KELLER**,
President of **KELLER REAL ESTATE INVESTMENTS, INC.**, a Texas Corporation on behalf of the corporation.




NOTARY PUBLIC - STATE OF TEXAS

**AFTER RECORDING RETURN TO :
THE COUNTY OF HIDALGO
2401 Moorefield Rd.
Mission, Texas 78572**

**PREPARED IN THE LAW OFFICE OF:
L.G. 'JERRY' CANALES
217 W. Cano
Edinburg, Texas 78539
File No.: 119238**