

XO:sm
00-467

87-706341
WARRANTY DEED

Date: February 14, 2001

Grantor: MANI SKARIA and PAUL MANOHARAN, not joined herein by our wives as the property hereby conveyed does not constitute any part of our homesteads.

Grantor's Mailing Address (including county): 308 Sunflower
McAllen, Hidalgo County, Texas 78501

Grantee: HIDALGO COUNTY, TEXAS

Grantee's Mailing Address (including county): 100E. Cano
Edinburg, Hidalgo County, Texas 78539

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration;

Property (including any improvements):

The East ½ of Lot One (1), Block Forty-Three (43), ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 24, 25 and 26, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. All the oil, gas and other minerals, in under or that may be produced from the subject property are excepted herefrom in instrument dated August 20, 1948, recorded in Volume 85, Page 596, Oil and Gas Records and dated June 18, 1995, recorded under Document No. 466885, Official Records, Hidalgo County, Texas.
2. Oil, Gas and Mineral Lease dated June 20, 1949, recorded in Volume 106, Page 278, dated January 28, 1964, recorded in Volume 284, Page 598, dated April 28, 1969, recorded in Volume 322, Page 625, Volume 322, Page 642, dated November 1, 1976, recorded in Volume 364, Page 724, dated March 22, 1982, recorded in Volume 413, Page 651, and Volume 413, Page 972, Oil and Gas Records, dated December 20, 1984, recorded in Volume 2098, Page 214, dated January 26, 1999, recorded under Document Nos. 773314 and 785110, Official Records, Hidalgo County, Texas.
3. Memorandum of Oil and Gas Lease dated October 29, 1999, between HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, and SAMSON LONE STAR LIMITED PARTNERSHIP, recorded under Clerk's File No. 819759, Official Records, Hidalgo County, Texas and unitized in instrument dated December 11, 1999, recorded under Clerk's File No. 888450, Official Records, Hidalgo County, Texas.
4. Subject to any portion of the property described herein within the limits or boundaries of any public or private roadway and /or highway and the rights of the public thereto.
5. Subject to any portion of subject property described herein lying within canal right of way
6. Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.
7. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Mani Skaria

MANI SKARIA, not joined herein by our wives as the property hereby conveyed does not constitute any part of our homesteads.

Paul Manoharan

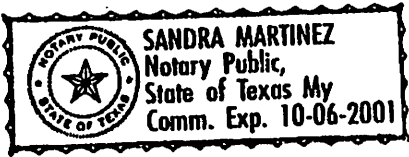
PAUL MANOHARAN, not joined herein by our wives as the property hereby conveyed does not constitute any part of our homesteads.

(Acknowledgment)

STATE OF TEXAS *

COUNTY OF HIDALGO *

This instrument was acknowledged before me on the 14th day of Feb., 2001, by MANI SKARIA, not joined herein by my wife as the property hereby conveyed does not constitute any part of our homestead.



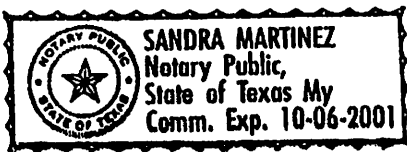
Sandra Martinez
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS *

COUNTY OF HIDALGO *

This instrument was acknowledged before me on the 14th day of Feb., 2001, by PAUL MANOHARAN, not joined herein by my wife as the property hereby conveyed does not constitute any part of our homestead.



Sandra Martinez
Notary Public, State of Texas

AFTER RECORDING RETURN TO :
XAVIER ORNELAS
PRESTIA & ORNELAS
P. O. Box 876
Edinburg, Texas 78540-0876

PREPARED IN THE LAW OFFICE OF:
PRESTIA & ORNELAS
P.O. Box 876
Edinburg, Texas 78540-0876

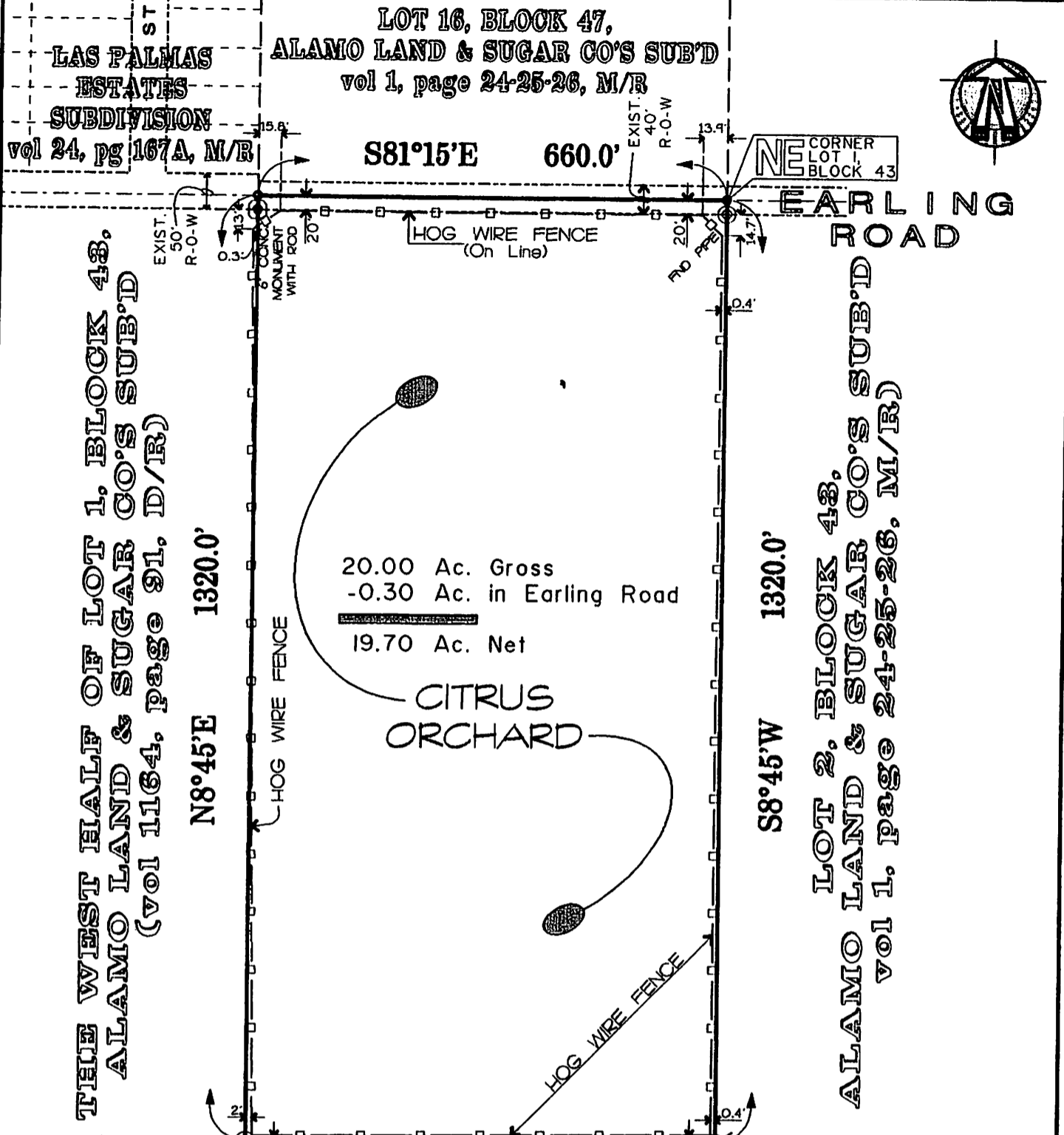
Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk

On: Mar 12, 2001 at 11:07A

As a Recording

Document Number: 950692
Total Fees : 11.00

Receipt Number - 333949
By,
Bea Cruz, Deputy



LAS PALMAS
ESTATES
SUBDIVISION
vol 24, pg 167A, M/R

LOT 16, BLOCK 47,
ALAMO LAND & SUGAR CO'S SUB'D
vol 1, page 24-25-26, M/R



NE CORNER
LOT 1,
BLOCK 43

EARLING
ROAD

THE WEST HALF OF LOT 1, BLOCK 43,
ALAMO LAND & SUGAR CO'S SUB'D
(vol 1164, page 91, D/R)

ALAMO LAND & SUGAR CO'S SUB'D
vol 1, page 24-25-26, M/R)

20.00 Ac. Gross
-0.30 Ac. in Earling Road
19.70 Ac. Net

CITRUS
ORCHARD

BAR SUB'D. UNIT No. 4
vol 24, page 34, M/R

SE CORNER
LOT 1,
BLOCK 43

SAN MARTIN ST.

SAN
MATEO
ST.

SAN
JUDAS
ST.

MAP
OF

THE EAST HALF OF
LOT 1, BLOCK 43,
ALAMO LAND & SUGAR CO'S. SUB'D.
of Porcion 72, Los Torritos,
Santa Ana and El Gato Grants,
Hidalgo County, Texas.
vol. 1, pg 24, 25 & 26, M/R

G.F. No. 70634I
EDWARDS ABSTRACT AND
TITLE COMPANY

I, PLINIO C. MEDINA, A REGISTERED
PROFESSIONAL LAND SURVEYOR, DO HEREBY
CERTIFY THE FOREGOING MAP TO BE A
REPRESENTATION OF SURVEY MADE ON THE
GROUND UNDER MY SUPERVISION AND THAT
THIS PROPERTY FALLS IN ZONE "B" OF
THE FLOOD INSURANCE RATE MAP.

PLINIO C. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR
McALLEN, TEXAS.

PREPARED BY
FABIAN, NELSON & MEDINA, INC.
TEL. 320 N. 15th ST. FAX
(956)882-3414 McALLEN, TEXAS 78501 (956)882-3416

PLINIO C. MEDINA, MICHAEL FABIAN
REGISTERED PROFESSIONAL
LAND SURVEYORS
W.O. No. 45332
BK. 357-Z PG. 54-66
SCALE: 1" = 200' DATE: Dec-28-2000

