

**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:** \_\_\_\_\_, 2020

**Grantor:** VALLEY CALICHE PRODUCTS, INC., a Texas corporation

**Grantor's Mailing Address:**

P. O. Box 1086  
Mission, Texas 78573  
Hidalgo County

**Grantee:** HIDALGO COUNTY, TEXAS

**Grantee's Mailing Address:**

100 N. Closner  
Edinburg, Texas 78539  
Hidalgo County

**Consideration:** This is a donation/gift from Grantor to Grantee.

**Property:** See Exhibit "A" attached hereto and made a part hereof.

**Reservations from Conveyance:** Save and Except All Oil, Gas and Other Minerals.

**Exceptions to Conveyance and Warranty:** See Exhibit "B" attached hereto and made a part hereof.

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.

**VALLEY CALICHE PRODUCTS, INC., a Texas corporation**

**By:** \_\_\_\_\_  
**Name:**       **ROBERT H. THOMPSON**  
**Its:**           **PRESIDENT**

State of Texas

**(Acknowledgment)**

County of Hidalgo

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, by **ROBERT H. THOMPSON, PRESIDENT** of **VALLEY CALICHE PRODUCTS, INC., a Texas corporation** on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Texas

**PREPARED BY:**  
The Law Offices of Mark Freeland  
806 Pecan / P.O. Box 2586  
McAllen, Texas 78502

**AFTER RECORDING RETURN TO:**  
The Law Offices of Mark Freeland  
806 Pecan / P.O. Box 2586  
McAllen, Texas 78502

# Exhibit "A"

## EXHIBIT "A"

1 of 2

Being a 23.37 acre tract of land, situated in Hidalgo County, Texas, out of Lot 12, Wood-Duncan Subdivision, as recorded in Volume 6, Page 18, of the Map Records, Hidalgo County, Texas, said Lot 12 conveyed to Valley Caliche Products, Inc. by a "Warranty Deed", dated August 20, 1992 and recorded on September 15, 1992, Document Number 282378, of the Official Records, Hidalgo County, Texas, said 23.37 acre tract of land being more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 12; Wood-Duncan Subdivision, being the existing South right-of-way line of North Mile 3 Road (width varies);

THENCE, South 08° 54' 33" West, a distance of 5.96 feet, along the West line of said Lot 12, Wood-Duncan Subdivision, to a point for corner, being the beginning of a curve to the right, and being the POINT OF BEGINNING of this herein described tract of land;

THENCE, over and across said Lot 12, being the Southernly line of a proposed right-of-way taking for 3 Mile Road (CCSJ 09321-02-321) and the following five courses;

1. 285.12 feet along the arc of said curve to the right, having a radius of 7,827.50 feet, a central angle of 02°05'13", a chord bearing of South 79°56'44" East, and a chord distance of 285.11 feet, to a found 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR", being a point of reverse curvature of a curve to the left;
2. 314.21 feet along the arc of said curve to the left, having a radius of 7,912.50 feet, a central angle of 02°16'31", a chord bearing of South 80°01'43" East, and a chord distance of 314.19 feet, to a found 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR", for a point of tangency;
3. South 81°09'57" East, a distance of 136.39 feet, over and across said Lot 12, to a found 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR";
4. South 08°56' 17" West, a distance of 113.00 feet, over and across said Lot 12, to a found 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR";
5. South 81°09'57" East, a distance of 996.54 feet, over and across said Lot 12, to a found 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR", being on the West right-of-way line of Iowa Road (50.00 foot right-of-way);

**EXHIBIT "A"**

*2 of 2*

THENCE, South 08°56'00" West, a distance of 562.00 feet, along the West right-of-way line of Iowa Road (50.00 foot right of way), to a set 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR";

THENCE, North 81°09'57" West, a distance of 1,732.22 feet, over and across said Lot 12, to a set 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR", being on the common line of said Lot 12 and a 5.19 acre tract of land (Tract 6B) conveyed to Daniel Zamora by a "Partition Deed", dated December 8, 1989 and recorded December 12, 1989, as described in Volume 2846, Page 144, of the Official Records, Hidalgo County, Texas;

THENCE, North 08°56'31" East, a distance of 687.36 feet, along the common line of said Lot 12, said 5.19 acre tract of land (Tract 6B), and a 7.17 acre tract of land (Tract 8) conveyed to Daniel Zamora by a "Partition Deed", dated December 8, 1989 and recorded December 12, 1989, as described in Volume 2846, Page 144, of the Official Records, Hidalgo County, Texas, to the Point of Beginning, containing a computed area of 23.37 acre tract of land.

**R.O.W.**  
**Surveying Services, L.L.C.**

900 South Stewart Road, Suite 13  
Mission, Texas 78572

**Metes and Bounds Description**

**For a**

**23.37 Acre Tract of Land**

Being a 23.37 acre tract of land, situated in Hidalgo County, Texas, out of Lot 12, Wood-Duncan Subdivision, as recorded in Volume 6, Page 18, of the Map Records, Hidalgo County, Texas, said Lot 12 conveyed to Valley Caliche Products, Inc. by a "Warranty Deed", dated August 20, 1992 and recorded on September 15, 1992, Document Number 282378, of the Official Records, Hidalgo County, Texas, said 23.37 acre tract of land being more particularly described as follows:

**COMMENCING** at the Northwest corner of said Lot 12, Wood-Duncan Subdivision, being the existing South right-of-way line of North Mile 3 Road (width varies);

**THENCE**, South  $08^{\circ}54'33''$  West, a distance of 5.96 feet, along the West line of said Lot 12, Wood-Duncan Subdivision, to a point for corner, being the beginning of a curve to the right, and being the **POINT OF BEGINNING** of this herein described tract of land;

**THENCE**, over and across said Lot 12, being the Southernly line of a proposed right-of-way taking for 3 Mile Road (CCSJ 09321-02-321) and the following five courses;

1. 285.12 feet along the arc of said curve to the right, having a radius of 7,827.50 feet, a central angle of  $02^{\circ}05'13''$ , a chord bearing of South  $79^{\circ}56'44''$  East, and a chord distance of 285.11 feet, to a found 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR", being a point of reverse curvature of a curve to the left;
2. 314.21 feet along the arc of said curve to the left, having a radius of 7,912.50 feet, a central angle of  $02^{\circ}16'31''$ , a chord bearing of South  $80^{\circ}01'43''$  East, and a chord distance of 314.19 feet, to a found 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR", for a point of tangency;
3. South  $81^{\circ}09'57''$  East, a distance of 136.39 feet, over and across said Lot 12, to a found 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR";

4. South  $08^{\circ}56'17''$  West, a distance of 113.00 feet, over and across said Lot 12, to a found 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR";
5. South  $81^{\circ}09'57''$  East, a distance of 996.54 feet, over and across said Lot 12, to a found 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR", being on the West right-of-way line of Iowa Road (50.00 foot right-of-way);


**THENCE**, South  $08^{\circ}56'00''$  West, a distance of 562.00 feet, along the West right-of-way line of Iowa Road (50.00 foot right of way), to a set 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR";

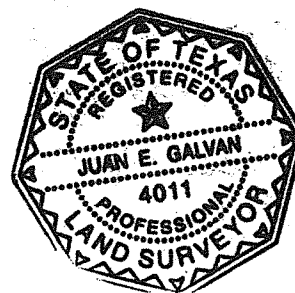
**THENCE**, North  $81^{\circ}09'57''$  West, a distance of 1,732.22 feet, over and across said Lot 12, to a set 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR", being on the common line of said Lot 12 and a 5.19 acre tract of land (Tract 6B) conveyed to Daniel Zamora by a "Partition Deed", dated December 8, 1989 and recorded December 12, 1989, as described in Volume 2846, Page 144, of the Official Records, Hidalgo County, Texas;

**THENCE**, North  $08^{\circ}56'31''$  East, a distance of 687.36 feet, along the common line of said Lot 12, said 5.19 acre tract of land (Tract 6B), and a 7.17 acre tract of land (Tract 8) conveyed to Daniel Zamora by a "Partition Deed", dated December 8, 1989 and recorded December 12, 1989, as described in Volume 2846, Page 144, of the Official Records, Hidalgo County, Texas, to the **Point of Beginning**, containing a computed area of 23.37 acre tract of land.

Bearing Basis, Texas Coordinate System, South Zone, North American Datum of 1983 (2011).

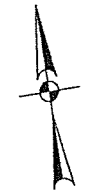
Surveyed on the ground June 2020.

  
\_\_\_\_\_  
Juan E. Galvan  
Registered Professional Land Surveyor No. 4011  
Job No. R20023  
06/25/2020



**SURVEY OF 23.37 ACRES**

BEING A 23.37 ACRE TRACT OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, OUT OF LOT 12, WOOD-DUNCAN SUBDIVISION, AS RECORD IN VOLUME 6, PAGE 18, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID LOT 12 CONVEYED TO VALLEY CALICHE PRODUCTS, INC. BY "WARRANTY DEED" DATED AUGUST 20, 1992 AND RECORDED SEPTEMBER 15 1992, DOCUMENT NUMBER 282378, OF THE OFFICIAL RECORDS, HIDALGO COUNTY TEXAS.



SCALE: 1"=200'

CURVE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2°05'13"RT	7827.50'	285.12'	S79°56'44"E	285.11'
C2	2°16'31"LT	7912.50'	314.21'	S80°01'43"E	314.19'
LINE	BEARING		DISTANCE		
L1	S81°09'57"E		136.39'		
L2	S8°54'33"E		113.00'		
L3	S08°54'33"W		5.96'		

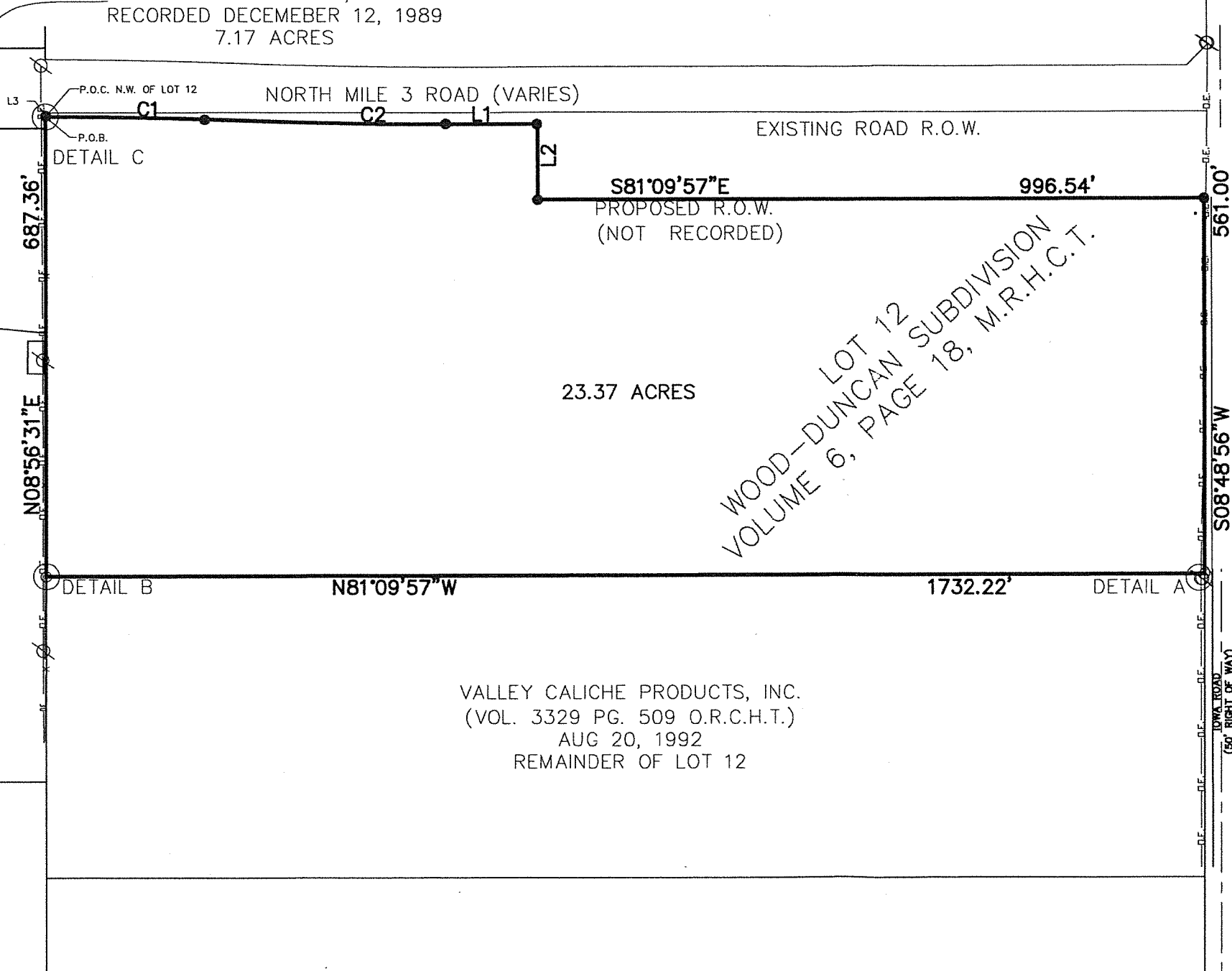
TRACT 8  
DANIEL ZAMORA  
(VOL. 2846 PG. 144 O.R.H.C.T.)  
DATED DECEMBER 8, 1989  
RECORDED DECEMBER 12, 1989  
7.17 ACRES

TRACT 6B  
DANIEL ZAMORA  
(VOL. 2846 PG. 144 O.R.H.C.T.)  
DATED DECEMBER 8, 1989  
RECORDED DECEMBER 12, 1989  
5.19 ACRES

23.37 ACRES

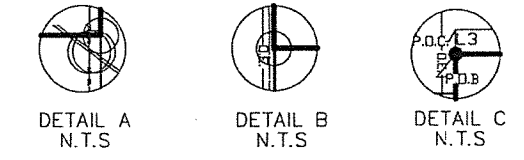
VALLEY CALICHE PRODUCTS, INC.  
(VOL. 3329 PG. 509 O.R.C.H.T.)  
AUG 20, 1992  
REMAINDER OF LOT 12

WOOD-DUNCAN SUBDIVISION  
VOLUME 6, PAGE 18, M.R.H.C.T.



**LEGEND:**

- = SET 5/8 INCH IRON ROD WITH PLASTIC STAMPED WITH "R.O.W.S.S PROP COR." UNLESS OTHERWISE NOTED
- = FOUND 5/8 INCH IRON ROD WITH PLASTIC STAMPED WITH "R.O.W.S.S PROP COR." UNLESS OTHERWISE NOTED
- X-X-X- = WIRE FENCE
- DE--DE-- = OVERHEAD ELEC.
- ⊙ = POWER POLE
- R.O.W. = RIGHT-OF-WAY
- (O.R.H.C.T.) = OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS
- (M.R.H.C.T.) = MAP RECORDS OF HIDALGO COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING



- BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4204), NORTH AMERICAN DATUM 1983.
- METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.



STATE OF TEXAS  
COUNTY OF HIDALGO  
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, IN JUNE, 2020.

*Juan E. Galvan*  
JUAN E. GALVAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4011 06/26/2020

**ROW** SURVEYING SERVICES, LLC.  
900 S. STEWART RD. SUITE 13  
MISSION, TEXAS 78272  
TEL.: (956) 424-3335  
FAX.: (956) 583-7116  
TXPLS REG. FROM 10/2008

PROJECT NO. R20023

# Exhibit "B"

## **EXHIBIT "B"**

1. Terms, conditions, covenants and provisions as set forth in that certain Lease Agreement, dated February 6, 1957, filed for record on February 27, 1957 in the Office of the County Clerk of Hidalgo County, Texas in Volume 882, Page 562, Deed Records Hidalgo County, Texas by and between Doctor E. L. Beck and E. Harold Beck, and E. B. Darby.
2. Right of Way Easement granted to Hidalgo County, a political subdivision of the State of Texas, by E. L. Beck and E. Harold Beck, dated July 1, 1957, filed for record on July 8, 1957 in the Office of the County Clerk of Hidalgo County, Texas in Volume 892, Page 597, Deed Records Hidalgo County, Texas.
3. Right of Way Easement granted to Hidalgo County, a political subdivision of the State of Texas, by E. Harold Beck and E. L. Beck, dated January 13, 1958, filed for record on January 22, 1958 in the Office of the County Clerk of Hidalgo County, Texas in Volume 907, Page 546, Deed Records Hidalgo County, Texas.
4. Easement and Right of Way granted to Central Power and Light Company, a Texas Corporation, by E. Harold Beck, and E. L. Beck by E. Harold Beck, his duly authorized attorney, dated October 1, 1959, filed for record on October 22, 1959 in the Office of the County Clerk of Hidalgo County, Texas in Volume 960, Page 356, Deed Records Hidalgo County, Texas.
5. Easement and Right of Way granted to Central Power and Light Company, by Valley Caliche Products, Inc., dated February 21, 1995, filed for record on April 25, 1995 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 448885.
6. Easement and Right of Way granted to AEP Texas Central Company, a Texas corporation, by Valley Caliche Products, Inc., dated July 6, 2005, filed for record on September 2, 2005 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1516493.
7. Easement Agreement granted to Texas Gas Service Company, a division of Oneok, Inc., by Valley Caliche Products, Inc., a Texas Corporation, dated October 23, 2007, filed for record on December 14, 2007 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1836678.
8. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 6, Page 18, Map Records Hidalgo County, Texas.
9. Easements or claims of easements which are not a part of the public record.
10. All recorded leases, grants, exceptions or reservations of coal, lignite, oil, gas, and other minerals, together with all rights, privileges, and immunities relating thereto applicable to the Property.
11. Standby fees, taxes and assessments by any taxing authority for the year 2020 and subsequent years.