

Exhibit 1

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: St. Marie Properties, Ltd., a Texas limited partnership, formerly known as, G.E. Bell Properties, Ltd.

Grantor's Mailing Address:

P.O. Box 653
Penitas, Texas 78576
Hidalgo County

Grantee: HIDALGO COUNTY

Grantee's Mailing Address:

100 N. Closner
Edinburg, Texas 78539
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property:

Tract A - Being a 16,222 square feet or 0.372 of one acre tract of land situated in the the Lazero Flores Survey, Abstract 576, Porcion 76, Hidalgo County, Texas, situated in Lot 155, Homeville Association Subdivision "A", as recorded in Volume 0, Page 24, of the Map Records, Hidalgo County, Texas, conveyed to G.E. Bell Properties, Ltd., recorded in Document Number 2639474, Official Records, Hidalgo County, Texas, said 16,222 square feet or 0.372 of one acre tract being more particularly described by metes and bounds on Exhibit "A" attached hereto.

Tract B - Being 14,849 square feet or 0.341 of one acre tract of land situated in the Lazero Flores Survey, Abstract 576, Porcion 76, Hidalgo County, Texas, situated in Lot 155, Homeville Association Subdivision "A", as recorded in Volume 0, Page 24, of the Map Records, Hidalgo County, Texas, conveyed to G.E. Bell Properties, Ltd., recorded in Document Number 2639474,

Official Records, Hidalgo County, Texas, said 14,849 square feet or 0.341 of one acre tract being more particularly described by metes and bounds on Exhibit "B" attached hereto.

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

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

Grantors, for the Consideration and subject to the Mineral Reservation and the Reservations from and Exceptions to Conveyance and Warranty, grant, sell, and convey 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. Grantors bind Grantors and Grantors' 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, by, through, or under Grantors, but not otherwise; subject however to the Mineral Reservation and to the Reservations from and Exceptions to Conveyance and Warranty.

Disclaimer: GRANTOR HEREBY EXPRESSLY DISCLAIMS AND GRANTEE ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED MAKING ANY REPRESENTATIONS, WARRANTIES, OR ASSURANCES WITH RESPECT TO THE PROPERTY, SPECIFICALLY INCLUDING, BUT NOT LIMITED TO, REPRESENTATIONS OR WARRANTIES AS TO MATTERS OF ZONING, TAX CONSEQUENCES, PHYSICAL CONDITION, OCCUPANCY, OPERATING HISTORY OR PROJECTIONS, VALUATIONS, GOVERNMENTAL APPROVALS OR GOVERNMENTAL REGULATIONS. GRANTEE AGREES THAT WITH RESPECT TO THE PROPERTY IT HAS RELIED SOLELY UPON ITS OWN INSPECTIONS THEREOF OR ITS DETERMINATIONS NOT TO INSPECT THE SAME, AND HEREBY ACCEPTS THE PROPERTY IN ITS "AS IS, WHERE IS, AND WITH ALL FAULTS" CONDITION, AND WITHOUT REFERENCE TO MERCHANTABILITY OR FITNESS FOR ANY SPECIFIC PURPOSE.

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

St. Marie Properties, Ltd., a Texas limited partnership, formerly known as, G.E. Bell Properties, Ltd.

By: _____
Name: **Brenda J. Womack**
Its: **President**

State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the _____ day of _____, 2020, by **BRENDA J. WOMACK, PRESIDENT of ST. MARIE PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP, FORMERLY KNOWN AS, G.E. BELL PROPERTIES, LTD.**, on behalf of said limited partnership.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Caso Law Firm, PLLC
112 E. Cano St.
Edinburg, Texas 78539

AFTER RECORDING RETURN TO:

Caso Law Firm, PLLC
112 E. Cano St.
Edinburg, Texas 78539

Exhibit A

Exhibit: A
FIELD NOTES FOR TRACT A

Being a 16,222 square feet or 0.372 of one acre tract of land situated in the Lazero Flores Survey, Abstract 576, Porcion 76, Hidalgo County, Texas, situated in Lot 155, Homeville Association Subdivision "A", as recorded in Volume 0, Page 24, of the Map Records, Hidalgo County, Texas, conveyed to G.E Bell Properties, LTD. recorded in Document Number 2639474, Official Records, Hidalgo County, Texas, said 16,222 square feet or 0.372 of one acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8" iron rod with plastic cap stamped "ROWSS PROP COR" in the South line of a called 0.643 of one acre tract conveyed to Hidalgo County, Irrigation District (H.C.I.D) Number 16, and east line of Lot 155, said point being South 08°57'00" West 20.00 feet from the Northeast corner of Lot 155, Homeville Association Subdivision "A" as recorded in Volume 0, Page 24, of the Map Records, Hidalgo County, Texas;

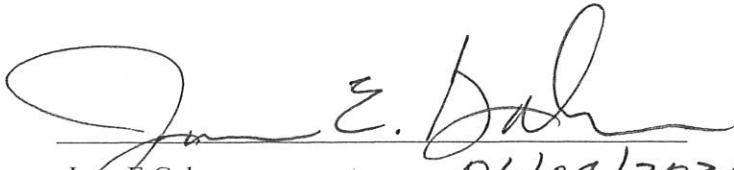
THENCE, North 81°03'00" West, 388.34 feet with the common line of said 0.643 of one acre tract, and called 5.00 acre tract, to a set 5/8-inch iron rod (N=16,622,951.5634, E=1,005,165.6072) with plastic cap stamped "ROWSS PROP COR" 60.00 feet right to centerline station 98+15.52 in the proposed West Right of Way line of Liberty Road, for the Southeast corner, and **POINT OF BEGINNING** of this herein described tract of land;

1. **THENCE**, South 08°57'00" West, 207.09 feet over and across said Lot 155 to a set 5/8-inch iron rod with cap stamped "ROWSS PROP COR", in the north line of Volcano Road (50.00 feet wide) recorded in Document Number 1165903, Official Records of Hidalgo County, Texas for a corner;
2. **THENCE**, North 81°03'26" West, 78.33 feet along the north line of said Volcano Road to a set 5/8" iron rod with plastic cap stamped "ROWSS PROP COR" in the existing east line of a Roadway, a dedicated road (41.67 feet wide right of way) closed in Volume 1919, Page 389 Deed Records of Hidalgo County, Texas and corrected in Volume 3178, Page 890, Deed Records of Hidalgo County, Texas, for a corner;
3. **THENCE**, North 08°57'00" East, 207.10 feet along the east line of said Roadway to a set 5/8" iron rod with plastic cap stamped "ROWSS PROP COR" point in the common line of said 0.643 of one acre tract and called 5.00 acre tract to a corner;
4. **THENCE**, South 81°03'00" East, 78.33 feet along the common line of said 0.643 of one acre tract and called 5.00 acre tract, to the **POINT OF BEGINNING** with a computed area of 16,222 square feet or 0.372 of one acre tract of land.

Bearings based on the Texas Coordinate System, South Zone, NAD83 (NA2011), adjusted to surface using a grid to surface adjustment factor of 1.00004.

A survey plat of even date herewith accompanies this description.

I, Juan E Galvan, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.



Juan E Galvan
Registered Professional Land Surveyor
Texas Registration No. 4011

06/04/2020



Exhibit B

Exhibit: B
FIELD NOTES FOR TRACT B

Being a 14,849 square feet or 0.341 of one acre tract of land situated in the Lazero Flores Survey, Abstract 576, Porcion 76, Hidalgo County, Texas, situated in Lot 155, Homeville Association Subdivision "A", as recorded in Volume 0, Page 24, of the Map Records, Hidalgo County, Texas, conveyed to G.E Bell Properties, LTD. recorded in Document Number 2639474, Official Records, Hidalgo County, Texas, said 14,849 square feet or 0.341 of one acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the South Right of Way line of H.C.I.D. No. 16 Canal (63.58 foot Right of Way) and Northeast corner of Lot 155, Homeville Association Subdivision "A" as recorded in Volume 0, Page 24, of the Map Records, Hidalgo County, Texas;

THENCE, North $81^{\circ}03'00''$ West, 388.34 feet with the North line of said Lot 155, and the South Right of Way line of said H.C.I.D. No. 16 Canal to a set 5/8-inch iron rod (N=16,622,971.3196, E=1,005,166.7187) with plastic cap stamped "ROWSS PROP COR",

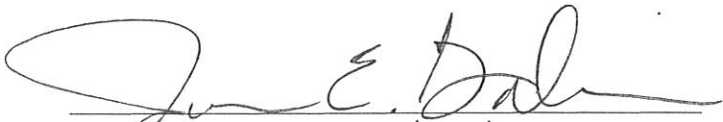
THENCE, South $08^{\circ}57'00''$ West, at 227.09 feet passing a set 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR" in the north line of Volcano Road (50.00 feet wide) recorded in Document Number 1165903, Official Records of Hidalgo County, Texas, in all a total distance of 277.09 feet to a set 5/8-inch iron rod (N=16,622,697.6118, E=1,005,125.6118) with plastic cap stamped "ROWSS PROP COR" 60.00 feet right to centerline station 95+59.42 in the proposed East Right of Way line of Proposed Roadway, for the Northeast corner, and **POINT OF BEGINNING** of this herein described tract of land;

1. **THENCE**, South $08^{\circ}57'00''$ West, 189.58 feet over and across said Lot 155 to a set 5/8-inch iron rod with cap stamped "ROWSS PROP COR", in the common line of said Lot 155 and Lot 156 for a corner;
2. **THENCE**, North $81^{\circ}03'00''$ West, 78.33 feet along said common line of Lot 155 and Lot 156 to a set 5/8" iron rod with plastic cap stamped "ROWSS PROP COR" in the existing east line of a Roadway, a dedicated road (41.67 feet wide right of way) closed in Volume 1919, Page 389 Deed Records of Hidalgo County, Texas and corrected in Volume 3178, Page 890, Deed Records of Hidalgo County, Texas, for a corner;
3. **THENCE**, North $08^{\circ}57'00''$ East, 189.57 feet along the east line of said Roadway to a set 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR" in the south line of said Volcano Road, for a corner;
4. **THENCE**, South $81^{\circ}03'50''$ East, 78.33 feet along the south line of said Volcano Road, to the **POINT OF BEGINNING** with a computed area of 14,849 square feet or 0.341 of one acre tract of land.

Bearings based on the Texas Coordinate System, South Zone, NAD83 (NA2011), adjusted to surface using a grid to surface adjustment factor of 1.00004.

A survey plat of even date herewith accompanies this description.

I, Juan E Galvan, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.



Juan E Galvan 06/04/2020
Registered Professional Land Surveyor
Texas Registration No. 4011



Exhibit C

Exhibit "C"

1. Standby fees, taxes and assessments by any taxing authority for the year 2020 and subsequent years.
2. Terms, covenants, conditions and provisions as set forth in that certain Lease Contract by and between Edinburg Improvement Association and R. Charles Knadle, dated April 25, 1951, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 721, Page 4, Deed Records Hidalgo County, Texas.
3. Terms, covenants, conditions and provisions as set forth in that certain Lease Agreement by and between Edinburg Improvement Association and Southwest Dairy, Inc., dated September 1, 1975, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1506, Page 11, Deed Records Hidalgo County, Texas.
4. Terms, conditions, covenants and provisions as set forth in that certain Amendment to Certificate of Adjudication (Water Rights), dated January 20, 1982, filed for record on January 28, 1982 in the Office of the County Clerk of Hidalgo County, Texas in Volume 2, Page 603, Water Rights Records Hidalgo County, Texas by and between Edinburg Improvement Association and Texas Water Commission.
5. Terms, conditions, covenants and provisions as set forth in that certain Resolution and Order Closing County Roads, dated December 21, 1983, filed for record on December 21, 1983 in the Office of the County Clerk of Hidalgo County, Texas in Volume 1919, Page 389, Official Records Hidalgo County, Texas by and between Hidalgo County and Edinburg Improvement Association, et. al., and corrected by that certain Correction Resolution and Order Closing County Roads, dated December 18, 1991, filed for record on December 19, 1991 in the Office of the County Clerk of Hidalgo County, Texas in Volume 3178, Page 890, Official Records Hidalgo County, Texas by and between Hidalgo County and Edinburg Improvement Association, et. al.
6. Terms, conditions, covenants and provisions as set forth in that certain License Agreement, dated June 27, 1996, filed for record on June 27, 1996 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 533935 by and between Hidalgo County Irrigation District #16, a Texas corporation and Redland Stone Products Company, a Texas corporation; amended by that certain First Amended License Agreement, dated September 24, 1996, filed for record on September 24, 1996 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 552484 by and between Hidalgo County Irrigation District #16, a Texas corporation and Redland Stone Products Company, a Texas corporation; and amended by that certain Second Amended License Agreement, dated November 24, 1998, filed for record on December 16, 1998 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 733347 by and between Hidalgo County Irrigation District #16, a Texas corporation and Redland Stone Products Company, a Texas corporation.

7. Grant of Easement granted to County of Hidalgo, State of Texas, by Gerald E. Bell, dated October 22, 1997, filed for record on October 22, 1997 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 631788.
8. Right of way easement granted to Hidalgo County, by Kenneth Wilkins and Jerry Bell, dated January 24, 2003, filed for record on February 10, 2003, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1165903.
9. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 0, Pages 24-25, Map Records Hidalgo County, Texas.
10. Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 16.
11. Easements or claims of easements which are not a part of the public record.
12. All leases, grants, exceptions or reservations of coal, lignite, oil, gas, and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the public records whether listed in Schedule B or not. There may leases, grants, exceptions or reservations of mineral interest that are not listed.
13. Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.
14. Any claim or allegation that the land described in Schedule A of this policy, was conveyed in violation of V.A.T.C Local Government Code, Sections 212.004, et seq. or 232.001, or in violation of any county or municipal ordinance affecting subdivisions, or any loss of the use of the land by reason thereof.