

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: January ____, 2025

Grantor: HIDALGO COUNTY, TEXAS

Grantor's Mailing Address:

100 E. Cano, 2nd Floor
Edinburg, Texas 78539

Grantee: HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Grantee's Mailing Address:

902 N. Doolittle Road
Edinburg, Texas 78539

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

See Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance:

1. For so long as the property shall be used for a permissible public purpose by Grantee; and Grantee shall not convey title to the Property to any third party unless approved in writing by Grantor.
2. In the event the Fee Simple Determinable Condition is violated by Grantee, title to the Property will automatically revert to and be owned by Grantor with or without the necessity of any further act on the part of Grantor.

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the

Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of the Hidalgo County irrigation district; and taxes for 2024, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, 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.

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES, AND NO INDEPENDENT TITLE SEARCH HAS BEEN MADE.

COUNTY OF HIDALGO

By: _____
RICHARD F. CORTEZ, County Judge

STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on _____, 2025, by **RICHARD F. CORTEZ, County Judge of COUNTY OF HIDALGO**, on its behalf in said capacity.

Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:
AFTER RECORDING RETURN TO:
Matthew L. Jones
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