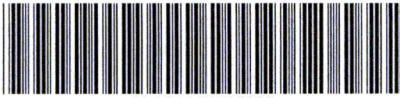


Hidalgo County  
Arturo Guajardo Jr.  
County Clerk  
Edinburg, TX 78540



70 2014 02487307

Instrument Number: 2014-2487307

As

Recorded On: February 19, 2014

Recording - No Fee

Parties:

To

Number of Pages: 7

Comment: DEED WITHOUT WARRANTIES

\*\* Examined and Charged as Follows: \*\*

Recording - No Fee	0.00
Total Recording:	0.00

\*\*\*\*\* 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.

**File Information:**

Document Number: 2014-2487307

Receipt Number: 1419825

Recorded Date/Time: February 19, 2014 10:32A

**Record and Return To:**

ORIGINAL RETURN TO CUSTOMER

User / Station: I Leal - Cash Station 02



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

**DEED WITHOUT WARRANTIES**

2487307

DATE: January 22, 2014

GRANTOR: The State of Texas, by and through the Department of State Health Services

GRANTOR'S MAILING ADDRESS (including county): 1100 West 49<sup>th</sup> Street  
Austin, Texas 78756  
Travis County, Texas

GRANTEE: Hidalgo County, Texas

GRANTEE'S MAILING ADDRESS (including county): 100 N. Closner  
Edinburg, Texas 78539  
Hidalgo County, Texas

**CONSIDERATION:**

Ten Dollars and other good and valuable consideration paid by the Grantee named above, including an agreement between the Grantor and Grantee that requires Hidalgo County to continuously use the property in a manner that primarily promotes a public purpose of the state.

**PROPERTY (including any improvements):**

A 6.31 ACRE TRACT OF LAND OUT OF MULTI-PURPOSE FACILITY FOR PRECINCT No. 4 SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 27, PAGE 181, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2990, PAGE 579, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF MULTI-PURPOSE FACILITY FOR PRECINCT No. 4 SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS NORTH 430.00 FEET FROM THE SOUTHEAST CORNER OF MULTI-PURPOSE FACILITY FOR PRECINCT No. 4 SUBDIVISION.

THENCE; WEST, A DISTANCE OF 629.83 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF MULTI-PURPOSE FACILITY FOR PRECINCT No. 4 SUBDIVISION FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; ALONG THE WEST LINE OF THE MULTI-PURPOSE FACILITY FOR PRECINCT No. 4 SUBDIVISION AND ALONG THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 08°19'16", RADIUS = 417.50 FEET), A DISTANCE OF 60.63 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF MULTI-PURPOSE FACILITY FOR PRECINCT No. 4 SUBDIVISION AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 36°11'47"E, ALONG THE WEST LINE OF MULTI-PURPOSE FACILITY FOR PRECINCT No. 4 SUBDIVISION, A DISTANCE OF 917.64 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF MULTI-PURPOSE FACILITY FOR PRECINCT No. 4 SUBDIVISION AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE WEST LINE OF MULTI-PURPOSE FACILITY FOR PRECINCT No. 4 SUBDIVISION, AND ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 26°51'18", RADIUS = 76.44 FEET), A DISTANCE OF 37.08 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE NORTH LINE OF THE MULTI-PURPOSE FACILITY FOR PRECINCT No. 4 SUBDIVISION, A DISTANCE OF 41.20 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, ALONG THE EAST LINE OF THE MULTI-PURPOSE FACILITY FOR PRECINCT No. 4 SUBDIVISION, A DISTANCE OF 824.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.31 ACRES OF LAND MORE OR LESS. BEARINGS ARE IN ACCORDANCE WITH MULTI-PURPOSE FACILITY FOR PRECINCT No. 4 SUBDIVISION, RECORDED IN VOLUME 27, PAGE 181, MAP RECORDS, HIDALGO COUNTY, TEXAS.

A 0.436 ACRE TRACT OF LAND OUT OF MULTI-PURPOSE FACILITY FOR PRECINCT No. 4 SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 27, PAGE 181, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2990, PAGE 579, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD FOUND ON THE NORTH RIGHT OF WAY LINE OF F.M. 2128 AND ON THE EAST LINE OF MULTI-PURPOSE FACILITY FOR PRECINCT No. 4 SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS NORTH, 50.00 FEET FROM THE SOUTHEAST CORNER OF MULTI-PURPOSE FACILITY FOR PRECINCT No. 4 SUBDIVISION.

THENCE; N 89°52'W, ALONG THE NORTH RIGHT OF WAY LINE OF F.M. 2128, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, A DISTANCE OF 379.88 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF THE MULTI-PURPOSE FACILITY FOR PRECINCT No. 4 SUBDIVISION FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, ALONG THE EAST LINE OF THE MULTI-PURPOSE FACILITY FOR PRECINCT No. 4 SUBDIVISION, A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.436 OF AN ACRE OF LAND MORE OR LESS. BEARINGS ARE IN ACCORDANCE WITH MULTI-PURPOSE FACILITY FOR PRECINCT No. 4 SUBDIVISION, RECORDED IN VOLUME 27, PAGE 181, MAP RECORDS, HIDALGO COUNTY, TEXAS.

## RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANT:

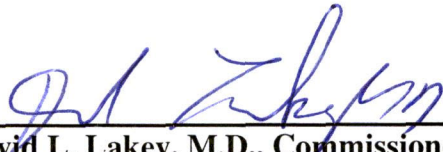
Grantor, for the consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee in fee simple the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, executors, administrators, successors, and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in Section 5.023 of the Texas Property Code (or its successor) are excluded. Grantee is further required to continuously use the property and its improvements in a manner that primarily promotes a public purpose of the state. If Grantee fails to use the property in a manner that does not primarily promote a public purpose of the state for more than 180 continuous days, ownership of the property automatically reverts to and be owned by Grantor without the necessity of any further act on the part of Grantor, it being the intent of Grantor to convey a fee simple determinable estate to Grantee.

The Property is conveyed subject to all mineral leases, covenants, reservations, easements, discrepancies in boundary, encroachments, restrictions, statutes, ordinances or exceptions affecting the Property.

GRANTEE, BY ITS ACCEPTANCE HEREOF, ACCEPTS THE PROPERTY IN ITS PHYSICAL CONDITION AS OF THE DATE HEREOF, AS IS, WHERE IS AND WITH ALL FAULTS, AND ACKNOWLEDGES THAT IT HAS NO RECOURSE WHATSOEVER AGAINST GRANTOR WITH RESPECT TO THE PROPERTY. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATION, WARRANTY OR COVENANT OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE PHYSICAL CONDITION, USE OR USEFULNESS OF THE PROPERTY OR ANY PORTION THEREOF, AND (1) GRANTOR HEREBY EXPRESSLY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF CONDITION, MERCHANTABILITY, HABITABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND (2) GRANTOR HEREBY DISCLAIMS ANY REPRESENTATION OR WARRANTY WITH REGARD TO COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO THE HANDLING, GENERATING, TREATING, STORING OR DISPOSAL OF ANY HAZARDOUS WASTE OR SUBSTANCE.

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

The State of Texas, by and through the  
Department of State Health Services

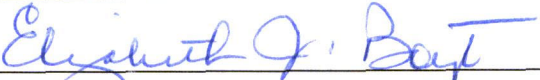
By:   
David L. Lakey, M.D., Commissioner

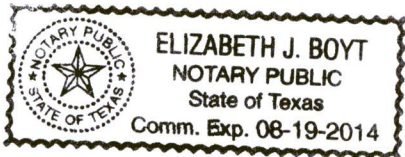
ACKNOWLEDGEMENT

STATE OF TEXAS                    §  
  §  
COUNTY OF TRAVIS            §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared DAVID L. LAKEY, acting on behalf of **GRANTOR**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22<sup>nd</sup> day of JANUARY, 2014 A.D.

  
Notary Public in and for the State of Texas





RECEIVED  
Hidalgo County Health  
& Human Services Department

TEXAS HEALTH AND HUMAN SERVICES COMMISSION

JAN 31 2014

1304 S. 25th Ave  
Edinburg, Texas 78542

KYLE L. JANEK, M.D.  
EXECUTIVE COMMISSIONER

January 23, 2014

Mr. Eduardo Olivarez  
Hidalgo County  
1304 South 25<sup>th</sup> Avenue  
Edinburg, Tx. 78542

Dear Mr. Olivarez:

Attached please find the deed to convey the substance abuse center property back to Hidalgo County. After the deed has been filed in the County records, please return a copy stamped as recorded to my attention. An email will be fine and my address is [chris.palmer@hhsc.state.tx.us](mailto:chris.palmer@hhsc.state.tx.us). Thank you for your help and best wishes in the operation of this new facility.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Palmer".

Chris Palmer CCIM, CPM

AI-42973  
CC REGULAR

Health & Human Services Dept. 10. C.

Meeting Date: 02/11/2014

Submitted For: Eddie Olivarez

Submitted By: Mike Escaname, HEALTH & HUMAN SERVICES DEPT.

Department: HEALTH & HUMAN SERVICES DEPT.

Information

CAPTION

Discussion and approval to accept Deed Without Warranties from Texas Health and Human Services Commission to the John Austin Pena Memorial Center.

BACKGROUND

Fiscal Impact

FISCAL YEAR: 2014

ACCT. #:

FUNDS AVAILABLE Y/N?:

MATCHING FUNDS Y/N?:

BUDGETARY IMPACT:

Attachments

Deed

Form Review

**Inbox**  
Budget & Management  
Budget & Management  
Auditor's Office  
Purchasing Department

**Reviewed By**  
Debbie Tamez  
Debbie Tamez

**Date**  
02/04/2014 09:55 AM  
02/04/2014 09:55 AM

Form Started By: Mike Escaname

Started On: 02/03/2014 01:01 PM