

**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.**

**“Correction” Special Warranty Deed**

Date: July 31, 2012

Grantor: Hidalgo County, Texas

Grantor's Mailing Address:

Hidalgo County, Texas  
Attention: Ramon Garcia, County Judge  
P. O. Box 1356  
Edinburg, Texas 78540-0758  
Hidalgo County

Grantee: Hidalgo County Drainage District No. 1

Grantee's Mailing Address:

Hidalgo County Drainage District No. 1  
Attention: Manager  
900 N. Doolittle Road  
Edinburg, Texas 78541  
Hidalgo County

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

Tract No. 1:

A 5.43 acre tract of land out of Lot 15, Section 245, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 16, Map Records, Hidalgo County, Texas, and according to Warranty Deed recorded in Volume 1302, Page 965, Official Records, Hidalgo County, Texas, reference to which is here made for all purposes and being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes; and

Tract No. 2:

A 3.33 acre tract of land out of Lot 15, Section 245, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 16, Map Records, Hidalgo County, Texas, and according to Warranty Deed recorded in Volume 1302, Page 965, Official Records, Hidalgo County, Texas, reference to which is here made for all purposes and being more particularly described by metes and bounds in Exhibit "B" attached hereto and incorporated herein for all purposes.

Reservations from Conveyance:       None.

Exceptions to Conveyance and Warranty:

- a.     Subject to any and all easements and dedications of record or visible on the ground.
- b.     Save and except all oil, gas and other minerals in, under and that may be produced from such land.
- c.     Subject to any valid and outstanding mineral leases of record.
- d.     Subject to any zoning or subdivision requirements of governmental entities having jurisdiction thereof.
- e.     Subject to any restrictions, easements, reservations or covenants, and any other restrictions of record.
- f.     Notice of Federal Interest (Improvements Only) of the Department of Health and Human Services ACF-2, dated June 9, 2005, recorded under Document Number 2005-1482155, Official Records of Hidalgo County, Texas.

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.

**This deed is made as a correction deed in substitution of the deed titled “Special Warranty Deed” (“Corrected Deed”) dated July 31, 2012 and recorded under Document Number 2332868 of the Official Records of Hidalgo County Texas, to correct the following incorrect information: The second page of the legal description for Tract No. 1 was inadvertently not included at the time of recording. Other than the stated correction, this deed is intended to restate in all respects the Corrected Deed, and the effective date of this correction deed relates back to the effective date of the Corrected Deed.**

HIDALGO COUNTY, TEXAS

By: \_\_\_\_\_  
Ramon Garcia, County Judge

ACCEPTED BY:

HIDALGO COUNTY DRAINAGE DISTRICT  
NO. 1

By: \_\_\_\_\_  
Ramon Garcia, Chairman of the Board of  
Directors

THE STATE OF TEXAS    §  
  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on \_\_\_\_\_, 2013, by Ramon Garcia, County Judge, Hidalgo County, Texas, on behalf of Hidalgo County, Texas.

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

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on \_\_\_\_\_, 2013, by Ramon Garcia, Chairman of the Board of Directors of Hidalgo County Drainage District No. 1, on behalf of Hidalgo County Drainage District No. 1.

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

AFTER RECORDING RETURN:

Mr. Stephen L. Crain  
Atlas, Hall & Rodriguez, LLP  
P. O. Box 3725  
McAllen, Texas 78502-3725