



Stewart Title Company
1016 Monaco Blvd
Laredo, TX 78045
Phone (956) 717-8339
Fax (956) 791-5555

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 01402-8539

Effective Date: November 14, 2014

Issued To: Webb County Engineering Department
Attn: Vanessa M. Galvan
1620 Santa Ursula
Laredo, TX 78040

THIS IS TO CERTIFY: That we have examined the records of the Office of the County Clerk of Webb County, Texas, as they are reflected in the geographically indexed title plant of Stewart Title Company, as to the following property, to wit:

The Surface Estate Only in and to Lot One (1), Block One (1), Las Blancas Subdivision, Unit 2, situated in Webb County, Texas, according to plat thereof recorded in Volume 25, Page 104, Plat Records of Webb County, Texas.

The Last Deed of record shows owner to be:

Webb County

We find the following encumbrances assumed or liens created by record owner as follows:

None found of record.

The following currently effective Abstracts of Judgment, Federal and/or State Tax Liens, Bankruptcy, Divorce and Probate proceedings appear in connection with any name similar to or the same as:

Webb County

None found of record.

THIS REPORT IS NOT TITLE INSURANCE. This report only provides title information contained in the above stated records and does NOT reflect unindexed or misindexed matters or any unrecorded or off record matters that may affect said land. This Company, in issuing this report assumes no liability on account of any instrument or proceedings in the chain of title to the property which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the property are assumed to be good and valid. This report is not a commitment to insure and therefore does not contain the requirements and exceptions which would appear in a commitment to insure or the exception which would appear in a title policy. This Company's liability for this report is limited to the amount paid for this report and extends only to the party to which it is issued. No other party may rely on this report. This report contains no express or implied opinion, warranty, guarantee, insurance or other similar assurances as to the status of title to the land.

Stewart Title Company

Return to
COUNTY TITLE & ABSTRACT CO., INC.
1620 Santa Ursula
Laredo, Texas 78040
0400 20377116

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed Doc# 898901

Date: October 19, 2005

Grantor: HOME-MART, INC., a Texas corporation; and 359 EAST-ROYAL LAND, L.C., a Texas limited liability company

Grantor's Mailing Address:

HOME-MART, INC.
6114 McPherson Rd.
Laredo, TX 78041

Webb County

359 EAST-ROYAL LAND, L.C.
1217 N. Seymour Ave.
Laredo, TX 78040

Doc# 898901
Recorded
11/07/2005 11:59AM

Signed: A.C.
BY DEPUTY
MARGIE RAMIREZ IBARRA
COUNTY CLERK
Fees \$28.00

Grantee: WEBB COUNTY, a political subdivision of the State of Texas

Grantee's Mailing Address:

WEBB COUNTY
1000 Houston St.
Laredo, Texas 78040
Webb County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

An undivided One-half (1/2) interest owned by Home-Mart, Inc., a Texas Corporation
And an undivided One-half (1/2) interest owned by 359 East -Royal Land, L.C., a Texas limited liability company in and to:

Situated in Webb County, Texas, and being THE SURFACE ONLY of Lot Number One (1), in Block Number One (1), (a 17.9237 acre tract of land) of Las Blancas Subdivision, Unit 2, a subdivision situated in the City of Laredo, as per plat recorded in Volume 25, Page 104, Webb County Plat Records.

Reservations from Conveyance: None

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 instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2005, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor 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, and subject to the following:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or protrusions or any overlapping of improvements;
2. Any visible and apparent roadway or easement over or across the subject property, the existence of which does not appear of record.
3. Any oil, gas and other mineral lease thereof, together with all rights, privileges and immunities.
4. 20' foot easement reserved by Thomas Leyendecker in Deed dated March 14, 1979, recorded in Volume 580, Pages 543-547-A, Webb County Deed Records.
5. Oil, Gas and Mineral Lease dated February 22, 1974, executed by J. C. Martin, Jr., and Elmore Borchers as Trustee, etc., to James A. Mayo, for a 5 year term, recorded in Volume 451, pages 152-159, Webb County Deed Records.
6. Rights of ingress and egress of the owners of the oil, gas and other minerals and their lessees.
7. All easements and other matters shown on the plat of Las Blancas Subdivision recorded in Volume 10, Page 91, Webb County Plat Records.
8. Valero Transmission Company pipeline shown on the plat of Las Blancas Subdivision recorded in Volume 10, page 91, Webb County Plat Records.

9. Pipeline Right of Way dated March 16, 1993, executed by Vinateria Ranch Co., Ltd., et al to Valero Transmission, L.P., recorded in Volume 183, pages 576-582, Webb County Official Public Records.
10. Right-of-Way Agreement dated June 13, 1979, executed by Anthony M. Leyendecker, et ux to Delhi Gas Pipeline Corporation, recorded in Volume 590, pages 43-44, Webb County Deed Records.
11. Subject to conditions and stipulations as contained in Deed dated July 12, 2002, recorded in Volume 1248, Pages 228-234, Webb County Official Public Records.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties.

As part of the consideration for this deed, Grantor and Grantee agree that, as between Grantor and Grantee, the risk of liability or expense for environmental problems, even if arising from events before closing, is the sole responsibility of Grantee, regardless of whether the environmental problems were known or unknown at closing. Grantee holds harmless, and releases Grantor from liability for any latent defects and from any liability for environmental problems affecting the property, including liability under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Texas Solid Waste Disposal Act, or the Texas Water Code. Grantee holds harmless, and releases Grantor from any liability for environmental problems affecting the property arising as the result of Grantor's own negligence or the negligence of Grantor's representatives. Grantee holds harmless, and releases Grantor from any liability for environmental problems affecting the property arising as the result of theories of products liability and strict liability, or under new laws or changes to existing laws enacted after the effective date that would otherwise impose on Grantor in this type of transaction new liabilities for environmental problems affecting the property.

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

HOME-MART, INC, a Texas corporation,



JESUS JOSE RUIZ, President

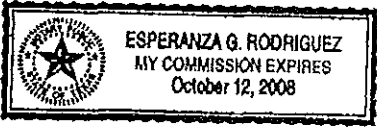
359 EAST-ROYAL LAND, L.C., a Texas limited liability company



RICHARD E. HAYNES, Manager

STATE OF TEXAS)

COUNTY OF WEBB)

This instrument was acknowledged before me on October 24, 2005, by JESUS JOSE RUIZ, as the President of HOME-MART, INC., a Texas corporation, on behalf of said corporation.



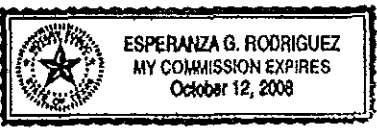

Notary Public, State of Texas
My commission expires: 10-12-08


STATE OF TEXAS)

COUNTY OF WEBB)

Before me, Esperanza G. Rodriguez, on this day personally appeared RICHARD E. HAYNES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that RICHARD E. HAYNES executed the same as the act of 359 EAST-ROYAL LAND, L.C., a Texas limited liability company, as its Manager, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 19th day of October, 2005.




Notary Public, State of Texas
My commission expires: 10/12/08

AFTER RECORDING RETURN TO:
Webb County
1000 Houston St.
Laredo, Texas 78040

Return to
WEBB COUNTY TITLE & ABSTRACT CO., INC.
1620 Santa Ursula
Laredo, Texas 78040
GF 0402037
ME