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WARRANTY DEED

THE STATE OF TEXAS

COUNTY OF WEBB

KNOWN ALL BY THESE PRESENTS:

THAT PALMITO ESTATES, INC., a Texas Corporation, hereinafter called "Grantor" for In Consideration of the sum of Ten and No/100 Dollars (\$10.00), together with other good and valuable consideration, such as taxes and a park for the people of La Presa Subdivision, to Grantor cash hand paid Webb County Planning Dept. herein called "Grantee" whose address is 1110 Victoria Laredo, Tx. 78040 is the receipt of which is hereby acknowledged, has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEYED, unto the said Grantee, the following described tract of land lying and being situated in Webb County, Texas, to-wit:

A Tract of land consisting of 6.54 Acres of land more or less out of La Presa Subdivision #1 containing 316,282 acres more or less, in Porcion #42 Recorded in Volume 2 Page 220 of the map and plat Records of Webb County, Texas.

This 6.54 Acre Tract being located in Tract A of a replat of La Presa Subdivision # 1 as ordered and Recorded in Volume 1267 Pages 867-932 deed Records of Webb County, Texas more particularly described on the reverse side thereof;

This conveyance is made subject to the following matters, but only to the extent same are in effect at this time and only to the extent that they relate to the hereinabove described property, to-wit: restriction, royalties, if any, shown of record in the hereinabove mentioned county and state and to zoning laws, regulations and ordinance of municipal and/or other governmental authorities, if any

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, ~~Themselves~~ Their heirs executors, administrators an assigns forever, FOREVER DEFEND, all and singular, the said premises unto the said Grantee, Webb County Planning Dept., heirs executors, administrators and assigns, against every person whomsoever lawfully claiming or claims the same or any part thereof.

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FILED 10-25-19 94
HENRY FLORES AT 12:13 PM.
COUNTY CLERK, WEBB COUNTY, TEXAS
BY _____ DEPUTY

1. This Deed is made subject to Grantees assuming payment of all property taxes levied against the subject property and is made subject to any tax liens thereon for taxes assessed against the grantee of this Deed. Grantee does not assume payment for taxes levied against the above corporate Grantor nor any of such Grantor's predecessors in interest; nor any tax liens filed against the corporate Grantor or any of such Grantor's predecessors in interest.
2. This conveyance is subject to easements and restrictions affecting said property, if any.
3. This conveyance is subject to rights of any owners associations to levy assessments and liens against the property, if there be any such rights.
4. This conveyance is made subject to the provisions, agreements, restrictions and obligations contained in the Agreement recorded at Volume 1267 Pages 861-932 of the Real Estate Records of Webb County, Texas and pursuant to and by the authority of the Judgment entered by the United States Bankruptcy Court in and for the Southern District of Texas, Laredo Division and recorded at Volume 1267 Pages 861-932, of the Real Estate Records of Webb County, Texas. (Also known as Tract A consisting of 6.54 acre)

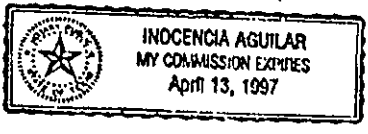
EXECUTED this the 20th day of October, 1994.

PALMITO ESTATES, INC., a Texas Corporation
 By Cecil McDonald
 Cecil McDonald-President

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THE STATE OF TEXAS
 COUNT OF WEBB:

This instrument was acknowledged before me on this the 20th day of October 1994, by CECIL McDONALD, PRESIDENT of PALMITO ESTATES, INC., a Texas Corporation, on behalf of said corporation and as its act and deed and for the purposes and consideration therein expressed.



Inocencia Aguilar
 Notary Public, The State of Texas
 Print Name: INOCENCIA AGUILAR
 Commission expires: 4-13-97

WARRANTY DEED
 PALMITO ESTATES, INC.,
 P.O. BOX 6035
 LAREDO, TEXAS 78040

AFTER RECORDING RETURN TO:
Palmito Estates, Inc.
P.O. Box 635
Laredo, Tx. 78042

A 6.54 ACRES

A tract of Land consisting of a 6.54 Acres of land more or less out of La Presa Subdivision # 1 containing 316.282 Acres of land in Porcion No. 42, Recorded in volume 2, page 220, Plat Records of Webb County, Texas more particularly described by metes and bounds as follows to-wit;

Commencing at the Northwest corner of Tract 12 a point located on the South R.O.W. Line of Mangana Hein Road; Thence S 00°-13' E 425.60 Ft. to the POINT OF BEGINNING;

Thence N 88°-28'-19" E 147.32 Ft. to a deflection point hereof;

Thence N 15°-42' E 96.70 Ft. to a deflection point hereof;

Thence N 74°-54' E 140.98 Ft. to a deflection point hereof;

Thence S 66°-01' E 162.52 Ft. to a deflection point hereof;

Thence N 82°-00' E 100.80 Ft. to a deflection point hereof;

Thence S 70°-14' E 44.50 Ft. to a deflection point hereof;

Thence N 23°-01'-22" W 206.50 Ft. to a deflection point hereof;

Thence S 00°-13' E 549.39 Ft. to a point on the North R.O.W. Line of a 50 Ft. Road Easement and the Southeast corner hereof;

Thence West 30 Ft. along said R.O.W. line to the Southwest corner hereof;

Thence N 00°-13' W 88.28 Ft. to a deflection point hereof;

Thence N 55°-00'-02" W 626.75 Ft. to a deflection point hereof;

Thence N 33°-53'-58" W 211.17 Ft. to a deflection point hereof;

Thence S 89°-16' W 20.93 Ft. to a deflection point hereof;

Thence N 00°-13' W 50 Ft. to the POINT OF BEGINNING.

RECORDER'S MEMORANDUM
All or parts of this instrument was not clearly legible for satisfactory recordation

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MANGANA-HEIN ROAD

