

Date: DECEMBER 22, 2000

Grantor: FRANK D. YTURRIA

VOL. 6745 PAGE 261

Grantor's Mailing Address (including county):

Grantee: TOWN OF LAGUNA VISTA, TEXAS

Grantee's Mailing Address (including county):

122 Fernandez Street
Laguna Vista, Texas 78578 (Cameron County)

Consideration: ONE and NO/HUNDREDTHS DOLLARS (\$1.00) and other good and valuable consideration.

Property (including improvements):

BEING 23.02 acres of land, more or less, out of a 9,512.87 acre tract in the Santa Isabel Grant, Cameron County, Texas conveyed from the Garcia Land & Livestock Company to the Yturria Land & Livestock Company and the Yturria Brothers Land and Cattle Company by Deed dated May 2, 1931 and recorded in Volume 228, Page 354 of the Cameron County Deed Records; said 23.02 acre tract being more particularly located and described as follows;

COMMENCING at a ½ inch iron pin with a yellow plastic cap stamped "M&R INC" set at the intersection of the East line of said 315.88 acre tract with the South right-of-way line of State Highway No. 100 (R.O.W. Varies) and being a point on the West line of Rutherford-Harding Subdivision as recorded in Volume 9, Page 16 of the Cameron County Map Records; THENCE, along the East line of said 315.88 acre tract and the West line of Rutherford-Harding Subdivision, South 17 deg. 39 min. 53 sec. West a distance of 1214.89 feet to a wooden post found at the angle point in a fence line; THENCE, along the East line of said 9,512.87 acre tract, South 19 deg. 41 min 23 sec. West a distance of 1774.42 feet to a United States Fish and Wildlife Service aluminum monument stamped "TR 307 1999" found for the Northeast corner of U.S.A. Tract Number 307; THENCE, along the North line of said U.S.A. Tract Number 307, North 61 deg. 22 min. 09 sec. West a distance of 11906.41 feet to a ½ inch iron pin with a yellow plastic cap stamped "M&R Inc" set for the Southernmost corner and POINT OF BEGINNING of this 23.02 acre tract;

THENCE, continuing along the North line of said U.S.A. Tract Number 307, North 61 deg. 22 min. 09 sec. West a distance of 1408.64 feet to a ½ inch iron pin found for a corner of said U.S.A. Tract Number 307 and for a corner of this tract;

THENCE, continuing along the North line of said U.S.A. Tract Number 307, North 02 deg. 15 min. 46 sec. West a distance of 200.09 feet to a United States Fish and Wildlife Service aluminum monument stamped "TR 307 1999" found on the South Right-of-way line of State Highway No. 100 (R.O.W. varies) for a corner of said U.S.A. Tract Number 307 and the Northwest corner of this tract;

THENCE

Reservations from and Exceptions to Conveyance and Warranty:

- 1) Easements, restrictions, mineral reservations and other conditions of record, if any, affecting the Property.
- 2) Reservation by Grantor of the subsurface mineral estate, including oil, gas and other minerals in and under the Property, including the right of ingress and egress on, over or across the Property for the purpose of producing or transporting any of the minerals.

GRANTOR, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS, and CONVEYS to GRANTEE the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, TO HAVE and TO HOLD it to GRANTEE, GRANTEE'S heirs, executors, administrators and successors forever. GRANTOR binds GRANTOR and GRANTOR'S heirs, executors, administrators and successors to WARRANT and FOREVER DEFEND all and singular the Property to GRANTEE and GRANTEE'S successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Frank D. Yturria

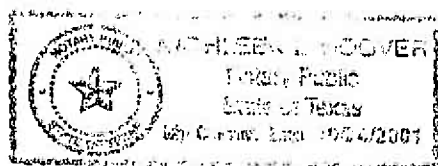
 FRANK D. YTURRIA

THE STATE OF TEXAS §
 §
 COUNTY OF CAMERON §

This instrument was acknowledged before me on this 22nd DAY OF DECEMBER 2000, by FRANK D. YTURRIA.

Nathleen L. Hoover

 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 Notary's Printed Name: NATHLEEN L. HOOVER
 Notary's Commission Expires: 10/24/2001



57055

FILED FOR RECORD

AT

2000 DEC 28 A 10: 13

VOL. 6745 PAGE 263

JOE M. RIVERA
CLERK COUNTY COURT
CAMERON COUNTY, TEXAS
DEPUTY

STATE OF TEXAS
COUNTY OF CAMERON

I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me and was duly
RECORDED in the Volume and page of the named RECORDS
of Cameron County, Texas as stamped hereon by me.



[Handwritten Signature]
County Clerk
CAMERON County, Texas

City Limits

200.99 ft

23.02
Acres

1809.54'

Highway 100

Janglewood
Apartments

Hibiscus Street

Mini CPL
Storage

Palm Blvd

Mesquite Drive

