

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.

SPECIAL WARRANTY DEED

DATE: June 9, 2026

GRANTOR: MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC., a Texas non-profit corporation

ADDRESS:

801 N. Bryan
Mission, Texas 78572

GRANTEE: CITY OF MISSION, a Texas home rule city and municipal corporation

GRANTEE'S MAILING ADDRESS:

1201 E. 8th Street
Mission, Texas 78572

CONSIDERATION: The donation of the Property for public purposes and other good and valuable consideration paid by the Grantee named above, the receipt and sufficiency of which are acknowledged by Grantor.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

Tract 1: Being 5.31 acres of land out of the 19.70 Acre Second Lift Pump Tract conveyed to Hidalgo County Water Control and Improvement District No. 7 and Hidalgo County Water Control and Improvement District No. 14 in Volume 736, Page 82, Deed Records of Hidalgo County, Texas, filed 2 January, 1952 and being within the Townsite of Mission, Hidalgo County, Texas, recorded in Volume 2, Pages 21-22, Map Records of Hidalgo County, Texas; said 5.31 acres being more particularly described by metes and bounds description attached as **Exhibit A** and made a part hereof.

Tract 2: Being 2.54 acres of land out of the 19.70 Acre Second Lift Pump Tract conveyed to Hidalgo County Water Control and Improvement District No. 7 and Hidalgo County Water Control and Improvement District No. 14 in Volume 736, Page 82, Deed Records of Hidalgo County, Texas, filed 2 January, 1952 and being within the Townsite of Mission, Hidalgo County, Texas, recorded in Volume 2, Pages 21-22, Map Records of Hidalgo County, Texas; said 2.54 acres being more particularly described by metes and bounds description attached as **Exhibit A** and made a part hereof.

RESERVATIONS FROM CONVEYANCE:

None.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Easements, rules, regulations and rights in favor of United Irrigation District.
2. Roads as shown on the map of Original Townsite of Mission, recorded in Volume 2, Pages 21-22, Map Records of Hidalgo County, Texas.
3. Water Contract as shown by instrument dated December 21, 1915, recorded in Volume "B", Page 349, Miscellaneous Deed Records of Hidalgo County, Texas.
4. Right of Way easement in favor of Valley Pipe Line Company as shown by instrument dated August 10, 1935, recorded in Volume 417, Page 398, Deed Records of Hidalgo County, Texas.
5. Right of Way easement in favor of Sharyland Water Supply Corporation as shown by instrument dated August 8, 1969, recorded in Volume 1243, Page 62, Deed Records of Hidalgo County, Texas.
6. Right of Way easement in favor of Sharyland Water Supply Corporation as shown by instrument dated August 14, 1969, recorded in Volume 1243, Page 66, Deed Records of Hidalgo County, Texas.
7. Easement and Right of Way in favor of Central Power and Light Company as shown by instrument dated July 11, 1986, recorded in Volume 2339, Page 821, Official Records of Hidalgo County, Texas.
8. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
9. Mineral and/or royalty reservation contained in deed dated June 25, 1948, recorded in Volume 90, Page 246, Oil and Gas Records of Hidalgo County, Texas.
10. Mineral and/or royalty reservation contained in deed dated December 1, 1948, recorded in Volume 95, Page 327, Oil and Gas Records of Hidalgo County, Texas.
11. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated December 31, 1951, recorded in Volume 736, Page 82, Deed Records of Hidalgo County, Texas.
12. Easement reserved in Special Warranty Deed recorded under Document No. 2025-3660807, Official Records, Hidalgo County, Texas.
13. Any claim or allegation that the Property was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
14. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
15. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
16. Visible and apparent easements on or across the property herein described.
17. Standby fees, taxes and assessments by any taxing authority for the year **2025**, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

Grantor, for and in consideration and subject to the reservations from and exceptions to the conveyance and warranty, herein grants sells, and conveys to Grantee the Property, together

with all and singular the rights and appurtenances thereto in anyway belonging, to have and to hold it to Grantee, Grantee's heirs, executor's, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors or assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

Grantor has executed and delivered this deed and has granted, bargained, assigned and conveyed the Property, and Grantee has accepted this deed and has purchased the property, as is where is, and with all faults, and without any representation or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (I) the condition of the property or any element thereof, including, without limitations, warranties related to the habitation, merchantability or fitness for a particular purpose; (II) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, development potential or otherwise; (III) all warranties created by affirmation or fact or promise by Grantor or by any description of the property; and (IV) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

[Signature page follows.]

GRANTOR:

**MISSION ECONOMIC DEVELOPMENT
AUTHORITY, INC., a Texas non-profit
corporation**

By: _____
RICHARD HERNANDEZ, Chairman

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the day of _____ 2026,
by **RICHARD HERNANDEZ**, President of **MISSION ECONOMIC DEVELOPMENT AUTHORITY,
INC., a Texas non-profit corporation**, on behalf of said corporation.

Notary Public in and for the State of Texas

ACCEPTED BY GRANTEE:

CITY OF MISSION, a Texas home rule city and municipal corporation

By: _____
NORIE GONZALEZ-GARZA, Mayor

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the day of _____ 2026,
by **NORIE GONZALEZ-GARZA**, Mayor of **CITY OF MISSION, a Texas home rule city and
municipal corporation**, on behalf of said city.

Notary Public in and for the State of Texas

Exhibit A The Property

Tract 1:

METES AND BOUNDS 5.31 ACRES OF LAND

BEING 5.31 ACRES of land out of the 19.70 Acre Second Lift Pump Tract conveyed to Hidalgo County Water Control and Improvement District No. 7 and Hidalgo County Water Control and Improvement District No. 14 in Volume 736, Page 82, Deed Records of Hidalgo County, Texas, filed 2 January 1952 and being within Townsite of Mission, Hidalgo County, Texas, recorded in Volume 2, Pages 21-22, Map Records of Hidalgo County, Texas; said 5.31 Acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a bent 1/2-inch iron rod found for the Southwest corner of Lot 6, Block 96, Townsite of Mission, being at the intersection of the East right of way of Canal Avenue (Having 60.00 feet of Right of Way) and the North Right of way of West 5th Street (Having 60 Feet of right of way), from which a 1/2-inch iron rod found bears South 17 Deg. 12 Min. 15 Sec. West a distance of 1.99 Feet; for the Southwest corner and **POINT OF BEGINNING** of the tract herein described; (Having coordinate values of X = 1039257.2355 Y = 16602207.6919 based on the Texas State Plane Coordinate System, South Zone, NAD83)

- 1) **THENCE** along the West boundary of Lot 1-6, Block 96, Townsite of Mission and the East Right of Way of Canal Avenue, **North 08 Deg. 33 Min. 56 Sec. East**, a distance of **360.00 feet** to a 1/2-inch iron rod with plastic cap stamped MOORE 6370 found for the Southwest corner of Lot 6, Block 101, Townsite of Mission from which another 1/2-inch iron rod found bears South 13 Deg. 45 Min. 09 Sec. East a distance of 0.93 Feet; and a corner of the tract herein described;
- 2) **THENCE** leaving the East Right of Way of Canal Avenue and along the South boundary of Lot 6, Block 101, Townsite of Mission, **South 81 Deg. 26 Min. 04 Sec. East** a distance of **40.00 feet** to a 1/2-inch iron rod found, for a corner of the tract herein described;
- 3) **THENCE** leaving the South boundary of Lot 6, Block 101, Townsite of Mission, **North 08 Deg. 33 Min. 56 Sec. East**, a distance of **300.00 feet** to a 1/2-inch iron rod found on the North boundary of Lot 1, Block 101, Townsite of Mission, for a corner of the tract herein described;
- 4) **THENCE** along the North boundary of Lot 1, Block 101, Townsite of Mission, **North 81 Deg. 26 Min. 04 Sec. West** a distance of **40.00 feet** to a 1/2-inch iron pipe found for the Northwest corner of Lot 1, Block 101, Townsite of Mission and being on the East Right of Way of Canal Avenue, for a corner of the tract herein described;
- 5) **THENCE** along the West boundary of Lot 1-6, Block 124, Townsite of Mission and the East Right of Way of Canal Avenue, **North 08 Deg. 33 Min. 56 Sec. East** a distance of **465.26 feet** to a 1/2-inch iron rod with plastic cap stamped MEDINA 5719 set on the West boundary of Lot 3, Block 129, Townsite of Mission, for the Northwest corner of the tract herein described;
- 6) **THENCE** leaving the West boundary of Lot 3, Block 129, Townsite of Mission and leaving the East Right of Way of Canal Avenue, **South 11 Deg. 30 Min. 21 Sec. East** a distance of **555.09 feet** to a 1/2-inch iron rod with plastic cap stamped MEDINA 5719 set, for the Northeast corner of the tract herein described;
- 7) **THENCE** **South 07 Deg. 08 Min. 53 Sec. East** a distance of **231.90 feet** to a 1/2-inch iron rod with plastic cap stamped MEDINA 5719, for a corner of the tract herein described;
- 8) **THENCE** **South 14 Deg. 10 Min. 03 Sec. East** a distance of **87.00 feet** to a 1/2-inch iron rod with plastic cap stamped MEDINA 5719, for a corner of the tract herein described;
- 9) **THENCE** **South 34 Deg. 15 Min. 39 Sec. East** a distance of **136.91 feet** to a 1/2-inch iron rod with plastic cap stamped MEDINA 5719 set at the Northwest corner of Lot 3, Block 95, for a corner of the tract herein described;
- 10) **THENCE** **South 12 Deg. 28 Min. 19 Sec. East** a distance of **278.57 feet** to a 1/2-inch iron rod with plastic cap stamped MEDINA 5719 set on the South Right of Way of Rafael Ramirez Street and being on the North boundary of Lot 1 Block 74, Townsite of Mission, for the Southeast corner of the tract herein described;
- 11) **THENCE** along the North boundary of Lot 1, Block 74, Townsite of Mission and being the South Right of Way of Rafael Ramirez Street, **North 81 Deg. 26 Min. 04 Sec. West** at a distance of 60.00 feet, pass a concrete monument found, a total distance of **100.00 feet** to a concrete monument found for the Northwest of Lot 1, Block 74, Townsite of Mission and being on the South Right of Way of Rafael Ramirez Street, a corner of the tract herein described;
- 12) **THENCE** leaving the South Right of Way of Rafael Ramirez Street, **North 08 Deg. 33 Min. 56 Sec. East** a distance of **60.00 feet** to a point being the Southwest corner of Lot 6, Block 95, Townsite of Mission and being on the North Right of Way of Rafael Ramirez Street from which a 1/2-inch iron rod bears South 21 Deg. 45 Min. 52 Sec. West a distance of 1.27 Feet, for a corner of the tract herein described;
- 13) **THENCE** along the North Right of Way of Rafael Ramirez Street (West 5th Street), **North 81 Deg. 26 Min. 04 Sec. West** a distance of **380.00 feet** to the **POINT OF BEGINNING**; Containing 5.31 Acres of land within these metes and bounds.

Tract 2:

METES AND BOUNDS 2.54 ACRES OF LAND

BEING 2.54 ACRES of land out of the 19.70 Acre Second Lift Pump Tract conveyed to Hidalgo County Water Control and Improvement District No. 7 and Hidalgo County Water Control and Improvement District No. 14 in Volume 736, Page 82, Deed Records of Hidalgo County, Texas, filed 2 January 1952 and being within Townsite of Mission, Hidalgo County, Texas, recorded in Volume 2, Pages 21-22, Map Records of Hidalgo County, Texas; said 2.54 Acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a bent 1/2-inch iron rod found for the Southwest corner of Lot 6, Block 96, Townsite of Mission, being at the intersection of the East right of way of Canal Avenue (Having 60.00 feet of Right of Way) and the North Right of way of West 5th Street (Having 60 Feet of right of way), from which a 1/2-inch iron rod found bears South 17 Deg. 12 Min. 15 Sec. West a distance of 1.99 Feet;

THENCE along the East Right of Way of Canal Avenue, **North 08 Deg. 33 Min. 56 Sec. East**, a distance of **1180.00 feet** to a point being the Northwest corner of Lot 2, Block 129, Townsite of Mission;

THENCE leaving the East Right of way of Canal Avenue, **South 81 Deg. 26 Min. 04 Sec. East** a distance of **123.00 Feet** to a 1/2-inch iron rod with plastic cap stamped MEDINA 5719, for the Northwest corner and **POINT OF BEGINNING** of the tract herein described; (Having coordinate values of X = 1039554.6208 Y = 16603356.2092 based on the Texas State Plane Coordinate System, South Zone, NAD83)

- 1) **THENCE** along the North boundary of Lot 2 and Lot 5, Block 129, Townsite of Mission, **South 81 Deg. 26 Min. 04 Sec. East** a distance of **128.75 Feet** to a 1/2-inch iron rod with plastic cap stamped MEDINA 5719 set, for the Northeast corner of the tract herein described;
- 2) **THENCE** **South 14 Deg. 32 Min. 04 Sec. East** a distance of **326.68 Feet** to a 1/2-inch iron rod with plastic cap stamped MEDINA 5719 set on the West boundary of Block 123, Townsite of Mission, for a corner of the tract herein described;
- 3) **THENCE** along the West boundary of Block 123, Townsite of Mission, **South 08 Deg. 33 Min. 56 Sec. West** a distance of **159.33 Feet** to a 1/2-inch iron rod with plastic cap stamped MEDINA 5719 set, for a corner of the tract herein described;
- 4) **THENCE** **South 81 Deg. 26 Min. 04 Sec. East** a distance of **320.00 Feet** to a 1/2-inch iron rod with plastic cap stamped MEDINA 5719 set on the West Right of Way of Cummings Avenue (Having 60 Feet of Right of way), for a corner of the tract herein described;
- 5) **THENCE** along the West Right of Way of Cummings Avenue, **South 08 Deg. 33 Min. 56 Sec. West** a distance of **81.80 Feet** to a 1/2-inch iron rod with plastic cap stamped MEDINA 5719 set, for the Southeast corner of the tract herein described;
- 6) **THENCE** **North 81 Deg. 26 Min. 04 Sec. West** a distance of **415.57 Feet** to a 1/2-inch iron rod with plastic cap stamped MEDINA 5719 set, for the Southwest corner of the tract herein described;
- 7) **THENCE** **North 11 Deg. 30 Min. 21 Sec. West** a distance of **470.36 Feet** to a 1/2-inch iron rod with plastic cap stamped MEDINA 5719, for a corner of the tract herein described;
- 8) **THENCE** **North 08 Deg. 33 Min. 56 Sec. East** a distance of **100.00 Feet** to the **POINT OF BEGINNING**; Containing 2.54 Acres of land within these metes and bounds.