

Prepared by the State Bar of Texas for use by lawyers only. Reviewed 1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

P 10

v. 3187 PAGE 398

WARRANTY DEED
(LONG FORM)

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That we, CARLOS MARTINEZ JR., LAURA ESTELLA MARTINEZ, COSME RENE MARTINEZ, and LINDA MARIA MARTINEZ dealing with our sole and separate property

of the County of Lake and State of Indiana for and in consideration of the sum of TEN AND NO/100 (\$10.00)*****
***** DOLLARS
and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, a further consideration being the love and affection we hold for our father, Grantee herein

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto CARLOS MARTINEZ, whose address is 444 Porter St., Gary

of the County of Lake and State of Indiana, all of the following described real property in Hidalgo County, Texas, to-wit:

Being out of Farm Tract 3034, North Capisallo District Subdivision, Hidalgo County, Texas, to-wit:

- Beginning at the Northwest Corner of said Farm Tract 3034;
- Thence, 40 feet East;
- Thence, 641.25 feet South;
- Thence, 934.581 feet East to the point of beginning;
- Thence, 308.125 feet North;
- Thence, 261.527 feet West;
- Thence, 308.125 feet South;
- Thence, East 261.527 feet to the Point of Beginning.

3157 (2-3-81)

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, his heirs and assigns forever. and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof

EXECUTED this 9th day of ~~August~~ ^{December}, A. D. 1986.

Carlos Martinez Jr.
CARLOS MARTINEZ JR.
Laura Estella Martinez
LAURA ESTELLA MARTINEZ
Cosme Rene Martinez
COSME RENE MARTINEZ
Linda Maria Martinez
LINDA MARIA MARTINEZ

Mailing address of each grantee:

Name: Carlos Martinez
Address: 444 Porter St.
Gary, Indiana 46406

Name:
Address:

(Acknowledgment)

STATE OF ~~XXXXX~~ INDIANA)
COUNTY OF ~~XXXXX~~)

This instrument was acknowledged before me on the 9th day of ~~August~~ ^{December}, 1986, by CARLOS MARTINEZ JR., LAURA ESTELLA MARTINEZ, COSME RENE MARTINEZ, and LINDA MARIA MARTINEZ

NOTARY PUBLIC STATE OF INDIANA
LAKE CO.
MY COMMISSION EXP. JAN. 5, 1990
ISSUED THRU INDIANA NOTARY ACTING

Debra Hernandez
Notary Public, State of ~~XXXXX~~ Indiana
Notary's name (printed): Debra Hernandez
Notary's commission expires: January 5, 1990

VAL 3187 INC 400

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS }
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____
of _____
a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:

*Robert J. Salinas
540 South Texas
Mercedes, TX 78570*

PREPARED IN THE LAW OFFICE OF:

Robert J. Salinas
540 S. Texas
Mercedes, TX 78570

244330

FILED FOR RECORD
92 JUN 7 AM 11 18
WILLIAM BILLY LEO
CLERK
COUNTY CLERK
COUNTY TEXAS

WARRANTY DEED

Date October 2, 1990

Grantor: AUGUSTIN RODRIGUEZ and wife, JUANA A. RODRIGUEZ

Grantor's Mailing Address: P. O. Box 731, Mercedes, Hidalgo County, Texas
78570

Grantee: EUGENIO A. RODRIGUEZ and wife, MICAELA RODRIGUEZ

Grantee's Mailing Address: P. O. Box 521, Mercedes, Hidalgo County, Texas
78570

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration including the love and affection which we have for our son.

Property (including any improvements):

A tract of land containing 1.00 gross acres, more or less, out of Farm Tracts 3034 and 3035, NORTH CAPITALLO DISTRICT, Hidalgo County, Texas, according to the map recorded in Volume 2, Page 7, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at the Northwest corner of this tract of land which is South, a distance of 333.125 feet and East, a distance of 582.2905 feet from the Northwest corner of Tract 3034;

THENCE, along a line parallel with the North boundary line of Tract 3024, East a distance of 130.7635 feet to a point for the Northeast corner of this tract of land;

THENCE, along a line parallel with the West boundary line of Tracts 3034 and 3035, South a distance of 308.125 feet to a point on the North right of way of a 50 foot road, then 18.75 feet to a point on the North boundary line of Tract 3035, then a total distance of 333.125 feet to a point for the Southeast corner of this tract of land;

THENCE, along a line parallel with the North boundary line of Tract 3035, West a distance of 130.7635 feet to a point for the Southwest corner of this tract of land;

THENCE, along a line parallel with the West boundary line of Tracts 3034 and 3035, North a distance of 6.25 feet to a point of the North boundary line of Tract 3035, then 18.75 feet to a point on the North right of way of a 50 foot road, then with a total distance of 333.125 feet to the POINT OF BEGINNING, containing within these metes and bounds 1.00 acre.

Reservations from and Exceptions to Conveyance and Warranty:

1. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9 and easements and restrictions as shown on the recorded and dedication map of the above described subdivision.
2. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Gilberto Garza and wife, Anadelia Garza to Claud B. Hamill, dated February 22, 1979, recorded in Volume 1014, Page 970, Deed Records of Hidalgo County, Texas.

- 3. All oil, gas and other minerals have been heretofore reserved by prior grantors as set forth in Deeds dated July 15, 1942, recorded in Volume 498, Page 187, Deed Records and dated March 15, 1942, recorded in Volume 2108, Page 699, Official Records of Hidalgo County, Texas.
- 4. Visible or apparent easements on or across property herein described.
- 5. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or government regulations of the City holding extra-territorial jurisdiction of said property.
- 6. Taxes for the year 1990 and subsequent years, and any subsequent assessments for prior years due to change in land usage or ownership shall be the responsibility of grantees.

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 any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns 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 heirs, executors, administrators, 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.

Augustin Rodriguez

 AUGUSTIN RODRIGUEZ

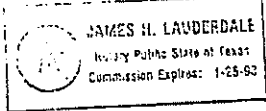
Juana A. Rodriguez

 JUANA A. RODRIGUEZ

STATE OF TEXAS :
 COUNTY OF HIDALGO :

ACKNOWLEDGEMENT

This instrument was acknowledged before me on the 26th day of October, 1990, by **AUGUSTIN RODRIGUEZ and wife, JUANA A. RODRIGUEZ.**



James H. Lauderdale
 Notary Public, State of Texas
 James H. Lauderdale
 Notary's Printed Name Above
 My Commission Expires: 1-25-93

AFTER RECORDING, PLEASE RETURN TO:

JAMES H. LAUDERDALE
 611 International Ave.
 Weslaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:

SAME

3143 PAGE 101

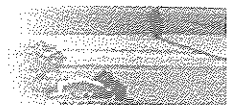
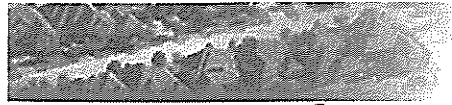
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'91 OCT 4 PM 4 06
WILLIAM BILLY LEO
COUNTY CLERK
DALLAS COUNTY TEXAS

232078

Hidalgo County Appraisal District

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Owner ID: O488447
 Owner Name: RODRIGUEZ, ARTURO & DIANA
 Owner Address: PO BOX 731
 MERCEDES, TX 78570-0731
 Property Address:

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Parcel Information

Legal Description: NORTH CAPISALLO S333.125'-E65.382'-W582.29' TR 13 FT 3034 0.50AC
 Acreage:
 Cross Reference: N3400-00-000-3034-22
 Undivided Interest:
 Exemption Codes: HS (Homestead)
 Entity Codes: DR1 (Drainage District #1)
 FD2 (Ems Dist #02)
 GHD (Hidalgo County)
 JCC (South Texas College)
 R11 (Road Dist 11)
 SMC (Mercedes Isd)
 SST (South Texas School)
 Deed Type: Conversion
 Deed Book: 3151
 Deed Page: 349
 Map Page:

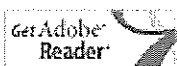
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Land HS: \$21,537 +
 Land NHS: \$0 +
 Improvement HS: \$16,406 +
 Improvement NHS: \$0 +
 Ag Market: \$0
 Ag Use: \$0 +
 Timber Market: \$0
 Timber Use: \$0 +
 Appraised: \$37,943 =
 Homestead Cap: \$9,197 -
 Assessed: \$28,746 =

Improvements				
ID	Type	SPTB	Segs	Value
Imp1	R (Residential)	A1 (A1 - Single Family Res)	3	\$ 16,406

Land				
ID	Type	SPTB	Acres	Market
Land1	AC (Acreage)	A1 (A1 - Single Family Res)	0.50	\$ 21,537



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Owner Information

Owner ID: O508466
 Owner Name: RODRIGUEZ, ROBERTO & MARISELA
 Owner Address: PO BOX 137
 MERCEDES, TX 78570-0137
 Property Address: MILE 11 1/4 NORTH

Parcel Information

Legal Description: NORTH CAPISALLO S333.125'-E65.38'-W516.909' TR 13 FT 3034 0.50AC
 Acreage:
 Cross Reference: N3400-00-000-3034-06
 Undivided Interest:
 Exemption Codes: HS (Homestead)
 Entity Codes: DR1 (Drainage District #1)
 FD2 (Ems Dist #02)
 GHD (Hidalgo County)
 JCC (South Texas College)
 R11 (Road Dist 11)
 SMC (Mercedes Isd)
 SST (South Texas School)
 Deed Type: Conversion
 Deed Book: 3332
 Deed Page: 235
 Map Page: 27F

Land HS: \$21,537 +
 Land NHS: \$0 +
 Improvement HS: \$55,604 +
 Improvement NHS: \$0 +
 Ag Market: \$0
 Ag Use: \$0 +
 Timber Market: \$0
 Timber Use: \$0 +
 Appraised: \$77,141 =
 Homestead Cap: \$898 -
 Assessed: \$76,243 =

Improvements

ID	Type	SPTB	Segs	Value
Imp1	R (Residential)	A1 (A1 - Single Family Res)	5	\$ 55,604

Land

ID	Type	SPTB	Acres	Market
Land1	AC (Acreage)	A1 (A1 - Single Family Res)	0.50	\$ 21,537

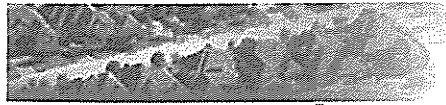


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Owner Information

Owner ID: O484540
 Owner Name: RODRIGUEZ, EUGENIO A & MICAELA
 Owner Address: PO BOX 521
 MERCEDES, TX 78570-0521
 Property Address:

Parcel Information

Legal Description: NORTH CAPISALLO E130.76'-S333.12'-W713.05' TR-13 FT 3034 1.00AC
 Acreage:
 Cross Reference: N3400-00-000-3034-21
 Undivided Interest:
 Exemption Codes:
 Entity Codes: DR1 (Drainage District #1)
 FD2 (Ems Dist #02)
 GHD (Hidalgo County)
 JCC (South Texas College)
 R11 (Road Dist 11)
 SMC (Mercedes Isd)
 SST (South Texas School)
 Deed Type: Conversion
 Deed Book: 3143
 Deed Page: 99
 Map Page: 27F

Land HS: \$0 +
 Land NHS: \$26,919 +
 Improvement HS: \$0 +
 Improvement NHS: \$72,677 +
 Ag Market: \$0
 Ag Use: \$0 +
 Timber Market: \$0
 Timber Use: \$0 +
 Assessed: \$99,596 =

Improvements

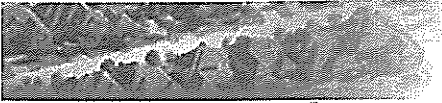
ID	Type	SPTB	Segs	Value
Imp1	R (Residential)	E1 (E1 - Farm/ranch Imps)	4	\$ 72,677

Land

ID	Type	SPTB	Acres	Market
Land1	AC (Acreage)	E1 (E1 - Farm/ranch Imps)	1.000	\$ 26,919



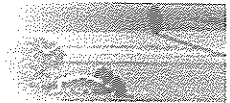
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Owner Information

Owner ID: O501613
 Owner Name: MARTINEZ, CARLOS
 Owner Address: 937 N VERMONT AVE
 MERCEDES, TX 78570-2139
 Property Address:

Parcel Information

Legal Description: NORTH CAPISALLO 2AC-20AC TR-12 FT 3034
 Acreage: 2.000
 Cross Reference: N3400-00-000-3034-05
 Undivided Interest:
 Exemption Codes:
 Entity Codes: DR1 (Drainage District #1)
 FD2 (Ems Dist #02)
 GHD (Hidalgo County)
 JCC (South Texas College)
 R11 (Road Dist 11)
 SMC (Mercedes Isd)
 SST (South Texas School)
 Deed Type: Conversion
 Deed Book: 3187
 Deed Page: 398
 Map Page:

Land HS: \$0 +
 Land NHS: \$43,088 +
 Improvement HS: \$0 +
 Improvement NHS: \$0 +
 Ag Market: \$0
 Ag Use: \$0 +
 Timber Market: \$0
 Timber Use: \$0 +
 Assessed: \$43,088 =



ID	Type	SPTB	Acres	Market
Land1	AC (Acreage)	C2 (C2 - Vacant Tract)	2.000	\$ 43,088



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Owner Information

Owner ID: O218731
 Owner Name: MARTINEZ, ESTEBAN & MANUELA
 Owner Address: PO BOX 1253
 MERCEDES, TX 78570-1253
 Property Address:

Parcel Information

Legal Description: NORTH CAPISALLO 2.02AC-N22.05AC TR-10 FT 3035
 Acreage:
 Cross Reference: N3400-00-000-3035-03
 Undivided Interest:
 Exemption Codes: OA (Over 65)
 HS (Homestead)
 O65TD (Over 65 Tax Deferral)
 Entity Codes: DR1 (Drainage District #1)
 FD2 (Ems Dist #02)
 GHD (Hidalgo County)
 JCC (South Texas College)
 R11 (Road Dist 11)
 SMC (Mercedes Isd)
 SST (South Texas School)
 Deed Type: Conversion
 Deed Book: 2002
 Deed Page: 665
 Map Page:

Land HS: \$43,519 +
 Land NHS: \$0 +
 Improvement HS: \$28,247 +
 Improvement NHS: \$33,378 +
 Ag Market: \$0
 Ag Use: \$0 +
 Timber Market: \$0
 Timber Use: \$0 +
 Assessed: \$105,144 =

Improvements

ID	Type	SPTB	Segs	Value
Imp1	R (Residential)	A1 (A1 - Single Family Res)	4	\$ 28,247
Imp2	R (Residential)	A1 (A1 - Single Family Res)	2	\$ 25,240
Imp3	R (Residential)	A1 (A1 - Single Family Res)	1	\$ 8,138

Land

ID	Type	SPTB	Acres	Market
Land1	AC (Acreage)	A1 (A1 - Single Family Res)	2.020	\$ 43,519



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Owner Information

Owner ID: **O636621**
 Owner Name: **CANTU, GUADALUPE & ANTONIA**
 Owner Address: **3881 MILE 11 1/4 N**
MERCEDES, TX 78570
 Property Address:

Parcel Information

Legal Description: **NORTH CAPISALLO TR 11 2.02AC-N22.5AC FT 3035 EXC W30'-N81.25' & W45'-S170' - N251.25' 1.79AC GR 1.74AC NET**
 Acreage: **1.740**
 Cross Reference: **N3400-00-000-3035-04**
 Undivided Interest:
 Exemption Codes: **HS (Homestead)**
OAS (Over 65 - Surviving Spouse)
 Entity Codes: **DR1 (Drainage District #1)**
FD2 (Ems Dist #02)
GHD (Hidalgo County)
JCC (South Texas College)
R11 (Road Dist 11)
SMC (Mercedes Isd)
SST (South Texas School)
 Deed Type: **Conversion**
 Deed Book:
 Deed Page: **PG 377-378**
 Map Page:

Land HS: **\$46,839 +**
 Land NHS: **\$0 +**
 Improvement HS: **\$22,602 +**
 Improvement NHS: **\$35,999 +**
 Ag Market: **\$0**
 Ag Use: **\$0 +**
 Timber Market: **\$0**
 Timber Use: **\$0 +**
 Appraised: **\$105,440 =**
 Homestead Cap: **\$21,342 -**
 Assessed: **\$84,098 =**

Improvements

ID	Type	SPTB	Segs	Value
Imp1	R (Residential)	A1 (A1 - Single Family Res)	7	\$ 22,602
Imp2	R (Residential)	A1 (A1 - Single Family Res)	4	\$ 35,999

Land

ID	Type	SPTB	Acres	Market
Land1	AC (Acreage)	A1 (A1 - Single Family Res)	1.740	\$ 46,839

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Owner Information

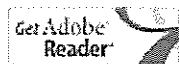
Owner ID: O0102599
 Owner Name: TERAN, ELIZABETH
 Owner Address: 100 S BRIDGE
 WESLACO, TX 78596
 Property Address:

Parcel Information

Legal Description: NORTH CAPISALLO S736.5'-N742.75'-E120'-W910 FT 3035 2.02AC NET
 Acreage: 2.02
 Cross Reference: N3400-00-000-3035-06
 Undivided Interest:
Exemption Codes:
 Entity Codes: DR1 (Drainage District #1)
 FD2 (Ems Dist #02)
 GHD (Hidalgo County)
 JCC (South Texas College)
 R11 (Road Dist 11)
 SMC (Mercedes Isd)
 SST (South Texas School)
 Deed Type: Warranty Deed
 Deed Book:
 Deed Page: 1836631
 Map Page:

Land HS: \$0 +
 Land NHS: \$43,519 +
 Improvement HS: \$0 +
 Improvement NHS: \$0 +
 Ag Market: \$0
 Ag Use: \$0 +
 Timber Market: \$0
 Timber Use: \$0 +
 Assessed: \$43,519 =

ID	Type	SPTB	Acres	Market
Land1	AC (Acreage)	C2 (C2 - Vacant Tract)	2.020	\$ 43,519



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Owner ID: O218735
 Owner Name: BADILLO, RODOLFO
 Owner Address: PO BOX 274
 MERCEDES, TX 78570-0274
 Property Address:

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Legal Description: NORTH CAPISALLO 2.02AC-N22.5AC TR-14 FT 3035
 Acreage: 2.020
 Cross Reference: N3400-00-000-3035-07
 Undivided Interest:
 Exemption Codes:
 Entity Codes: DR1 (Drainage District #1)
 FD2 (Ems Dist #02)
 GHD (Hidalgo County)
 JCC (South Texas College)
 R11 (Road Dist 11)
 SMC (Mercedes Isd)
 SST (South Texas School)
 Deed Type: Conversion
 Deed Book: 2469
 Deed Page: 699
 Map Page:

Land HS: \$0 +
 Land NHS: \$17,408 +
 Improvement HS: \$0 +
 Improvement NHS: \$0 +
 Ag Market: \$0
 Ag Use: \$0 +
 Timber Market: \$0
 Timber Use: \$0 +
 Assessed: \$17,408 =

ID	Type	SPTB	Land	Acres	Market
Land1	AC (Acreage)	C2 (C2 - Vacant Tract)		2.020	\$ 17,408



* Adobe Acrobat Reader 5.0 (minimum) is required to view pdf documents. Acrobat Reader is a free program available here.