PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4

Application No: 4-10768
X-44

HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Atanacio Moncada

Address: Rt. 7 Box 1920
Edinburg, TX.
78541

Phone: (956) 207-4528

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	6/2/11

Water Supplier: North Alamo

Utility Provider: [✓] M.V.E.C. [ ] AEP

Account/ESI No.: N/A

[✓] Temporary Pole [ ] Permanent Service

regarding the land described as: Texas Station Lot #24,

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in **"yes"** or **"no"** in each blank

Yes A plat has been prepared;

Yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 10-27-07);

Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Gio Castillo);

No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by _____);

Yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by _____);

Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Gio Castillo)

Gio Castillo

Planning Department Authorized Signature | **Hidalgo County Judge** | **Date**

ATTEST: _____

Hidalgo County Clerk | **Date**

PLANNING DEPARTMENT

County of Hidalgo

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Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4

Application No: 11-10768
X-44

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Atanacio Moncada

Address: Rt. 7 Box 1920
Edinburg, TX. 78541

Phone: (956) 2074528

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Texas Station Lot 24

STATUS OF PERSON OR ENTITY MAKING REQUEST:

____ Subdivider
____/ Owner of lot in subdivision
____ Resident of lot in a subdivision
____ Entity that provides utility service

Requesting Party (Signature) — Date: 6/21/11

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

____/ Deed
____ Executory Contract
____ Lease
____ Rent Receipt
____ Affidavit
____/ Other (describe) Mut

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

6-22-11
Date

Flor Castillo
County Official

NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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

DEED OF TRUST

1.	Date:	April 1, 2011
2.	Grantor:	ATANACIO J. MONCADA AND ELIZABETH ALEJANDRA MONCADA
3.	Grantor's Mailing Address:	Rt. 7, Box 1920, Edinburg, Hidalgo County, Texas 78541
4.	Trustee:	David Crook
5.	Trustee's Mailing Address:	100 Savannah, Suite 380, McAllen, Hidalgo County, Texas 78501
6.	Beneficiary:	Garco, Ltd., A Texas Limited Partnership
7.	Beneficiary's Mailing Address:	3910 W. Freddy Gonzalez Drive, Edinburg, Hidalgo County, Texas 78539
8.	Note:	
	A. Date:	April 1, 2011
	B. Amount:	Twenty Five Thousand Four Hundred and No/100ths Dollars ($25,400.00)
	C. Maker:	ATANACIO J. MONCADA AND ELIZABETH ALEJANDRA MONCADA
	D. Payee:	GARCO, LTD, A Texas Limited Partnership
	E. Maturity Date:	As therein provided in the Note
	F. Terms of Payment:	As provided in the Note.

9. Property: Lot Twenty-Four (24), Texas Station Subdivision Phase I, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 52, Page 31, Map Records of Hidalgo County, Texas;

10. Prior Lien: Deed of Trust recorded under Document No. 1757621 , Official Records, Hidalgo County, Texas

11. Other Exceptions to Conveyance and Warranty: See Exhibit "A".

12. For value received and to secure payment of the note, Grantor conveys the property to Trustee in trust. Grantor warrants and agrees to defend title to the property. If Grantor performs all the covenants and pays the note according to its terms, this deed of trust shall have no further effect, and Beneficiary shall release it at Grantor's expense.

13. Grantor's Obligations: Grantor agrees to:
   A. keep the property in good repair and condition;
   B. pay all taxes and assessments on the property when due;
   C. preserve the lien's priority as it is established in this deed of trust;

automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides other provisions in this and all other instruments concerning the debt.

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

I. The term "note" includes all sums secured by this deed of trust.

J. This deed of trust shall bind, inure to the benefit of, and be exercised by successors in interest of all parties.

K. If Grantor and Maker are not the same person, the term "Grantor" shall include Maker.

L. Grantor represents that this deed of trust and the note are given for the following purposes: Purpose of Debt: The debt evidenced by the Note is in part payment of the purchase price of the Property; the debt is secured by this Deed of Trust and by a Vendor's Lien on the Property, which is expressly retained in a Deed to Grantor even date. This Deed of Trust does not waive the vendor's lien, and the two liens and the rights created by this instrument shall be cumulative. Beneficiary may elect to foreclose under either of the liens without waiving the other or may foreclose under both. The deed is incorporated into this Deed of Trust.

17. Due on Sale Clause: Any sale or conveyance or transfer is made of all or any portion of the property without prior written consent of beneficiary, then beneficiary may, at its election, accelerate the maturity of the note and demand full payment of the balance of all principal and interest remaining due thereon.

18. Escrows for Taxes : Grantor agrees to make an initial deposit in a reasonable amount to be determined by Beneficiary and then monthly payments to a fund for taxes on the property. Monthly payment will be made the payment dates specified in the note, and each payment will be one-twelfth of the amount that Beneficiary estimates will be required annually for payment of taxes. The fund will accrue no interest and Beneficiary will hold it without bond in escrow and use it to pay the taxes. If Grantor has complied with the requirements of this paragraph, Beneficiary must pay taxes before the end of the calendar year. Grantor agrees to make additional deposits on demand if the funds is ever insufficient for its purpose. If an excess accumulates in the fund, Beneficiary may either credit it to future monthly deposits until the excess is exhausted or refund it to Grantor. Before Grantor makes the final payment on the note, Beneficiary will credit to that payment the whole amount then in the fund, or at Beneficiary's option, refund it after the note is paid. If this deed of trust is foreclosed, any balance in the fund over that needed to pay taxes, including taxes accruing but not yet payable, under Paragraph 3, "Trustee's Duties". If the property is transferred, any balance then in the fund will still be subject to the provisions of this paragraph and will inure to the benefit of the transferee. Deposits to the fund described in this paragraph are in addition to the monthly payments provided for in the note

19. **AD VALOREM TAXES LANGUAGE: Without the express written consent of Beneficiary , the owner shall not enter into any arrangements with any third party for the payment of AD VALOREM TAXES that would grant that third party a lien on the property.**

20. Signatures of Grantors:

ATANACIO J. MONCADA

ELIZABETH A. MONCADA
ELIZABETH ALEJANDRA MONCADA

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 1st day of April, 2011, by ATANACIO J. MONCADA AND ELIZABETH ALEJANDRA MONCADA

YOLANDA FLORES
Notary Public, State of Texas
My Commission Expires
July 31, 2012

Yolanda Flores
Notary Public, State of Texas

My commission Expires: 7-31-2012

After Recording Return To: Garco, Ltd., 3910 W. Freddy Gonzalez, Edinburg, Texas 78539

Chapter 232 Texas LGC Application

APPLICATION NO: 4-10768
Jun. 21, 2011

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

T2653-00-000-0024-00

[1] OWNER: MONCADA, ATANACIO J & ELIZAB

24018 JACKPOT BLVD.
EDINBURG, TX. 78541
Telephone No. 207-4528

[2] CONTRACTOR: SELF

[3] WATER SYSTEM: N AL

[4] PURPOSE OF APPLICATION: MOBILE HOMES
44- MOBILE HOMES

[5] SIZE OF STRUCTURE: 840 Sq. Ft.

[6] USE OF BUILDING: REST. ZONE X-44

[7] LEGAL DESC./NAME OF SUBDIVISION
TEXAS STATION LOT 24

LOCATION: 0

[8] SEWAGE: INSTA

[9] CONSTRUCTION TYPE: WOOD

[10] EST. COST OF CONST.: $9,000

[11] SPECIAL FLOOD HAZARD AREA: ___ YES ✓ NO

Special Conditions: No construction allowed over any easements.
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:25' REAR:73.86' SIDE:6' SIDE:6'
MIN. ELEV. ABOVE TOP OF THE STREET 18"

Prepared by — Date: 6/4/11

Approved by: Rodrigo Rios — Date: 6/21/11

Signature of Owner or Applicant — Date: 6/21/11

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT **$30.00**

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0325 D Pct: 4

Community No.: 480334

Certification of Elevation
Required: ___ YES ✓ NO ___ BFE

A. Setbacks front, side & rear shall be in any deed restrictions.
B. No more than one single family residence per lot.
C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4

Application No: 11-10747
A-44

HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

	Approved by Environmental Health:	Temporary Service	Final Service
		Authorized Signature	Authorized Signature
	Inspection/Permit No:		48636
	Date Approved:	/ /	06/24/11

Name: Alejandra Garcia

Address: 98 Indigo ST
Edinburg TX
78541

Phone: (956) 457-19-57

Water Supplier: Sharyland. WSC

Utility Provider: [ ]M.V.E.C. [X] AEP

Account/ESI No.: 10032789469642027

[ ] Temporary Pole [X] Permanent Service
A.G.N.

regarding the land described as:

HOEHN DR S/D Lot 126 ,

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in **"yes"** or **"no"** in each blank

YES A plat has been prepared;

YES A plat has been reviewed and approved by the Commissioners Court; (Date approved 3-28-83);

YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [signature]);

NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by _____);

YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by _____);

YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [signature]);

[signature]
Planning Department Authorized Signature

_____
Hidalgo County Judge

_____
Date

ATTEST: _____
Hidalgo County Clerk

_____
Date

PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

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1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4

Application No: 4-10747
A-44

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Alexandra Garcia

Address: 98 Indigo ST
Edinburg TX 78541

Phone: (956) 957-19.57

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): Hahn DRIVE, Lot 1Blk.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

____ Subdivider
✓ Owner of lot in subdivision
____ Resident of lot in a subdivision
____ Entity that provides utility service

x [signature] Requesting Party (Signature)

6-14-2011 Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

✓ Deed
____ Executory Contract
____ Lease
____ Rent Receipt
____ Affidavit
✓ Other (describe) Plat.

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

6-22-11
Date

[signature]
County Official

2082285

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

WARRANTY DEED

DATE: March 4, 2010

Grantors: ELISA RIOJAS
2414 N 44TH LANE
MCALLEN TEXAS 78501

Grantees: ALEJANDRA GARCIA REYES
98 INDIGO ST
EDINBURG TEXAS 78541

Consideration: TEN AND NO /100THS (.00) Dollars and other good and valuable consideration.

Property (Including Any Improvements):

Lot One Hundred Twenty-Six (126), HOEHN DRIVE SUBVISION, as shown by the map or plat thereof recorded in Volume 23, Page 59, of the Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance:

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed of subject to which title is taken; 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 2008, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservation 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 hold it to Grantee. Grantee's heirs, executers, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executers, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executers, administrators, successors, and assigns against every person whomsoever lawfully claiming or claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE OR TAXES TO THIS PROPERTY.

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

EXECUTED this document on this 4TH Day of March, 2010 by said Grantor.

Elisa Riojas

ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF HIDALGO)

On this 4th Day of March 2010, before me a NOTARY PUBLIC for said State personally appeared Elisa Riojas (Grantors), who personally proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in the person acted, executed the instrument.

WITNESS my hand and official seal.

JUAN ALBERTO RIVERA JR.
Notary Public, State of Texas
My Commission Expires
February 03, 2013

Juan Alberto Rivera Jr.
Notary Public,
State of Texas,
County of Hidalgo.

My Comm. Exp: 02/03/2013

After Recording Return To:
Alejandra Garcia Reyes
98 Indigo St
Edinburg Texas 78541

Chapter 232 Texas LGC Application

APPLICATION NO:
4-10747
Jun. 14, 2011

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

H3830-00-000-0126-00

[1] OWNER: GARCIA, ALEJANDRA REYES

98 INDIGO ST.
EDINBURG, TX. 78541
Telephone No. 457-1957

[2] CONTRACTOR: SELF

[3] WATER SYSTEM: SHAR

[4] PURPOSE OF APPLICATION: MOVED BUILDING
44- MOBILE HOMES

[5] SIZE OF STRUCTURE: 871 Sq. Ft.

[6] USE OF BUILDING: REST. ZONE A-44

[7] LEGAL DESC./NAME OF SUBDIVISION
HOEHN DRIVE LOT 126
06/7/11 BACK FROM FLOODPLAIN
READY FOR APPROVAL MC

LOCATION: 0 M. CRISTO & HOEHN

[8] SEWAGE: EXIST

[9] CONSTRUCTION TYPE: META

[10] EST. COST OF CONST.: $1,500

[11] SPECIAL FLOOD HAZARD AREA: ✓ YES ____ NO

Special Conditions: No construction allowed over any easements.
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:20' REAR:10' SIDE:6' SIDE:6'

Prepared by _____ Date 6/14/11

AARON HERNANDEZ
Approved by _____ Date 6/14/11

X _____
Signature of Owner or Applicant Date 6-14-2011.

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT **$30.00**

Light [X] Water [X]

Flood Zone: LO
Panel No. /Suffix: 0725 D Pct: 4

Community No.: 480334

Certification of Elevation
Required: ____ YES ✓ NO ____ BFE

A. Setbacks front, side & rear shall be in any deed restrictions.
B. No more than one single family residence per lot.
C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

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Mission, TX 78572
956-205-7045
956-205-7049

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 (4)

Application No: 4-10592

X-25

HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		Septic System
Date Approved:	/ /	6/16/11

Name: TOMAS & BEATRIZ GUZMAN

Address: 1901 LAKESHORE DR.
EDINBURG, TX 78541

Phone: (956) 316-3406

Water Supplier: NAWSC

Utility Provider: [✓] M.V.E.C. [ ] AEP

Account/ESI No.: 255202-001

[ ] Temporary Pole [✓] Permanent Service

regarding the land described as:
SANTA CRUZ RANCHES #1 LOTE #12,

on MAYO 20, 20 11, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in **"yes"** or **"no"** in each blank

YES A plat has been prepared;

YES A plat has been reviewed and approved by the Commissioners Court; (Date approved 9-14-04);

water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Ylon Castillo);

NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by Charles Ramon);

YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by Charles Ramon);

YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Ylon Castillo)

Ylon Castillo
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4

Application No: 4-10592

X-25

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: TOMAS & BEATRIZ GUZMAN

Address: 1901 LAKESHORE DR.
EDINBURG, TX 78541

Phone: (956) 316-3406

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

SANTA CRUZ RANCHES #1 LOTE #12

STATUS OF PERSON OR ENTITY MAKING REQUEST:

_____ Subdivider
__✓__ Owner of lot in subdivision
_____ Resident of lot in a subdivision
_____ Entity that provides utility service

Tomas A. Guzman — Requesting Party (Signature)
6/14/11 — Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

__✓__ Deed
_____ Executory Contract
_____ Lease
_____ Rent Receipt
_____ Affidavit
__✓__ Other (describe) mut.

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

6-22-11 — **Date**

Ana Castillo — **County Official**

Charge to VLTC
GF: 116694

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.

WARRANTY DEED

Date: **July 30, 2009**

Grantor: **RUSSEL E. MAPES AND MARY J. MAPES, Trustees under the RUSSEL E. MAPES and MARY J. MAPES REVOCABLE LIVING TRUST, dated January 25, 1995**

Grantor's Mailing Address (including county): **2001 Highland Ave.**
McAllen, Hidalgo County, Texas 78501

Grantee: **TOMAS A. GUZMAN, a single person AND BEATRIZ GUZMAN, a single person**

Grantee's Mailing Address (including county): **1901 Lakeshore Dr.**
Edinburg, Hidalgo County, Texas 78541

Consideration: **Ten and NO/100 Dollars ($10.00) and other valuable consideration**

Property (including any improvements):

All of Lot 12, SANTA CRUZ RANCHES NO. 1, Hidalgo County, Texas, according to the map recorded in Volume 45, Pages 71 thru 74, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: **NONE**

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. **Restrictive covenants as set forth in instrument recorded in Volume 45, Pages 71 thru 74, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.**

2. **Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Santa Cruz Ranches No. 1, recorded in Volume 45, Pages 71 thru 74, Map Records of Hidalgo County, Texas.**

3. **Blanket Right of way easement in favor of Rio Grande Valley Gas Company as shown by instrument dated April 14, 1943, recorded in Volume 510, Page 34, Deed Records of Hidalgo County, Texas, as shown on a survey prepared by Pena Engineering dated June 6, 2007.**

4. **Blanket Right of way easement in favor of Rio Grande Valley Gas Company as shown by instrument dated May 17, 1947, recorded in Volume 619, Page 635, Deed Records of Hidalgo County, Texas, as shown on a survey prepared by Pena Engineering dated June 6, 2007.**

5. **Blanket Right of way easement in favor of Carthage Hydrocol Inc. as shown by instrument dated January 18, 1949, recorded in Volume 656, Page 161, Deed Records of Hidalgo County, Texas. By instrument dated December 13, 1994, filed January 10, 1995 under Document Number 429782, Official Records of Hidalgo County, Texas, said easement was assigned unto Valero Transmission, L.P., a Limited Partnership.**

6. **Blanket Right of way easement in favor of Magnolia Petroleum Company as shown by instrument dated July 11, 1952, recorded in Volume 130, Page 378, Oil and Gas Records of Hidalgo County, Texas, as shown on a survey prepared by Pena Engineering dated June 6, 2007.**

7. **Blanket Right of way easement in favor of Magnolia Petroleum Company as shown by instrument dated May 12, 1955, recorded in Volume 832, Page 441, Deed Records of Hidalgo County, Texas, as shown on a survey prepared by Pena Engineering dated June 6, 2007.**

8. **Blanket Right of way easement in favor of Magnolia Petroleum Company as shown by instrument dated September 29, 1955, recorded in Volume 843, Page 480, Deed Records of Hidalgo County, Texas.**

9. **Blanket Right of way easement in favor of Celanese Corporation as shown by instrument dated December 7, 1957, recorded in Volume 905, Page 104 and Volume 905, Page 106, both in the Deed Records and Easement Modification Agreement dated October 9, 2007, filed October 10, 2007 under Document Number 1814516, Official Records of Hidalgo County, Texas.**

10. **Blanket right of way easement in favor of Central Power and Light Company as shown by instrument dated February 16, 1960, recorded in Volume 978, Page 433, Deed Records of Hidalgo County, Texas.**

11. **Blanket Right of way easement in favor of Western Natural Gas Company as shown by instrument dated March 16, 1962, recorded in Volume 1036, Page 183, Deed Records of Hidalgo County, Texas.**

12. **Blanket Right of way easement in favor of Highland Resources, Inc. as shown by instrument dated November 21, 1977, recorded in Volume 1557, Page 177, Deed Records of Hidalgo County, Texas.**

13. **Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by San Salvador Development Company, Inc. to The Texas Fuel Company, dated July 15, 1990, recorded in Volume 2951, Page 834, Official Records of Hidalgo County, Texas.**

14. **Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by John Frances Heard, Jr. and others to The Texas Fuel Company, dated April 11, 1991, recorded in Volume 3062, Page 729, Official Records of Hidalgo County, Texas.**

15. **Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Black Stone Minerals Company, L.P. to Rio Grande Royalty Company, Inc., dated June 30, 1999, filed July 13, 1999 under Document Number 790309, Official Records of Hidalgo County, Texas.**

16. **Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by 5H Brothers, L.P., a Texas Limited Partnership to Texacadia, L.L.C., a Texas Limited Liability Company, dated April 15, 2001, filed April 19, 2001 under Document Number 962311, Official Records of Hidalgo County, Texas.**

17. **Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by LeAnn Billups and others to Cody Texas, L.P., dated May 1, 2001, filed August 9, 2001 under Document Number 996716, Official Records of Hidalgo County, Texas.**

18. **All water rights reserved as shown by instrument dated June 30, 2004, filed July 21, 2004 under Document Number 1360150, Official Records of Hidalgo County, Texas.**

19. **Mineral and/or royalty reservation contained in deed dated October 3, 1969, recorded in Volume 1241, Page 629, Deed Records and Deed dated October 10, 2003, filed October 27, 2003 under Document Number 1259194, Official Records of Hidalgo County, Texas.**

20. **Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.**

21. **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.**

22. **Standby fees, taxes and assessments by any taxing authority for the year 2009, and subsequent years, the payment of which Grantee 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.

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

Russel E. Mapes, Trustee

RUSSEL E. MAPES, Trustee for
THE RUSSEL E. MAPES AND MARY J.
MAPES REVOCABLE LIVING TRUST

Mary J. Mapes, Trustee

MARY J. MAPES, Trustee for
THE RUSSEL E. MAPES AND MARY J.
MAPES REVOCABLE LIVING TRUST

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on July 30 ,2009 by **RUSSEL E. MAPES, Trustee for THE RUSSEL E. MAPES AND MARY J. MAPES REVOCABLE LIVING TRUST.**

SHIRLEY ANN CLANCEY
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-01-2013

NOTARY PUBLIC - STATE OF TEXAS

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on July 30 ,2009 by **MARY J. MAPES, Trustee for THE RUSSEL E. MAPES AND MARY J. MAPES REVOCABLE LIVING TRUST.**

SHIRLEY ANN CLANCEY
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-01-2013

NOTARY PUBLIC - STATE OF TEXAS

AFTER RECORDING RETURN TO :
TOMAS A. GUZMAN AND
BEATRIZ GUZMAN
1901 Lakeshore Dr.
Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:
L.G. "JERRY" CANALES
217 W. Cano Street
Edinburg, Texas 78539
File No.: 116694

Chapter 232 Texas LGC Application

APPLICATION NO: 4-10592
May. 9, 2011

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

S1753-01-000-0012-00

[1] OWNER: GUZMAN, THOMAS A. & BEATRIZ

1901 LAKESHORE DR.
EDINBURG, TX 78541
Telephone No. 316-3406

[2] CONTRACTOR: SELF

[3] WATER SYSTEM: N AL

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
25- RESIDENTIAL NEW SINGLE DWELLING

[5] SIZE OF STRUCTURE: 3,136 Sq. Ft.

[6] USE OF BUILDING: RES. ZONE-X

[7] LEGAL DESC./NAME OF SUBDIVISION
SANTA CRUZ RANCHES #1 LOT # 12

LOCATION: 0 CIBOLO & BRUSHLINE

[8] SEWAGE: EXIST

[9] CONSTRUCTION TYPE: BLOC

[10] EST. COST OF CONST.: $50,000

[11] SPECIAL FLOOD HAZARD AREA: ____YES ✓ NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS & REGULATIONS
FRONT 50' REAR 50' SIDES 6'
MINIMUM ELEV.18" ABOVE TOP OF CENTERLINE OF STREET

Efrain Ciballos — Prepared by — 5-9-11 Date

Arron Hermanson — Approved by — 4-26-11 Date

X Beatriz Guzman — Signature of Owner or Applicant — 5-9-11 Date

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER_____
TOTAL AMOUNT **$30.00**

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0325 D Pct: 4

Community No.: 480334

Certification of Elevation
Required: ____ YES ✓ NO ____ BFE

A. Setbacks front, side & rear shall be in any deed restrictions.
B. No more than one single family residence per lot.
C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 ④

Application No: 11-10633
11-95

HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Ingrid Padron

Address: 24128 Jackpot Blvd
Edinburg TX 78541

Phone: 956-263-6296

	Temporary Service	Final Service
Approved by Environmental Health:		
	Authorized Signature	Authorized Signature
Inspection/Permit No:		48605
Date Approved:	/ /	05 / 16 / 11

Water Supplier: North Alamo

Utility Provider: [√]M.V.E.C. [ ] AEP

Account/ESI No.: 255378 -001

[ ] Temporary Pole [√] Permanent Service

regarding the land described as:
Texas Station Subdivision Phase 1 Lot 14 ,

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

YES A plat has been prepared;

YES A plat has been reviewed and approved by the Commissioners Court; (Date approved 10-25-07);

YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [signature]);

NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [signature] 5/16/11);

YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [signature] 5/16/11);

YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [signature]);

[signature]
Planning Department Authorized Signature

_____
Hidalgo County Judge

_____
Date

ATTEST: _____
Hidalgo County Clerk

_____
Date

PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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Edinburg, Texas 78542
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956-318-2844

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956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4

Application No: 4-10633
I-25

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Ingrid Padron

Address: 24128 E Jackpot Blvd

Edinburg TX 78541

Phone: 956-263-6296

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Texas Station Subdivision Phase 1 Lot 14

STATUS OF PERSON OR ENTITY MAKING REQUEST:

___ Subdivider
/ Owner of lot in subdivision
___ Resident of lot in a subdivision
___ Entity that provides utility service

Requesting Party (Signature)

6-21-2011
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

/ Deed
___ Executory Contract
___ Lease
___ Rent Receipt
___ Affidavit
___ Other (describe) pmt.

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

6-22-11
Date

Leo Cortillo
County Official

RE: Lot 14, Texas Station Subdivision Phase II, Hidalgo County, Texas, V 52, Pgs 31, Map Records

NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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

DEED OF TRUST

1. Date: March 29, 2011

2. Grantor: INGRID IVANIA PADRON

3. Grantor's Mailing Address: 8010 Gregory Lane, Mission, Hidalgo County, Texas 78572

4. Trustee: David Crook

5. Trustee's Mailing Address: 100 Savannah, Suite 380, McAllen, Hidalgo County, Texas 78501

6. Beneficiary: Garco, Ltd., A Texas Limited Partnership

7. Beneficiary's Mailing Address: 3910 W. Freddy Gonzalez Drive, Edinburg, Hidalgo County, Texas 78539

8. Note:
   - A. Date: March 29, 2011
   - B. Amount: Twenty One Thousand Four Hundred and No/100ths Dollars ($21,400.00)
   - C. Maker: INGRID IVANIA PADRON
   - D. Payee: GARCO, LTD, A Texas Limited Partnership
   - E. Maturity Date: As therein provided in the Note
   - F. Terms of Payment: As provided in the Note.

9. Property: Lot Fourteen (14). Texas Station Subdivision Phase I, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 52, Page 31, Map Records of Hidalgo County, Texas;

10. Prior Lien: Deed of Trust recorded under Document No. 1757621 , Official Records, Hidalgo County, Texas

11. Other Exceptions to Conveyance and Warranty: See Exhibit "A".

12. For value received and to secure payment of the note, Grantor conveys the property to Trustee in trust. Grantor warrants and agrees to defend title to the property. If Grantor performs all the covenants and pays the note according to its terms, this deed of trust shall have no further effect, and Beneficiary shall release it at Grantor's expense.

13. Grantor's Obligations: Grantor agrees to:

   - A. keep the property in good repair and condition;
   - B. pay all taxes and assessments on the property when due;
   - C. preserve the lien's priority as it is established in this deed of trust;
   - D. maintain, in a form acceptable to Beneficiary, an insurance policy that:

debt or, if the principal of the debt has been paid, refunded. This provision overrides other provisions in this and all other instruments concerning the debt.

H. When the context requires, singular nouns and pronouns include the plural.
I. The term "note" includes all sums secured by this deed of trust.
J. This deed of trust shall bind, inure to the benefit of, and be exercised by successors in interest of all parties.
K. If Grantor and Maker are not the same person, the term "Grantor" shall include Maker.
L. Grantor represents that this deed of trust and the note are given for the following purposes:

Purpose of Debt: The debt evidenced by the Note is in part payment of the purchase price of the Property; the debt is secured by this Deed of Trust and by a Vendor's Lien on the Property, which is expressly retained in a Deed to Grantor even date. This Deed of Trust does not waive the vendor's lien, and the two liens and the rights created by this instrument shall be cumulative. Beneficiary may elect to foreclose under either of the liens without waiving the other or may foreclose under both. The deed is incorporated into this Deed of Trust.

17. Due on Sale Clause: Any sale or conveyance or transfer is made of all or any portion of the property without prior written consent of beneficiary, then beneficiary may, at its election, accelerate the maturity of the note and demand full payment of the balance of all principal and interest remaining due thereon.

18. Escrows for Taxes : Grantor agrees to make an initial deposit in a reasonable amount to be determined by Beneficiary and then monthly payments to a fund for taxes on the property. Monthly payment will be made the payment dates specified in the note, and each payment will be one-twelfth of the amount that Beneficiary estimates will be required annually for payment of taxes. The fund will accrue no interest and Beneficiary will hold it without bond in escrow and use it to pay the taxes. If Grantor has complied with the requirements of this paragraph, Beneficiary must pay taxes before the end of the calendar year. Grantor agrees to make additional deposits on demand if the funds is ever insufficient for its purpose. If an excess accumulates in the fund, Beneficiary may either credit it to future monthly deposits until the excess is exhausted or refund it to Grantor. Before Grantor makes the final payment on the note, Beneficiary will credit to that payment the whole amount then in the fund, or at Beneficiary's option, refund it after the note is paid. If this deed of trust is foreclosed, any balance in the fund over that needed to pay taxes, including taxes accruing but not yet payable, under Paragraph 3, "Trustee's Duties". If the property is transferred, any balance then in the fund will still be subject to the provisions of this paragraph and will inure to the benefit of the transferee. Deposits to the fund described in this paragraph are in addition to the monthly payments provided for in the note

19. **AD VALOREM TAXES LANGUAGE: Without the express written consent of Beneficiary , the owner shall not enter into any arrangements with any third party for the payment of AD VALOREM TAXES that would grant that third party a lien on the property.**

20. Signatures of Grantors:

INGRID IVANIA PADRON

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 29th day of March, 2011, by INGRID IVANIA PADRON.

(SEAL)

YOLANDA FLORES
Notary Public, State of Texas
My Commission Expires
July 31, 2012

Yolanda Flores
Notary Public, State of Texas
My commission Expires: 7-31-2012

After Recording Return To: Garco, Ltd., 3910 W. Freddy Gonzalez, Edinburg, Texas 78539

Chapter 232 Texas LGC Application

APPLICATION NO: 4-10633
May. 16, 2011

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

T2653-00-000-0014-00

[1] OWNER: PADRON, INGRID I.

8010 GREGORY LN
MISSION, TX. 78574
Telephone No. 263-6296

[2] CONTRACTOR: SELF

[3] WATER SYSTEM: N AL

[4] PURPOSE OF APPLICATION: MOVED BUILDING
25- RESIDENTIAL NEW SINGLE DWELLING
[5] SIZE OF STRUCTURE: 384 Sq. Ft.

[6] USE OF BUILDING: RES. ZONE X

[7] LEGAL DESC./NAME OF SUBDIVISION
TEXAS STATION PH I
LOT#14

LOCATION: 0 2812 & BRUSHLINE

[8] SEWAGE: EXIST

[9] CONSTRUCTION TYPE: WOOD

[10] EST. COST OF CONST.: $2,000

[11] SPECIAL FLOOD HAZARD AREA: ___YES ___NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS & REG.
FRONT 25' REAR 127' SIDES 6' FINISH FLOOR ELEV.
18" ABOVE TOP OF CURB

Prepared by — Date: 5-16-11

Approved by: JORGE GARCIA — Date: 5-13-11

Signature of Owner or Applicant — Date: 5-16-11

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER ___
TOTAL AMOUNT **$30.00**

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0325 Pct: 4

Community No.: 480334

Certification of Elevation Required: ___YES ✓ NO ___BFE

A. Setbacks front, side & rear shall be in any deed restrictions.
B. No more than one single family residence per lot.
C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
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956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 (4)

Application No: 4-10715

HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

	Temporary Service	Final Service
Approved by Environmental Health:		
	Authorized Signature	Authorized Signature Existing System
Inspection/Permit No:		
Date Approved:	/ /	06 / 21 / 11

Name: Miguel Garcia

Address: ~~34635~~ 34635 Axis Lane

Edinburg, TX 78540

Phone: 330-6141

Water Supplier: N/A

Utility Provider: [X] M.V.E.C. [ ] AEP

Account/ESI No.: 255375-001

[X] Temporary Pole [ ] Permanent Service

regarding the land described as: Los Venados Ph IV Lot 445 ,

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

YES A plat has been prepared;

YES A plat has been reviewed and approved by the Commissioners Court; (Date approved 9-14-04);

YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by _____);

NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by _____);

YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by _____);

YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by _____);

_____
Planning Department Authorized Signature

_____
Hidalgo County Judge

_____
Date

ATTEST: _____
Hidalgo County Clerk

_____
Date

PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 (4)

Application No: 4-10715

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Miguel Garcia

Address: 34635 Axis Lane
Edinburg, Tx

Phone: 330-6141

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Los Venados #4 Lot #445

STATUS OF PERSON OR ENTITY MAKING REQUEST:

____ Subdivider
__✓__ Owner of lot in subdivision
____ Resident of lot in a subdivision
____ Entity that provides utility service

Miguel Garcia
Requesting Party (Signature)

6-21-11
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

__✓__ Deed
____ Executory Contract
____ Lease
____ Rent Receipt
____ Affidavit
__✓__ Other (describe) PMT

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

6-22-11
Date

Nora Castillo
County Official

NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

Re: Lot 445, Los Venados Subdivision Phase IV, Hidalgo County, Texas, as per map thereof recorded in Volume 46, Pages 25-34 , Map Records of Hidalgo County, Texas

Special Warranty Deed with Vendor's Lien

2077309

1. Date: January 9, 2010

2. Grantor: Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management, L.L.C, a Texas Limited Liability Company

3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539

4. Grantee: MIGUEL E. GARCIA AND ANNA M. GARCIA

5. Grantee's Mailing Address: P.O. Box 106, San Isidro, Texas 78588

6. Consideration: Ten and No/100THS ($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of FORTY NINE THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS ($49,500.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to David Crook, Trustee.

7. Property: Lot 445, Los Venados Subdivision Phase IV, Hidalgo County, Texas, as per map thereof recorded in Volume 46, Pages 25-34, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following:

   A. The Declaration of Covenants, Easements, Conditions and Restrictions, which include liens and security interests in favor of the Property Owners' Association, to secure the payments of assessments. The Declaration is of record under Document Number 1445101, Official Records, Hidalgo County, Texas.

   B. All of the following which are valid and subsisting and affect the Property and that are of record, in the Office of the County Clerk, Hidalgo County, Texas, to-wit: all rights, rights of way, restrictions, reservations, reservations and leases of oil, gas and other minerals, reservations of *underground* water and easements (including, but not limited to, easements for roads, utilities, irrigation lines, high pressure gas pipe lines and Irrigation District drainage ditch), and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.

   C. Grantee's representations that: a. Grantee will have inspected the Property to Grantee's sole satisfaction, hiring the necessary experts to satisfy himself as to the condition of the Property without any reliance on any of Seller's representations; b. The parties are in relatively equal bargaining

positions; c. Grantee is purchasing the Property "As Is", without any warranty (except the Special Warranty of Title); d. the language of Exhibit "B" is to be included in the Special Warranty Deed, conveying title to Grantee ; and e. Grantee is responsible for obtaining all necessary permissions and permits for the construction upon and/or use of the Property.

D. All zoning laws, regulations and ordinances of municipal, county and/or other governmental authorities, if any, relating to the property, or any part hereof.

E. Anything an on-the-ground A-1 survey would reveal.

F. The taxes for the year 2010 and subsequent years due to change in land usage or ownership.

G. Liens in favor of First National Bank, of record in the Official Records of Hidalgo County, Texas, under Document number 1749867.

H. **Save and except** Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals, in, on, under or that may be produced from the above described property.

I. Grantor hereby reserves to Grantor the groundwater rights, together with appurtenant easements as indicated in an Amendment to the DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS for "Los Venados Subdivision Phase IV, " Hidalgo County, Texas, which amendment is of record by Document Number 1405101.

J. **Right of First Refusal.** If Grantee desires to sell or otherwise transfer any interest in the property herein described, Grantor shall have the right of first refusal to meet any bona fide offer of sale on the same terms and conditions of such offer. Upon Grantor's failure to meet such offer in writing within 30 days after written notice thereof from Grantor to Grantee, Grantee may sell the property to the third party in accordance with his offer.

9. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, 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 (continue below):

10. Special Warranty of Title: To have and 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 warranty, when the claim is by, through or under Grantor, but not otherwise.

11. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.

12. Non-examination of Title: **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**

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

14. Signature:

Garco, Ltd.
By: Garco Management, L.L.C.
By: _____ President
Richard A. Garza, President

The State of Texas

County of Hidalgo

(Acknowledgment)

This instrument was acknowledged before me on the 11th day of Jan, 2010, by Richard A. Garza, President of Garco, Ltd., A Texas Limited Liability Company,on behalf of said L.L.C.as General Partner of Garco, Ltd., a Texas Limited Partnership, on behalf of said limited partnership.

(SEAL) YOLANDA FLORES
Notary Public, State of Texas
My Commission Expires
July 31, 2012

Yolanda Flores
Notary Public, State of Texas
My Commission Expires: 7-31-2012

After Recording Return To: Garco, Ltd., 3910 W. Freddy Gonzalez, Edinburg, Texas 78539

Re: Lot 445, Los Venados Subdivision., Phase IV, Hidalgo County, Texas, V 46, P25-34, Map Records of Hidalgo County, Texas.

Chapter 232 Texas LGC Application

APPLICATION NO:
4-10715
Jun. 3, 2011

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

L6446-04-000-0445-00

[1] OWNER: GARCIA E. MIGUEL
GARCIA M. ANNA
10212 N 12TH ST
MCALLEN TX 78504
Telephone No. 778-0212

[7] LEGAL DESC./NAME OF SUBDIVISION
LOS VENADOS IV LOT#445

LOCATION: 0 281 & FM 186

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
25- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: $150,000

[5] SIZE OF STRUCTURE: 3,200 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: ____YES ____NO

[6] USE OF BUILDING: NEW RES HOME

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:50' BACK:15' SIDE:10' SIDE:10'
12" ABOVE NATURAL GROUND WHICH EVER IS GREATER

Prepared by — Date 6/3/11

EFRAIN CEBALLOS — Approved by — Date 6-2-11

Signature of Owner or Applicant — Date 6-3-11

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER_____
TOTAL AMOUNT **$30.00**

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 0225 B Pct: 4

Community No.: 480334

Certification of Elevation Required: ____YES ____NO ___BFE

A. Setbacks front, side & rear shall be in any deed restrictions.
B. No more than one single family residence per lot.
C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 (2) 3 4

Application No: 2-1321

D-05

HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Maria Orta

Address: 1023 Lark st. Alamo Tx 78516

Phone: (956) 569-8815

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		SEWER
Date Approved:	/ /	06 / 21 / 11

Water Supplier: ~~N.A.~~ NHWSC

Utility Provider: [ ] M.V.E.C. [✓] AEP

Account/ESI No.: 10032789452131377

[✓] Temporary Pole [ ] Permanent Service

regarding the land described as: Whitewing #3 Lot 7,

on Whitewing, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

YES A plat has been prepared;

YES A plat has been reviewed and approved by the Commissioners Court; (Date approved 4/04/03);

water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [signature]);

YES an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [signature] 6/20/11);

NO individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [signature] 6/20/11);

YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [signature]);

[signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date

PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

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956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 (2) 3 4

Application No: 2-1321

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Maria Orta

Address: 1023 Lark st.
Alamo Tx 78516

Phone: (956)569-8815

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Whitewing #3 lot 7

STATUS OF PERSON OR ENTITY MAKING REQUEST:

____ Subdivider
__/__ Owner of lot in subdivision
____ Resident of lot in a subdivision
____ Entity that provides utility service

Maria Orta — Requesting Party (Signature)
10-21-11 — Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

__/__ Deed
____ Executory Contract
____ Lease
____ Rent Receipt
____ Affidavit
__/__ Other (describe) pmt.

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

10-22-11 — **Date**

County Official

1864973

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

ASSUMPTION WARRANTY DEED

Date: September 10, 2005

Grantor: **Juan Francisco De La Garza**

Grantor's Mailing Address:

1103 Quail
Alamo, Hidalgo County, Texas 78516

Grantee: **Raymundo A. De La Garza**

Grantee's Mailing Address:

9213 Derby
Houston, Harris County, Texas 77075

Consideration:

1. The sum of TEN DOLLARS AND NO CENTS ($10.00) and other good valuable consideration which have been paid this day in cash to Grantor by Grantee, the receipt of which is hereby acknowledged.

2.a The assumption and agreement by Grantee to pay the unpaid balance of the principal and interest due and owing and to become due and owing on that one certain Promissory Note dated December 10, 2004, executed by Juan Francisco De La Garza, payable to the order of Enedina Salazar, in the original principal amount of ELEVEN THOUSAND SIX HUNDRED TWENTY-THREE AND 70/100 DOLLARS ($11,623.70) bearing interest at the rate of Fourteen Percent (14.00%) and payable as set forth therein. The Note is secured by a Vendor's Lien retained in a Deed of even date therewith from Carlos Salazar Construction and Development Corporation, to Juan Francisco De La Garza and recorded under DOC#1489905, Official Records, Hidalgo County, Texas and additionally secured by a Deed of Trust of even date therewith in favor of A. C. Garcia, TRUSTEE, and recorded under DOC #1489906, Official Records, Hidalgo County, Texas. The Deed of Trust has been additionally secured by a Deed of Trust to Secure Assumption and satisfactory payment of the above described Note payable to Enedina Salazar, to which reference is hereby made for all purposes, and the covenant and agreement by Grantee to keep and perform all of the obligations of the Grantor in the above described Deed of Trust.

2b. Grantee hereby expressly assumes the obligation of Juan Francisco De La Garza, under the terms of the instruments creating the loan to indemnify Enedina Salazar and, to the extent of any payment arising from the guarantee or insurance of the indebtedness described above, agreement of assumption being evidence by Grantee's acceptance and signature of this Deed.

Property(including any improvements, if any):

Lot 7, Whitewing #3 Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 42, Pages 16 & 17, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is subject to prior mineral reservations and conveyances of record, if any; oil & gas leases of record, if any; restrictive covenants of record, if any; easements of record, if any; easements, rules, regulations and rights in favor of the water district, if any, in which the property is situated; easements and reservations, as shown on the recorded subdivision plat; applicable zoning and subdivision ordinances and taxes for the year 2005 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.

To Grantor, a reservation of the vendor's lien and superior title to the property and its improvements until the note assumed by Grantee has been fully paid according to its terms, at which time this deed will become absolute. Holder's release of the assumed liens will release this vendor's lien without the joinder of Grantor.

Grantor conveys the property described above, together with all and singular the rights and appurtenances to the property, to Grantee and Grantee's heirs, executors, administrators, and assigns to have and to hold forever; and Grantor does hereby bind grantors, Grantor's heirs, executors, administrators, and assigns to warranty and forever defend, all and singular, the above described property to Grantee and Grantee's heirs and assigns against every person lawfully claiming or to claim the property or any part thereof, subject, however, to the lien securing the payment of the note described above.

Words of any gender used in this Deed shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENTATION CONCERNING THE SALE AND PURCHASE OF THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY.

EXECUTED this the 23 **day of** DEC. **2005.**

JUAN FRANCISCO DE LA GARZA, SELLER

AGREED TO AND ACCEPTED this the 23 **day of** December **, 2005.**

RAYMUNDO A. DE LA GARZA, BUYER

AGREEMENT

This is an agreement between Raymundo A De La Garza, Maria Griselda Orta and Jose Edgar Trevino on this 6 day of June 2011 per the following terms and conditions:

Raymundo A De La Garza is selling his property to Maria Griselda Orta and Jose Edgar Trevino for the amount of $20,000.00. The legal description of the property is WHITEWING #3 LOT 7 (1023 LARK ST ALAMO, TX 78516).

Maria Griselda Orta and Jose Edgar Trevino is giving $12,000.00 in cash to Raymundo A De La Garza as down payment; leaving a balance of $8,000.00 payable to Mr. Garza with a 0% interest, Mr. Trevino & Mrs. Orta will be making a total of 26 payments of $300.00 per month and the last payment of $200.00 totaling $8,000.00 at the end of this note starting the first payment on August 5, 2011.

Both parties hereby agree that the warranty Deed will be released to Mr. Trivino and Mrs. Orta when finishes paying for the property in full. Mr. Garza will hold the document until released to Mr. Trevino and Mrs. Orta.

Mr. Trevino and Mrs. Orta will be responsible to paid the property taxes and all other expenses related to this property after this date.

This is the sole agreement between both parties.

Signed this the 06th day of June 2011

Raymundo A De La Garza

José Edgar Trevino - Maria Orta
Jose E. Trevino and Maria G. Orta

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared Raymundo A De La Garza, Maria G. Orta and Jose E. Trevino, known to me (or introduced to me by_____) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office, this June 6, 2011

Nancy J Gonzalez

My commission expires 10-19-2012

NANCY J GONZALEZ
Notary Public, State of Texas
My Commission Expires
October 19, 2012

Chapter 232 Texas LGC Application

APPLICATION NO:
2-1321
Jun. 17, 2011

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

W5150-03-000-0007-00

[1] OWNER: RAYMUNDO DE LA GARZA
MARIA ORTA
1032 LARK ST.
ALAMO TX. 78516
Telephone No. 569-8815

[7] LEGAL DESC./NAME OF SUBDIVISION
WHITEWING #3 LOT 7

[2] CONTRACTOR: SELF

LOCATION: 0 LARK DR

[3] WATER SYSTEM: MILI

[8] SEWAGE: PUBLI

[4] PURPOSE OF APPLICATION: MOVED BUILDING
05- RESIDENTIAL MOVE-IN/RELO. BUILD

[9] CONSTRUCTION TYPE: WOOD

[5] SIZE OF STRUCTURE: 132 Sq. Ft.

[10] EST. COST OF CONST.: $10,000

[6] USE OF BUILDING: RES B-05

[11] SPECIAL FLOOD HAZARD AREA: _____YES
_____NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT 25' REAR 15' SIDES 6'

Prepared by _____ Date _____

Approved by _____ Date 6-14-11

Signature of Owner or Applicant _____ Date _____

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT **$30.00**

Light [X] Water [X]

Flood Zone: MI
Panel No. /Suffix: _____ Pct: 0

Community No.: _____

Certification of Elevation
Required: _____ YES _____ NO _____ BFE

A. Setbacks front, side & rear shall be in any deed restrictions.
B. No more than one single family residence per lot.
C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4

Application No: 4-10444

3-25

HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

	Temporary Service	Final Service
Approved by Environmental Health:		
	Authorized Signature	Authorized Signature
Inspection/Permit No:		Exempt
Date Approved:	/ /	6/20/11

Name: Hugo Morales

Address: Santa Cruz Ranch #2
28½ E Brushline Rd.
Edinburg TX 78539

Phone: (956) 778-1135

Water Supplier: North Alamo water supply corp

Utility Provider: [✓] M.V.E.C. [ ] AEP

Account/ESI No.: 254687-001

[ ] Temporary Pole [✓] Permanent Service

regarding the land described as: Santa Cruz Ranches #2 Lot 98,

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in **"yes"** or **"no"** in each blank

YES A plat has been prepared;

YES A plat has been reviewed and approved by the Commissioners Court; (Date approved 11-24-04);

YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [signature]);

NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by 6-20-11 [signature]);

YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [signature]);

YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [signature]).

[signature]
Planning Department Authorized Signature

_____
Hidalgo County Judge

_____
Date

ATTEST: _____
Hidalgo County Clerk

_____
Date

PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

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1902 Joe Stephens Ave.
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956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 (4)

Application No: 4-10444
1-25-

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Hugo Morales

Address: Santa Cruz Ranch #2 Lot 98.
Edinburg Tx 78539

Phone: (956) 778-1135

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Santa Cruz Ranches #2 Lot 98

STATUS OF PERSON OR ENTITY MAKING REQUEST:

___ Subdivider
✓ Owner of lot in subdivision
___ Resident of lot in a subdivision
___ Entity that provides utility service

X Hugo Morales 6/15/11
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

___ Deed
___ Executory Contract
___ Lease
___ Rent Receipt
___ Affidavit
✓ Other (describe) PMT

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

10-22-11
Date

County Official

CONTRACT FOR DEED

THE STATE OF TEXAS *
*
COUNTY OF HIDALGO *

THIS AGREEMENT is made and entered into this 01ST day of DECEMBER, 2010, between THOMAS GONZALEZ AND WIFE DEBORAH PERALES hereinafter referred to as "SELLER, and HUGO MORALES, A SINGLE MAN hereinafter referred to as "BUYER".

The SELLER, in consideration of the agreements and covenants on the part of the BUYER hereinafter contained agrees to sell and convey to the BUYER, and the BUYER agrees to purchase all of that certain parcel, lot, or piece of land situated in the, County of Hidalgo, State of Texas, described and bounded as follows:

Lot 98, Santa Cruz Ranches No.2, Hidalgo County, Texas, According to the map or plat thereof recorded in volume 45, page 71-74, map records of Hidalgo County, Texas, to which reference is hereby made for all pertinent purposes.

BUYER agrees to pay to SELLER at 4712 N. 34th St, McAllen, Texas 78503, Hidalgo, County for the above described real property, SEVENTY THOUSAND AND 00/100 DOLLARS ($70,000.00) DOLLARS together with interest thereon as hereinafter provided, said purchase price to be paid as follows:

ONE HUNDRED FORTY SIX DOLLARS ($146.00) to be paid at time of closing for contract and recording fees and the balance of SEVENTY THOUSAND AND 00/100 DOLLARS ($70,000.00) DOLLARS, BUYER will pay SELLER, a total of 180 monthly installments of $908.82 plus county tax commencing on the 1ST of January 2011 and ending on the 1st of December 2025.

The BUYER further agrees to pay all city, county, state and municipal taxes and assessments on the said above-described premises, of every nature whatsoever, assessed, levied, or accruing after the date hereof. If BUYER fails to pay any taxes and assessments agreed herein to be paid by BUYER, then BUYER agrees to re-pay to SELLER on the account of such taxes or assessments, together with interest thereon from date of payment until

SELLERS:

THOMAS GONZALEZ

DEBORAH GONZALEZ

SELLERS ADDRESS:
956 8676988
4712 N. 34th St
McAllen, Texas, 78504

BUYERS:

HUGO MORALES

BUYER ADDRESS:
956 778-1135
PO BOX 967
ELSA, TEXAS 78543

SIGNED UNDER OATH BEFORE ME ON THIS THE 29th DAY OF November, 2010 TO CERTIFY WHICH WITNESS MY HAND AND OFFICAL SEAL.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: March 28, 2013

IRENE QUINTANILLA
My Commission Expires
March 28, 2013

Chapter 232 Texas LGC Application

APPLICATION NO: 4-10444
Mar. 30, 2011

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

S1753-02-000-0098-00

[1] OWNER: MORALES, HUGO

P.O. BOX 967
ELSA, TX. 78543
Telephone No. 778-1135

[2] CONTRACTOR: SELF

[3] WATER SYSTEM: N AL

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
25- RESIDENTIAL NEW SINGLE DWELLING

[5] SIZE OF STRUCTURE: 4,678 Sq. Ft.

[6] USE OF BUILDING: RES.ZONE-X

[7] LEGAL DESC./NAME OF SUBDIVISION
SANTA CRUZ RANCHES #2 LOT 98

LOCATION: 0 2812 & BRUSHLINE

[8] SEWAGE: EXIST

[9] CONSTRUCTION TYPE: WOOD

[10] EST. COST OF CONST.: $30,000

[11] SPECIAL FLOOD HAZARD AREA: ___YES ✓ NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS & SETBACKS
FRONT 60' SIDE'S 6' REAR 35' FINISH FLOOR OF ELEV.
18" CENTERLINE OF ROAD.

Noel Castillo — Prepared by — 3-30-11 Date

Efrain Ceballos — Approved by — 3-31-11 Date

F. Hugo Morales — Signature of Owner or Applicant — 3-30-11 Date

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER_____
TOTAL AMOUNT **$30.00**

Light [X] Water [X]

Flood Zone: NO 0375D
Panel No. /Suffix: 480334 J Pct: 4
Community No.: 480334

Certification of Elevation Required: ____YES ____NO ____BFE

A. Setbacks front, side & rear shall be in any deed restrictions.
B. No more than one single family residence per lot.
C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4

Application No: 4-10562

DCI.

HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		Sewer System
Date Approved:	1 1	6 1/2 11

Name: Affordable homes of South Tx Inc.

Address: 1420 Erie Ave. Mcallen Tx 78501

Phone: 687-6263

Water Supplier: N. A. W. S.

Utility Provider: [ ]M.V.E.C. [ ] AEP

Account/ESI No.: N/A

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: Trenton Estates Lot 52 2703 Saturday,

on May 4, 20 11, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in **"yes"** or **"no"** in each blank

Yes A plat has been prepared;

Yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 5-19-08);

Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [signature]);

Yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by Chando Rene);

No individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by Chando Rene);

Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [signature])

[signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

Main Office
1304 South 25th Street
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956-205-7049

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4

Application No: 11-10562

B-01.

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Affordable homes of South Tx

Address: 1420 Erie Ave.
Mcallen Tx 78501

Phone: 687-6263

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Trenton Estates Lot 52 2703 Saturday

STATUS OF PERSON OR ENTITY MAKING REQUEST:

_____ Subdivider
__✓__ Owner of lot in subdivision
_____ Resident of lot in a subdivision
_____ Entity that provides utility service

Tony Fernandez — Requesting Party (Signature)
5-4-11 — Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

__✓__ Deed
_____ Executory Contract
_____ Lease
_____ Rent Receipt
_____ Affidavit
__✓__ Other (describe) Mut.

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

5-20-11 — **Date**

Tina Castillo — **County Official**

CHARGE TO: VLTC
GF# 118005

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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: October 7, 2009

Grantor: TRENTON ESTATES, LLC, a Texas limited liability company

Grantor's Mailing Address:

109 E. Moore Rd.
San Juan, Texas 78597
Hidalgo County

Grantee: AFFORDABLE HOMES OF SOUTH TEXAS, INC., a Texas non-profit corporation

Grantee's Mailing Address:

1420 Erie
McAllen, Texas 78502
Hidalgo County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK in the principal amount of ONE MILLION THREE HUNDRED FIFTY TWO THOUSAND TWO HUNDRED TWENTY TWO AND 00/100 DOLLARS ($1,352,222.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to A. JABIER RODRIGUEZ, trustee.

Property (including any improvements):

All of TRENTON ESTATES, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 52, Pages 92-94, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

SAVE AND EXCEPT Lots 81 thru 85, inclusive; Lots 88 thru 92, inclusive; Lots 95 thru 99, inclusive; and Lots 102 thru 106, inclusive, previously conveyed by Trenton Estates, LLC, a Texas Limited Liability Company unto Affordable Homes of South Texas, Inc., a Texas non-profit organization, by instrument dated April 14, 2009, filed April 27, 2009 under Document Number 1992563, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated September 1, 2003, filed September 16, 2003 under Document Number 1244273, Official Records of Hidalgo County, Texas.

Visible and apparent easements on or across the property herein described.

Standby fees, taxes, and assessments by any taxing authority for the year 2009.

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 when the claim is by, through, our under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

LONE STAR NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of LONE STAR NATIONAL BANK and are transferred to LONE STAR NATIONAL BANK without recourse against Grantor.

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

TRENTON ESTATES, LLC, a Texas limited liability

By: _____
MIGUEL LUNA
Its: President

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on October 13, 2009, by MIGUEL LUNA, President of TRENTON ESTATES, LLC, a Texas limited liability company.

RICHARD A. CANTU
MY COMMISSION EXPIRES
February 04, 2012

_____
Notary Public, State of Texas

Chapter 232 Texas LGC Application

APPLICATION NO: 4-10562
May. 3, 2011

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

T6838-00-000-0052-00

[1] OWNER: AFFORDABLE HOMES

1420 ERIE AVE.
MCALLEN TX. 78501
Telephone No. 687-6263

[2] CONTRACTOR: SELF

[3] WATER SYSTEM: N AL

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
01- RESIDENTIAL NEW SINGLE DWELLING
[5] SIZE OF STRUCTURE: 1,575 Sq. Ft.

[6] USE OF BUILDING: RES. ZONE-B

[7] LEGAL DESC./NAME OF SUBDIVISION
TRENTON ESTATES LOT # 52

LOCATION: 0 TRENTON & R. LONGORIA

[8] SEWAGE: PUBLI

[9] CONSTRUCTION TYPE: BRIC

[10] EST. COST OF CONST.: $52,000

[11] SPECIAL FLOOD HAZARD AREA: _____YES
_____NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS & REGULATIONS
FRONT 20' REAR 15' SIDES 6'
MINIMUM ELEV. 18" ABOVE TOP OF ROAD

Prepared by _____ Date _____

Approved by _____ Date _____

Signature of Owner or Applicant _____ Date _____

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER_____
TOTAL AMOUNT **$30.00**

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix:_____ Pct: 4

Community No.:_____

Certification of Elevation
Required: _____ YES _____ NO _____ BFE

A. Setbacks front, side & rear shall be in any deed restrictions.
B. No more than one single family residence per lot.
C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

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