

PLANNING DEPT. PCTS.#1 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	MARIA E. LUNA	1-8294
2.	LUIS A. RAMIREZ/ C.O INOCENCIO PEREZ	1-8260
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: OCTOBER 25, 2011	



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 02-19-10

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

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Westaco, 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

Precinct 1 2 3 4

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

Application No: 1-8294

### HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Maria E. Luna

Address: Fm 88+ Mile 1 1/2  
Westback Sub.  
Westaco, Tx.

Phone: 956-

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service <u>[Signature]</u> Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>10/12/11</u>	<u>10/13/11</u>

Water Supplier: \_\_\_\_\_

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

Account/ESI No.: 10032789445119675  
 Temporary Pole  Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Olivarez #8 lot C 2.04 AC.

*[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]*

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

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956-205-7049

Precinct 1 2 3 4

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

Application No: 1-8294

**AFFIDAVIT  
TO APPLY TO THE COUNTY OF HIDALGO  
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY  
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS     §  
COUNTY OF HIDALGO    §

BEFORE ME, the undersigned authority, on this day personally appeared

Maria E. Luna

Known to me [or proved to me in the oath of Texas D.L.#-02857080 or through  
(description of federal or state government ID card with photograph and signature)],  
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

West track Sub. Blk 148 Weslaco, Tx  
10328 N. FM-88     "

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Elizabeth Aguilar Maria E. Luna  
(Signature)

SUBSCRIBED AND SWORN TO before me on 10-6-11, 2011, to certify which, witnesses my hand and seal of office.



Elizabeth Aguilar  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-8294

Aug. 30, 2011

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

O3000-08-00L-0000-00

[ 1 ] OWNER: LUNA, MARIA E.

2121 PAPAYA DR.  
WESLACO, TX. 78596

Telephone No. 283-6110

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
OLIVAREZ #8 2.044AC LOT L

LOCATION: 0 FM 88 & MILE 13 1/2

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

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

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

[ 5 ] SIZE OF STRUCTURE: 4,300 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES. ZONE X

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL COUNTY SETBACKS & REG.  
FRONT 50' REAR 15' SIDES 6' FINISH FLOOR ELEV.  
18" ABOVE NATURAL GROUND

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Light  Water

Flood Zone: NO  
Panel No. /Suffix: 0450 C Pct: 1

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.

Gilbert Pecina  
Prepared by

8/30/2011  
Date

[Signature]  
Approved by

8/26/11  
Date

[Signature]  
Signature of Owner or Applicant

8/30/2011  
Date

### [ 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.

**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.**

**General Warranty Deed**

Date: December 1, 2009

Grantor: GILBERTO GONZALEZ

Grantor's Mailing Address: 5116 N 25<sup>TH</sup> STREET  
McAllen, Hidalgo County, Texas 78504

Grantee: Maria E. Luna

Grantee's Mailing Address: Rt. 2 BOX 2144  
Weslaco, Hidalgo County, Texas 78596

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration

Property (including any improvements):

A 2.044 gross acres, more or less situated in and a part of Farm Tract No. 361, Block No. 148 WEST TRACT SUBDIVISION of lands in the Llano Grande Grant, Hidalgo County, Texas as per map or plat thereof recorded in Volume 2 Pages 34-37, Map Records, Hidalgo County, Texas and is herein particularly described by metes and bounds as follows, to wit:

Beginning at the Northwest corner of Farm Tract No. 361

THENCE, South, for a distance of 375.00 feet to a point set for the point beginning and for the Northwest point of this tract;

THENCE, East, for a distance of 664.64 feet to a point set of this tract:

THENCE, South, for a distance of 133.97 feet to point set for a corner of this tract;

THENCE, West, for a distance of 664.64 feet to a point set for a corner of this tract;

THENCE, North, for a distance of 133.97 feet to the POINT OF BEGINNING and for a closure and containing 2.044, acres, more or less, said acres includes road-of-way.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or 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 2007, 2008, and 2009, 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 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.

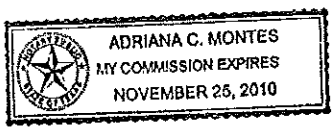
*Gilberto Gonzalez*  
\_\_\_\_\_  
GILBERTO GONZALEZ

*This instrument was prepared based on  
Information furnished by the parties, and  
Independent title search has been made.*

**ACKNOWLEDGMENTS**

STATE OF TEXAS       §  
                                  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on the 2<sup>nd</sup> day of December, 2009, by GILBERTO GONZALEZ.



*Adriana Montes*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

**AFTER RECORDING, RETURN TO:**

**MARIA E. LUNA  
RT. 2 BOX 2144  
WESLACO, TX 78596**

125 - WARRANTY DEED

The State of Texas,  
County of HIDALGO

Know All Men by These Presents: C

THAT I, L. C. Olivarez, not joined herein by my wife, as the within described property constitutes no part of our legal homestead of the County of Hidalgo State of Texas for and in consideration

of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, ~~xxxxxx~~

to me in hand paid by Gilberto Gonzalez, the receipt of which is hereby acknowledged and confessed, ~~xxxxxx~~

has Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Gilberto Gonzalez

whose mailing address is 285 East Curtice St. --- St. Paul, Minn. 55107 of the County of Washington State of Minnesota all that certain lot, tract, or parcel of land lying and being situated in Hidalgo County, Texas, and more particularly described as follows, to-wit:

A 2.044 gross acres, more or less, situated in and a part of Farm Tract No. 361, Block No. 148, West Tract Subdivision of lands in Llano Grande Grant, Hidalgo County, Texas and is herein particularly described by metes and bounds as follows, to-wit:

- Beginning at the Northwest corner of Farm Tract No. 361;
- Thence, South, for a distance of 375.00 feet to a point set for the point of beginning and for the Northwest point of this tract;
- Thence, East, for a distance of 664.64 feet to a point set for a corner of this tract;
- Thence, South, for a distance of 133.97 feet to a point set for a corner of this tract;
- Thence, West, for a distance of 664.64 feet to a point set for a corner of this tract;
- Thence, North, for a distance of 133.97 feet to the point of beginning and for a closure and containing 2.044 acres, more or less, said acres includes road-of-way; SUBJECT to easements, rules, regulations and rights of record in the Office of the County Clerk of Hidalgo County, Texas; SAVE AND EXCEPT for all oil, gas and other minerals.

CLASS STANDARD FORM

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said  
 Gilberto Gonzalez, his  
 heirs and assigns forever and I do hereby bind myself, my  
 heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said  
 Gilberto Gonzalez, his  
 heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.  
 WITNESS my hand at Mesquite, Texas  
 this 18th day April 19 90  
 Witness at Request of Grantor:

*L. C. Olivarez*  
 L. C. Olivarez

(Acknowledgment)

STATE OF TEXAS  
 COUNTY OF HIDALGO

This instrument was acknowledged before me on the 20th day of April, 1990  
 by L. C. Olivarez

My commission expires:  
 February 28, 1993

*Francisco T. Rodriguez*  
 Notary Public, State of Texas  
 Notary's printed name:  
 Francisco T. Rodriguez





# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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956-973-7850

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

Precinct 1 2 3 4

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

Application No: 1-8260

### HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Luis A. Ramirez / Inocencio Perez

Address: 1108 Silver Ave.  
Donna, Tx.  
78537

Phone: (956) 464-2308

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>1234</u>
Date Approved:	<u>1 1</u>	<u>10/13/11</u>

Water Supplier: N.A.W.S.

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

Account/ESI No.: \_\_\_\_\_  
 Temporary Pole  Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Lott, Town, & Improvements Sec. C Blk. 49

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

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

Precinct ~~0~~ 2 3 4

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

Application No: 1-8260

**AFFIDAVIT  
TO APPLY TO THE COUNTY OF HIDALGO  
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY  
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS     §  
COUNTY OF HIDALGO    §

BEFORE ME, the undersigned authority, on this day personally appeared

Inocencio Perez

Known to me [or proved to me in the oath of TX DL # 07964248 or through  
(description of federal or state government ID card with photograph and signature)],  
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Lot 1 Town & Improvements Sec. C Blk #9

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

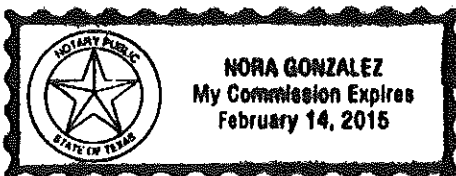
-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

TX 07964248

Inocencio Perez (Signature)

SUBSCRIBED AND SWORN TO before me on October 12, 2011, to certify which, witnesses my hand and seal of office.



Nora Gonzalez  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

STATE OF TEXAS

County of Harris

We, Luis A. Ramirez and wife, Isabel Ramirez, with this affidavit acknowledge that INOCENCIO PEREZ and wife, JUANITA S. PEREZ, have full authority to apply for a development application at the property located at Lot 9, LOTT TOWN AND IMPROVEMENT COMPANY SUBDIVISION, Hidalgo County, Texas and to submit this application with the Hidalgo County Planning Department. With this affidavit, we are indemnifying Hidalgo County and its employees should any negative consequences take place as a result of our authorization to allow INOCENCIO PEREZ and JUANITA S. PEREZ to apply for a permit with Hidalgo County.

(X)

Luis A. Ramirez

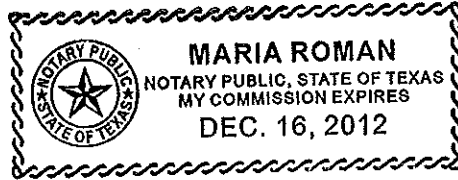
X Luis A. Ramirez

(X)

Isabel Ramirez

X Isabel G. Ramirez

SWORN TO AND SUBSCRIBED before me the undersigned authority on this 27<sup>th</sup> day of July 2011.



Notary Public-STATE OF TEXAS

Maria Roman  
my exp. COME  
DEC 16; 2012

Chapter 232 Texas LGC Application

APPLICATION NO:  
1-8260  
Aug. 16, 2011

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

L0250-00-009-0000-08

[ 1 ] OWNER: RAMIREZ, LUIS  
3507 N HUTTO RD  
  
DONNA TX 78537-4308  
Telephone No.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LOTT, TOWN & IMPROVEMENTS SEC  
C-SO 20.27 AC. BLK 9

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$42,500

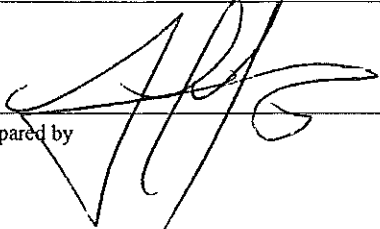
[ 5 ] SIZE OF STRUCTURE: 1,344 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

**Special Conditions: No construction allowed over any easements.**  
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:50' REAR:15' SIDE:6' SIDE:6'  
MIN. ELEV. ABOVE TOP OF NATURAL GROUND 18"

FOR COUNTY USE ONLY  
APPLICATION FEES

Prepared by  Date 8/16/11

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

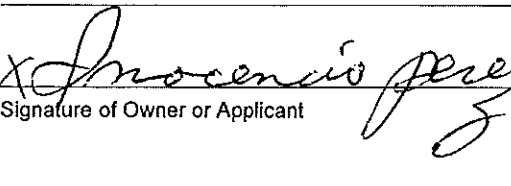
GILBERT PECINA Approved by Date 8/15/11

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 0428 Pct: 1

Community No.: 480334

Certification of Elevation Required: YES  NO  BFE

 Date 08.16.2011

- 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.

**NOTICE**

Approved by the State Bar of Texas on 1-1-78  
To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements.

18235

**WARRANTY DEED WITH VENDOR'S LIEN**

THE STATE OF TEXAS  
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That I, Eula M. Martin, a married woman not joined herein by my husband for the reason that the property herein conveyed constitutes a part of my separate property and estate, of the County of Hidalgo and State of Texas for and in consideration of the sum of TEN and no/100 (\$10.00) ----- DOLLARS and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of

which is hereby acknowledged, and the further consideration of the execution by Grantees herein of their one promissory Vendor's Lien Note of even date herewith in the principal sum of FIFTY-FIVE THOUSAND and no/100 (\$5,500.00) Dollars, and bearing interest at the rate of ten per cent (10%) per annum, with principal and interest payable to the order of EULA M. MARTIN at Rt. 1, Box 149, Donna, Texas, as follows:

The sum of \$150.00 on the 15th of June, 1978, and a like sum on the 15th day of each consecutive month thereafter until the entire amount of principal and interest is fully paid. The interest shall be paid monthly by apportioning for that purpose out of each monthly payment when made, a sum sufficient to pay said interest; interest to be computed on the unpaid principal balance at the beginning of each monthly interval; the balance of the monthly payments after such apportionment to interest, shall be credited on the principal hereof; and said note containing the usual maturity clauses and providing for ten per cent additional on both principal and interest, if placed in the hands of an attorney for collection;

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 J. C. Hall Trustee.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto LUIS A. RAMIREZ and wife, ISABEL RAMIREZ, of the County of Harris and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

A tract of land containing 1.02 acres out of Lot 9, Lott Town and Improvement Company Subdivision, Hidalgo County, Texas, and being more particularly described as follows: BEGINNING at a point which is North 00°02' East 550.0 feet and North 89°58' West 842.83 feet from the Southeast corner of Lot 9; THENCE, North 89°58' West a distance of 150.0 feet;

THENCE, North 00°02' East a distance of 298.60 feet; THENCE, North 89°59' 56" East a distance of 150.0 feet; THENCE, South 00°02' West a distance of 298.69 feet to the corner of beginning, said tract containing 1.02 acres, more or less; and also being known as Tract (C) as shown on an unrecorded map attached marked Exhibit "A"; SAVE AND EXCEPT all oil, gas and other minerals in and under said land.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Easements and conditions as contained in the Dedication and Map of said subdivision.
2. Easements, rules, regulations and rights in favor of Donna Irrigation District, Hidalgo County No. 1, and all visible easements.
3. Oil and Gas Lease dated February 13, 1971, from L. F. Martin, et ux, to Chas. A. Brandt recorded in Vol. 331, pg. 392 Oil & Gas Lease Records.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantees, their heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this 10th day of May, A. D. 19 78.

*Eula M. Martin*  
Eula M. Martin

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared Eula M. Martin

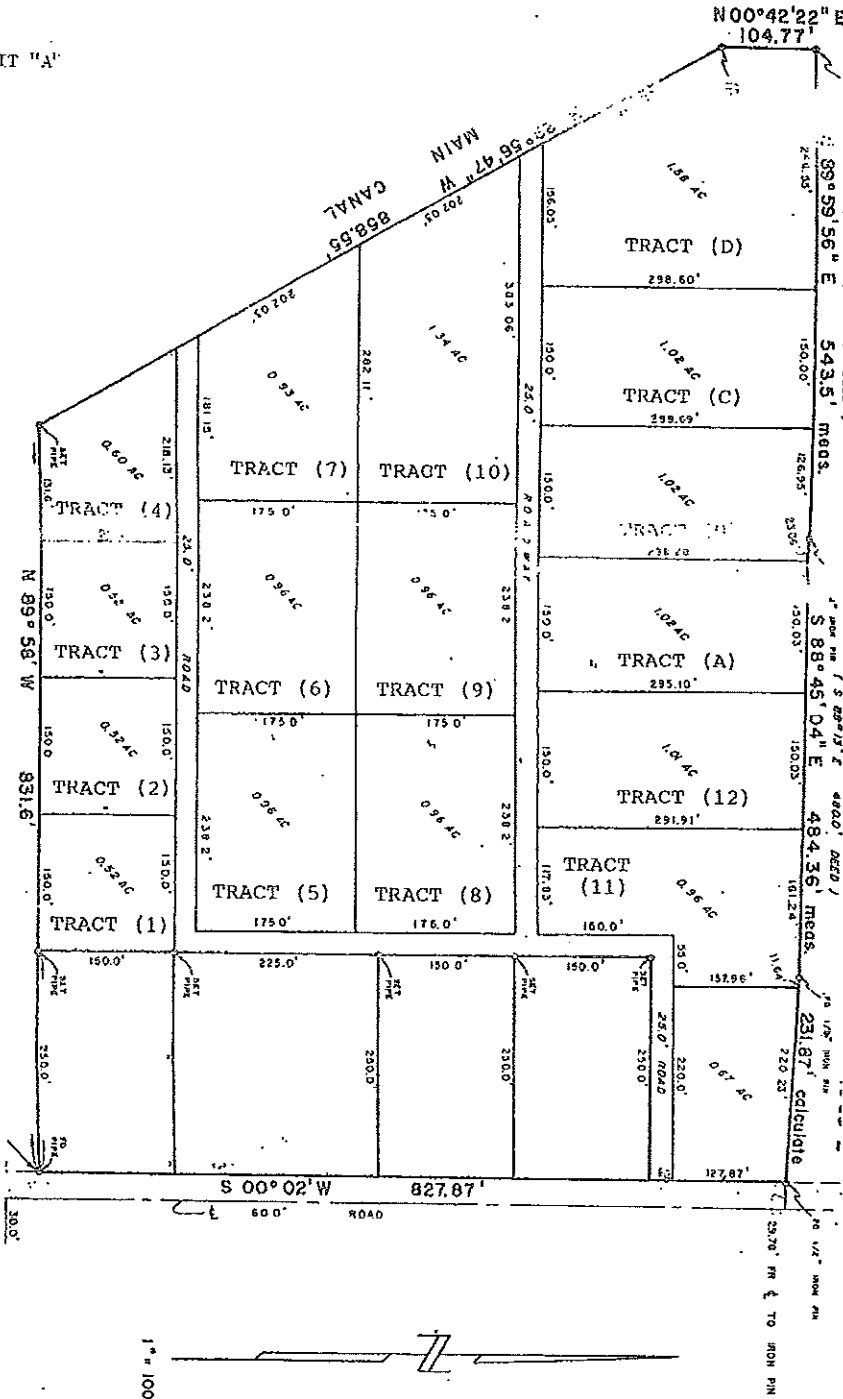
known to me to be the person, whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 28th day of August, A. D. 1978

(DORA PEREZ)

Notary Public in and for Hidalgo County, Texas.

EXHIBIT "A"



A Resubdivision of what is known as the South 20.27 acres of Lot 9 of Lott, Town & Improvement Company's Subdivision, Hidalgo County, Texas.

29871

WARRANTY DEED  
WITH VENDOR'S LIEN

EULA M. MARTIN

TO

LUIS A. RAMIREZ  
ET UX.

FILED FOR RECORD THIS DATE  
At 10:57 o'clock P.M.

SEP 7 1978

SANTOS SALDANA  
County Clerk, Hidalgo County, Texas  
BY \_\_\_\_\_ Deputy

PREPARED IN THE LAW OFFICE OF:  
Hall & Hall

PLEASE RETURN TO:

Luis A. Ramirez  
1440 Brittmore  
Houston, Texas 77043