

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ANABEL ROMAN	1-8819
2.	AMANDA ESPARZA	1-8821
3.	JESUS A. GALLEGOS	1-8824
4.	SABINO VALLEJO JR.	1-8619
	COMM. COURT:APRIL 10, 2012	



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

Precinct 2 3 4

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

Application No: 1-8819

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: Annabel Roman

Address: 505 Elros Ave
Weslaco TX

Phone: 4722910

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

Water Supplier: NAWSC

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

Account/ESI No.: N/A
[] Temporary Pole [] Permanent Service

regarding the land described as:

Wes-Tex Ph.1 lot #29

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;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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;
- 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 2/25/03);

Orlbert Pecina

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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Precinct ① 2 3 4

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

Application No: 1-8819

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: Anabel Roman

Address: 505. Cros Ave
Weslaco TX 78596

Phone: 472 2960

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

Wes-Tex Ph. 1 Lot #29

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Anabel Roman
Requesting Party (Signature)

4-3-12
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Permit

.....
This part to be filled out by receiving county official:

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

04/3/12
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-8819

Mar. 28, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

W2220-01-000-0024-00

[1] OWNER: ANNABEL, ROMAN

[7] LEGAL DESC./NAME OF SUBDIVISION
WES-TEX PH 1 LOT 24

505 IRIS AVE.
WESLACO, TX 78596

Telephone No. 756-4763

LOCATION: 0 MILE 10 & MILE 4 1/2

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$4,000

[5] SIZE OF STRUCTURE: 806 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. ZONE AE

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS & REG.
FRONT 25' REAR 35' SIDES 6' FINISH FLOOR ELEV.
B.F.E 64.00

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: 0450c

Pct: 1

Community No.: 480334

Certification of Elevation
Required: YES NO 64.00 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.


Prepared by

3/27/12
Date

Jonathan Irizaro
Approved by

3/27/12
Date

Moses Iglesias
Signature of Owner or Applicant

4-3/12
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 OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: March 15, 2005

Grantor: Kyle Bennett, Individually and as Trustee for the Kyle Bennett Living Trust

Grantor's Mailing Address (including county): P.O. Box 365, La Blanca, Hidalgo County, Texas 78558-0365

Grantee: Annabel Roman

Grantee's Mailing Address (including county): 601 Shane Street, Weslaco, Hidalgo County, Texas 78596

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration and a note of even date that is in principal amount of TWENTY TWO THOUSAND SIX HUNDRED AND TWENTY FIVE DOLLARS AND NO/100TH DOLLARS (\$22,625.00) and is executed by Grantees, payable to order of Grantor. It is secured by a vendor's lien retained in this deed and by deed of trust of even date from Grantee's to LETTY GARCIA, Trustee.

Property (including any improvements):

Lot 24, Wes-Tex Subdivision Phase I, Hidalgo County, Texas being a resubdivision out of a 24.174 acre tract of land our of Farm Tract 103, West and Adams Tract Subdivision, Hidalgo County, Texas according to map or plat thereof recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

- (1) Subject to any and all Oil and Gas Leases of record, if any.
- (2) Easements, rights, rules and regulations in favor of Hidalgo County Water Improvement District.
- (3) Visible and apparent easements on or across the subject property.
- (4) Taxes for the year 2005 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.

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

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.

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

Preparer has not examined the title to this property and expresses no opinion as to the condition of title.

GRANTOR:



**Kyle Bennett, Individually and as
Trustee for the Kyle Bennett Living
Trust**

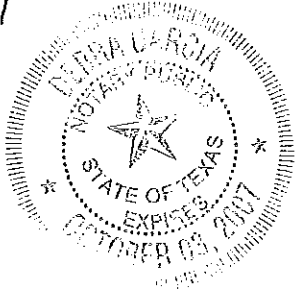
GRANTEE:

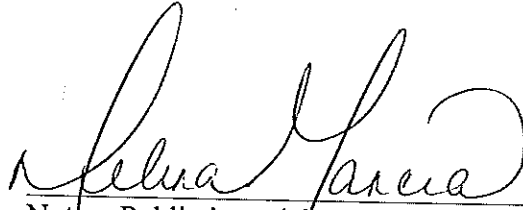

ANNABEL ROMAN

ACKNOWLEDGEMENT

The State of Texas §§
County of Hidalgo §§

KYLE BENNETT, INDIVIDUALLY AND AS TRUSTEE OF THE KYLE BENNETT LIVING TRUST acknowledged this instrument before me this 17 day of March 2005.

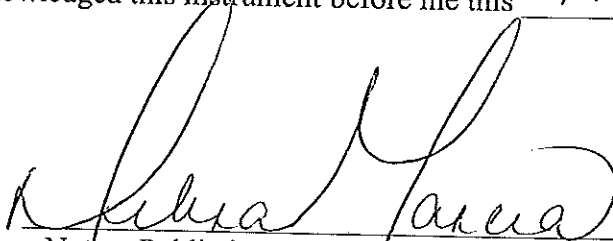



Notary Public in and for Hidalgo County, Texas

The State of Texas §§
County of Hidalgo §§

ANNABEL ROMAN acknowledged this instrument before me this 17 day of March 2005.




Notary Public in and for Hidalgo County, Texas

AFTER RECORDING RETURN TO:
BENNETT INVESTMENTS
P.O. BOX 365
LA BLANCA, TEXAS 78558

Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk
On: Mar 19, 2005 at 01:55P
As a Recording
Document Number: 1449555
Total Fees: 18.00
Receipt Number - 550925
By:
Monique Garvate, Deputy



Hidalgo County Health Department ENVIRONMENTAL HEALTH DIVISION

1304 S. 25th • Edinburg, Texas 78539
Phone: (956) 383-0111 • FAX: (956) 383-7351

SEWAGE SYSTEM
Inspection Report

PERMIT # 83963

Owner's Name BENNETT INV Phone # _____

Mailing Address 101st 24 WPS - det SUB

Property Location & Size 4th west - 10 ml 6 ft

Structure _____ Commercial _____ Trailer _____ Home 1 1/2 No. Bedrooms 2

Tank Size 2 - 380 Gals. 1000

Drainfield Length 190 Ft. Trench Width 3 Ft.

Water Supply N - A W - S Square Ft. trench bottom area 570

Distances from system components in feet:

FROM	TO SEPTIC TANK	TO DRAINFIELD
Nearest or proposed well	<u>N/A</u>	<u>N/A</u>
Structure Foundation	<u>17</u>	<u>_____</u>
Nearest Property Line	<u>_____</u>	<u>_____</u>

<p>BASED ON THE INFORMATION REPORTED HEREON, AND OTHER AVAILABLE INFORMATION, IT IS THE OPINION OF THE (Check)</p> <p><input type="checkbox"/> STATE <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> LOCAL DEPARTMENT OF HEALTH THAT THIS INDIVIDUAL SEWAGE DISPOSAL SYSTEM WITH PROPER MAINTENANCE.</p>	<p><input checked="" type="checkbox"/> CAN BE EXPECTED TO FUNCTION SATISFACTORILY AND IS NOT LIKELY TO CREATE AN INSANITARY CONDITION</p>
	<p><input type="checkbox"/> CANNOT BE EXPECTED TO FUNCTION SATISFAC- TORILY</p>
<p>REMARKS: <u>not staffed by J A Forester #1750</u> <u>U S S T</u></p>	

I Certify that the above information is Correct

Date 9/10/02

By: [Signature]
INSPECTOR



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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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: 1-8821

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: Amanda Esparza

Address: 2622 Carnation
Circle Donna, TX
78537

Phone: 956-314-8292

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>/ /</u>	<u>/ /</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789471713065
 Temporary Pole Permanent Service
Mobile Home

regarding the land described as:

LA Donna Gardens lot #18

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;
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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;
- 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;
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 9-29-06);

(verified by Gilbert Pecina);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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Precinct 1 2 3 4

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

Application No: 1-8821

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: Amanda Esparza

Address: 2622 Carnation Circle

Donna, TX 78537

Phone: 956-314-8292

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

La Donna Gardens Lot 18

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Amanda Esparza
Requesting Party (Signature)

3-28-12
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) permit

.....
This part to be filled out by receiving county official:

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

4/3/12
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-8821

Mar. 28, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

L0810-00-000-0018-00

[1] OWNER: HERNANDEZ, JUAN
ESPARZA, AMANDA J.
615 S. 21ST. ST.
DONNA, TX 78537

[7] LEGAL DESC./NAME OF SUBDIVISION
LA DONNA GARDENS LOT#18

Telephone No. 314-8292

LOCATION: 0 SOUTH RIVER & LOTT RD.

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: CITY

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$11,500

[5] SIZE OF STRUCTURE: 896 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. ZONE B

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL COUNTY SETBACKS & REG.
FRONT 25' REAR 15' SIDES 6' FINISH FLOOR ELEV
.18" ABOVE TOP OF CURB

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: 0500C

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.



Prepared by

3/28/12

Date

Jonathan Iord
Approved by

3/27/12
Date

X Ammanda Esparza

Signature of Owner or Applicant

X 3-28-12

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.



CERTIFICATE OF COMPLIANCE

NAME OF THE PROPERTY OWNER: Amanda J. Esparza

LEGAL DESCRIPTION OF PROPERTY: La Donna Gardens Subdivision, Lot 18
Hidalgo County, Texas

LOCATION OF PROPERTY: 2622 Carnation Circle, Donna, TX 78537

DATE: March 26, 2012

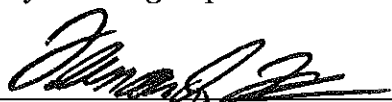
The property described above or in the attached legal description is in compliance with City of Donna's Subdivision Regulations. Utility services may be extended to the property by the public utilities holding a certificate of conveyance and necessity in such area. This certificate applies to the issuance of permits for the construction of a residential and non-residential building.

Compliance with the City of Donna's Subdivision Regulations is based on:

- The city will provide sewer service to the area.
- Water is provided by North Alamo Water Supply Company (NAWSC).
- The property was subdivided after it being in the City's extraterritorial jurisdiction or corporate limits.
- Where the last recorded conveyance of such lot or tract by metes and bounds was prior to October 15, 1973.
- Where a building was in existence on said lot prior to October 15, 1973.
- Where such subdivision, whether by recorded plat or by actual occupancy and use, was in existence prior to October 15, 1973.
- Where such division of land is used for agricultural purposes in parcels or tracts of more than 5 acres & not involving any new street, alley, or easement of access.
- A Family partition in accordance with Ordinance No. 729.
- Building in compliance with the city's subdivision regulations.
- Previous Deed Before 1995 as per Tommy Ureste, Hidalgo County Planning Dept.

PROPERTY IS SUBJECT TO STATE AND COUNTY REGULATIONS THAT MAY INCLUDE BUILDING PERMITS, FLOOD PLAIN MANAGEMENT, MINIMUM LOT SIZE FOR SEPTIC TANK PERMITS, ALLOWABLE NUMBER OF UNITS PER LOT OR TRACT, POTABLE WATER SUPPLY, ETC.

COMMENTS: Any future division of the property for any purpose will be subject to compliance with the City's review and Subdivision Ordinance requirements and subject to County Planning Department Certificate of approval.



Fernando Flores, Planning Director

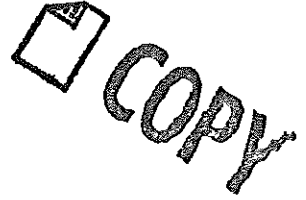
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Note of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument that transfer an interest in real property before it is filed for record in the public records: you social security or your drivers license number.

Date: February 21, 2012

Grantor: Bono Vita, Ltd

Grantor's Mailing Address:
1210 E. Tyler
Harlingen, Texas 78550

 COPY

Grantee: Jesus Hernandez and Amanda J Esparza

Grantee's Mailing Address (including county):
615 Sth 21st St.
Donna, Texas 78537
Hidalgo County

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty One Thousand Four Hundred and 00/100 Dollars (\$21,400.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to David Crook, Trustee.

Property (including any improvements):

Lot 18, La Donna Gardens Subdivision, as shown on the plat thereof, filed for record in the Office of the County Clerk of Hidalgo, Texas under Volume 51, Page 117-119.

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing note payable to the order of Lone Star National Bank and secured by a deed of trust recorded under Document No. 1296980 of the official records of Hidalgo County, Texas and transferred in a Transfer of Lien to Cameron Life Insurance Company dated July 20, 2008, under Document No. 1932018 of the Official Records of Hidalgo County, Texas. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note.
2. **All lots must be used for single-family residential purposes only.**
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;
6. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
7. Rights of adjoining owners in any walls and fences situated on a common boundary;
8. Any discrepancies, conflicts, or shortages an area or boundary lines;

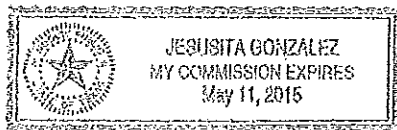
Bono Vita, Ltd,
a Texas Limited Partnership
by SRC Management, Inc., a Texas Corporation
as its General Partner

BY: Scot Campbell
Scot Campbell, President

(Acknowledgment)

State of Texas
County of Cameron

This instrument was acknowledged before me on the 28 day of February, 2012 by Scot Campbell, President of SRC Management, Inc., General Partner of Bono Vita, Ltd., a Texas Limited Partnership.



J. A. Gonzalez
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Bono Vita, Ltd.
1210 E. Tyler
Harlingen, Texas 78550



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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1304 South 25th Street
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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

Precinct 0234

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

Application No: 1-8824

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: José A. Gallegos

Address: 25201 St las
nubes 78538
monte Alto

Phone: (956) 363-2600

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

Water Supplier: North Alamo water corp

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

Account/ESI No.: 206413-002
 Temporary Pole Permanent Service

regarding the land described as:

Monte Alto Heights #2 lot # 47

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; (Date approved 9-17-03);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified-by Gilbert Pecina);
- 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 [Signature]);
- 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]);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

Precinct ① 2 3 4

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

Application No: 1-8824

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: Jesus A. Gallegos

Address: 25201 de las nubes
monte Alto 78538

Phone: (956) 363-2600

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

Monte Alto Heights #2 lot #47

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jesus A. Gallegos
Requesting Party (Signature)

4-2-12
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) permit

.....
This part to be filled out by receiving county official:

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

04/2/12
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-8824

Mar. 29, 2012

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

M5757-02-000-0047-00

[1] OWNER: GALLEGOS, JESUS A.
CRUZ, VIRIDIANA DE LA
CIELO DR.
MONTE ALTO TX 78538
Telephone No. 363-2600

[7] LEGAL DESC./NAME OF SUBDIVISION
MONTE ALTO HEIGHTS 2 LOT 47
X-20

LOCATION: 0 FM 88 & MILE 22

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

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

[5] SIZE OF STRUCTURE: 720 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: MOBILE HOME ZONE X

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REG.
FRONT 25' REAR 35' SIDES 6'
18" ABOVE CENTER LINE OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

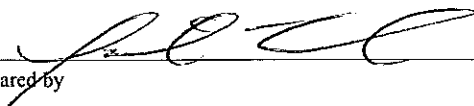
Light [X] Water [X]

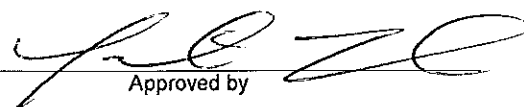
Flood Zone: NO
Panel No. /Suffix: _____ Pct: 1

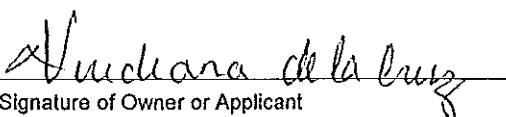
Community No.: 480336

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.

 3-29-12
Prepared by Date

 3-29-12
Approved by Date

 3-29-12
Signature of Owner or Applicant 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.

CHARGE TO: VLTC
GF# 126085

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.

AFTER RECORDING RETURN TO:

FIRST NATIONAL BANK
Attn: Loan Administration
P.O. Box 1
Edinburg, Texas 78540

(FNB Loan No. 1036015297)

**DEED OF TRUST
SECURITY AGREEMENT - FINANCING STATEMENT**
(Commercial)
Terms

Date: August 26, 2011

Grantor: JESUS ALBERTO GALLEGOS and wife, VIRIDIANA DE LA CRUZ

Grantor's Mailing Address: 25201 Las Nubas St.
Monte Alto, Hidalgo County, Texas 78538

Trustee: MICHAEL V. McCARTHY

Trustee's Mailing Address: P.O. Box 810 / 100 W. Cano
Edinburg, Hidalgo County, Texas 78540-0810

Lender: FIRST NATIONAL BANK

Lender's Mailing Address: P.O. Box 810 / 100 W. Cano
Edinburg, Hidalgo County, Texas 78540-0810

Note

Date: August 26, 2011

Original principal amount: NINETEEN THOUSAND ONE HUNDRED SEVEN AND
55/100THS DOLLARS (\$19,107.55)

Borrower: JESUS ALBERTO GALLEGOS

Lender: FIRST NATIONAL BANK

Maturity date: September 5, 2021

Terms of Payment: As provided in the note.

Property (including any improvements):

All of Lot 47, MONTE ALTO HEIGHTS Phase II, Hidalgo County, Texas, according to the map recorded in Volume 43, Pages 90-92, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

To the extent they are located thereon, the Property also includes (1) all goods that are or will be fixtures and that are or will be located on the premises, including without limitation all systems, devices, machinery, apparatuses, equipment, fittings, appliances and fixtures of every kind and nature whatsoever now or hereafter located on the Property, including, but not limited to, all electrical, anti-pollution, heating, lighting, laundry, incinerating, power, air-conditioning, plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating, communication, garage and cooking systems, devices, machinery, apparatuses, equipment, fittings, appliances and fixtures; and (2) all engines, pipes, pumps, tanks, motors, conduits, ducts, compressors and switchboards, and all storm doors and windows, dishwashers, attached cabinets and partitions not included in the Property due to their status as removable fixtures.

Prior Lien: NONE.

For value received and to secure payment of the Note, Grantor conveys the Property to Trustee in trust. Grantor warrants and agrees to defend the title to the Property, subject to the Other Exceptions to Conveyance and Warranty. On payment of the Note and all other amounts secured by this deed of trust, this deed of trust will have no further effect, and Lender will release it at Grantor's expense.

To the extent allowed by law, this conveyance is also made in trust to secure payment of all other present and future debts that Grantor/Borrower may owe to Lender, regardless of how the other debt is incurred or evidenced, it being contemplated that Lender may lend additional sums to Grantor or may acquire and become the owner and holder of other indebtedness of Grantor from time to time, but shall not be obligated to do so. Payment on all present and future debts of Grantor/Borrower to Lender will be made at P.O. Box 810, Edinburg, Texas 78540-0810 in Hidalgo County, Texas, and the debts will bear interest as provided in notes or other evidences of debt that Grantor/Borrower will give Lender. This conveyance is also made to secure payment of any renewal or extension of any present or future debt that Grantor/Borrower owes Lender, including any loans and advancements from Lender to Grantor/Borrower under the provisions of this deed of trust. When Grantor/Borrower repays all debts owed to Lender, this deed of trust will terminate only if Lender releases this deed of trust at the request of Grantor. Until Lender releases it, this deed of trust will remain fully in effect to secure future advances and debts, regardless of any additional security given for any debt and regardless of any renewals, extensions, or partial releases.

Clauses and Covenants

A. Grantor's Obligations

Grantor agrees to-

1. keep the Property in good repair and condition;

25. Grantor represents that this deed of trust and the Note are given for the following purposes:

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 of even date from FIRST NATIONAL BANK, to Grantor. 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.

THIS WRITTEN LOAN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES.

THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

WITHOUT THE EXPRESS WRITTEN CONSENT OF FIRST NATIONAL BANK, 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.

Jesus A Gallegos
JESUS ALBERTO GALLEGOS

Viridiana de la Cruz
VIRIDIANA DE LA CRUZ

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 31st day of August, 2011, by JESUS ALBERTO GALLEGOS and VIRIDIANA DE LA CRUZ.

Felipe Ortiz
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Law Office of JEFFERSON A. CRABB .
3019 W. Alberta
Edinburg, Texas 78539-3118

MAFNB09EGallegos, Jesus 102.06067NDeed of Trust - 102.06067.doc





PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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: 1-8619

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: Sabino Vallejo JR

Address: 3106 leyenda ST.
Weslaco TX

Phone: 956-261-1461

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

Water Supplier: Magic Valley Electric ^{N.A.W.S.C.}

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

Account/ESI No.: 262871-001
 Temporary Pole Permanent Service
Mobile Home

regarding the land described as: Colonia Del Noroeste lot# 187

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;
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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;
- 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;
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 12-19-1983;

Gilbert Pecina

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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: 1-8619

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: Sabino Vallejo JR
Address: 3106 Ieyenga Street
Weslaco TX
Phone: 956-261-1461

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

Colonia Del Norte Lot #187

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Sabino Vallejo JR
Requesting Party (Signature)

4-2-12
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Permit

.....
This part to be filled out by receiving county official:

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

4/3/12
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-8619

Jan. 31, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

C6760-00-000-0187-00

[1] OWNER: VALLEJO, SABINO JR
CERDA, VIRGINIA
2817 ORIZABA ST.
WESLACO TX 78596

[7] LEGAL DESC./NAME OF SUBDIVISION
COLONIA DEL NORESTE LOT 187

Telephone No.

LOCATION: 0 MILE 6 1/2 & MILE 9 N.

[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.: \$23,000

[5] SIZE OF STRUCTURE: 1,216 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 & REGULATTION

SETBACKS FRONT:25' REAR:15' SIDE:6' SIDE:6'

MIN. ELEV. ABOVE TOP CENTERLINE OF ST. 18"

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: 0450C

Pct: 1

Community No.: 480774

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.

Prepared by [Signature] Date 1/31/12

Approved by JONATHAN ISORO Date 1/30/12

Signature of Owner or Applicant [Signature] 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 THIS 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: March 31, 2011

Grantor: Jose Luis Flores and Stella C. Flores

Grantor's Mailing Address (including county):

4420 N. Stewart Rd
Palmhurst, Texas 78573
Hidalgo County

Grantee: Sabino Vallejo, Jr. and wife, Virginia Cerda

Grantee's Mailing Address (including county):

2817 Orizaba St
Weslaco, Texas 78596
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of FOURTEEN THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$14,800.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Jose Luis Flores, Trustee.

Property (including any improvements):

Lot 187, Colonia Del Noreste, Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 23, Page 166, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is 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, 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 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 shall become absolute.

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

No Title Examination or Tax Examination was requested in Connection with the Preparation of this Document, Nor was any made. The Preparer expresses no opinion on this Title to this Property.

Jose Luis Flores

Stella C. Flores

ACKNOWLEDGMENT

STATE OF TEXAS

§

COUNTY OF HIDALGO

§

§

This instrument was acknowledged before me on _____, 2011, by Jose Luis Flores.

Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS

§

COUNTY OF HIDALGO

§

§

This instrument was acknowledged before me on March 31, 2011, by Stella C. Flores.



[Signature]
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

LAW OFFICE OF JOSE LUIS FLORES
1111 W. Nolana Ave.
McAllen, Texas 78504

AFTER RECORDING RETURN TO:

LAW OFFICE OF JOSE LUIS FLORES
1111 W. Nolana Ave.
McAllen, Texas 78504