



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: 1-9024

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

Upon the application of:

Name: Francisco J. Villarreal

Address: 9919 N. Mile 6 w.
Weslaco, Tx 78596

Phone: (956) 463-9548

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>[Signature]</u>
		<u>10/5/12</u>

Water Supplier: NAWSC

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

Account/ESI No.: 127417-007
 Temporary Pole Permanent Service

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

~~Divide #10~~ (Being .60 Acre Tract of land, Ft #275
out of West Tract Subd.) tract #4

[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.

[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

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: 1-9024

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

Francisco Javier Villarreal

Known to me [or proved to me in the oath of 10850963 D.L. FROM MEXICO 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:

BEING .60 ACRES TRACT OF LAND,
LW OLIVARIZ #10 WEST Tract # 275 Tract 4."

[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]

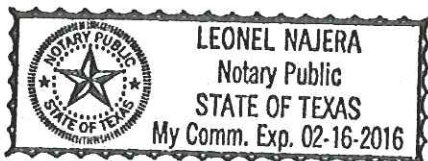
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Francisco J. Villarreal (Signature)

SUBSCRIBED AND SWORN TO before me on SEPTEMBER 24, 2012, to certify which, witnesses my hand and seal of office.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:

1-9024

May. 30, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

O3000-10-000-0010-02

[1] OWNER: Riquel Costerena
~~TREVINO, ERNESTO~~
413 N MISSOURI
WESLACO TX 78596-5274
Telephone No. 97-5515

[7] LEGAL DESC./NAME OF SUBDIVISION
OLIVAREZ #10 E153'-W452.33'-LO
T 10 0.61AC

LOCATION: 0 12N AND 3 1/2

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$28,000

[5] SIZE OF STRUCTURE: 850 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' REAR 6' FINISH FLOOR ELEV.
18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY
APPLICATION FEES

[Signature]
Prepared by Date 5/30/12

OTHER _____
TOTAL AMOUNT \$30.00

Gilbert Pecina
Approved by Date 5/30/12

Light [X] Water [X]

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

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

[Signature]
Signature of Owner or Applicant Date 5/30/12

- 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 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 DRIVERS LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: August 17, 2012

Grantor: Raquel Castorena

Grantor's Mailing Address:

P.O. Box 1177
Weslaco, TX 78596
Hidalgo County

Grantee: Francisco Javier Villarreal

Grantee's Mailing Address:

9919 N Mile 6 West
Weslaco, TX 78596
Hidalgo County

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Being a 0.60 gross acre tract of land, more or less, out of and forming a part of a 2.396 acre tract of land out of the South 23.02 acres of land out of Farm Tract 275, West Tract Subdivision, Llano Grande Grant, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 34, 35, 36 and 37, map records of Hidalgo County, Texas; said 2.396 acre tract of land being the same land described by metes and bounds in a deed conveyance from Alfredo Trevino, and wife, Elodia Garza Trevino, to Ruth T. Donato, dated August 30, 1988, and recorded in Volume 2649, page 125, deed records of Hidalgo County, Texas; said 0.60 acre tract of land is more particularly described by metes and bounds as follows:

COMMENCING at a 3/4 inch diameter iron pipe found on the Southwest corner of said Farm Tract 275 lying in the center of Mile 3 1/2 West Road; THENCE, as follows:

North, coincident with the West line of said Farm Tract 275, a distance of 660.0 feet pass a cotton picker spindle found on the Southwest corner of said 2.396 acre tract, at a distance of

832.69 feet in all to a cotton picker spindle found on the Northwest corner of said 2.396 acre tract; THENCE,

East, coincident with the north line of said 2.396 acre tract, a distance of 452.33 feet to a 1/2 inch diameter iron rod set for the Northwest corner and POINT OF BEGINNING of this herein described tract;

(1) THENCE, continuing with the North line of said 2.396 acre tract, a distance of 152.0 feet to a 1/2 inch diameter iron rod set on the Northeast corner of said 2.396 acre tract for the Northeast corner of this herein described tract;

(2) THENCE, South, coincident with the East line of said 2.396 acre tract, a distance of 30.0 feet pass a 1/2 inch diameter iron rod set on the South line of a 30.0 foot ingress-egress road easement, at a distance of 172.69 feet in all to a 1/2 inch diameter iron rod found on the Southeast corner of said 2.396 acre tract for the Southeast corner of this herein described tract;

(3) THENCE, West, coincident with the South line of said 2.396 acre tract, a distance of 152.0 feet to a 1/2 inch diameter iron rod set for the Southwest corner of this herein described tract;

(4) THENCE, North, at a right angle to the previous call and being along a line parallel to the West line of said 2.396 acre tract, a distance of 142.69 feet pass a 1/2 inch diameter iron rod set on the South line of a 30.0 foot ingress-egress road easement, at a distance of 172.69 feet in all to the POINT OF BEGINNING, containing 0.60 gross acres of land, more or less, of which the North 30.0 feet of this herein described tract are herein expressly reserved as an ingress-egress road easement.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: All of record, to the extent still valid.

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.

This instrument was prepared based on information provided by the parties hereto. No title examination was requested in connection with the preparation of this instrument, nor was any provided. The preparer expresses no opinion on title to this property.

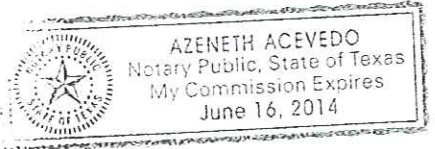
Signatures follow on next page.

Raquel Castorena
RAQUEL CASTORENA

STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on Aug. 17, 2012, by Raquel Castorena.

Azeneth Acevedo
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
AFTER RECORDING RETURN TO:

Eugene R. Vaughan, III
JONES, GALLIGAN, KEY & LOZANO, L.L.P.
2300 West Pike Blvd., Suite 300
Weslaco, TX 78596
Tel: (956) 968-5402
Fax: (956) 968-6089

File No. 93-188
Tract #4

DOC# 329468

GIFT WARRANTY DEED

Date: June 21, 1993

Grantor: ALFREDO R. TREVINO, a single man

Grantor's Mailing Address: 413 N. Missouri, Weslaco, Hidalgo County, Texas
78596

Grantee: GUILLERMO SAN MIGUEL, SR., as his sole and separate property

Grantee's Mailing Address: 1402 E. 2nd St., Weslaco, Hidalgo County, Texas
78596

Consideration: The love and affection which I have for my adopted son.

Property (including any improvements):

SEE THE ATTACHED EXHIBIT "A"

Reservations from and Exceptions to Conveyance and Warranty:

All of Record

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Alfredo R. Trevino
ALFREDO R. TREVINO

STATE OF TEXAS *
*
COUNTY OF HIDALGO *

ACKNOWLEDGEMENT

This instrument was acknowledged before me on the 21st day of June,
1993, by ALFREDO R. TREVINO.

[Signature]
Notary Public, State of Texas

AFTER RECORDING, PLEASE
RETURN TO:

SARA L. TIPPIT
611 International Ave.
Weslaco, Texas 78596

PREPARED IN THE
LAW OFFICE OF:

SAME

SALINAS & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
1013 SYCAMORE - MCALLEN, TEXAS
682-9081 ** 682-9251

METES AND BOUNDS DESCRIPTION:

TRACT 4

BEING A 0.60 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF A 2.396 ACRE TRACT OF LAND OUT OF THE SOUTH 23.02 ACRES OF LAND OUT OF FARM TRACT 275, WEST TRACT SUBDIVISION, LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 34, 35, 36 AND 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 2.396 ACRE TRACT OF LAND BEING THE SAME LAND DESCRIBED BY METES AND BOUNDS IN A DEED CONVEYANCE FROM ALFREDO TREVINO, AND WIFE, ELODIA GARZA TREVINO, TO RUTH T. DONATO, DATED AUGUST 30, 1988, AND RECORDED IN VOLUME 2649, PAGE 125, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.60 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/4 INCH DIAMETER IRON PIPE FOUND ON THE SOUTHWEST CORNER OF SAID FARM TRACT 275 LYING IN THE CENTER OF MILE 3 1/2 WEST ROAD; THENCE, AS FOLLOWS:

NORTH, COINCIDENT WITH THE WEST LINE OF SAID FARM TRACT 275, A DISTANCE OF 660.0 FEET PASS A COTTON PICKER SPINDLE FOUND ON THE SOUTHWEST CORNER OF SAID 2.396 ACRE TRACT, AT A DISTANCE OF 832.69 FEET IN ALL TO A COTTON PICKER SPINDLE FOUND ON THE NORTHWEST CORNER OF SAID 2.396 ACRE TRACT; THENCE,

EAST, COINCIDENT WITH THE NORTH LINE OF SAID 2.396 ACRE TRACT, A DISTANCE OF 452.33 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, CONTINUING WITH THE NORTH LINE OF SAID 2.396 ACRE TRACT, A DISTANCE OF 152.0 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON THE NORTHEAST CORNER OF SAID 2.396 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;


(2) THENCE, SOUTH, COINCIDENT WITH THE EAST LINE OF SAID 2.396 ACRE TRACT, A DISTANCE OF 30.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON THE SOUTH LINE OF A 30.0 FOOT INGRESS-EGRESS ROAD EASEMENT, AT A DISTANCE OF 172.69 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID 2.396 ACRE TRACT FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, WEST, COINCIDENT WITH THE SOUTH LINE OF SAID 2.396 ACRE TRACT, A DISTANCE OF 152.0 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH, AT A RIGHT ANGLE TO THE PREVIOUS CALL AND BEING ALONG A LINE PARALLEL TO THE WEST LINE OF SAID 2.396 ACRE TRACT, A DISTANCE OF 142.69 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON THE SOUTH LINE OF A 30.0 FOOT INGRESS-EGRESS ROAD EASEMENT, AT A DISTANCE OF 172.69 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 0.60 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE NORTH 30.0 FEET OF THIS HEREIN DESCRIBED TRACT ARE HEREIN EXPRESSLY RESERVED AS AN INGRESS-EGRESS ROAD EASEMENT.

DATE: MAY 13, 1993

EXHIBIT "A"



RICARDO R. SALINAS, R.P.L.S. #2909





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: 1-9416

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

Upon the application of:

Name: Jorge Martinez

Address: P.O. Box 1127
Santa Rosa TX.
78593

Phone: (956) 756-8046

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

Water Supplier: WFA N.A. Inc.

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

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

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

No-Tex Land & Irrig. Company A 0.48 acre
Parcel of land, more or less out of North 12.72 Acres.

[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

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: 1-9416

**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

JORGE MARTINEZ

Known to me [or proved to me in the oath of 224558091 (Tx. DL) 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:

MO-TEX LOT 14 BLK 97 A.48 Acre parcel of land."
more or less out of the North 12.72 Acres.

[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]

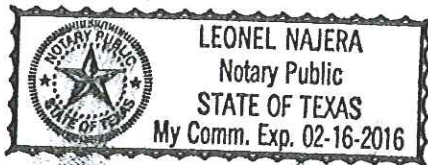
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."~~

Jorge Martinez (Signature)

SUBSCRIBED AND SWORN TO before me on OCTOBER 5, 2013, to certify which, witnesses my hand and seal of office.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:
1-9416
Oct. 5, 2012

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

M5500-00-097-0014-00

[1] OWNER: MARTINEZ, JORGE
PO BOX 1127
SANTA ROSA, TX 78593
Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION
MO-TEX E100'-W200'-S209.88'-N4
19.76' .48AC. & W100'-E320'-S2
N419.76' LOT 14 BLK 97 0.48AC

LOCATION: 0 MONTE CRISTO & MILE 5 1/2

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N A L

[9] CONSTRUCTION TYPE: META

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

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

[5] SIZE OF STRUCTURE: 924 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:50' REAR:15' SIDES:6'
MIN. ELEV. ABOVE B.F.E 68.00

FOR COUNTY USE ONLY
APPLICATION FEES

Prepared by [Signature] Date 10/5/12
Approved by GILBERTO PEONIA Date 9/24

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: MI
Panel No. /Suffix: 0750 Pct: 0

Community No.: 480734

Certification of Elevation
Required: YES NO 68.00 BFE

Signature of Owner or Applicant Jorge Martinez Date 10/5/12

- 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.

2526 - 343

Charge to: VLTC
GF No. 129,936

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.

THIS IS
BY: [Signature]
CO.

WARRANTY DEED WITH VENDOR'S LIEN

Date: July 1, 2012

Grantor: MOCKINGBIRD EXPRESS CONSTRUCTION, LLC, a Texas limited liability company

Grantor's Address: 2104 Alexandra Drive, Weslaco, Hidalgo County, Texas 78596

Grantee: JORGE MARTINEZ, a single man

Grantee's Address: P. O. Box 1127, Santa Rosa, Hidalgo County, Texas 78593

Consideration: TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, 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-FIVE THOUSAND DOLLARS (\$25,000.00), is executed by Grantee and is payable to the order of Grantor, MOCKINGBIRD EXPRESS CONSTRUCTION, LLC, a Texas limited liability company. The Note is secured by a vendor's lien retained in favor of Grantor, MOCKINGBIRD EXPRESS CONSTRUCTION, LLC, a Texas limited liability company, in this Deed and by a Deed of Trust of even date from Grantee to Gerardo E. Cavazos, Trustee

Property (including any improvements):

A 0.48 acre parcel of land, more or less, out of the North 12.72 acres of Lot 14, Block 97, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 29, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described by metes and bounds as follows:

Commencing at the Southeast corner of the North 12.72 acres of said Lot 14, thence West a distance of 220.0 feet to a 1/2 inch iron rod set for the Southeast corner of this tract and the point of beginning of this parcel herein described;

THENCE, West a distance of 100.0 feet to a 1/2 inch iron rod found for the Southwest corner;

THENCE, North a distance of 209.88 feet to a point for the Northwest corner;

THENCE, East a distance of 100.0 feet to a point for the Northeast corner;

THENCE, South a distance of 209.88 feet to the POINT OF BEGINNING.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Statutory easements, rules, regulations and rights in favor of Engleman Irrigation District.
2. Roadway as shown on the map and dedication of Missouri-Texas Land and Irrigation Company Subdivision, recorded in Volume 1, Page 29, Map Records of Hidalgo County, Texas.
3. Apparent easement for electric transmission line as evidence by over head line as shown on the survey prepared by Jose Mario Gonzalez, RPLS No. 5571, dated May 8, 2012, Job No. RIO 12 142.
4. Easements for canals, laterals, roadways, etc as shown by instrument dated January 4, 1928, recorded in Volume 291, Page 241, Deed Records of Hidalgo County, Texas.
5. Road easement as shown by instrument dated December 31, 1930, recorded in Volume 380, Page 298, Deed Records of Hidalgo County, Texas.
6. Utility as shown by instrument dated March 5, 1984, recorded in Volume 2070, Page 916, Official Records of Hidalgo County, Texas and as shown on the survey prepared by Jose Mario Gonzalez, RPLS No. 5571, dated May 8, 2012, Job No. RIO 12 142.
7. Utility and Road easements as shown by instrument dated November 17, 1987, recorded in Volume 2536, Page 556, Official Records of Hidalgo County, Texas.
8. Right of Way easement in favor of Hidalgo County as shown by instruments filed August 16, 1991, recorded in Volume 3119, Pages 697 and 700, Official Records of Hidalgo County, Texas, and as

shown on the survey prepared by Jose Mario Gonzalez, RPLS No. 5571, dated May 8, 2012, Job No. RIO 12 142.

9. Mineral and/or royalty reservation contained in Deeds dated January 31, 1968, recorded in Volume 1195, Page 875; dated December 23, 1969, recorded in Volume 1255, Page 1471, and dated May 7, 1973, recorded in Volume 1363, Page 297, Deed Records of Hidalgo County, Texas.
10. Mineral and/or royalty reservation contained in Mineral Deed dated January 2, 1974, recorded in Volume 347, Page 697, Oil and Gas Records of Hidalgo County, Texas.
11. Mineral and/or royalty reservation contained in Deeds dated March 5, 1984, recorded in Volume 2070, Page 916, and dated November 17, 1987, recorded in Volume 2536, Page 556, Official Records of Hidalgo County, Texas.
12. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Pacific Securities Corp. to Arkansas Fuel Oil Company, dated January 6, 1941, recorded in Volume 38, Page 441, Oil and Gas Records of Hidalgo County, Texas.
13. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Helen Engelman Stegle and husband, M.T. Stegle to Western Natural Gas Company, dated February 20, 1948, recorded in Volume 75, Page 482, Oil and Gas Records of Hidalgo County, Texas.
14. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Helen Engelman Stegle to Hale Schaleben, dated May 10, 1965, recorded in Volume 297, Page 379, Oil and Gas Records of Hidalgo County, Texas. Said lease was assigned unto Humble Oil & Refining Company by instrument dated May 24, 1965, recorded in Volume 303, Page 972, Oil and Gas Records of Hidalgo County, Texas.
15. Visible and apparent easements on or across the property herein described.
16. Any portion of the property described herein within the limits or boundaries of Fransco Perales Drive a public or private roadway and/or highway.
17. Taxes for the year 2012, the payment of which Grantee assumes. Special assessments due to change of ownership and/or usage of the subject property, shall be the responsibility of Grantee.

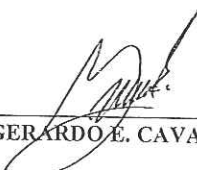
GRANTEE ACCEPTS THE PROPERTY AS IS. BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED WITH VENDOR'S LIEN FROM GRANTOR, GRANTEE IS TAKING THE PROPERTY "AS-IS", "WHERE-IS" AND "WITH ALL FAULTS", AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES, INCLUDING, BUT NOT LIMITED TO (i) THE PHYSICAL CONDITION OF THE PROPERTY OR ANY ELEMENT THEREOF, INCLUDING WITHOUT LIMITATION, WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, INCLUDING ANY PORTION OF THE PROPERTY BEING IN A FLOOD ZONE OR IN A LOW-LYING AREA THAT MAY FLOOD; (ii) THE SOIL CONDITIONS, DRAINAGE OR OTHER CONDITIONS EXISTING AT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, DEVELOPMENTAL POTENTIAL OR OTHERWISE; (iii) ALL WARRANTIES CREATED BY AN AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY; AND (iv) ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and 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.

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.

MOCKINGBIRD EXPRESS
CONSTRUCTION, LLC, a Texas limited
liability company

By: 
GERARDO E. CAVAZOS, Member

ACCEPTED BY GRANTEE:

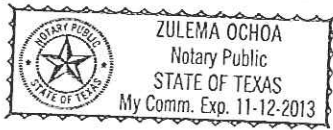
Jorge Martinez
JORGE MARTINEZ

(ACKNOWLEDGMENTS)

State of Texas

County of Hidalgo

This instrument was acknowledged before me on the 15th day of July, 2012, by GERARDO E. CAVAZOS, Member of MOCKINGBIRD EXPRESS CONSTRUCTION, LLC, a Texas limited liability company, on behalf thereof, and in the capacity therein stated.

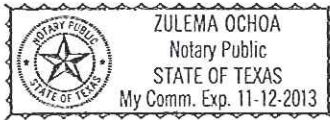


Zulema Ochoa
Notary Public, State of Texas

State of Texas

County of Hidalgo

This instrument was acknowledged before me on the 15th day of July, 2012, by JORGE MARTINEZ.



Zulema Ochoa
Notary Public, State of Texas

After Recording, Return To:
JORGE MARTINEZ
P. O. Box 1127
Santa Rosa, Texas 78593

The State of Texas,
COUNTY OF Hidalgo

Know all Men by These Presents,

That . . . Clyde O. Browning and Dorothy Browning, Husband and Wife,

of the County of Cameron State of Texas for and in consideration
of the sum of

Ten and No/100 (\$10.00)
and other valuable consideration
to the Undersigned in hand paid by Grantees herein named
the receipt of which is hereby acknowledged

DOLLARS

as follows:

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said
Hector E. Abrego and Enidina Abrego, Husband and Wife,

of the County of Harris State of Texas all that certain

Described real property in Hidalgo County, Texas, To Witt:

.48 acre parcel of land out of a survey of the North 12.72 acres of Lot 14, Block 97
of Las Mastenas Ranch Property of Missouri-Texas Land and Irrigation Company
Subdivision, Hidalgo County, Texas. Track being more particularly described by
metes and bounds as follows:

Commencing at the South East corner of this tract as shown on the Map thereof recorded in Volume 1, Page 29, of the Map of Records of Hidalgo County, Texas. West a distance of 220.0' to a point of beginning of this parcel herein described.

Thence, West a distance of 100.0' to a point for the South West corner. Thence, North a distance of 209.88' to a point for the North West corner. Thence, East a distance of 100.0' to a point for the North East corner. Thence, South a distance of 209.88' to the point of beginning and containing .48 acres of land, more or less.

SUBJECT TO: (1) Easements, rules, regulations and rights in favor of Hidalgo County Water Improvement District No. 6 and easements for roadways as shown on the map of the above described subdivision; (2) Easement for roadways in favor of the public across a 10 foot strip abutting all roads shown on the map of the above described subdivision recorded in Volume 1, Page 29, of the Map of Records, as reserved in deed dated December 31, 1930, recorded in Volume 380, Page 298, Deed Records; (3) Easement for canals, laterals and irrigation works, drainage ditches, roadways and all other purposes incidental to irrigation system or drainage system; and for all pipelines, electric light, telephone, telegraph poles, lines and systems as reserved in Deed dated January 4, 1928, recorded in Volume 291, Page 241, Deed Records and as amended by instrument dated January 11, 1974, recorded in Volume 1393, Page 814, Deed Records; (4) Oil, Gas and Mineral Lease executed by Helen Engelman Stegle to Hale Schaleben, dated May 10, 1965, recorded in Volume 297, Page 379, Oil and Gas Records, said lease having been assigned to Humble Oil and Refining Company; and (5) Taxes and assessments for the year 1983 and all subsequent years which grantees hereby assume and agree to pay. A easement of 27.5' running East and West along the North property line (5' utility and 22.5' roadway).

AND SUBJECT TO all oil, gas and other minerals have been heretofore reserved by prior grantors except 1/8th of the landowner's 1/8th royalty (being a 1/64 of all oil, gas and other minerals) as set forth in deed dated January 31, 1968, recorded in Volume 1195, Page 875, dated December 23, 1969, recorded in Volume 1255, Page 147, both in the Deed Records, and in Mineral Deed dated January 2, 1974, recorded in Volume 347, Page 697, Oil and Gas Records.

The 1/64 Royalty of all Oil, Gas and other Minerals have been reserved by the Grantor.

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 we do hereby bind ourselves, our 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.

WITNESS hand at

this 5th day of March

A. D. 19 84

Witness at request of Grantor:

Clyde O. Browning
Clyde O. Browning
Dorothy Browning
Dorothy Browning

WITNESS etc

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF Cameron

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Clyde O. Browning & Dorothy Browning** known to me to be the person **s** whose names subscribed to the foregoing instrument, and acknowledged to me that **they** executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the **5th** day of **March**, A. D., 19 **84**

(L. S.)

Charles Linn Manis
Notary Public in and for **Cameron** County, Texas.

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person _____ whose name _____ subscribed to the foregoing instrument, and acknowledged to me that he _____ executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, A. D., 19 _____

(L. S.)

Notary Public in and for _____ County, Texas.

ACKNOWLEDGMENT OF CORPORATION

THE STATE OF TEXAS, }
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he _____ executed the same as the act and deed of _____ of _____, Texas, and as the _____ thereof and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, A. D., 19 _____

(L. S.)

Notary Public in and for _____ County, Texas.

THE STATE OF TEXAS, }
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing, with its certificate of authentication, was filed for record in my office on the _____ day of _____, A. D., 19 _____ at _____ o'clock P. M. and was duly recorded by me on the _____ day of _____, A. D., 19 _____ in Vol. _____ page _____ of the Records of Deeds of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in _____ the day and year last above written.

(L. S.)

County Clerk _____ County, Texas.

By _____ Deputy.

8-1124

Warranty Deed

CLIVE F. DORRITY BROWN, INC.

TO
HECTOR F. ABREGO

RETURN TO:

Hector Abrego
2313 Carolina
Baytown, Texas 77520

RECORDED

....., A. D., 19.....

In.....County Records

In Book.....on Page.....

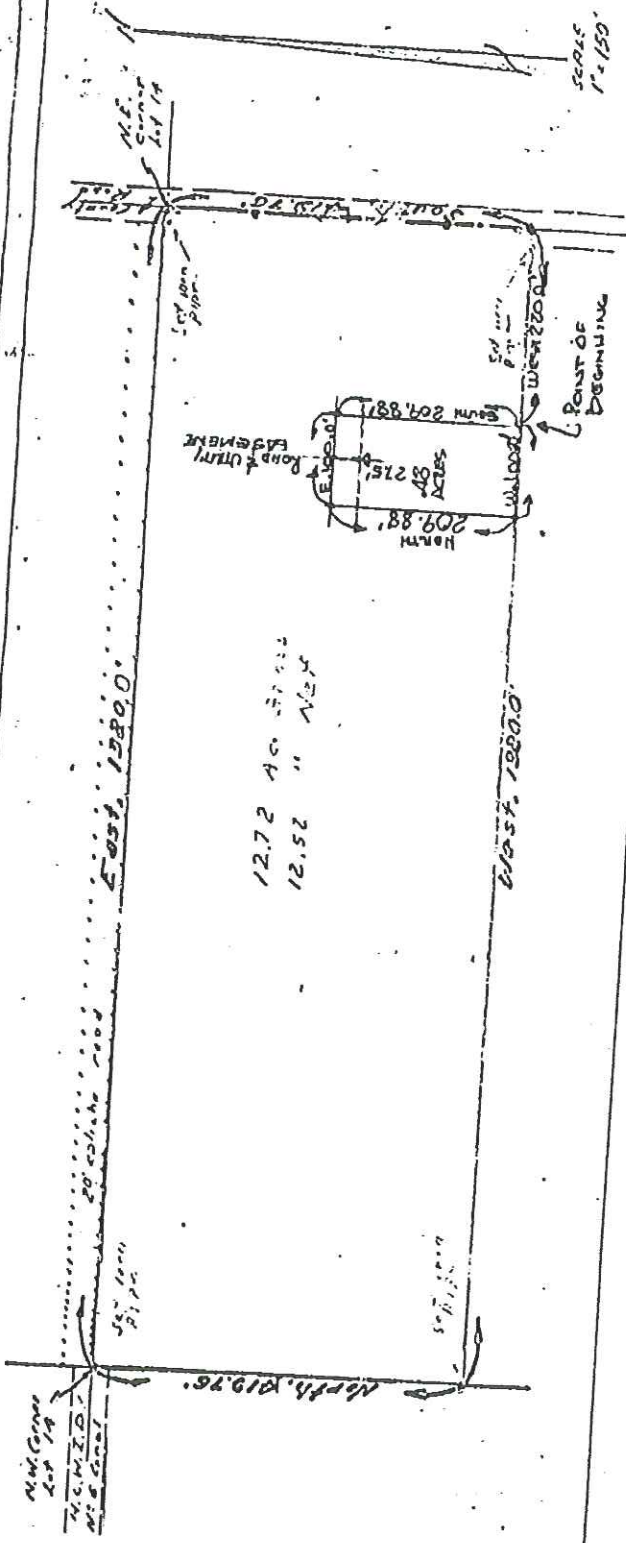
.....
County Clerk

By.....
Deputy.

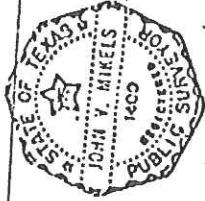
Recording Fee \$.....
This instrument should be filed marked by the
County Clerk for record.

Clive F. Dorrity

2070-919



12.72 AC. APPROX.
12.52 " " " "



PLAT
 OF A SURVEY OF THE NORTH 12.72 ACRES OF LOT 14, SECTION 97 OF THE LAS MESTENAS RANCH PROPERTY OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS.

I, JOHN V. MIKELS, REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY THEREON DESCRIBED AS SAME WAS SURVEYED BY ME ON THE GROUND.

AUGUST 4, 1977, MISSION, TEXAS
John V. Mikels

95791

FILED FOR RECORD
'84 DEC 14 PM 2 50
J. EDGAR RUIZ
COUNTY CLERK
HIDALGO COUNTY, TEXAS