

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Manuel Carrizales & Kimberly Ann Carrizales	4-12630
2.	Rene F. Avendaño	4-12619
3.	Adriana Garza	4-12088
4.	Jose Alfonso Salinas	4-11086
	COMM. COURT: August 13, 2013	



# 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.  
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: 4-12630

08-01-13

### 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: MANUEL CARRIZALES  
KIMBERLY ANN

Address: 1716 ANNA ST

EDINBURG, TX

78542

Phone: 956-867-5050

	Approved by Temporary Service	Final Service
Environmental Health:	<i>[Signature]</i>	N/A
Inspection/Permit No:	Temp	N/A
Date Approved:	8/7/13	N/A

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

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

Account/ESI No.: 10032789476322335  
[x] Temporary Pole [ ] Permanent Service

regarding the land described as:

VENETIAN RANCHES LOT 70

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 10-02-01):

(verified by Manuel Sesin):

8/7/13 [Signature]  
(verified by [Signature]):

8/7/13 [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

## County of Hidalgo

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956-205-7049

Precinct 1 2 3 ④

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

Application No: 4-12430

08/01/13

### 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: Manuel Carrizales & Kimberly ANN  
Name: JOHN GAYTON / dba SUNRISE BUILDERS 1716 ANNA ST.  
Address: 4807 GONDOLA AVE Edinburg, TX.  
EDINBURG, TX 78542 78542  
Phone: 956-867-5050

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

VENETIAN RANCHES, LOT 70

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]  
Requesting Party (Signature)

08/07/13  
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

08/07/13  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-12630  
Aug. 1, 2013

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

V3054-00-000-0070-00

[ 1 ] OWNER: CARRIZALEZ, MANUEL & KIMBERL  
ANN  
1716 ANNA ST.  
EDINBURG, TX. 78539  
Telephone No. 867-5050

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
VENETIAN RANCHES LOT 70

LOCATION: 0 ALAMO RD. & 107

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$275,000

[ 5 ] SIZE OF STRUCTURE: 3,891 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

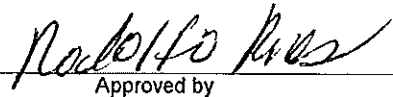
[ 6 ] USE OF BUILDING: RES.HOME.ZONE.X

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS AS PER COUNTY  
STATE CITY FEMA & SETBACKS. FRONT 25' SIDE 6'  
REAR 34'.

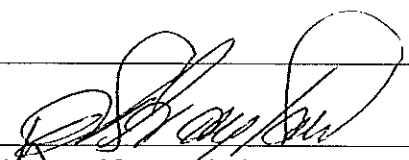
### FOR COUNTY USE ONLY APPLICATION FEES

  
Prepared by \_\_\_\_\_ Date 08/01/13

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

  
Approved by \_\_\_\_\_ Date 07/30/13

Light [ ] Water [ ]  
Flood Zone: NO  
Panel No. /Suffix: 0225 D Pct: 4

  
Signature of Owner or Applicant \_\_\_\_\_ Date 8-1-13

Community No.: 400334  
Certification of Elevation  
Required:  YES  NO  BFE

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

### [ NOTICE ]

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

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

CHARGE San Jacinto Title Services-McAllister

GF# 132425286 Closer CAS

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Warranty Deed with Vendor's Lien**

Date: JULY 11, 2013

Cash and a note of even date executed by ~~Grantee~~ individually and as Agent and Attorney-in-Fact for and on behalf of her husband, ELIGIO GONZALEZ BENAVIDES

Grantor's Mailing Address: P. O. BOX 9608  
HOUSTON, TEXAS 77213-0608  
HARRIS COUNTY

Grantee: MANUEL CARRIZALES and wife, KIMBERLY ANN CARRIZALES

Grantee's Mailing Address: 1716 ANN ST.  
EDINBURG, TEXAS 78539  
HIDALGO COUNTY

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK in the principal amount of TWO HUNDRED SEVENTY FIVE THOUSAND SIX HUNDRED FIFTY FIVE AND NO/100 DOLLARS (\$275,655.00) of which THIRTY FIVE THOUSAND AND NO/100 DOLLARS (\$35,000.00) is being advanced for the purchase of the herein described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to S. DAVID DBANDA, JR., Trustee.

**Property (including any improvements):**

Lot Seventy (70), VENETIAN RANCHES, an addition to the City of Edinburg, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 38, Pages 115 thru 118, Map Records of Hidalgo County, Texas, to which reference is here made for all pertinent purposes.

Reservations from Conveyance: NONE

**Exceptions to Conveyance and Warranty:**

- a. Restrictive covenants as recorded in Document No. 1018059, Document No. 1019286, Document No. 1027253, Document No. 1045615 and Document No. 1050180, Official Records and Volume 38, Page 115 thru 118, Map Records of Hidalgo County, Texas.

~~Cash and a note of even date executed by~~ any taxing authority for the year 2013, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 1, pursuant to applicable sections of the Texas Water Code.
- d. Rights of claims by Hidalgo County Irrigation District No. 1 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.

Cash and a note of even date executed by LONE STAR NATIONAL BANK in the principal amount of TWO HUNDRED SEVENTY FIVE THOUSAND SIX HUNDRED FIFTY FIVE AND NO/100 DOLLARS (\$275,655.00) of which THIRTY FIVE THOUSAND AND NO/100 DOLLARS (\$35,000.00) is being advanced for the purchase of the herein described property.

- e. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 38, Pages 115-118, Map Records of Hidalgo County, Texas.
- f. Easement granted to Tennessee Gas Transmission Company recorded in Volume 690, Page 249, Deed Records of Hidalgo County, Texas.
- g. Right-of-Way Easement in Instrument dated May 28, 1997, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 5, 1997 under Clerk's File No. 602793, Official Records, Hidalgo County, Texas.
- i. Interest in and to all coal, lignite, oil, gas, and other minerals, dated September 4, 2002 by and between Central Power and Light Company and Richard A. Garza, filed for record under Clerk's File No. 1117442, Official Public Records of Hidalgo County, Texas.
- l. Utility Easement dated January 17, 2002, in favor of the City of Edinburg, recorded under Document No. 1045616, Official Records of Hidalgo County, Texas.
- j. Non-Drilling Agreement dated January 24, 2002, recorded under Clerk's File No. 972119, Official Records, Hidalgo County, Texas.
- k. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated November 29, 1951, recorded in Volume 735, Page 380, dated December 10, 1971, recorded in Volume 1306, Page 121, and dated December 10, 1971, recorded in Volume 1310, Page 59, Deed Records of Hidalgo County, Texas.
- l. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instruments recorded in Volume 607, Page 20, Volume 804, Page 299, Volume 895, Page 462, Volume 900, Page 503 and Volume 1306, Page 121, all in Deed Records of Hidalgo County, Texas.
- m. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated October 15, 1985 recorded in Volume 2205, Page 922, Official Records, Hidalgo County, Texas.
- n. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated August 19, 1987 recorded in Volume 2599, Page 1, Official Public Records of Hidalgo County, Texas, which document contains the following language "SAVE AND EXCEPT all oil, gas and other minerals".
- o. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing the Public Records.
- p. Rights of tenants in possession under any and all outstanding lease agreement, recorded or unrecorded.
- q. Zoning and building ordinances in favor of the City of Edinburg.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Interest in any and all coal, lignite, oil, gas, 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.

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

- i. Interest in and to all coal, lignite, oil, gas, thereto, contained in instruments recorded 299, Volume 895, Page 462, Volume 900, Deed Records of Hidalgo County, Texas.

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

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

COUNTY OF HIDALGO • ELIGIO GONZALEZ BENAVIDES

By: Minerva G. Benavides  
MINERVA G. BENAVIDES, Attorney-in-Fact

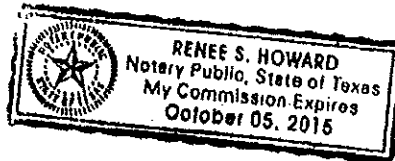
Minerva G. Benavides  
MINERVA G. BENAVIDES

**ACKNOWLEDGMENT**

STATE OF TEXAS §  
                  Harris  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 18<sup>th</sup> day of July, 2013, by MINERVA G. BENAVIDES, Individually and as Agent and Attorney-in-Fact for and on behalf of ELIGIO GONZALEZ BENAVIDES.

Renee Howard  
NOTARY PUBLIC, STATE OF TEXAS



PREPARED IN THE OFFICE OF:  
SLUSHER & ASSOCIATES, PLLC  
4900 NORTH TENTH, SUITE F-3  
McALLEN, TEXAS 78504  
GEM 132423286

AFTER RECORDING RETURN TO:  
MANUEL CARRIZALES  
KIMBERLY ANN CARRIZALES  
COUNTY OF HIDALGO  
EDINBURG, TEXAS 78539

COUNTY OF HIDALGO §

This instrument was acknowledged before 2013, by MINERVA G. BENAVIDES, Individua on behalf of ELIGIO GONZALEZ, BRNAVITRE



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
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956-205-7045  
956-205-7049

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

Precinct 1 2 3/4

Application No:

4-12619

### 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: RENE F. AVENDAÑO JR

Address: 416 S. TOWER RD

BOX 2909

ALAMO TX 78516

Phone: (956) 460-7598

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

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

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

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

regarding the land described as: Miami Grand Ranches #4 Lot 402,

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)

08/04/06

(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

## County of Hidalgo

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Precinct 1 2 3 4

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

Application No:

4-12619

### 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: RENE F. AVENDAÑO JR

Address: 416 S. TOWER RD  
BOX 2909 ALAMO TX 78516

Phone: (956) 460-7598

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

MGM Grand Ranches #4 Lot# 402

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]  
Requesting Party (Signature)

31 JULY 13  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

08/07/13  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-12619  
Jul. 30, 2013

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

M3849-04-000-0402-00

[ 1 ] OWNER: AVENDANO, RENE JR. & MONICA

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
MGM GRAND RANCHES #4 LOT 402

416 S. TOWER RD.  
ALAMO, TX. 78516

Telephone No. 534-2353

LOCATION: 0 107 & CURVE

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: OTHE

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

[ 10 ] EST. COST OF CONST.: \$180,000

[ 5 ] SIZE OF STRUCTURE: 3,207 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 REGULATIONS & SETBACKS  
FRONT 25' SIDE'S 6' REAR 40' FINISH FLOOR OF ELEV.  
18" FROM CURB.

**FOR COUNTY USE ONLY  
APPLICATION FEES**

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

Howe Castillo  
Prepared by

7/30/13  
Date

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 420334 Pct: 4

Community No.: 05251

Certification of Elevation  
Required:  YES  NO  BFE

Ali Villegas  
Approved by

7-19-13  
Date

- 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.

[Signature]  
Signature of Owner or Applicant

7-30-13  
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.

EDWARDS ABSTRACT AND TITLE CO  
GF# 786715 / TP

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**WARRANTY DEED WITH VENDOR'S LIEN**

Date: July 2, 2013

Grantor: MARTHA E. SALINAS and husband, TOMAS SOLIS

2430081

Grantor's Mailing Address (including county): 4128 Remington Rd.  
Cedar Park, Texas 78613-7756  
Williamson County, Texas

Grantee: RENE F. AVENDANO, JR. and wife, MONICA AVENDANO

Grantee's Mailing Address (including county): 416 S. Tower Road - Box 2909  
Alamo, Texas 78516  
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK in the principal amount of TWO HUNDRED FORTY-FIVE THOUSAND NINE HUNDRED FIVE AND NO/100THS DOLLARS (\$245,905.00), of which the sum of \$34,900.00 represents a portion of the purchase price of the within described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to S. DAVID DEANDA, JR., Trustee.

Property (including any improvements):

Lot Four Hundred Two (402), MGM Grand Ranches Phase IV-A, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 51, Pages 44-46, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in Clerk's File No. 1648126, Clerk's File No. 1655445, Official Records and Volume 51, Pages 44-46, Map Records, Hidalgo County, Texas.

All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instrument dated August 13, 2003, recorded under Clerk's File No. 1236088, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated October 25, 1951, recorded in Volume 120, Page 223, dated October 1, 1954, recoded in Volume 162, Page 274, Oil and Gas Records and dated April 8, 1985, recorded in Volume 2175, Page 119, Official Records, Hidalgo County, Texas, and

*Martha E. Salinas*  
MARTHA E. SALINAS

*Tomas Solis*  
TOMAS SOLIS

(Acknowledgment)

State of Texas §  
County of Hidalgo §

This instrument was acknowledged before me on the 11 of July, 2013,  
by MARTHA E. SALINAS and husband, TOMAS SOLIS.

*Tina L. Parmer*  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
RENE F. AVENDANO, JR. and wife, MONICA AVENDANO  
416 S. Tower Road - Box 2909  
Alamo, Texas 78516

PREPARED BY:  
Lewis, Monroe & Peña  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 786715; TP:bc



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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.  
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: 4-12088

### 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: Adriana Garza

Address: 1426 moonlight Ave  
Alamo, TX  
78516

Phone: (504) 342-7181

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

Water Supplier: NAWSC

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

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

regarding the land described as:  
Moonlight Sub Lot # 3

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; 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 07-29-04)

(verified by Maria Garza)

(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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956-205-7045  
956-205-7049

Precinct 1 2 3 4

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

Application No: 4-12088

### 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: Adriana Garza

Address: 1426 Moonlight Ave.

Alamo, TX 78516

Phone: (504) 342-7181

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

Moonlight Sub Lot 3

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Adriana Garza  
Requesting Party (Signature)

8-1-13  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) PMT

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

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

08/07/13  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-12088

Feb. 4, 2013

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

M6205-00-000-0003-00

[ 1 ] OWNER: GARZA, MOISES & ADRIANA

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

3701 E. TEXAS RD  
EDINBURG, TX. 78542

Telephone No. 821-1953

LOCATION: 0 C. CHAVEZ & ELDORA

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BRIC

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

[ 10 ] EST. COST OF CONST.: \$97,000

[ 5 ] SIZE OF STRUCTURE: 1,654 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RESIDENTIAL

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA  
REGULATIONS FRONT-25' REAR-28' SIDES-5'

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 480334 Pct: 4

Community No.: 0425 C

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.

Rocky Rio  
Prepared by Date: 2-9-13

Rocky Rio  
Approved by Date: 2-4-13

Eduardo Garza  
Signature of Owner or Applicant Date: 2-4-2013

### [ 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.

STATE OF TEXAS  
COUNTY OF HIDALGO

State Bar of Texas Form

THE STATE OF TEXAS  
COUNTY OF HIDALGO  
This is to certify that the above and foregoing instrument  
is a true and correct copy of the original filed for record.  
KITTLEMAN, THOMAS, RAMIREZ & GONZALES, P.L.L.C.

*Maria Guadalupe Garcia*

WARRANTY DEED WITH VENDOR'S LIEN

DATE: September 27, 2002

GRANTOR: Paulino Benjamin Garcia and wife, Maria Guadalupe Garcia

GRANTOR'S MAILING ADDRESS (including county):

GRANTEE: Moises Garza and wife, Adriana Garza

GRANTEE'S MAILING ADDRESS (including county): 3501 Apollo Drive Apt., F-347,  
Metairie, \_\_\_\_\_ County, Louisiana, 70003

CONSIDERATION: Ten and No/100ths (\$10.00) Dollars and the execution and delivery by Moises Garza and wife, Adriana Garza of a certain promissory note of even date herewith in the principal amount of TWENTY-ONE THOUSAND ONE HUNDRED SEVEN AND 36/100THS DOLLARS (\$21,107.36), payable to the order of FIRST NATIONAL BANK as therein provided, the sum of TWENTY THOUSAND AND NO/100THS DOLLARS (\$20,000.00) of said note is secured by the vendor's lien herein retained, however the entire TWENTY-ONE THOUSAND ONE HUNDRED SEVEN AND 36/100THS DOLLARS (\$21,107.36) note is additionally secured by a Deed of Trust, Security Agreement and Financing Statement of even date herewith to Michael V. McCarthy, Trustee. The vendor's lien herein retained shall serve as additional security for the payment of the above described note.

PROPERTY:

All of Lot 3, MOONLIGHT SUBDIVISION, an Addition to the City of Alamo, Hidalgo County, Texas, according to the map recorded in Volume 32, Page 123A, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Restrictions of record filed July 30, 1997 under Document Number 613633, Official Records and Volume 32 Page 123A, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
2. Blanket easements, rules regulations and rights in favor of Hidalgo County Irrigation District No. 2.
3. Minimum floor elevation, setback lines: 25 feet front, 5 feet sides and 20% of lot depth (25 feet maximum) rear; swale easement and 20 foot utility easement along the rear as shown on the map of Moonlight Subdivision, recorded Volume 32, Page 123A, Map Records of Hidalgo County, Texas.
4. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Dale L. Jeske and wife, Janet Y. Jaske to May Petroleum, Inc., dated February 2, 1982, recorded in Volume 415, Page 477, Oil and Gas Records of Hidalgo County, Texas.
5. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Dale L. Jeske and wife, Janet Y. Jeske to Jamex, Inc., filed April 13, 1999, under Document Number 764595, Official Records of Hidalgo County, Texas.
6. All oil, gas and other minerals have been heretofore reserved by prior grantors as set forth in Deed dated December 30, 1986, recorded in Volume 2388, Page 696, Official Records of Hidalgo County, Texas.
7. Taxes for 2002 and subsequent years and subsequent assessments for prior years due to change in land usage and ownership.

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 and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and heirs 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 said note described is fully paid according to its terms, at which time this deed shall become absolute.

FIRST NATIONAL BANK has advanced and paid to Grantor in cash that portion of the purchase price of the property that is evidenced by the first lien note. In consideration of that payment, Grantor hereby retains a first and superior vendor's lien against and superior title to the property and transfers such lien to FIRST NATIONAL BANK without recourse.

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

Paulino Benjamin Garcia  
Paulino Benjamin Garcia

Maria Guadalupe Garcia  
Maria Guadalupe Garcia

#### ACKNOWLEDGMENT

STATE OF TEXAS           §  
  §  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on the 30<sup>th</sup> day of September, 2002, by Paulino Benjamin Garcia and wife, Maria Guadalupe Garcia.

Miriam Lozano  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
Kittleman, Thomas, Ramirez, & Gonzales, PLLC  
P.O. Box 1416  
McAllen, Texas 78502



# PLANNING DEPARTMENT

Rev. 02-19-10

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956-968-4734  
956-973-7850

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

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

Precinct 1 2 3 4

Application No: 4-11086

### 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: Jose Alfonso Salinas

Address: 4714 Wynn Dr  
Donna tx 78537

Phone: 956-402-10-37

Approved by Environmental Health:	Temporary Service _____	Final Service <u>Chardo R...</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>Pre Installed</u>
Date Approved:	<u>1 1</u>	<u>8 11 13</u>

Water Supplier: North alumowsc

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

Account/ESI No.: 275 797 - 001  
 Temporary Pole  Permanent Service

regarding the land described as:

Wynn Ranches Subdivision Lot. 16

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; 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 04-28-09)

(verified by Mario...)

(verified by Chardo R...)

(verified by Chardo R...)

(verified by ...)

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 25<sup>th</sup> Street  
Edinburg, Texas 78542  
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956-318-2844

Precinct No.1 Substation  
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Weslaco, TX 78596  
956-968-4734  
956-973-7850

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

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

Precinct 1 2 3 4

Application No:

4-11086

### 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: José Alfonso Salinas  
Address: 4714 Wynn Dr  
Donna TX 78537  
Phone: 956-402-10-37

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

lot 16, Wynn Ranches

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

José Alfonso Salinas  
Requesting Party (Signature)

108-01-13  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

08/07/13  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-11086

Oct. 26, 2011

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

W9050-00-000-0016-00

[ 1 ] OWNER: SALINAS, JOSE A.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
WYNN RANCHES LOT 16

5014 HAVEN LN.  
EDINBURG, TX. 78539

Telephone No. 402-1037

LOCATION: 0 TOWER & VALVERDE

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$12,000

[ 5 ] SIZE OF STRUCTURE: 1,022 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 25' SIDE'S 6' REAR 35' FINISH FLOOR OF ELEV.  
18" ABOVE TOP OF CURB.

### FOR COUNTY USE ONLY APPLICATION FEES

Jose A. Castillo 10-20-11  
Prepared by Date

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

Aaron Hernandez 10-25-11  
Approved by Date

Light [X] Water [X]  
Flood Zone: NO AL25C  
Panel No. /Suffix: \_\_\_\_\_ Pct: 4  
Community No.: 480334

Certification of Elevation  
Required: \_\_\_ YES  NO \_\_\_ BFE

Jose Alfonso Salinas 10-26-11  
Signature of Owner or Applicant Date

- 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.

RE: Lot 16, WYNN RANCHES SUBDIVISION, Hidalgo County, Texas, Doc No. 1993961, Off Rec Hid Cty TX

**NOTICE OF CONFIDENTIALITY RIGHTS**

**IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**Special Warranty Deed with Vendor's Lien**

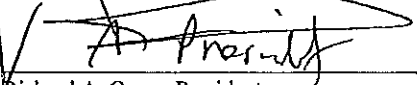
1. Date: May 9, 2009
2. Grantor: Garco, Ltd., A Texas Limited Partnership
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: JOSE A. SALINAS
5. Grantee's Mailing Address: 5014 Haven Lane, Edinburg, Hidalgo County, Texas 78539
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of Four Thousand Nine Hundred and No/100ths Dollars (\$4,900.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to David Crook, Trustee.
7. Property: Lot Sixteen (16), WYNN RANCHES SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded under Document No. 1993961, Official Records of Hidalgo County, Texas.
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist and affect the property, to-wit:
  - A. Any and all restrictions, reservations, rights, covenants, conditions, oil and gas and/or mineral reservations and leases thereof, and easements (including, but not limited to easements for utilities, irrigation lines, high pressure gas pipe lines and Irrigation District No. 1 drainage ditch), all of the foregoing and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.
  - B. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the property, or any part hereof.
  - C. Anything an on-the-ground A-1 survey would reveal.
  - D. The taxes for the year 2009 and subsequent years.
  - E. Save and Except Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals in, on, under or that may be produced from the above described property, including but not limited to groundwater rights.
9. Condition of the Property: This Property is sold in its "As Is" condition as set out in Exhibit "B" hereto attached and made a part hereof for all purposes.
10. Prior Liens: Deed of Trust recorded under Document No. 1893696, Official Records, Hidalgo County, Texas

RE: Lot 16, WYNN RANCHES SUBDIVISION, Hidalgo County, Texas, Doc No. 1993961 , Off Rec Hid Cty TX

- 11. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging (continue below):
- 12. Special Warranty of Title: To have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor, but not otherwise.
- 13. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.
- 14. Non-examination of Title: **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**
- 15. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.

16. Signature:

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

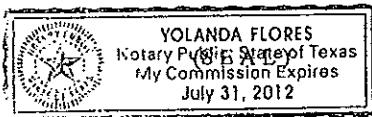
By:   
Richard A. Garza, President

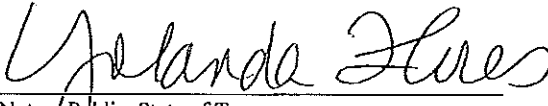
The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 9<sup>th</sup> day of May, 2009, by Richard A. Garza, President of Garco Management L.L.C., a Texas Limited Liability Company, General Partner, on behalf of Garco, Ltd., A Texas Limited Partnership.



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

After Recording Return To:

GARCO, LTD  
3910 W. Freddy Gonzalez  
Edinburg, Texas 78539