

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	Jose G. Pena	2-1520
2.	Juan C. Olivarez	4-13035
3.	Ricardo M. Rodriguez	4-13024
COMM. COURT: February 18, 2014		



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

Precinct 1(2)3 4

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

Application No: 2-1520

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

Upon the application of:

Name: Jose G Pena

Address: 508 Kennedy st
San Juan Tx 78585

Phone: 956-500-4698

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service <u>Charde Ran</u> Authorized Signature
Inspection/Permit No:		<u>Sewer</u>
Date Approved:	<u>1 1</u>	<u>2 11/14</u>

Water Supplier: North Alamo water supply

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

Account/ESI No.: 280 362-001
 Temporary Pole Permanent Service

mobile Home

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

John Closser Lot # 02 Block # 04
(0.52 Ac tr)

[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

Rev. 02-19-10

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Precinct 1 2 3 4

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

Application No: 2-1520

**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

Jose G. Peña

Known to me [or proved to me in the oath of DL# 14094883 or through State of Texas (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:

John Closner Lot # 02 Block # 01 (C.O.S. 2 A.C. TR.)

[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-

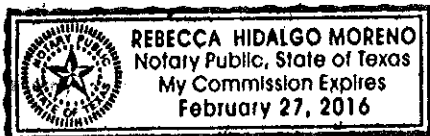
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Jose G. Peña (Signature)

SUBSCRIBED AND SWORN TO before me on 11th of February, 2014, to certify which, witnesses my hand and seal of office.

Rebecca Hidalgo Moreno

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232 Texas LGC Application

APPLICATION NO:

2-1520

Jan. 9, 2014

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

J5700-00-006-0002-05

[1] OWNER: HIARMES, MIGUEL
7000 N 31ST ST
MCALLEN, TX 78504-4985
Telephone No. 618-4504

[7] LEGAL DESC./NAME OF SUBDIVISION
JOHN CLOSNER S306.19'-E74.5'-W
7'-N612.38' LOT 2 BLK 6 0.52AC
ET

LOCATION: 0 INCA & KENNEDY

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

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

[5] SIZE OF STRUCTURE: 924 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 REGULATIONS & SETBACKS
FRONT 25' SIDE'S 6' REAR 15' FINISH FLOOR OF ELEV.
18" CENTER OF STREET.

FOR COUNTY USE ONLY
APPLICATION FEES

Flow. Castillo 1-09-14
Prepared by Date

OTHER
TOTAL AMOUNT \$30.00

A. Hernandez 12/30/13
Approved by Date

Light [X] Water [X]
Flood Zone: NO
Panel No. /Suffix: 480354 Pct: 2

Maria Valdez 1-9-13
Signature of Owner or Applicant Date

Community No.: 480354
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.

Warranty Deed with Vendor's Lien

Date: January 9, 2014

Grantor: OSCAR SANTOS, a single man

Grantor's Mailing Address:

1200 E. Jackson Ave
Pharr, Texas 78577
Hidalgo County

Grantee: JOSE GUADALUPE PENA

Grantee's Mailing Address:

4232 Moctezuma St.
Rio Grande City, Texas. 78582
Starr County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even, that is in the principal amount of **FORTY FOUR THOUSAND AND NO/100THS DOLLARS (\$44,000.00)** 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 trust of even date, from Grantee to Nathan Flores, Trustee.

NOTICE OF CONFIDENTIALITY RIGHTS:

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

CHAPTER 11 SEC. 11.008 TEXAS PROPERTY CODE

Property (including any improvements):

0.52 ACRE., MORE OR LESS, SITUATED IN LOT 2, BLOCK 6, JOHN CLOSNER SUBDIVISION, OUT OF THE NORTH 11.52 ACRES OF SAID LOT 2, HIDALGO COUNTY, TEXAS, AND DESCRIBED IN DEED DATED SEPTEMBER 12, 1994, FROM ABEL RIVERA TO MIGUEL HIAMES, RECORDED IN COUNTY CLERK'S DOCUMENT FILE NO. 413234, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Reservations from and Exceptions to Conveyance and Warranty:

1. All oil, gas, and other mineral reservations of record, if any.
2. All oil, gas leases and drilling agreements of record, if any.
3. Easements and conditions as may be contained in plat of said subdivision, if any.
4. Easements of record, if any.
5. Easements, rights, rules, and regulations if favor of pertaining water district, if any.
6. All visible easements and restrictions of record, if any.
7. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
8. Standby fees and taxes for the year 2013 and assessments for prior years.

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 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 whomever 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.

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

Oscar Santos

OSCAR SANTOS

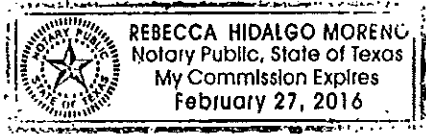
ACKNOWLEDGMENT

STATE OF TEXAS }
COUNTY OF HIDALGO }

This instrument was acknowledged before me on this January 09, 2014 by OSCAR SANTOS.

Rebecca Hidalgo Moreno

Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
OSCAR SANTOS
711 Toronto Ave. Apt. F-2
McAllen, Texas 78503

AFTER RECORDING RETURN TO:
OSCAR SANTOS
1200 E. JACKSON AVE.
PHARR, TEXAS 78577

129 - WARRANTS - DEED

TEXAS STANDARD FORM

The State of Texas,

County of Hidalgo

Know All Men by These Presents:

THAT, I. ABEL RIVERA, a single man

DOC# 413234

of the County of Hidalgo

State of Texas

for and in consideration

of the sum of Ten and No/100 Dollars (\$10.00)

DOLLARS

to me in hand paid by MIGUEL HIARMES

as follows:

CASH

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said MIGUEL HIARMES /

whose mailing address is 7000 N. 31st Street, McAllen, Texas of the County of Hidalgo State of Texas all that certain real property situated in Hidalgo County, Texas, more particularly described as follows, to-wit:

A 0.52 acre tract of land out of Lot 2, Block 6, John Closner Subdivision out of the North 11.52 acres of said Lot 2, said John Closner Subdivision as recorded in Volume 9, Page 4, of the Plat Records of Hidalgo County, Texas, said tract of land being more particularly described by metes and bounds as follows: BEGINNING at an iron pipe found for the northwest corner of this tract, said iron pipe bears, S 81 deg. 31' E, 372.70 feet and S 8 deg. 29' W, 306.18 feet from the northwest corner of Lot 2, Block 6, John Closner Subdivision; THENCE, along the north line, S 81 deg. 31' E, 74.60 feet to an iron pipe found for the northeast corner of this tract; THENCE, along the east line, S 8 deg. 29' W, 306.20 feet to an iron pipe found for the southeast corner of this tract; THENCE, along the south line of this tract, N 81 deg. 31' W, 74.55 feet to a pipe found for the southwest corner of this tract; THENCE, along the west line, N 8 deg. 29' E, 306.20 feet for the original point of beginning and containing 0.52 acres of land more or less.

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 ABEL RIVERA, MY

heirs and assigns forever and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said MIGUEL HIARMES

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand at McAllen, Texas this 12th day September 1994,

Witness at Request of Grantor:

[Signature] ABEL RIVERA

(Acknowledgment)

STATE OF TEXAS COUNTY OF HIDALGO

This instrument was acknowledged before me on the 12th day of September, 1994, by ABEL RIVERA.



My commission expires:

2/1/97

[Signature] Notary Public, State of Texas Notary's printed name: ARMANDO PUENTE

STATE OF TEXAS
COUNTY OF

(Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____, 19____

My commission expires: _____

Notary Public, State of Texas
Notary's printed name: _____

STATE OF TEXAS
COUNTY OF

(Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____, 19____

My commission expires: _____

Notary Public, State of Texas
Notary's printed name: _____

STATE OF TEXAS
COUNTY OF

(Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____, 19____

My commission expires: _____

Notary Public, State of Texas
Notary's printed name: _____

WARRANTY DEED
FROM
TO
FILED FOR RECORD

This day of _____, 19____

at _____ M.

County Clerk

By _____ Deputy

RECORDED

FILED FOR RECORD
DOG# 413234 \$9
10-07-1994 02:33:29
WILLIAM (SPOUSE)
HIDALGO COUNTY
IN THE

County Clerk

By _____ Deputy

Recording fee \$ _____

This instrument should be filed immediately with
the County Clerk for record.
WHEN RECORDED RETURN TO

THE COAL COMPANY, Houston, Texas

.52 ACRE, MORE OR LESS, SITUATED IN LOT 2, BLOCK 6, JOHN CLOSER SUBDIVISION, OUT OF THE NORTH 11.52 ACRES OF SAID LOT 2, HIDALGO COUNTY, TEXAS AND DESCRIBED IN DEED DATED SEPTEMBER 12, 1994, FROM ABEL RIVERA TO MIGUEL HIARMES, RECORDED IN COUNTY CLERK'S DOCUMENT FILE NO. 413234 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

Frontage N Freddy
Gonzalez

3 rd Edificio :



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

Precinct 1 2 3 ④

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

Application No: Y-13035

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

Upon the application of:

Name: Jan C Olivarez

Address: 23303 Brushline Rd
Edinburg TX 78542

Phone: 956 563 9093

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>2 12 11</u>

Water Supplier: North Atama Water Supply

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:

Santa Cruz Gardens #2 Lot # 4 Block 28
(2.169 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.~~

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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

Precinct 1 2 3 4

Application No: 4-13035

**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

JUAN CARLOS OLIVAREZ GUTIERREZ

Known to me [or proved to me in the oath of NA or through 13543761 TX (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:

23303 BRUSHLINE RD, EDINBURG TX 78542 (2.169 acres),
WESLACO SANTA CRUZ GARDENS #2, LOT #4, BLOCK #28

[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]

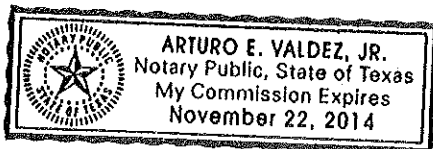
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."~~

Juan Olivarez (Signature)

SUBSCRIBED AND SWORN TO before me on 10th FEBRUARY, 2014, to certify which, witnesses my hand and seal of office.



Arturo Valdez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:

4-13035

Feb. 5, 2014

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

S1700-02-028-0004-00

[1] OWNER: OLIVAREZ, JUAN CARLOS
23303 BRUSHLINE RD.
EDINBURG, TX 78539-4554
Telephone No. 563-9093

[7] LEGAL DESC./NAME OF SUBDIVISION
SANTA CRUZ GARDENS #2 W302.9'-
10.73' LOT 4 BLK 28, 0.77AC GR
70AC NET

LOCATION: 0 RAMSEYER & B. RAMIREZ

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N A L

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$13,000

[5] SIZE OF STRUCTURE: 1,200 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 50' SIDE'S 6' REAR 15' FINISH FLOOR OF ELEV.
18" NATURAL GROUND.

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 03050 Pct: 4

Community No.: _____

Certification of Elevation
Required: YES NO BFE

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

Juan Carlos Olivarez 02/05/14
Prepared by Date

Efrain Ceballos 02/05/14
Approved by Date

Juan Olivarez 02-05-14
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.

SIERRA TITLE
CLOSER MW GF# 3149758

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

General Warranty Deed

Date: May 31, 2013

Grantor: FERNANDO AYALA, as his sole and separate property and estate

Grantor's Mailing Address: RR 15, Box 2546T
Edinburg, Texas 78541
Hidalgo County

Grantee: JUAN CARLOS OLIVAREZ, TRUSTEE

Grantee's Mailing Address: 6220 Selena Drive
Edinburg, Texas 78542
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):
The South 2.169 of Lot 4, Block 28, SANTA CRUZ GARDENS UNIT NO. 2, according to the plat thereof recorded in Volume 8, Pages 28 and 29, Hidalgo County Map Records.

Reservations from and Exceptions to Conveyance and Warranty:
Subject To:

Right-of-Way Easement granted by Elizabeth Felix to North Alamo Water Supply Corporation, by instrument dated May 30, 1978, recorded in Volume 1602, Page 670, Official Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Rey Ortiz and wife, Estella Ortiz to North Alamo Water Supply Corporation, by instrument dated March 9, 1984, recorded in Volume 1951, Page 27, Official Records of Hidalgo County, Texas.

A Road along the East side of said property as shown on plat recorded in Volume 8, Pages 28 and 29, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Santa Cruz Irrigation No. 15.

Easements, or claims of easements, which are not recorded in the public record.

Oil and Gas Lease dated March 15, 1944, from Santa Cruz Farms Company to Magnolia Petroleum Company recorded in Volume 54, Page 93, Oil and Gas Lease Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved and/or conveyed by Deeds recorded in Volume 615, Page 15, Volume 1316, Page 233, and Volume 1341, Page 371, Deed Records of Hidalgo County, Texas.

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.

Any portion of the herein described property lying within the boundaries of any road or roadway, public or private.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

All ad valorem taxes for the year 2003 and all subsequent years.

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 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 and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

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

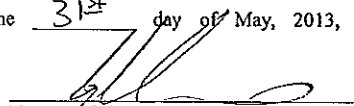
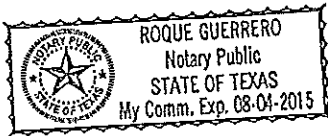


FERNANDO AYALA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 31st day of May, 2013, by
FERNANDO AYALA.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JUAN CARLOS OLIVAREZ, Trustee
6220 Selena Drive
Edinburg, Texas 78542

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3149758;LA/bm

P12

THE STATE OF TEXAS |
 COUNTY OF HIDALGO |

CONTRACT FOR DEED

This CONTRACT FOR DEED is entered into this the 31st day of October, 19 87 by and between Reymundo Ortiz, Jr., Rt. 4, Box 657-J, Edinburg, Texas 78539 (383-8577), hereafter referred to as SELLER, and Atanacia Ayala, 1102 East Van Hook, Edinburg, Texas 78539 (380-0262), hereafter called PURCHASER(S) for and in consideration of the terms and conditions set forth herein, wherein the SELLER agrees to sell to the PURCHASER(S) herein the following described real property:

Legal:

The South 2.169 acre of lot 4, Block 28, Santa Cruz Gardens Unit 2, Hidalgo County, Texas.

The SELLER agrees to sell to the PURCHASER(S) the above described property under the following terms and conditions:

- (1) The purchase price is \$ 22,500, of which PURCHASER(S) will pay \$ 900.00 down upon the execution of this contract. PURCHASER(S) agree to pay the balance of \$ 21,600 in consecutive monthly payments of \$ 300.00, commencing on November 29, 1987 and a like installment every month thereafter on the same day of every month thereon until the principal and interest are paid in full.
- (2) The monthly installments shall be applied first to interest computed at the rate of fourteen (14%) per cent per annum and the balance of the monthly payment shall be applied to reduce the principal indebtedness. PURCHASER(S) may prepay the total indebtedness at any time without penalty.
- (3) PURCHASER(S) agree to pay for any utility hookups, meters, memberships, or deposits.
- (4) It is specifically understood and agreed that the PURCHASER(S) shall pay all School, State, County, and Water District Taxes which may hereafter become due from and after the date of this sale.
- (5) Upon final payment of the entire purchase price, together with the accrued interest, SELLER will provide PURCHASER(S) with a General Warranty Deed to said property. Said conveyance will reserve all the oil, gas, and other minerals and will be subject to valid easements of record, rights, regulations of the water control and improvement district and County in which the property is located, and subject to any oil and gas lease of record. If the PURCHASER(S) desire a Title Policy, said expenses will be the responsibility of the PURCHASER(S).

- (6) In the event that the SELLER pays for the taxes on said property, the PURCHASER(S) shall reimburse the SELLER for taxes paid upon showing proof of payment.
- (7) Should PURCHASER(S) become delinquent on any payment due hereunder, SELLER may notify PURCHASER(S) of its intent to terminate this agreement and may declare the contract terminated. In such event, all payments earlier made shall be applied as liquidated damages and rent, and the contract will be cancelled for such default(s); and PURCHASER(S) will forfeit all rights to such payments earlier made, and all rights in and to said property. This action is in accordance with Article 1301b of the Revised Civil Statutes of the State of Texas.
- (8) Until further notice, all payments will be made by check or money order payable to REYMUNDO ORTIZ, JR., ROUTE 4, BOX 657-J, EDINBURG, TEXAS 78539 no later than ten (10) days after the due date.
- (9) There will be a late charge of \$10.00 on each monthly payment that is more than ten (10) days past due.
- (10) It will be the responsibility of the PURCHASER(S) to keep their lots clean of weeds, garbage, etc., at the expense of the PURCHASER(S).
- (11) In the event default is made in prompt payment of this contract when due or declared due, and the same is placed in the hands of an attorney for collection, or suit is brought on same, or the same is collected through Probate, Bankruptcy or other judicial proceedings, then the PURCHASER(S) agree and promise to pay ten percent (10%) additional on the amount of principal and interest then owing, as attorney's fees.
- (12) Since the property is surveyed and staked at the time of execution of this contract, surveying and staking at the time the warranty deed is prepared will be at the expense of the PURCHASER(S).

The terms and conditions of this agreement shall be binding upon and inure to the benefit of the heirs and executors, but no assignment or transfer by the PURCHASER(S) under this contract or their interest in the property described, shall be valid unless SELLER's written consent is obtained.

EXECUTED in duplicate on this the 31st day of October, 1987.

SELLER:

Reymundo Ortiz, Jr.
 REYMUNDO ORTIZ, JR.

PURCHASER(S)

Atanacia H. Ayala
 ATANACIA AYALA

CASH PRICE	\$ 22,500.00
LESS CASH DOWN PAYMENT	\$ 900.00
UNPAID BALANCE OF CASH PRICE	\$ 21,600.00
AMOUNT FINANCED	_____
TOTAL FINANCE (INT.) CHARGES	_____
DEFERRED PAYMENT PRICE (P & I)	_____
ANNUAL PERCENTAGE RATE	14%

THE STATE OF TEXAS |
COUNTY OF HIDALGO |

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 31st day of October, 1987.

Estela Ortiz (ESTELA ORTIZ)
NOTARY PUBLIC IN AND FOR

Hidalgo
COUNTY, TEXAS

THE STATE OF TEXAS |
COUNTY OF HIDALGO |

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 31st day of October, 1991.

Estela Ortiz (ESTELA ORTIZ)
NOTARY PUBLIC IN AND FOR

Hidalgo
COUNTY, TEXAS

AFTER RECORDING, PLEASE RETURN TO:

ATANACIA AYALA
1102 EAST VAN WEEK
EDINBURG, TEXAS 78539

238486

FILED FOR RECORD
31 NOV 22 AM 11 11
CLERK
CITY TEXAS

ATANACIA Ayala
1102 Van Weel
Elinburg, Tx 78539



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: 4-13024

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

Upon the application of:

Name: Ricardo M Rodriguez

Address: 6503 N. DODD LITTLE RD
EDINBURG, TX. 78542

Phone: (956) 638-8180

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>49683</u>
Date Approved:	<u>1 / 1</u>	<u>2 / 17 / 14</u>

Water Supplier: NAWS

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:

Santa Cruz Gardens UT NO 2 Lot # 01
Block # 44 (2.0 AC)

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

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

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

-OR-

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

[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.
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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: 4-13024

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

Ricardo M. Rodriguez

Known to me [or proved to me in the oath of 03947031 TXDL# class C or through TX DL (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:

Santa Cruz Gardens UT NO. 2 Lot # 01 (2012)

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc] Block # 2

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

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

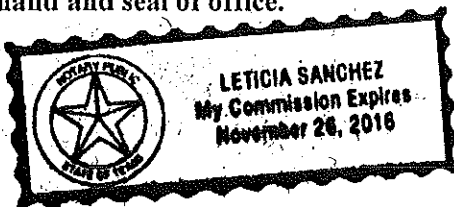
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on 2/3, 2014, to certify which, witnesses my hand and seal of office.



Leticia Sanchez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232 Texas LGC Application

APPLICATION NO:
4-13024
Jan. 31, 2014

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

S1700-02-044-0001-05

[1] OWNER: RODRIGUEZ, RICARDO M.

6503 N. DOOLITTLE RD
EDINBURG, TX. 78542
Telephone No. 638-8180

[7] LEGAL DESC./NAME OF SUBDIVISION
SANTA CRUZ GARDENS #2 S290.4'
T 1 BLK 44 2AC GR 1.83AC NET

LOCATION: 0 TERRY & RAMSEYER

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[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.: \$33,480

[5] SIZE OF STRUCTURE: 1,116 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 REGUATIONS AS PER COUNTY STATE
FRONT 50' SIDE 6' REAR 15' . 18" TOP OF ST

FOR COUNTY USE ONLY
APPLICATION FEES

Prepared by [Signature] Date 01/31/14

OTHER _____
TOTAL AMOUNT \$30.00

Light [] Water []

Approved by [Signature] Date 01/27/14

Flood Zone: NO
Panel No. /Suffix: 03305 Pct. 4

Community No.: 980334

Certification of Elevation
Required: YES NO BFE

Signature of Owner or Applicant [Signature] Date 01-31-14

- 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: VLTC
GF# 112604

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, 2008

Grantor: TORIBIO QUINTERO AND WIFE, MARIA QUINTERO

Grantor's Mailing Address (including county): 1913 Westway Ave.
McAllen, Hidalgo County, Texas 78501

Grantee: RICARDO M. RODRIGUEZ, a single person

Grantee's Mailing Address (including county): Route 12, Box 2105
Edinburg, Hidalgo County, Texas 78541

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK, a national banking corporation in the principal amount of THIRTY-THREE THOUSAND SEVEN HUNDRED FIFTY AND NO/100THS DOLLARS (\$33,750.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK, a national banking corporation and by a first-lien deed of trust of even date from Grantee to A. JABIER RODRIGUEZ, Trustee.

Property (including any improvements):

A tract of land containing 2.0 acres, more or less out of Lot One (1), Block (44), SANTA CRUZ GARDENS, UNIT NO. 2, Hidalgo County, Texas, according to the amended map or plat thereof recorded in Volume 8, Pages 28, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purpose and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of Lot 1, Block 44, Santa Cruz Gardens No. 2, Amended, for the Southwest corner of the following described tract of land, said point being in 50.0 feet county road;

THENCE, with the West line of Lot 1, in said county road, North 08 degrees, 23 minutes East, 290.40 feet to a point, for the Northwest corner hereof;

THENCE parallel to the South line of Lot 1, South 81 degrees, 37 minutes East, at 25.0 feet pass an iron pipe set on the East line of said county road, and at 300.0 feet an iron pipe on the East line of Lot 1, for the Northeast corner hereof;

THENCE, with the East line of Lot 1, South 08 degrees, 23 minutes West, 290.40 feet to an iron pipe at the Southeast corner of Lot 1, for the Southeast corner hereof;

THENCE, with the South line of Lot 1, North 81 degrees, 37 minutes West, at 275.00 feet pass an iron pipe on the East line of said County road and at 300.0 feet the PLACE OF BEGINNING.

Reservations from Conveyance: NONE

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

1. Blanket easements, rules, regulations and rights in favor of Santa Cruz Irrigations District No.15 and easements and restrictions as shown on the map of the above described subdivision.
2. Easement for roadways, canals, drainage ditches, etc., in favor of Tip O' Tex Realty Co. as shown by instrument dated February 27, 1946, recorded in Volume 587, Page 487, Deed Records of Hidalgo County, Texas.
3. Easements, roads and reservations as shown on the amended map of Santa Cruz Gardens Unit No.2, recorded in Volume 8, Pages 28, Map Records of Hidalgo County, Texas.
4. Right of way easement in favor of North Alamo Water Supply Corporation as shown by instrument dated March 3, 1988, recorded in Volume 2566, Page 893 and dated February 24, 1989, recorded in Volume 2724, Page 868, Official Records of Hidalgo County, Texas.

5. Right of way easement in favor of North Alamo Water Supply Corporation as shown by instrument dated February 18, 1993, recorded in Volume 3421, Page 537, Official Records of Hidalgo County, Texas.
6. Mineral and/or royalty reservation contained in deed dated February 27, 1946, recorded in Volume 587, Page 487, Deed Records and dated September 6, 1990, recorded in Volume 2965, Page 900, Official Records of Hidalgo County, Texas.
7. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease, dated March 15, 1944, 1899, recorded in Volume 54, Page 93, Oil and Gas Records of Hidalgo County, Texas.
8. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
9. Standby fees, taxes and assessments by any taxing authority for the year 2008, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

LONE STAR NATIONAL BANK, a national banking corporation 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' lien against the superior title to the Property are retained for the benefit of LONE STAR NATIONAL BANK, a national banking corporation and are transferred to LONE STAR NATIONAL BANK, a national banking corporation without recourse against Grantor.

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

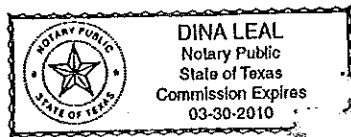

TORIBIO QUINTERO

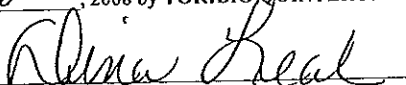

MARIA QUINTERO

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on July 16th, 2008 by TORIBIO QUINTERO.




NOTARY PUBLIC - STATE OF TEXAS

2005-193

WARRANTY DEED

THE STATE OF TEXAS)
COUNTY OF HIDALGO)

THAT ROBERT L. JINKS, of the County of Hidalgo and State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and in satisfaction of a Contract of Sale dated May 6, 1985, and recorded in Volume 2407, Page 438, Official Records, Hidalgo County, Texas, and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto TORIBIO QUINTERO and wife, MARIA QUINTERO, of the County of Hidalgo and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

A tract of land containing 2.0 acres, more or less out of Lot One (1), Block Forty-Four (44), SANTA CRUZ GARDENS NO. 2, AMENDED, Hidalgo County, Texas, described by metes and bounds as follows:

BEGINNING at the Southwest corner of Lot 1, Block 44, Santa Cruz Gardens No. 2, Amended, for the Southwest corner of the following described tract of land, said point being in 50.0 feet county road;

THENCE, with the West line of Lot 1, in said county road, North 8 degrees 23 minutes East, 290.40 feet to a point, for the Northwest corner hereof;

THENCE, parallel to the South line of Lot 1, South 81 degrees 37 minutes East, at 25.0 feet pass an iron pipe set on the East line of said county road, and at 300.0 feet an iron pipe on the East line of Lot 1, for the Northeast corner hereof;

THENCE, with the East line of Lot 1, South 8 degrees 23 minutes West, 290.40 feet to an iron pipe at the Southeast corner of Lot 1, for the Southeast corner hereof;

THENCE, with the South line of Lot 1, North 81 degrees 37 minutes West, at 275.0 feet pass an iron pipe on the East line of said county road and at 300.0 feet the PLACE OF BEGINNING. Said tract containing 2.0 acres of land, more or less, of which the West 25.0 feet, comprising 0.17 acre, lies in county road.

SAVE AND EXCEPT, and there is reserved unto Grantor, his heirs and assigns, all oil, gas and other minerals in and under and that may be produced from the above property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals and removing the same therefrom.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Restrictive covenants affecting the property, including but not limited to those set forth in that certain Contract of Sale between the parties herein, recorded in Volume 2407, Page 438, Official Records, Hidalgo County, Texas;
2. Any rights, easements, or liens of any special district in which the property is located;
3. Any easements encumbering the property;

- 4. Prior reservations or conveyances of any minerals;
- 5. Mineral leases of record; and
- 6. Taxes for the year 1985 and subsequent assessments for prior years due to change in land use or ownership.
- 7. Regulations, ordinances or requirements of any governmental entity pertaining to subdivision of real property within its jurisdiction.

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

EXECUTED this 6th day of September, 1990.

Robert L. Jinks
Robert L. Jinks

Mailing address of each grantee:

Name: Toribio Quintero and Maria Quintero
Address: 1705 Savannah
McAllen, Texas, 78503

STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on the 6th day of September, 1990, by ROBERT L. JINKS.

Rebecca J. Cadde
NOTARY PUBLIC, State of Texas

65-612178
AFTER RECORDING RETURN TO:

Jefferson A. Crabb
Ewers & Toothaker
P. O. Box 3670
McAllen, TX 78502
F#90,006.005

2065-001

FILED FOR RECORD
SEP 11 AM 8 55
H. L. BILLY LEO
CLERK
DALLAS TEXAS

178105