

| PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS |                                |                 |
|--|--------------------------------|-----------------|
|  | APPLICANT                      | APPLICATION NO. |
| 1.   | JESSICA REYES                  | 1-10850         |
| 2.   | JULIO C. CARDONA               | 1-8155          |
| 3.   | MONICA J. GUERRERO             | 1-10860         |
|  |                                |                 |
|  |                                |                 |
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|  |                                |                 |
|  |                                |                 |
|  | COMM. COURT: February 25, 2014 |                 |



# 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: 1-10850

### 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: Jessica Reyes

Address: 6673 Roodcrest  
Edinburg TX  
78542

Phone: 956 578 8175

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

Water Supplier: NAWSC

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

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

regarding the land described as:

LANDMAN ACRES #6 lot # 39

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 11/14/07);

(verified by Gilbert Reina);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Rev. 02-19-10

## County of Hidalgo

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Mission, TX 78572  
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956-205-7049

Precinct  $\Phi$  2 3 4

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

Application No: 1-10 850

### 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: Jessica Reyes  
Address: 623 Roulette St  
Edinburg TX 78542  
Phone: 956 578 8175

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

LANTANA ACRES # 6 lot # 39

#### 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)

2/19/14  
Date

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

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

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

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

2/19/14  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-10850

Feb. 13, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

L2845-06-000-0039-00

[ 1 ] OWNER: REYES , JESSICA  
6623 ROULETT ST  
EDINBURG TX 78542

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LANTANA ACRES #6 LOT 39  
X-29

Telephone No. 837-8175

LOCATION: 0 22 1/2 & JESUS FLORES

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$8,000

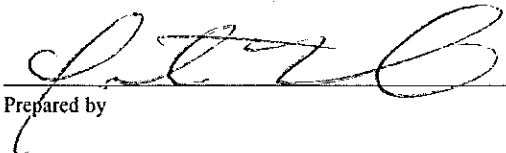
[ 5 ] SIZE OF STRUCTURE: 520 Sq. Ft.

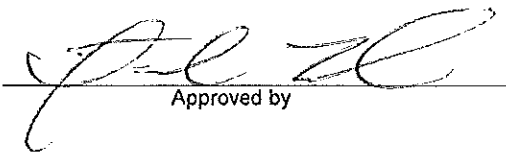
[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: MOVE IN HOUSE ZONE X

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

FOR COUNTY USE ONLY  
APPLICATION FEES

  
Prepared by \_\_\_\_\_ Date 2-13-14

  
Approved by \_\_\_\_\_ Date 2-12-14

  
Signature of Owner or Applicant \_\_\_\_\_ Date 2/13/14

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 0350C Pot: 1

Community No.: 480734

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.

# SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: February 7, 2014

Grantor: The Three Grandes, Ltd., a Texas Limited Partnership  
Grantor's Mailing Address:  
P.O. Box 959  
Edinburg, Texas 78540

Grantee: Jessica Concepcion Reyes



Grantee's Mailing Address (including county):  
6623 Roulette St.  
Edinburg, Texas 78541  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Thirty-One Thousand Five Hundred Dollars and No Cents (\$31,500.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Carroll Whiteford, Trustee.

Property (including any improvements):

Lot(s) 39, Lantana Acres No. 6 Subdivision, as shown by the map or plat thereof recorded in Volume 54, Pages 72-75, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. ~~Visible and apparent easements on or across the subject property;~~
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Lantana Acres No. 6 Subdivision, as shown by the map or plat thereof recorded in Volume 54, Pages 72-75, Map Records of Hidalgo County, Texas; and
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; ~~(v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.~~

The vendor's lien against and superior title to the property are retained until the Purchase Note is fully paid according to its terms, at which time this deed shall become absolute.

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

The Three Grandes, Ltd., a Texas Limited Partnership

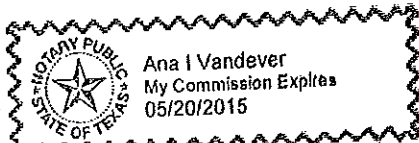
BY: El Guy Loco, L.L.C., a Texas Limited Liability Company

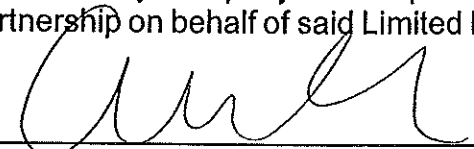
BY:   
Richard W. Ruppert, President

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the \_\_\_\_ day of February, 2014, by Richard W. Ruppert, President of El Guy Loco, L.L.C., a Texas Limited Liability Company in it's capacity as General Partner of The Three Grandes, Ltd., a Texas Limited Partnership on behalf of said Limited Partnership..



  
Notary Public, State of Texas

AFTER RECORDING RETURN  
TO:

The Three Grandes, Ltd.  
P.O. Box 959  
Edinburg, Texas 78540

Software by ReMerge-It.com  
(956) 630-9401  
[www.ReMerge-It.com](http://www.ReMerge-It.com)





# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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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 1234

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

Application No: 1-8155

### 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: Julio C Cardona

Address: P.O. Box 867  
Alamo, Tx. 78576

Phone: (956) 207-3206

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

Water Supplier: MRAWSC

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

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

regarding the land described as:

Los Compadres lot # 2 BIK # 98

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 02/24/09);

(verified by Gilbert Recina);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

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956-205-7049

Precinct 1 2 3 4

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

Application No: 1-8155

### 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: Julio C. Cardona

Address: P. O. Box 867

Alamo, Tx. 78516

Phone: (956) 207-3206

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

~~Replat of Lot B~~ <sup>G.P.</sup> Los Compadres Sub. lot #2 Blk #98

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

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

Julio C. Cardona  
Requesting Party (Signature)

2-14-14  
Date

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

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

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

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

2/19/14  
Date

[Signature]  
County Official

# Hidalgo County Health Department

Environmental Health Division

## APPLICATION FOR ON-SITE SEWERAGE FACILITY NEW CONSTRUCTION AND MODIFICATION

- NEW INSTALLATION
- MODIFICATION

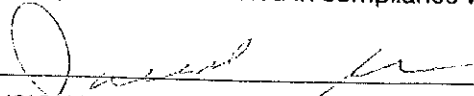
|                      |
|----------------------|
|                      |
| 48947                |
| RECEIPT NO.<br>31542 |
| DATE<br>115          |
| AMOUNT               |

TNRCC Region: 15

County of Installation: Hidalgo

1. PROPERTY OWNER'S NAME: JUDY CANNON
2. PERMANENT MAILING ADDRESS: P.O. Box 967 Alamo TX 78516
3. TELEPHONE NO. DURING DAY: ( ) \_\_\_\_\_
4. SITE ADDRESS: 2244 1/2 mi. 19th Unit 10
5. PROPERTY DESCRIPTION: Lot 2 Size \_\_\_\_\_ Block \_\_\_\_\_ Sec. \_\_\_\_\_ Date \_\_\_\_\_  
and legal description (attached) SUBDIVISION LOS COMPADRES  
OTHER THAN SUBDIVISION: Acreage 1.02 Survey \_\_\_\_\_
6. SOURCE OF WATER:  Private Well  Public Water Supply W.A.U.S.C.
7. SINGLE FAMILY RESIDENCE: No. of Bedrooms 4 Living Area (sq. ft.) \_\_\_\_\_
8. COMMERCIAL/INSTITUTIONAL (including multi-family residences) TYPE \_\_\_\_\_  
NO. OF EMPLOYEES/OCCUPANTS/UNITS: \_\_\_\_\_ DAYS OCCUPIED PER WEEK: \_\_\_\_\_  
SITE EVALUATOR: John A. Moore CERTIFICATION NO. 0512258  
PHONE NO. 778 3543
9. IS AN ORGANIZED SEWAGE COLLECTION WITHIN 300 FEET?  YES  NO
10. DESIGNER: \_\_\_\_\_ LICENSE NO.: \_\_\_\_\_  
PHONE NO. \_\_\_\_\_
11. INSTALLER James Garza REGISTRATION NO.: 051349  
PHONE NO. 739-1000

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby give: to the Hidalgo County Health Department enter upon the above described private property for the purpose of lot evaluation and inspection of on-site sewerage facilities. I understand that the approval of this application constitutes authorization for construction of the on-site sewerage facility and that a permit to operate the facility will be granted following successful inspection of the installed system which indicates that the system was installed in compliance with (TNRCC ON-SITE SEWERAGE FACILITY RULES, TAC 30, CHAPTER 285).

  
(SIGNATURE OF OWNER)

3-15-12  
DATE

Chapter 232 Texas LGC Application

APPLICATION NO:

1-8155

May. 28, 2011

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS  
TEL 968-4724

WESLACO TX 78596  
FAX 447-8612

*JMC*

L5835-00-098-0002-00

[ 1 ] OWNER: CARDONA, JULIO C. & ANA MARI

P.O. BOX 867  
ALAMO, TX. 78516

Telephone No. 207-3206

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LOS COMPADRES LOT 02 BLK. 98  
X-25

LOCATION: 0 FM 88 & MILE 19 N.

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

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

[ 10 ] EST. COST OF CONST.: \$75,000

[ 5 ] SIZE OF STRUCTURE: 3,500 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW RES ZONE X

**Special Conditions: No construction allowed over any easements.**

MUST COMPLY WITH ALL COUNTY SETBACKS & REG.  
FRONT 50' REAR 30' NORTHSIDE 30' SOUTHSIDE 15'  
18" ABOVE CENTERLINE OF STREET

**FOR COUNTY USE ONLY  
APPLICATION FEES**

OTHER

TOTAL AMOUNT . . . . . \$30.00

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: 0380C

Pct: 1

Community No.: 480334

Certification of Elevation

Required:  YES  NO  BFE

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

Prepared by

6-27-11

Date

Approved by

6-23-11

Date

Signature of Owner or Applicant

6-27-11

Date

**[ NOTICE ]**

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

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

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

## WARRANTY DEED WITH VENDOR'S LIEN

CONFORMS TO STATE BAR FORM 2253 REV. 10-85

Date: August 22, 2005

Grantor: RAUL AYALA and wife, ELMA AYALA

Grantor's Mailing Address (including county): 2216 James Ave.  
Edinburg, Texas 78539  
Hidalgo County

Grantee: JULIO C. CARDONA and wife, ANA MARIA CARDONA

Grantee's Mailing Address (including county): P.O. Box 867  
Alamo, Texas 78516  
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date that is in the principal amount of ONE HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$110,000.00), and is executed by Grantees, payable to the order of BANK OF AMERICA, N.A., 9000 Southside Blvd., Jacksonville, Duval County, Florida 32256. The note is secured by a vendor's lien retained in favor of BANK OF AMERICA, N.A., in this Deed and by a Deed of Trust of even date from Grantees to PRLAP, INC., Trustee.

Property (including any improvements):

A tract of land out of the West 673.00 feet of the North 983.00 feet of Lot 2, Block 98, LAS MESTENAS RANCH also known as MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, Hidalgo County, Texas according to map thereof recorded in Volume 1, Page 29, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point located on the West line of said Lot 2 for the Northwest corner of said tract herein described, said corner also being located on the centerline of F.M. 88 and bears South 9 degrees, 06 minutes West, 329.45 feet from the Northwest corner of said Lot 2;

THENCE, South 80 degrees, 54 minutes East, with a line that is parallel to the North line of said Lot 2, at a distance of 50.0 feet pass a ½ inch iron rod set for a reference on the East right of way line of F.M. 88 and continuing for a distance of 673.00 feet to a ½ inch iron rod set for the Northeast corner of said tract herein described;

THENCE, South 8 degrees, 06 minutes West, 653.55 feet with a line that is parallel to the West line of said Lot 2, to a ½ inch iron rod set for the Southeast corner of said tract herein described;

THENCE, North 80 degrees, 54 minutes West, with a line that is parallel to the North line of said Lot 2, at a distance of 623.00 feet pass a ½ inch rod set for reference on the East right-of-way line of said F.M. 88 and continuing for a total distance of 673.00 feet to a point for the Southwest corner of said tract herein described;

THENCE, North 9 degrees, 06 minutes East, 653.55 feet, with the West line of said line of Lot 2, and with the centerline of said F.M. 88 THE POINT OF BEGINNING;

SAVE AND EXCEPT that tract of land previously conveyed to the County of Hidalgo by instrument dated November 28, 1939, recorded in Volume 464, Page 37, Deed Records of Hidalgo County, Texas

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

Reservation of right to occupy and use all roads, highways, and lot and block property lines for the purposes of constructing, operating, and maintaining canals, laterals, drains, and drainage ways, pipeline, poles and lines of wire for telegraph and telephones, and pipe lines for the conveyance of water, oil gas, heat, light power and for electric and steam railroad, and sewer purposes, as shown on plat recorded in Volume 1, Page 29 Map Records of Hidalgo County, Texas.

Right-of-Way Easement granted by R.B. Weaver to Hidalgo County by instrument dated November 28, 1939, recorded in Volume 464 Page 37, Map Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Bill Stafford, et al to Western National Gas, Company, by instrument dated April 12 1962, recorded in Volume 1036, Page 222, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Henry Lewis Fry to North Alamo Water Supply Corporation, by instrument dated April 2, 1984 recorded in Volume 1960, Page 779, Official Records of Hidalgo County, Texas.

Easement as reserved in Deed dated February 28, 1929 from J.C. Engleman, Jr. to Samantha Smith, recorded in Volume 296, Page 415, Deed Records of Hidalgo County, Texas.

A Road Easement along the North and West side of subject property as shown on plat recorded in Volume 1, Page 29, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Engleman Irrigation District.

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

Oil and Gas Lease dated October 5, 1959, from Bill Stafford to General Crude Oil Company recorded in Volume 248, Page 601, Oil and Gas Lease Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved and/or conveyed in Deeds recorded in Volume 738, Page 598 and Volume 1354, Page 204, both in Deed Records of Hidalgo County, Texas.


All ad valorem taxes for the year 2005 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

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

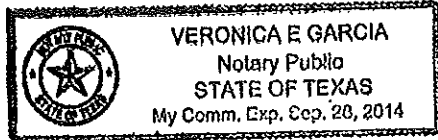
BANK OF AMERICA, N.A., at Grantee's request, has paid in cash to Grantors that portion of the purchase price of the property that is evidenced by the Note described. The vendor's lien and superior title to the property are retained for the benefit of BANK OF AMERICA, N.A., and are transferred to that party without recourse on Grantors.

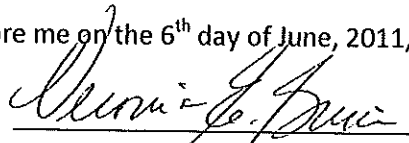
  
Julio C. Cardona

  
Ana Maria Cardona

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 6<sup>th</sup> day of June, 2011, by Julio C. Cardona



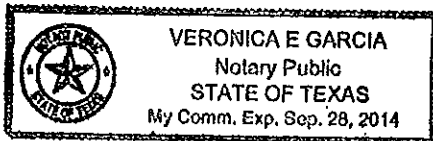
  
Veronica E. Garcia

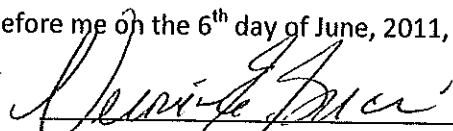
Notary Public, State of Texas

My commission expires: 9-28-2014

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 6<sup>th</sup> day of June, 2011, by Ana Maria Cardona.



  
Veronica E. Garcia

Notary Public, State of Texas

My commission expires: 9-28-2014





# 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: 1-10860

### 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: Monica J. Guerrero

Address: 10701 Hernandez Dr.  
Edinburg, TX 78542

Phone: 956-342-8045  
956-292-6576

regarding the land described as:

Engleman Lot #42

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

Water Supplier: NAWSL

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

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

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 7/20/31);

(verified by Gilbert Peciner);

(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

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
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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: 1-10860

### 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: Monica J. Guerrero  
Address: 10701 Hernandez Dr  
Edinburg, TX 78542  
Phone: (956)342-8045 or (956)292-6576

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

Engleman lot #42

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

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

MJ Guerrero  
Requesting Party (Signature)

02-18-14  
Date

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

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

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

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

2/19/14  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-10860

Feb. 18, 2014

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

E6290-00-000-0042-00

[ 1 ] OWNER: GUERRERO, MONICA J.

10701 HERNANDEZ DR.  
EDINBURG, TX 78542

Telephone No. 393-0674

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
ENGELMAN LOT 42

LOCATION: 0 493 & MILE 19

[ 2 ] CONTRACTOR: LONE STAR

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$11,000

[ 5 ] SIZE OF STRUCTURE: 1,200 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES. ZONE AE-25

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL COUNTY SETBACKS & REG.  
FRONT 50' REAR 15' SIDES 6' FINISH FLOOR ELEV.  
B.F.E 69.00

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$0.00

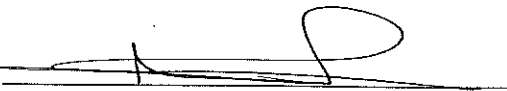
Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 0350 Pct: 1

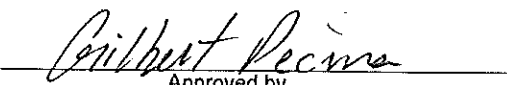
Community No.: 480334

Certification of Elevation  
Required:  YES  NO <sup>00</sup> BFE

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

  
Prepared by

2/18/14  
Date

  
Approved by

2/18/14  
Date

  
Signature of Owner or Applicant

2-18-2014  
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.

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

Date: January 25, 2013

Grantor: Melon Minerals Ltd.

Grantor's Mailing Address:

1210 E Tyler  
Harlingen, Texas 78550  
Cameron County, Texas

Grantee: Monica Janette Guerrero

Grantee's Mailing Address (including county):

10701 Hernandez Dr.  
Edinburg, Texas 78541  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty Eight Thousand Four Hundred and 00/100 Dollars (\$28,400.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to David Crook, Trustee.

Property (including any improvements):

Lot 42, Engelman Resubdivision, as shown on the map or plat thereof, filed for record in the Office of the Hidalgo County, Texas, under Volume 6, Page 41, Map Records, Hidalgo County, Texas .

Reservations from and Exceptions to Conveyance and Warranty:

1. All lots must be used for single-family residential purposes only.
2. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easements, rights-of-way, and prescriptive rights, whether of record or not;
5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
6. Rights of adjoining owners in any walls and fences situated on a common boundary;
7. Any discrepancies, conflicts, or shortages an area or boundary lines;
8. Any encroachments or overlapping of improvements;

9. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
11. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
12. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of the subdivision in which the property is located filed for record in the Office of the County Clerk of Hidalgo County.
13. Grantor reserves an easement to enter into the property for the purpose of enforcing the provisions of the Deed of Trust with regard to the installation of on-site sewer facility or sanitary service connections or additional water connection not presently on the property. For purposes of determining Grantor's rights to exercise this easement, a written determination by any official, agency or department of the United States, the State of Texas or any political subdivision or special district thereof that the property is not in compliance with any law, ordinance or regulation shall be deemed to be conclusive of the fact, and shall entitle Grantor to enter the property under this easement.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or under Grantor, but not otherwise.

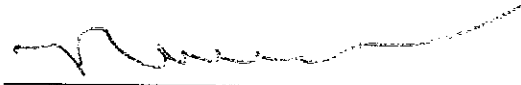
By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until the Purchase Note is fully paid according to its terms, at which time this deed shall become absolute.

Notwithstanding anything contained herein to the contrary, GRANTEE ACKNOWLEDGES AND AGREES THAT THE GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, INCLUDING WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FORM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH THE GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OR REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING WHETHER THE PROPERTY OR ITS USE IS COVERED OR RESTRICTED AS WETLANDS OR SUBJECT TO THE FEDERAL ENDANGERED SPECIES ACT OF 1973, AS AMENDED, THE DISPOSAL OR EXISTENCE IN OR ON THE PROPERTY OF SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OR EXISTENCE IN OR ON THE PROPERTY OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND REGULATIONS PROMULGATED THEREUNDER. THE GRANTEE OF THE PROPERTY WILL ACKNOWLEDGE AND AGREE THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, SUCH GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. THE GRANTEE MUST FURTHER ACKNOWLEDGE AND AGREE THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY IS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATIONS OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTOR WILL NOT BE LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON, THE GRANTEE MUST ACKNOWLEDGE AND AGREE THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY WILL BE MADE ON ANS "AS IS, WHERE IS" CONDITION AND BASIS WITH ALL FAULTS.

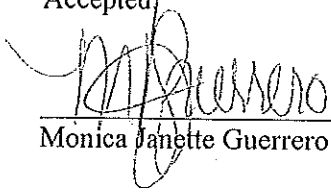
When the context requires, singular nouns and pronouns include the plural.

Melon Minerals Ltd.  
By: N96189 Aircraft Company, General Partner



Nowell Borders, President

Accepted:

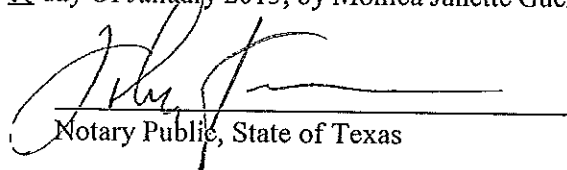
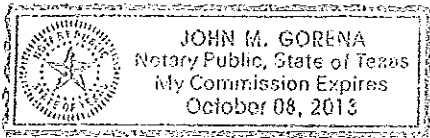


Monica Janette Guerrero

(Acknowledgment)

State of Texas  
County of Cameron

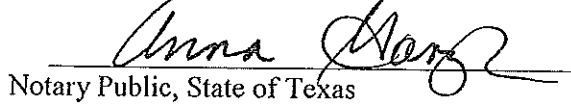
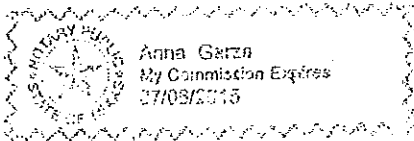
This instrument was acknowledged before me on the 14 day Of January 2013, by Monica Janette Guerrero.

  
Notary Public, State of Texas

(Acknowledgment)

State of Texas  
County of Cameron

This instrument was acknowledged before me on the 27 day of February 2013,  
by Nowell Borders, President of N96189 Aircraft Company, General Partner of Melon Minerals Ltd. .

  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Melon Minerals Ltd.  
1210 E Tyler  
Harlingen, Texas 78550