

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	Neftali Vasquez	4-13291
2.	Raquel Martinez	4-13341
	COMM. COURT: June 17, 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

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

Precinct 1 2 3 ④

Application No: 4-13291  
5-2-14.

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

Upon the application of:

Name: Neftali Vasquez

Address: 7110 pelican dr.  
Edinburg Tx

78541

Phone: 956 207 12 53

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>quite ok now</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved: <u>1 / 1</u>	_____	<u>exists</u>
		<u>5/28/14</u>

Water Supplier: City of Edinburg

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

Account/ESI No.: 100327 894 29387078  
 Temporary Pole  Permanent Service

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

Seminary Estates Hidalgo county lot forty 40

[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.~~

Raul E. Sesin  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

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

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

Precinct 1 2 3 4  
4-1329

Application No:

**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

Neftali Vasquez

Known to me [or proved to me in the oath of Neftali Vasquez or through 27995800 (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:

LOT 40 SEMINARY ESTATES, HIDALGO COUNTY, TX."

[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]

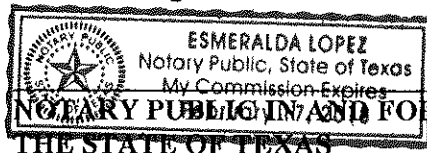
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Neftali Vasquez (Signature)

SUBSCRIBED AND SWORN TO before me on May 27, 2014, to certify which, witnesses my hand and seal of office.



# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-13291  
May. 2, 2014

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

S2370-00-000-0040-00

[ 1 ] OWNER: VASQUEZ, NEFTALI

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SEMINARY ESTATES LOT 40

618 S. 83RD  
EDINBURG, TX. 78542

Telephone No. 313-3988

LOCATION: 0 SEMINARY & INGLE

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 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.: \$19,000

[ 5 ] SIZE OF STRUCTURE: 2,382 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS AS PER COUNTY  
STATE STATE CITY FEMA & SETBACKS.FRONT 25'  
SIDE 6' REAR 15' SOUTHSIDE 10'

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$60.00

Prepared by [Signature] Date 05/02/14

Light [ ] Water [ ]  
Flood Zone: MI  
Panel No. /Suffix: 0325 Pct: 4

Approved by [Signature] Date 4-28-14

Community No.: 480334

Certification of Elevation Required:  YES  NO  BFE

Signature of Owner or Applicant [Signature] Date May 2 2014

- 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.

13242484 Closer

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: MAY 7, 2013

Grantor: HECTOR FRANCO and wife, BERTHA ELIA GODOY-WVALLE

Grantor's Mailing Address: 5304 MOUNTAIN VIEW LANE  
EDINBURG, TEXAS 78541  
HIDALGO COUNTY

Grantee: NEFTALI VASQUEZ

Grantee's Mailing Address: 618 S. 83<sup>RD</sup> ST.  
EDINBURG, TEXAS 78542  
HIDALGO COUNTY

Consideration:

Cash and a first lien note of even date executed by Grantee and payable to the order of HECTOR FRANCO in the principal amount of TWENTY NINE THOUSAND AND NO/100 DOLLARS (\$29,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Grantor and by a first-lien deed of trust of even date from Grantee to CHANNING SLUSHER, trustee.

Property (including any improvements):

Lot Forty (40), SEMINARY ESTATES, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 24, Page 79-B, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:


- a. Restrictive covenants as recorded in Volume 24, Page 79B, Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2013, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District 13, pursuant to applicable sections of the Texas Water Code.
- d. Easements and reservations as shown according to the map or plat thereof recorded in Volume 24, Page 79-B, Map Records of Hidalgo County, Texas.
- e. Utility easement, ten (10') feet in width, as reflected on the map or plat thereof recorded in Volume 24, Page 79-B, Map Records, Hidalgo County, Texas.
- f. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instruments recorded in Volume 718, Page 113, Volume 860, Page 529 and Volume 1238, Page 346, Deed Records, Hidalgo County, Texas.

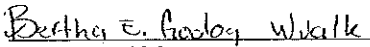
- g. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated October 10, 1974, recorded in Volume 1439, Page 386, Deed Records, Hidalgo County, Texas, which document contains the following language "SAVE AND EXCEPT all of the oil, gas and other minerals".
- h. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing the Public Records.
- i. Rights of tenants in possession under any and all outstanding lease agreement, recorded or unrecorded.
- j. Zoning and building ordinances in favor of the County of Hidalgo.

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.

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

  
 \_\_\_\_\_  
 HECTOR FRANCO

  
 \_\_\_\_\_  
~~ELIX FRANCO~~  
 BERTHA ELIA GODOY-WVALLE

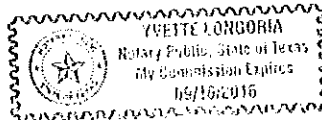
ACKNOWLEDGMENT

STATE OF TEXAS       §  
                                   §  
 COUNTY OF HIDALGO   §

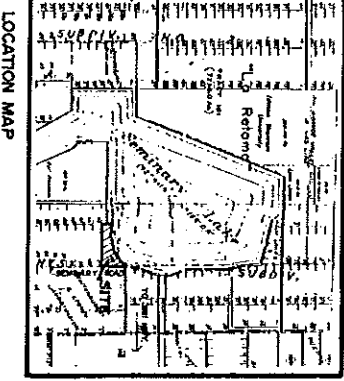
This instrument was acknowledged before me on the 15<sup>th</sup> day of May, 2013, by HECTOR FRANCO and ~~ELIX FRANCO~~, BERTHA ELIA GODOY-WVALLE

  
 \_\_\_\_\_  
 NOTARY PUBLIC, STATE OF TEXAS

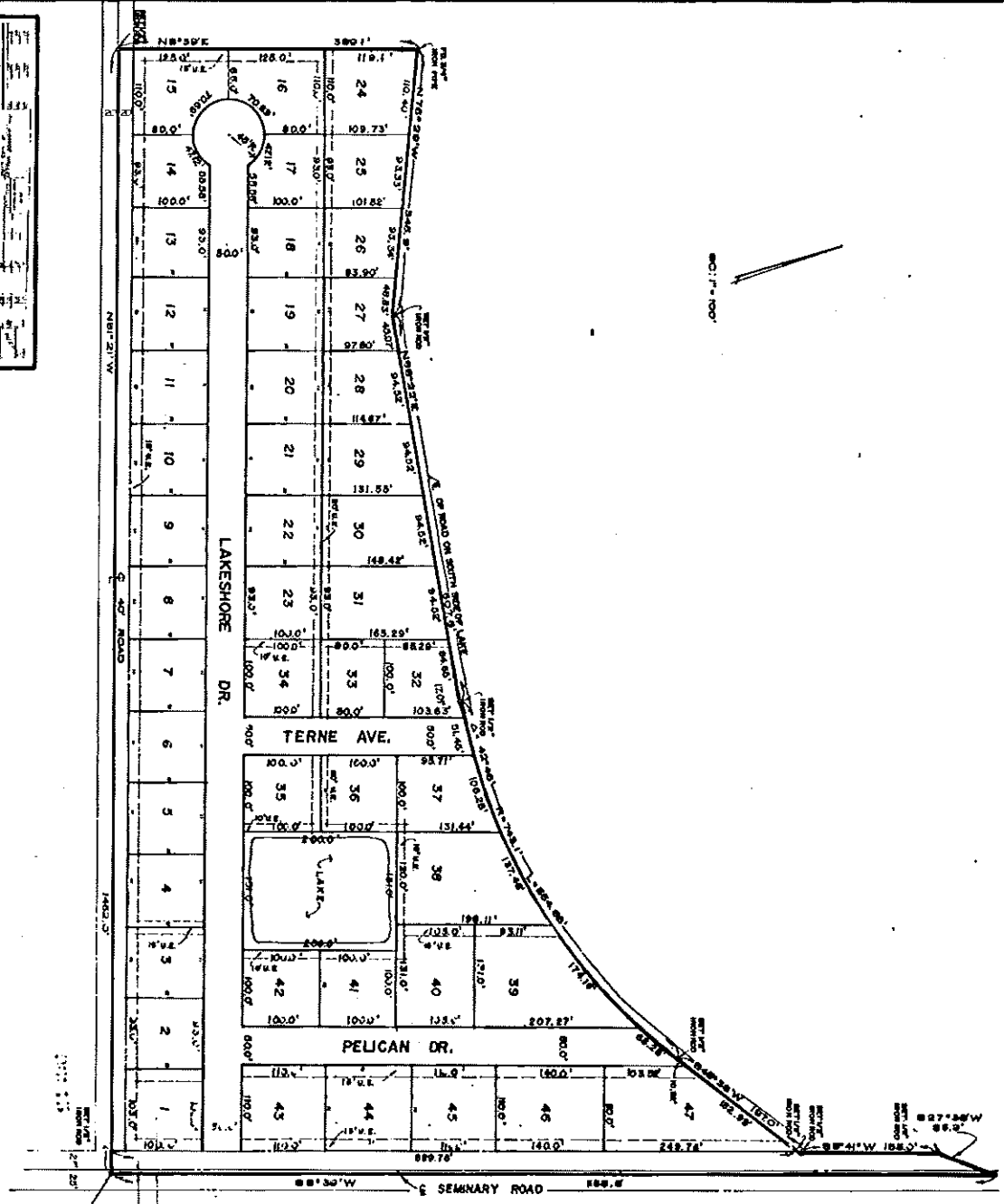
PREPARED BY:  
 SLUSHER & ASSOCIATES, PLLC  
 4900 N. 10<sup>TH</sup>, STE. F-3  
 McALLEN, TEXAS 78504  
 GF#132424841



AFTER RECORDING, RETURN TO:  
 NEFTALI VASQUEZ



**SEMINARY ESTATES**  
 16.389 ACRES, BEING A SUBDIVISION OF ALL OF LOT 02, SEMINARY HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS.



84 978

10/1/11

4/1/11

11/1/11

6-1



ANTICIPATED FINISH FLOOR ELEV. - 82.0'  
 FINISH FLOOR ELEV. - 88.0'

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, **JACK HEALY**, ENGINEER  
 IN AND FOR HIDALGO COUNTY, TEXAS

REGISTERED PROFESSIONAL ENGINEER  
 (JOE HERNANDEZ)

SUBMITTED AND SUBSCRIBED BEFORE ME THIS 10th DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

**JACK HEALY**, ENGINEER  
 HIDALGO COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF HIDALGO

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREON AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT HAS DECLINED TO THE USE OF THE PUBLIC FOREST, ALL STREETS, ALLEYS, PARKS, WATER COURSES, RAVINES, RESERVES AND PUBLIC PLACES THROUGH SHOWN FOR THE PURPOSE AND CONSIDERATION HEREBY EXPRESSED.



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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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: 4-13341

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

X-44

Upon the application of:

Name: Raquel Martinez

Address: 520 E. Curral Rd.  
Edinburg, Texas  
78542

Phone: 956-685-6815

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>EXISTING OSSF</u>
Date Approved:	<u>1 / 1</u>	<u>6 / 3 / 14</u>

Water Supplier: Alamo 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:

Raquel Martinez Lot B-Block lot Alamo Land + Sugar

(A 0.33 Tract)  
Acres, more or less tract of land.  
[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.~~

Raul E. Sesin  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

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956-205-7045  
956-205-7049

Precinct 1 2 3 4

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

Application No: 4-13341

### 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

Raquel Martinez

Known to me [or proved to me in the oath of TXID #05607466 or through  
(description of federal or state government ID card with photograph and signature)],  
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Lot 13 Box 64 Alamo Land & Sugar."

[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]

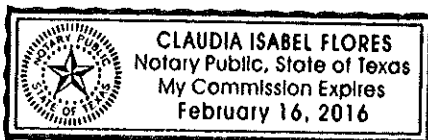
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Raquel Martinez (Signature)

SUBSCRIBED AND SWORN TO before me on May 26, 2014 to certify which, witnesses my hand and seal of office.



Claudia IS  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:

4-13341

May. 16, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

A1800-00-064-0013-23

[ 1 ] OWNER: MARTINEZ, RAQUEL  
5520 E. CURVE RD.  
EDINBURG, TX 78541-3757  
Telephone No. 685-6815

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
ALAMO LAND & SUGAR CO TR-7-R/S  
OT 13-W319.21/E642.62 N477.6'  
LK 64 .33 AC NET

LOCATION: 0 ALAMO & CURVE

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

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

[ 5 ] SIZE OF STRUCTURE: 988 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

Special Conditions: No construction allowed over any easements.  
MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 25' SIDE'S 6' REAR 20' FINISH FLOOR OF ELEV.  
18" CENTER OF STREET.

FOR COUNTY USE ONLY  
APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 03250 Pct: 4

Community No.: 400334

Certification of Elevation  
Required:  YES  NO  BFE

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

Alonso Castano 05/10/14  
Prepared by Date

Dann Hendry 5/16/14  
Approved by Date

Raquel Martinez 5/16/14  
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.

NOTICE OF CONFIDENTIALLY RIGHTS: IF YOUR 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.

2388284

### WARRANTY DEED

Date: July 12, 2011

Grantor: Erica Lorraine Moralez f/n/a Erica Lorraine Martinez

Grantor's Mailing Address (including county):

5420 East Curve Road  
Edinburg, Texas 78542  
Hidalgo County, Texas

Grantee: Raquel Martinez

Grantee's Mailing Address (including county):

1013 East Loeb  
Edinburg, Texas 78539  
Hidalgo County, Texas

Consideration: Ten (\$10.00) Dollars, love and affection for my mother and other good and valuable consideration

Property (including any improvements):

✓ Tract 1: A 0.33 Acre, more or less, Tract of land out of Lot 13, Block 64, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, described by metes and bounds as follows:

COMMENCING at the Northeast corner of Lot 13, Block 64, N 89° 52' W, 323.41 feet to a point;

THENCE South 117.60 feet to the point of beginning of this tract;

THENCE South 90.00 feet, to the southeast corner of this tract

THENCE N 89° 52' W, 159.605 feet, to the Southwest corner of this tract;

THENCE North 90.00 feet, to the northwest corner of this tract;

THENCE S 89° 52' E, 159.605 feet to the Northeast corner and point of beginning of this tract and containing 0.33 Acre of land, more or less, save and except the West 20.105 feet which are reserved for a Road Easement.

Tract 2: A 0.33 Acre, more or less, Tract of land out of Lot 13, Block 64, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, described by metes and bounds as follows:

COMMENCING at the Northeast corner of Lot 13, Block 64, N 89° 52' W, 323.41 feet to a point;  
THENCE South 207.60 feet to the point of beginning of this tract;  
THENCE South 90.00 feet, to the southeast corner of this tract  
THENCE N 89° 52' W, 159.605 feet, to the Southwest corner of this tract;  
THENCE North 90.00 feet, to the northwest corner of this tract;  
THENCE S 89° 52' E, 159.605 feet to the Northeast corner and point of beginning of this tract and containing 0.33 Acre of land, more or less, save and except the West 20.105 feet which are reserved for a Road Easement.

Tract 3: A 0.33 Acre, more or less, Tract of land out of Lot 13, Block 64, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, described by metes and bounds as follows:

COMMENCING at the Northeast corner of Lot 13, Block 64, N 89° 52' W, 323.41 feet to a point;  
THENCE South 387.60 feet to the point of beginning of this tract;  
THENCE South 90.00 feet, to the southeast corner of this tract  
THENCE N 89° 52' W, 159.605 feet, to the Southwest corner of this tract;  
THENCE North 90.00 feet, to the northwest corner of this tract;  
THENCE S 89° 52' E, 159.605 feet to the Northeast corner and point of beginning of this tract and containing 0.33 Acre of land, more or less, save and except the West 20.105 feet which are reserved for a Road Easement.

Tract 4: A 0.33 Acre, more or less, Tract of land out of Lot 13, Block 64, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, described by metes and bounds as follows:

COMMENCING at the Northeast corner of Lot 13, Block 64, N 89° 52' W, 323.41 feet to a point;  
THENCE South 297.60 feet to the point of beginning of this tract;  
THENCE South 90.00 feet, to the southeast corner of this tract  
THENCE N 89° 52' W, 159.605 feet, to the Southwest corner of this tract;  
THENCE North 90.00 feet, to the northwest corner of this tract;  
THENCE S 89° 52' E, 159.605 feet to the Northeast corner and point of beginning of this tract and containing 0.33 Acre of land, more or less, save and except the West 20.105 feet which are reserved for a Road Easement.

Tract 5: A Tract of land containing 0.43 acre of land, more or less, out of a larger 1.75 acre tract of land, out of Lot 13, Block 64, Alamo Land and Sugar Company Subdivision out of Porcion 72, Los Torritos, Santa Ana and El Gato Grants, Hidalgo County, Texas, according to the map and plat of record in Volume 1, Page 24, 25 and 26, Map Record of Hidalgo County, Texas, more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of Lot 13, Block 64, N 89° 52' W, 323.11 feet to point the POINT OF BEGINNING of this tract;;  
THENCE South 117.60 feet to the point of beginning of this tract;  
THENCE N 89° 52' W, 159.605 feet, to the Southwest corner of this tract;  
THENCE North 117.60 feet, to the Northwest corner of this tract; and  
THENCE S 89° 52' E, 159.605 feet, to the Northeast corner of this tract;  
and point of beginning of this tract and containing 0.43 Acre of land, more or less, save and except the North 20 feet and the West 20.105 feet which are reserved for Road Easements. Subject to reservations contained in deed from Mauricio Martinez and wife,

Raquel Martinez to Erica Lorraine Moralez dated October 12, 2005 conveying this same property to the grantor herein.

**Reservations from and Exceptions to Conveyance and Warranty:**

Any and all restrictions and easements of records and all matters revealed by an actual and up to date survey and inspection of the premises.

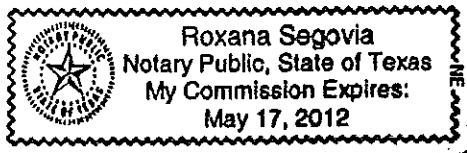
**Grantor**, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to **Grantee** the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to **Grantee**, her heirs, executors, administrators, successors and assigns forever. **Grantor** hereby 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 herein contained.

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

*Erica Lorraine + Erica Lorraine Martinez*  
*Erica Lorraine Moralez*  
Erica Lorraine Moralez f/n/a  
Erica Lorraine Martinez

THE STATE OF TEXAS \*  
COUNTY OF HIDALGO \*

The instrument was acknowledged before me on the 13<sup>th</sup> day of July, 2011, by Erica Lorraine Moralez f/n/a Erica Lorraine Martinez.



*Roxana Segovia*  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**  
Raquel Martinez  
1013 East Loeb  
Edinburg, TX 78539

**PREPARED BY:**  
William H. McPherson  
Attorney at Law  
1300 Hibiscus Ave.  
McAllen, TX 78501-3993  
(956) 874-2066

## WARRANTY DEED

Date: ~~October~~ August 12, 1994

DOC# 414824

Grantor: **ROGELIO CAZARES**

Grantor's Mailing Address (including county): 405 N. 27th Street, Edinburg, Hidalgo County, Texas 78539

Grantee: **ROLANDO MARTINEZ**, as his sole and separate property

Grantee's Mailing Address (including county): P.O. Box 355, Edinburg, Hidalgo County, Texas 78540

Consideration: For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged.

**Property (including any improvements):**

A 0.33 Acre, more or less, Tract of land out of Lot 13, Block 64, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, described by metes and bounds as follows:

COMMENCING at the Northeast corner of Lot 13, Block 64, N 89° 52' W, 323.41 feet, to a point;  
THENCE, South 387.60 feet, to the point of beginning of this tract;  
THENCE, South, 90.00 feet, to the Southeast corner of this tract;  
THENCE, N 89° 52' W, 159.605 feet, to the Southwest corner of this tract;  
THENCE, North, 90.00 feet, to the Northwest corner of this tract;  
THENCE, S 89° 52' E, 159.605 feet, to the Northeast corner and point of beginning of this tract and containing 0.33 Acre of land, more or less, save and except the West 20.105 feet which are reserved for a Road Easement.

**Reservations from and Exceptions to Conveyance and Warranty:**

SUBJECT TO all oil, gas and mineral deeds of record  
SUBJECT TO restrictions of record  
SUBJECT TO easements and reservations as may appear upon the recorded map and the dedications of said subdivision.

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.

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

EXECUTED on this the 12 day of Oct, 1994.

Rogelio Cazares  
ROGELIO CAZARES, Grantor

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the 12<sup>th</sup> day of Oct., 1994,  
by Rogelio CAZARES

[Signature]  
Notary Public, State of Texas  
Notary's name (printed):  
R. Sifuentes  
Notary's commission expires: 03-31-97

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_  
of \_\_\_\_\_  
a \_\_\_\_\_ corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name (printed):  
Notary's commission expires:

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

ROLANDO MARTINEZ  
P.O. Box 355  
Edinburg, Texas 7539

VERNON B. HILL, JR.  
Attorney at Law  
4124 N. 23rd St., Ste. 2  
McAllen, Texas 78504

FILED FOR RECORD  
DOC# 414824 \$11  
10-17-1994 04:37:21  
WILLIAM (BILLY) LEO  
HIDALGO COUNTY