

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	María G. Montelongo	4-13638
2.	Jesus Salazar	4-13636
	COMM. COURT: August 25, 2014	



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 4

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

Application No: 4-13638

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: Maria G. Montelongo

Address: 1500 Opal St.
Panitas, TX 78576

Phone: (956) 222-7544

Approved by Environmental Health:	Temporary Service <u>/</u>	Final Service <u>Chardo Rans</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature <u>Sower</u>
Date Approved:	<u>1 1</u>	<u>8 11 2 114</u>

Water Supplier: North Alamo Water Supply

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

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

regarding the land described as: La Quietud Subdivision lots 29 & 30

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;
- yes 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;
- no 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 Real-af);
 (verified by Flora Castillo);
 (verified by Chardo Rans);
 (verified by Chardo Rans);
 (verified by Flora Castillo);

Flora Castillo
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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956-318-2844

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Mission, TX 78572
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956-205-7049

Precinct 1 2 3 4

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

Application No: 4-13638

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: María G. Martelongo

Address: 1500 Opal St.
Penitas, TX 78576

Phone: (956) 222-7514

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

La Quietud. lots 29 + 30

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

María G. Martelongo 8/19/14
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

8/19/14
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-13638

Aug. 8, 2014

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

L1780-00-000-0029-00

[1] OWNER: MONTELONGO, MARIA G.
1500 OPAL ST.
PENITAS, TX. 78576
Telephone No. 222-7544

[7] LEGAL DESC./NAME OF SUBDIVISION
LA QUIETUD LOT 29 & 30

LOCATION: 0 2812 & DOOLITTLE

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$106,000

[5] SIZE OF STRUCTURE: 2,253 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
NO

[6] USE OF BUILDING: NEW-RESIDENTIAL BLOCK HO

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA
REGULATIONS FRONT-25' REAR-25' SIDES-6'

FOR COUNTY USE ONLY
APPLICATION FEES

Prepared by [Signature] Date 8-8-14

OTHER TOTAL AMOUNT \$30.00

Approved by [Signature] Date 8-4-14

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 480.334 Pct: 4

Community No.: 0325-D

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant [Signature] Date 8/8/14

- 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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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.

Date: MAY 3, 2014

Grantor: G&D FINANCIAL SERVICES, L.P.

Grantor's Mailing Address (including county):
P.O. BOX 1000
MISSION, TEXAS 78573-1000
HIDALGO COUNTY

Grantee: MARIA G. MONTELONGO

Grantee's Mailing Address (including County):
1500 OPAL ST.
PENITAS, TX 78576
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of \$17,250.00 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 of trust of even date, from Grantee to DAVID CROOK, Trustee.

Property (including any improvements):
LOT# 29, LA QUIETUD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGES 41-43, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

Reservations From and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas, and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest 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 interest and payable under the lease;

SUBJECT TO Restrictive Covenants recorded as Document Numbers 1507091 and 1515689, in the Official Records of Hidalgo County, Texas;

SUBJECT TO visible and apparent easements on or across the subject property;

SUBJECT TO minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision;

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

G&D FINANCIAL SERVICES, L.P.

BY: JGF
J. Gary Frisby, President
G&D Finance Co., Inc.
Its sole general partner

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on May 3, 2014, by J. Gary Frisby, President of G&D FINANCE CO., INC. the sole General Partner of G&D FINANCIAL SERVICES, L.P., a Texas Limited Partnership on behalf of said Partnership.



Corina Tapia
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

G&D FINANCIAL SERVICES, L.P.
P.O. BOX 1000
MISSION, TEXAS 78573-1000

AFTER RECORDING RETURN TO:

MARIA G. MONTELONGO
1500 OPAL ST.
PENITAS, TX 78576

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

2521497

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.

Date: MAY 3, 2014

Grantor: G&D FINANCIAL SERVICES, L.P.

Grantor's Mailing Address (including county):
P.O. BOX 1000
MISSION, TEXAS 78573-1000
HIDALGO COUNTY

Grantee: MARIA G. MONTELONGO

Grantee's Mailing Address (including County):
1500 OPAL ST.
PENITAS, TX 78576
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of \$17,250.00 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 of trust of even date, from Grantee to DAVID CROOK, Trustee.

Property (including any improvements):
LOT# 30, LA QUIETUD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGES 41-43, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

Reservations From and Exceptions to Conveyance and Warranty:
SAVE AND EXCEPT all oil, gas, and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest 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 interest and payable under the lease;
SUBJECT TO Restrictive Covenants recorded as Document Numbers 1507091 and 1515689, in the Official Records of Hidalgo County, Texas;
SUBJECT TO visible and apparent easements on or across the subject property;
SUBJECT TO minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision;
SUBJECT TO all recorded restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral severances and other instruments, other than liens and conveyances, that affect the property;

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

G&D FINANCIAL SERVICES, L.P.

BY: JGF
J. Gary Frisby, President
G&D Finance Co., Inc.
Its sole general partner

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on May 3, 2014, by J. Gary Frisby, President of G&D FINANCE CO., INC. the sole General Partner of G&D FINANCIAL SERVICES, L.P., a Texas Limited Partnership on behalf of said Partnership.



Corina Tapia
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

G&D FINANCIAL SERVICES, L.P.
P.O. BOX 1000
MISSION, TEXAS 78573-1000

AFTER RECORDING RETURN TO:

MARIA G. MONTELONGO
1500 OPAL ST.
PENITAS, TX 78576



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: 4-136-38

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: José Salazar
Mary Tomires

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>T-POLE</u>	<u>EXIST - Existing</u>
	<u>12/25/14</u>	<u>1/1</u>

Address: CHRIS Repair Homes

Water Supplier: North Alamo Water

4810 North
Raul Longoria Suite

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

Phone: 929-612

Account/ESI No.: 1500-63-076
 Temporary Pole Permanent Service

regarding the land described as: Pruienswood lot 07.

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved) 12-30-14

(verified by) [Signature]

(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

Rev. 02-19-10

County of Hidalgo

Main Office
1304 South 25th Street
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956-318-2844

Precinct No.1 Substation
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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: 4-13034

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: Jesus Salazar
Address: MARY RAMIROZ
4810 North Kaul Longoria Suite 1
Phone: 956-929-1212

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

Rawenswood lot 7

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jesus Salazar
Requesting Party (Signature) 8/19/14
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

8/19/14
Date

Flora Castillo
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-13636

Aug. 7, 2014

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

R1321-01-000-0007-00

[1] OWNER: SALAZAR, JESUS & ERICA BARRE

[7] LEGAL DESC./NAME OF SUBDIVISION
RAVENSWOOD PH 1 LOT 7

7417 N. 19TH ST.
MCALLEN, TX. 78504

03/03/03M102442029/SW/F

Telephone No. 458-5454

LOCATION: 0 CHAPIN & DEPOT

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: BLOC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

[10] EST. COST OF CONST.: \$300,000

25- RESIDENTIAL NEW SINGLE DWELLING

[5] SIZE OF STRUCTURE: 4,300 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' NORTH SIDE 25' REAR 25' SOUTH SIDE 6'

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 0325D. Pct: 4

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.

Howe L. Navarro 8/7/14
Prepared by Date

Ruby Rioo 8/05/14
Approved by Date

[Signature] 8/7/2014
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.

Doc-2029371

CHARGE TO: VLTC
GF# 117146

WARRANTY DEED WITH VENDOR'S LIEN

Confirms to State Bar of Texas Form

Date: August 14, 2009

Grantor: JOHN CHAMPION and spouse, LETTY CHAMPION

Grantor's Mailing Address (including county): 1315 Candy Lane
Edinburg, TX 78539
Hidalgo County, Texas

Grantee: JESUS SALAZAR and spouse, ERICA BARRERA

Grantee's Mailing Address (including county): 7417 N. 19th Street
McAllen, TX 78504
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00) and is executed by JESUS SALAZAR and spouse, ERICA BARRERA, payable to the order of USAA FEDERAL SAVINGS BANK. The note is secured by a vendor's lien retained in favor of USAA FEDERAL SAVINGS BANK in this deed and by a deed of trust of even date from JESUS SALAZAR and spouse, ERICA BARRERA to DENNIS J. GUDENAU, Trustee.

Property (including any improvements):

All of Lot 7, RAVENSWOOD SUBDIVISION PHASE 1, an Addition to the City of McAllen, Hidalgo County, Texas, according to the map recorded in Volume 33, Page 29, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NoneExceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, transfers 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.

Doc-2029371

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.

USAA FEDERAL SAVINGS BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and the superior title to the Property are retained for the benefit of USAA FEDERAL SAVINGS BANK and are transferred to USAA FEDERAL SAVINGS BANK without recourse on Grantor.

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

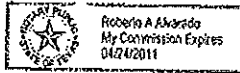
John Champion
JOHN CHAMPION

Letty Champion
LETTY CHAMPION

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 14th of August, 2009, by JOHN CHAMPION.

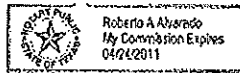


[Signature]
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 14th of August, 2009, by LETTY CHAMPION.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JESUS SALAZAR
ERICA BARRERA
7417 N. 19th Street
McAllen, TX 78504

PREPARED BY:
Law Offices of Roberto A. Alvarado
3203 W. Alberta Road
Edinburg, Texas 78539
CIS/GP Number: 117146