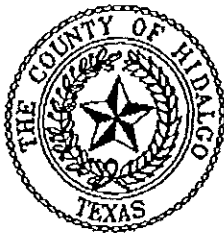


PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	JESUS E. VILLARREAL JR	3-15298
2.	MARIA BALLEZA MARTINEZ	3-15307
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: December 16, 2014	



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

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

Precinct 1 2 (3) 4

Application No: 3-15298

11/2/14

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

Upon the application of:

Name: Jesus E. Villarreal Jr.

Address: 7106 PTJ
Palmview, TX 78572

Phone: 956-458-4159

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	Date Approved:	<u>50024</u>
	<u>1 1</u>	<u>12/01/14</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894
 Temporary Pole Permanent Service

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

Basham #12 Lot 51

[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.

Sandra Cantu 12/01/14
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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956-205-7049

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

Precinct 1 2 3 4

Application No:

3-15298
11/2/14

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

Jesus Eleazar Villarreal Jr.

Known to me [or proved to me in the oath of Texas Commercial Driver through TCDL# 02681308 (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:

Basham # 12 lot 51"

[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]

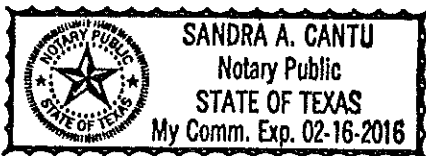
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Raul E. Sesin (Signature)

SUBSCRIBED AND SWORN TO before me on December 1, 2014, to certify which, witnesses my hand and seal of office.



Sandra A. Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

WARRANTY DEED

Date: October 19, 1995

Grantor: DIANABEL GOMEZ

Grantor's Mailing Address (including county):
4317 Canadiana
Mission, Hidalgo County, Texas 78572

Grantee: JESUS ELEAZAR VILLARREAL, JR.

Grantee's Mailing Address (including county):
Route 6 Box 292
Mission, Hidalgo County, Texas 78572

Consideration:
Ten and no/100 dollars (\$10.00) and other good valuable consideration

Property (including any improvements):

Lot fifty one (51), BASHAM SUBDIVISION NO.12,
Hidalgo County, Texas, as per map or plat thereof recorded in
Volume 24, Page 3-A, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas, and other minerals;
SUBJECT TO oil, gas, and mineral leases of record;
SUBJECT TO Building Restrictions and Conditions of record;
SUBJECT TO rights-of-way, and easements of record and all visible
easements;
SUBJECT TO easements, restrictions, conditions, and reservations
as may appear upon the recorded map and dedication of said
subdivision;
SUBJECT TO rights, rules, regulations, and easements in favor of
Hidalgo County Irrigation District No. 6;
SUBJECT TO taxes for the year 1995 and forward or subsequent years.

"NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE
PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER
EXPRESSES NO OPINION ON TITLE TO THIS 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 conveyance and warranty.

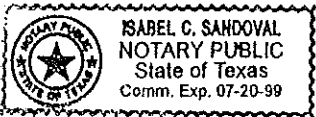
When the context requires, singular nouns and pronouns include the plural.

"NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY."

(Acknowledgment) *Dianabel Gomez*
DIANABEL GOMEZ
4317 Canadiana
Mission, Texas 78572

STATE OF TEXAS
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 19th day of October, 1995
by DIANABEL GOMEZ



Isabel C. Sandoval
Notary Public, State of Texas
Notary's name (printed): Isabel C. Sandoval
Notary's commission expires: 07/20/99

(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:
JESUS ELEAZAR VILLARREAL, JR.
ROUTE 6 BOX 292
MISSION, TEXAS 78572

PREPARED IN THE LAW OFFICE OF:
RAMON ROSALES, JR.
LAW OFFICES OF
RAMON ROSALES, JR., P.C.
1001 NORTH CONWAY
MISSION, TEXAS 78572

Chapter 232 Texas LGC Application

APPLICATION NO:

3-15298

Nov. 12, 2014

COUNTY OF HIDALGO
PLANNING DEPARTMENT

PO DRAWER B
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

B1900-12-000-0051-00

[1] OWNER: VILLARREAL, JESUS ELEAZAR, J
7106 PTJ

[7] LEGAL DESC./NAME OF SUBDIVISION
BASHAM #12 LOT 51
X-44

PALMVIEW, TX 78572

Telephone No. 458-4159

LOCATION: 0 3 ML & 492

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$4,500

[5] SIZE OF STRUCTURE: 756 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES MH ZONE X

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AND SETBACKS.
FRONT 50' SIDES 6' REAR 6'
FFE 84.00

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Sandra Cantu
Prepared by

11/12/14
Date

Light [X] Water [X]

H. Garza
Approved by

11/15/14
Date

Flood Zone: NO Panel No. /Suffix: 0290D Pct: 3

Community No.: 180334

Certification of Elevation
Required: YES NO BFE

[Signature]
Signature of Owner or Applicant

11-12-14
Date

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

[NOTICE]

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBSCRIBED HEREIN TO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, CANALS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

W. P. Basham
OWNER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **W. P. BASHAM** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE **17th** DAY OF **NOVEMBER**, A.D. **1923**.

Jack Healey
NOTARY PUBLIC
HIDALGO COUNTY, TEXAS

APPROVAL BY WATER DISTRICT

THIS PLAN APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT #1 ON THIS THE **13** DAY OF **MARCH**, A.D. **1924**

Thomas H. Logan
PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

I HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE DATES



J. K. Hernandez
REGISTERED PROFESSIONAL ENGINEER
(M.E. HERNANDEZ)
ON THIS THE **15th** DAY OF **SEPTEMBER**, A.D. **1924**

Jack Healey
NOTARY PUBLIC
IN AND FOR HIDALGO COUNTY, TEXAS

CHECK FOR DRAINAGE

512270

512270

LOT 16

APPROVED FOR RECORDING
IN
COMMISSIONERS' OFFICE
THIS **19th** DAY OF **NOVEMBER**, 1924

Carley

FOR RECORDING
HIDALGO COUNTY, TEXAS
Carley
Nov 17 1924

Recorded in Book 224 Page 65A

of the map records of Hidalgo County, Texas

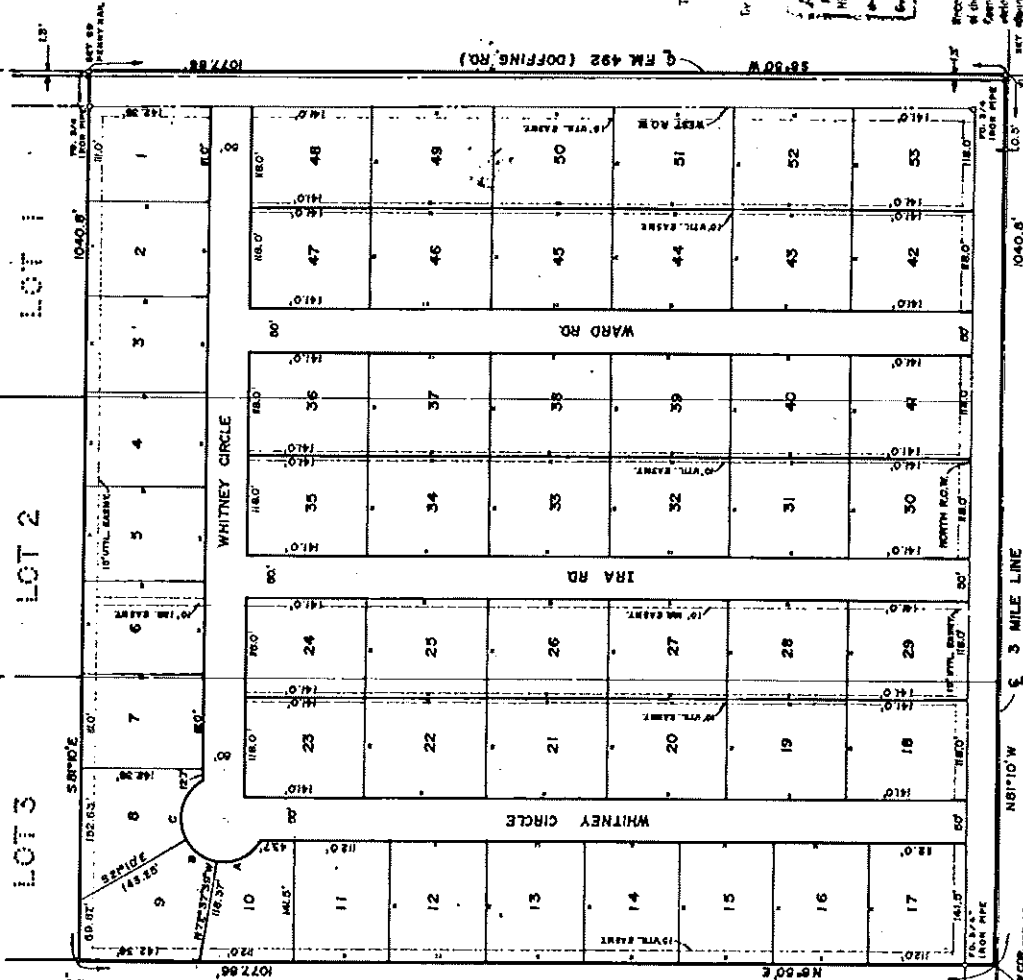
METES AND BOUNDS

ALL OF THAT CERTAIN TRACT OF LAND BEING REFERRED TO AS THE SOUTH 25.754 ACRES OF LOTS 1, 2 AND 3, NICK DOFFING SUBDIVISION NO. 1, HIDALGO COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 60 PERNY NAIL (SET) FOR THE SOUTHWEST CORNER OF LOT 1, SAID POINT BEING THE PLACE OF BEGINNING AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°01' M ALONG THE SOUTH LINE OF LOTS 1, 2 AND 3 (REFERENCE BEING MADE TO THE CENTERLINE OF F.M. 492 AS BEING 0.5 FEET SOUTH OF SAID LOT LINE) A DISTANCE OF 41.3 FEET, AT WHICH POINT A 3/4" IRON PIPE (FOUND) FOR THE NORTH R.O.M. LINE OF F.M. 492, BEARS N 16°05' 51" W 51.39-5 FEET, THEN CONTINUING N 81°01' M ALONG THE SOUTH LINE OF SAID LOT 1, 2 AND 3, A TOTAL DISTANCE OF 1040.8 FEET TO A 60 PERNY NAIL (SET) SAID POINT BEING THE SOUTHWEST CORNER OF LOT 3, AND THE SOUTHWEST CORNER OF THIS TRACT.

SUBJECT TO: EASEMENTS, MINERAL RESERVATIONS, OIL, GAS AND MINERAL LEASE OF RECORD IF ANY. RULES, RIGHTS, REGULATIONS, AND EASEMENTS IN FAVOR OF THE WATER DISTRICT IN WHICH SAID PROPERTY IS LOCATED AND ALL VISIBLE EASEMENTS.



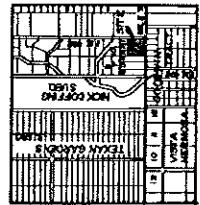
AMENDED
GOODWIN TRACT

BASHAM SUBDIVISION No. 12

BEING A SUBDIVISION OF THE SOUTH 25.754 ACRES OF LOTS 1, 2, AND 3, NICK DOFFING SUBDIVISION NO. 1, HIDALGO COUNTY, TEXAS.

APPROVED 1-12-24

1. EACH LOT OWNER WILL BE REQUIRED TO CONSTRUCT AN 8" HIGH BY 1 FOOT WIDE BERM AROUND THE PERIMETER OF THE LOT
2. SETBACKS: FRONT 20' SIDE 6' REAR 10' CORNER LOTS
3. ANTICIPATED HIGH WATER ELEVATION 83.00
4. FINISH FLOOR ELEVATION 84.00



LOCATION MAP

LOT 4

CURVE DATA

- A $\Delta = 88^{\circ}38'21"$
 $R = 50.0'$
 $L = 99.99'$
- B $\Delta = 0^{\circ}27'39"$
 $R = 50.0'$
 $L = 44.28'$
- C $\Delta = 90^{\circ}00'00"$
 $R = 50.0'$
 $L = 78.54'$



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.
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956-968-4734
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Precinct No.3 Substation
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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

Application No: 3-15307

11/14/14

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

Upon the application of:

Name: Maria Balleza
Martinez

Address: 4301 Whitney
Circle
At Palmview, TX

Phone: (956) 321-8689
(Miguel Lujan)

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>Armando Roca</u> Authorized Signature
Inspection/Permit No:		<u>50032</u>
Date Approved:	<u>1 1</u>	<u>12 13 14</u>

Water Supplier: Agua Sud

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

Account/ESI No.: 100327894
[] Temporary Pole [X] Permanent Service

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

Goodwin Tract Lot 30 BIK 4

[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.~~

Sandra Roca 12/02/14
Planning Department Authorized Signature

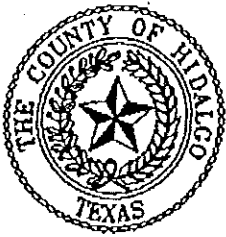
Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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956-205-7045
956-205-7049

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

Precinct 1 2(3)4

Application No: 3-15307
11/14/14

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

Maria Balleza Martinez

Known to me [or proved to me in the oath of USA B1/B2 Visa or through Border Crossing Card (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:

Goodwin Tract Lot 30 B1K4"

[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]

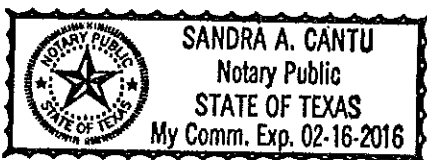
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Maria Balleza Martinez (Signature)

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



Sandra A. Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

WARRANTY DEED

2544607

128 - WARRANTY DEED

TEXAS STANDARD FORM

The State of Texas,

Know All Men by These Presents:

County of HIDALGO

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

THAT Juanita Villarreal, and her children through Affidavit of Heirship Eralcio Villarreal, Jr., Graciela Villarreal, Ricardo M. Villarreal & Magdalena Villarreal of the County of Hidalgo State of Texas for and in consideration

of the sum of Ten and No/100 --- (\$10.00) ----- DOLLARS And other Good & Valuable consideration to in hand paid by : Maria Balleza Martinez

as follows:

Property (including improvements) Information taken from Document No: 857006, filed for the record on 03-22-2000 @ 2:07 p.m., Hidalgo County Clerk Records. See Exhibit "A", for property Discription, Attachment and part of this Warranty Deed. Also, See Affidavit of Heirship, attachment and part of this Warranty Deed.

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Maria Balleza Martinez whose mailing address is 4301 Whitney Circle -- City of Palmview 78574 of the County of Hidalgo State of Texas all that certain

Reservations From and Exceptions to Conveyance & Warranty: See Exhibit "A", attachment and part of this Warranty Deed.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Maria Balleza Martinez

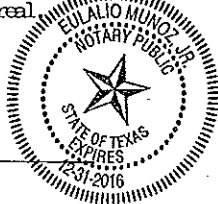
heirs and assigns forever and we do hereby bind ourselves heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Maria Balleza Martinez heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, WITNESS our hand at Mission, Texas this 2nd day of September, 2014. Witness at Request of Grantor:

Handwritten signatures of Eralcio Villarreal, Jr., Graciela Villarreal, Ricardo M. Villarreal, and Magdalena Villarreal.

STATE OF TEXAS COUNTY OF HIDALGO

(Acknowledgement)

This instrument was acknowledged before men on the 2nd day of September, 2014 by Juanita Villarreal, Eralcio Villarreal, Jr., Graciela Villarreal, Ricardo M. Villarreal and Magdalena Villarreal.



My commission expires: Dec. 31, 2016

Handwritten signature of Eulalio Munoz, Jr. Notary Public, State of Texas Notary's printed name: Eulalio Munoz, Jr.

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 THE RECORD IN THE PUBLIC RECORDS
 YOUR SOCIAL SECURITY NUMBER AND/OR YOUR DRIVER
 LICENSE NUMBER. CHAPTER 11 SEC. 11.008
 TEXAS PROPERTY CODE

AFFIDAVIT OF HEIRSHIP
 ESTATE OF ERACLIO VILLARREAL, SR

STATE OF TEXAS
 COUNTY OF HIDALGO

Re: A 0.35 acre tract of land out of the South 5 acres of Lot 30, Block 4, GOODWIN TRACT SUBDIVISION NO. 1, Hidalgo County, Texas, according to the Map thereof recorded in Volume 5, Page 30 of the Map Records, Hidalgo County, Texas, more particularly described by metes and bounds as follows:
 BEGINNING at a point on the South line of said Lot 30, said point being; South 81 10' East, 150.00 feet from the Southwest corner of said Lot 30, for the Southwest corner hereof;
 THENCE, parallel to the West line of said Lot 30; North 8 50' East, 188.3 feet to a point on the North line of the South 5.0 acres of Lot 30, for the Northwest corner hereof;
 THENCE, with the North line of the South 5.0 acres of Lot 30; South 81 10' East, 81.18 feet to a point, for the Northeast corner hereof;
 THENCE, parallel to the West line of said Lot 30; South 8 50' West, 188.3 feet to a point on the South line of Lot 30, for the Southeast corner hereof;
 THENCE, with the South line of said Lot 30; North 81 10' West 81.18 feet to the PLACE OF BEGINNING. Containing 0.35 acre of land, more or less, of which the North 30.0 feet are hereby set aside for road purposes;
 EXCEPT, however, out of the above described TRACT TWO there is hereby reserved unto Grantors, their heirs, personal representatives, successors, and assigns, free ingress and egress over and across the North 30 feet of said TRACT TWO and the same are hereby set aside for road purposes;

Before me, the undersigned authority, on this day personally appeared, Aida De La Garza Rivas of 700 Pammy Circle, Palmview, Texas 78572, to me well known and provided valid identification whom being first duly sworn according to law and oath and stated that she is the witness to this Affidavit of Heirship of Eraclio Villarreal, Sr.

1. That I, Aida De La Garza Rivas am personally acquainted with the family history and facts of Heirship under Eraclio Villarreal, Sr.
2. Descendent was married to Juanita Pena, now known Juanita Pena Villarreal, on 08-25-1966. She had never been married before. Eraclio Villarreal, Sr., was her one and only husband and they were never divorced.
3. Eraclio Villarreal, Sr., was first married to Juanita Pena Villarreal on or about 08-25-1966 in Los Ebanos, Texas and after that time were never married to any other person and were never divorced.
4. Eraclio Villarreal, Sr. died on 12-05-2003, in Mission Hospital, County of Hidalgo, State of Texas without leaving a will. No administration was had on the State of descendent, nor was any necessary, there being no debts or other obligations other than those discharged by the survivors or heirs at law. No Federal Estate tax or state Inheritance tax was due.
5. Eraclio Villarreal, Sr. and Juanita Pena Villarreal had four biological children. The children are named as follows:

Name	Address	Date of Birth
Eraclio Villarreal, Jr.	Hidalgo, Texas	03/03/1967
Graciela Villarreal	208 N. Minnesota Rd-Mission, Tx	03/03/1967
Ricardo M. Villarreal	208 N. Minnesota Rd-Mission, Tx	03/26/1970
Magdalena Villarreal	492 Goodwin Rd---Mission, Tx	12/27/1971

6. Eraclio Villarreal, Sr., at the date of his death left NO other children than those named, nor any descendents of deceased children. Surviving Spouse is Juanita Pena Villarreal.
7. Descendent never adopted any children nor cared for any children in the home other than the children named.

Acknowledgment

This instrument (Affidavit of Heirship) of Heraclio Villarreal, was acknowledged before me on the 2nd day of September, 2014, Aida De La Garza Rivas Uninterested Party, and Witness to Heirship

Aida De La Garza Rivas

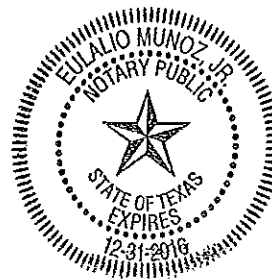
Signature of Witness

Address: 700 Pammy Circle--Palmview, Texas

Subscribed and sworn to and before me, Eulalio Munoz, Jr., by Aida De La Garza Rivas

This 2nd of September, 2014.

Eulalio Munoz Jr.
Notary Public



ATTACHMENT TO WARRANTY DEED

Grantors : Juanita Villarreal, Eraclio Villarreal, Jr., Graciela Villarreal, Ricardo M. Villarreal and Magdalena Villarreal

Grantee : Maria Balleza Martinez

EXHIBIT "A"

A 0.35 acre tract of land out of the South 5 acres of Lot 30, Block 4, GOODWIN TRACT SUBDIVISION NO. 1, Hidalgo County, Texas, according to the Map thereof recorded in Volume 5, Page 30 of the Map Records, Hidalgo County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at a point on the South line of said Lot 30, said point being; South 81 10' East, 150.00 feet from the Southwest corner of said Lot 30, for the Southwest corner hereof;

THENCE, parallel to the West line of said Lot 30; North 8 50' East, 188.3 feet to a point on the North line of the South 5.0 acres of Lot 30, for the Northwest corner hereof;

THENCE, with the North line of the South 5.0 acres of Lot 30; South 81 10' East, 81.18 feet to a point, for the Northeast corner hereof;

THENCE, parallel to the West line of said Lot 30; South 8 50' West, 188.3 feet to a point on the South line of Lot 30, for the Southeast corner hereof;

THENCE, with the South line of said Lot 30; North 81 10' West 81.18 feet to the PLACE OF BEGINNING. Containing 0.35 acre of land, more or less, of which the North 30.0 feet are hereby set aside for road purposes;

EXCEPT, however, out of the above described TRACT TWO there is hereby reserved unto Grantors, their heirs, personal representatives, successors, and assigns, free ingress and egress over and across the North 30 feet of said TRACT TWO and the same are hereby set aside for road purposes;

Reservations From & Exceptions to Conveyance & Warranty:
SUBJECT TO:

Reservations from and Exceptions to Conveyance and Warranty:
SUBJECT TO oil, gas and other mineral reservations of record.
SUBJECT TO oil, gas and other mineral leases of record.
SUBJECT TO easements of record;
SUBJECT TO easements, rights, rules and regulations in favor of Water District No. 6 and all visible easements;

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 belongings, 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, 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.

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

NO TITLE OR TAX EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THIS DOCUMENT WAS PREPARED BASED ON THE INFORMATION PROVIDED BY THE PARTIES AND NO LEGAL ADVICE WAS GIVEN TO EITHER PARTY. THE PREPARER EXPRESSES NO OPINION ON THE TITLE OF THIS PROPERTY

1

2295

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NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. Reviewed 1-1-76.
To select the proper form, fill in blank spaces, strike out form provisions or
insert special terms constitutes the practice of law. No "standard form" can
meet all requirements.

710
llg

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS }
COUNTY OF HIDALGO } KNOW ALL MEN BY THESE PRESENTS:

That I, TYLER MARTIN, a femme sole,

of the County of Hidalgo and State of Texas for and in
consideration of the sum of -----TEN AND NO/100-----
-----(\$10.00)----- DOLLARS

and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which
is hereby acknowledged, and the further consideration of the execution and delivery by grantees of
their one certain promissory note of even date herewith in the principal sum of \$13,500.00,
payable to the order of First National Bank of McAllen, at its principal office in
McAllen, Hidalgo County, Texas, as therein provided and bearing interest at the rates
therein specified and providing for acceleration of maturity in event of default and
for attorney's fees,

the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed
of trust of even date herewith to B.A. SPILLAR, Trustee,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
DALE MASON and wife, DONNA K. MASON

of the County of Hidalgo and State of Texas, all of the following described real
property in Hidalgo County, Texas, to-wit:

A 0.34 acre tract of land out of the South 5 acres of Lot 30, Block 4, Goodwin Tract
Subdivision No. 1, Hidalgo County, Texas, according to the map thereof recorded in
Volume 5, Page 30 of the Map Records, Hidalgo County, Texas, and being more particularly
described by metes and bounds, as follows, to-wit:

BEGINNING at the Southwest corner of said Lot 30; for the Southwest corner hereof, Said point being in 60.0 foot F.M. #492; THENCE with the West line of Lot 30, in 60.0 foot F.M. #492; North 8° 50' East 100.0 feet to a point for the Northwest corner hereof; THENCE, parallel to the South line of said Lot 30; South 81° 10' East, at 5.0 feet pass the East right-of-way line of 60.0 foot F.M. #492 and at 150.0 feet a point, for the Northeast corner hereof; THENCE, parallel to the West line of said Lot 30; South 8° 50' West, 100.0 feet to a point, for the Southeast corner hereof; THENCE, with the South line of said Lot 30; North 81° 10' West 145.0 feet pass the East right-of-way line of 60.0 foot F.M. #492 and at 150.0 feet the PLACE OF BEGINNING. Containing 0.34 acres of land, more or less, of which the West 5.0 feet comprising 0.011 acre lies in use by F.M. #492.

SUBJECT TO:

- A. Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 6 and easements for roadways as shown on the map of the above described subdivision.
- B. All visible easements.
- C. Building restrictions as set for in Volume 301, Page 505, Deed Records.

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

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

The First National Bank of McAllen, at the instance and request of the grantees herein, having advanced and paid in cash to the grantors herein that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described \$13,500.00 note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of First National Bank of McAllen, and the same are hereby TRANSFERRED and ASSIGNED to said First National Bank of McAllen.

EXECUTED this 13th day of January, A. D. 19 81.

Tyler Martin
TYLER MARTIN

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Hidalgo }

Before me, the undersigned authority, on this day personally appeared
TYLER MARTIN, a Femme Sole,
known to me to be the person..... whose name..... 15..... subscribed to the foregoing instrument, and acknowledged to me
that..... She..... executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 15 day of January, A.D. 1981.
DIANE DAVILA
Notary Public in and for Hidalgo County, Texas.
My commission expires....., 19.....
(Printed or stamped name of notary)

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared
known to me to be the person..... whose name..... subscribed to the foregoing instrument, and acknowledged to me
that..... he..... executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the _____ day of _____, A.D. 19_____
Notary Public in and for _____ County, Texas.
My commission expires....., 19.....
(Printed or stamped name of notary)

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared
known to me to be the person..... whose name..... subscribed to the foregoing instrument, and acknowledged to me
that..... he..... executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the _____ day of _____, A.D. 19_____
Notary Public in and for _____ County, Texas.
My commission expires....., 19.....
(Printed or stamped name of notary)

(Corporate Acknowledgment)

THE STATE OF TEXAS
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared
of _____
a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that
he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed
of said corporation.

Given under my hand and seal of office on this the _____ day of _____, A.D. 19_____
Notary Public in and for _____ County, Texas.
My commission expires....., 19.....
(Printed or stamped name of notary)

2295

WARRANTY DEED
WITH VENDOR'S LIEN

TYLER MARTIN,
A Femme Sole

TO

DALE MASON ET UX

FILED FOR RECORD THIS DATE
AT 9:26 o'clock A.M.

JAN 21 1981

SANTOS SALDERRA
County Clerk, Tarrant County, Texas
by *[Signature]* Deputy

PREPARED IN THE LAW OFFICE OF:
MEADOWS, DE LA GARZA & HANSHAW
3616 No. 23rd St., Suite No. 1
McAllen, TX 78501

CHARGE TO: U.S. LIFE TITLE CO.

PLEASE RETURN TO:
Dale A. Mason
First State Bank - McAllen
P.O. Box 1000
McAllen TX 78501

Chapter 232 Texas LGC Application

APPLICATION NO:
3-15307
Nov. 14, 2014

COUNTY OF HIDALGO
PLANNING DEPARTMENT
PO DRAWER B EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

M1250-00-000-0001-10

[1] OWNER: BELLEZA , MARIA MARTINEZ
4301 WHITNEY CIR

MISSION TX 78572-8495

Telephone No. 205-3570

[7] LEGAL DESC./NAME OF SUBDIVISION
~~MARTIN N-58.3'-S-158.3'-W150'~~ HG
AC. Goodwin Tract Lot 30 BIKY
ZONE C-44

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$1,500

[5] SIZE OF STRUCTURE: 256 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES zone C

Special Conditions: No construction allowed over any easements.
F 25 R 15 S 6

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Flood Zone: NO 0400c Pct: 3
Panel No. / Suffix: _____

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.

[Signature] _____
Prepared by _____ Date 11/14/14

[Signature] _____
Approved by _____ Date 11/13/14

[Signature] _____
Signature of Owner or Applicant _____ Date Nov/14/14

[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.