



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: 1-11934

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

Upon the application of:

Name: EVA Cuellar

Address: 3518

PALMETTO Dr.
WESLACOTX

Phone: 956 274 9977

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

Water Supplier: N/A

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

Account/ESI No.: 291307-001

Temporary Pole Permanent Service

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

Nano Grande Homesites lot # 148

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

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

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

-OR-

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

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Precinct 1 2 3 4

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

Application No: 1-11934

**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

Eva Cuellar Juarez

Known to me [or proved to me in the oath of TxOC# 03704432 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:

Hano Grande Homesites lot# 148 ."

[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]

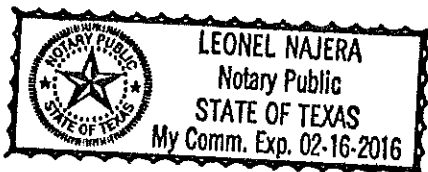
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Eva Cuellar J. (Signature)

SUBSCRIBED AND SWORN TO before me on JANUARY 22th, 20 15, to certify which, witnesses my hand and seal of office.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:

1-11934

Jan. 22, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

L5050-00-000-0148-00

[1] OWNER: CUELLAR, EVA JUAREZ

3518 PALMETTO DR.
WESLACO, TX 78596

Telephone No. 274-9977

[7] LEGAL DESC./NAME OF SUBDIVISION
LLANO GRANDE HOMESITES LT 148

LOCATION: 0 MILE 5 N. & MILE 4

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: CITY

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$15,000

[5] SIZE OF STRUCTURE: 480 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. ZONE B-20

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS & REG.
FRONT 25' REAR 15' SIDES 6' FINISH FLOOR ELEV.
18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by

1/22/15

Date

OTHER _____

TOTAL AMOUNT \$30.00

Light

Water

Flood Zone: NO

Panel No. /Suffix: 0525 B

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.

Approved by

1/21/15

Date

Signature of Owner or Applicant

1-22-15

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 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: March 7, 2013

Grantor: IVANIA MOLINA MELENDEZ D/B/A IVANIA MOLINA REAL ESTATE and husband, NELSON MELENDEZ

Grantor's Mailing Address (including county): 2601 Cardinal, McAllen, Hidalgo County, Texas 78504

Grantee: EVA CUELLAR JUAREZ, a single feme sole

Grantee's Mailing Address (including county): 12804 N. Mile 6W, Weslaco, Hidalgo County, Texas 78596

Consideration: TEN AND NO/100 DOLLARS (\$10.00) 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 the execution and delivery by grantee of his one promissory note of even date herewith in the principal sum of \$8,000.00, payable to the order IVANIA MOLINA MELENDEZ, 2601 Cardinal, McAllen, Hidalgo County, Texas 78504, as therein provided and bearing interest at the rate 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 LEO MONTALVO, Trustee.

Property (including any improvements):

All of Lot 148, LLANO GRANDE HOMESITES, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 14, Page 49, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

EXCEPT AS TO THE WARRANTIES STATED BELOW, GRANTORS MAKE NO FURTHER WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, OR OF

MERCHANTABILITY OR FOR ANY SPECIFIC USE, AND GRANTEE ACCEPTS THE PROPERTY AS AN "AS IS" AND "WHERE IS" CONDITION AND WITH ALL FAULTS.

Reservations from and Exceptions to Conveyance and Warranty:

1. Dated March 2, 2006, filed May 15, 2006 under Document Number 2006-1615197 Official Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
2. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
3. Roadways, easements and reservations as shown on the map of Llano Grande Homesites, recorded in Volume 14, Page 49, Map Records of Hidalgo County, Texas.
4. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 4, 1999, by and between Richard L. Curtin, Jr. and wife, Theresa C. Curtin, as Lessor, and Areto, Inc., as Lessee, recorded on October 4, 1999, in Document Number 812112 Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
5. Mineral and/or royalty reservation contained in deed dated February 8, 1945, recorded in Volume 577, Page 219, dated January 17, 1947, recorded in Volume 606, Page 399 and dated May 15, 1963, recorded in Volume 1062, Page 431, Deed Records of Hidalgo County, Texas.
6. Mineral and/or royalty reservation contained in deed dated November 21, 1966, recorded in Volume 1164, Page 983, Deed Records of Hidalgo County, Texas.
7. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.
8. 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

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 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 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.

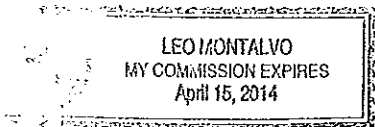
IVANIA MOLINA MELENDEZ
D/B/A IVANIA MOLINA REAL ESTATE

NELSON MELENDEZ

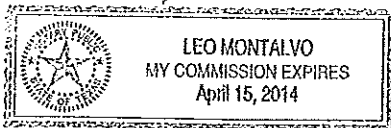
(Acknowledgment)

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 8 day of March, 2013, by IVANIA MOLINA MELENDEZ D/B/A IVANIA MOLINA REAL ESTATE and husband, NELSON MELENDEZ



Notary Public, State of Texas



PREPARED IN THE LAW OFFICE OF:

Leo Montalvo
MONTALVO LAW
900 North Main
McAllen, Texas 78501

AFTER RECORDING RETURN TO:

Eva Cuellar
12804 N. Mile 6W
Weslaco, Texas 78596



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956-205-7049

Precinct (1) 2 3 4

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

Application No: 1-11786

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

Upon the application of:

Name: Karina Velasquez

Address: ~~North Capisallo~~
Walter Mile 17 1/2

N. Edcouch, TX 78543
Phone: 361-300-0372

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
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

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

North Capisallo Ft # 2203

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

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

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

~~-OR-~~

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

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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Precinct ① 2 3 4

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

Application No: 1-11786

**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

Karina Velasquez

Known to me [or proved to me in the oath of TXD # 25732439 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:

North Capisallo PL # 2203"

[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]

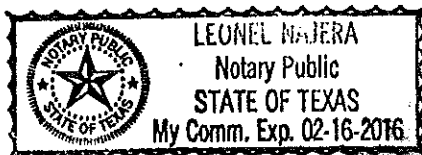
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Karina Velasquez (Signature)

SUBSCRIBED AND SWORN TO before me on January 27, 2018, to certify which, witnesses my hand and seal of office.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:

1-11786

Nov. 10, 2014

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

N3400-00-000-2203-10

[1] OWNER: ROEL, JOSE I.
VELASQUEZ, KARINA
6916 MILE 17 1/2 N
EDCOUCH TX 78538-0902

[7] LEGAL DESC./NAME OF SUBDIVISION
NORTH CAPISALLO W81'-E660'-S39
6' FT 2203 0.74AC GR 0.70AC NE
T

Telephone No.

LOCATION: 0

[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.: \$70,000

[5] SIZE OF STRUCTURE: 1,872 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:50' REAR:15' SIDES:6'
MIN. ELV. ABOVE TOP OF NATURAL GROUND 18"

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Flood Zone: NO

Panel No. / Suffix: 03506 Pct: 0

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 [Signature] Date 11/10/14

Approved by [Signature] Date 11/7/14

Signature of Owner or Applicant [Signature] Date 11/10/14

[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.

246218

STATE OF TEXAS
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 OR YOUR DRIVER'S LICENSE NUMBER.

DEED WITHOUT WARRANTY WITH VENDOR'S LIEN

Date: March 11, 2014

Grantor: Gusta, Ltd.

Grantor's Mailing Address (including county):

315 East Dallas
McAllen, Texas 78501
Hidalgo County

Grantees: Jose Ivan Roel and Karina Velasquez

Grantee's Mailing Address (including county):

6916 Mile 17½ North
Edcouch, Texas 78538
Hidalgo County, Texas

Consideration:

Good and valuable consideration, the receipt and sufficiency of which is hereby accepted, and the execution and delivery by Grantee of a certain promissory note of even date herewith in the principal amount of \$29,000.00 payable to the order of Grantor as therein provided, the payment of the note is additionally secured by a Deed of Trust of even date herewith to David Crook Trustee. The vendor's lien herein retained shall serve as additional security for the payment of the above-described note.

Property:

.073 acres, more or less, situated in Farm Tract 2203, North Capisallo District Subdivision, Hidalgo County, Texas, as described in deed dated October 28, 1989, from Jose Hugo Gomez etal to Imelda Ortega, in Volume 2860, Page 376, deed records of Hidalgo County, Texas.

Reservations from Conveyance:

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

Exceptions to Conveyance and Warranty:

All of record.

GRANTOR:

Gusta, Ltd.

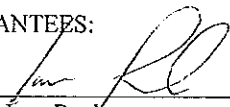
By: 

General Partners
FLEA INVESTMENTS, LLC
A. Ford Sasser, III, President

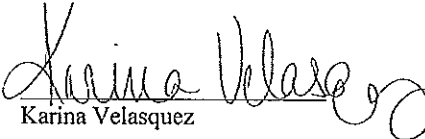
ACCEPTANCE:

Grantee hereby accepts the foregoing conveyance subject to the reservations therein set forth, and agrees to be bound by the terms and conditions thereof.

GRANTEES:



Jose Ivan Roel




Karina Velasquez

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 11th day of March 2014, by A. Ford Sasser, III, President of Gusta, Ltd., General Partner of Flea Investments, LLC.

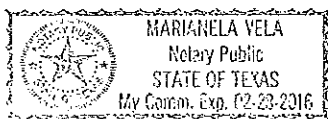


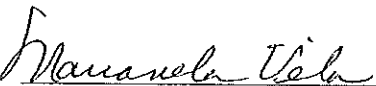


Notary Public, State of Texas
Notary's Printed Name:
Commission Expires:

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on 11th day of March 2014 by Jose Ivan Roel and Karina Velasquez.





Notary Public, State of Texas
Notary's Printed Name:
Commission Expires:

AFTER RECORDING, RETURN TO:

Gusta, Ltd.
315 East Dallas
McAllen, Texas 78501

2866
376
B

XO/asg 87-230

145666

2251

Prepared by the State Bar of Texas for use by lawyers only.
Revised 10-85.
© 1985 by the State Bar of Texas.

VOL 2866 PAGE 376

WARRANTY DEED

Date: October 28, 1989

Grantor: JOSE HUGO GOMEZ and wife, GRABIELA L. GOMEZ, and GENOVEVA P. GOMEZ, as ^(GS) Natural Guardian of the Estate of JOSE ANGEL GOMEZ, JR., Minor, by order signed on November 28, 1989 under Cause Number 20,680-0 of the Probate Records of Hidalgo County, Texas.

Grantor's Mailing Address (including county): P. O. Box 646, Edcouch, Hidalgo County, Texas

Grantee: IMELDA ORTEGA

Grantee's Mailing Address (including county): P. O. Box 902, Edcouch, Hidalgo County, Texas

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and all other valuable consideration;

Property (including any improvements):

A tract of land containing 0.73 acres out of Farm Tract 2203 North Capisallo District Subdivision, Hidalgo County, Texas, and being more particularly described as follows: BEGINNING at a point in the East line of Farm Tract 2203; THENCE, West a distance of 579 feet, the point of beginning of this tract, THENCE continuing West along the South line of Farm Tract 2203 a distance of 81 feet, the Southwest corner of this tract; THENCE, along a line parallel to the East line of Farm Tract 2203 North a distance of 396 feet, the Northwest corner of the tract herein conveyed; THENCE, along a line parallel to the South line of Farm Tract 2203, East a distance of 81 feet to a point, the Northeast corner of the tract herein conveyed; THENCE South along a line parallel to the East line of Farm Tract 2203 a distance of 396 feet to the point of beginning, being the Southeast corner of this tract. Said tract containing 0.73 acres, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

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.

Jose Hugo Gomez
JOSE HUGO GOMEZ VOL 2860 PAGE 377

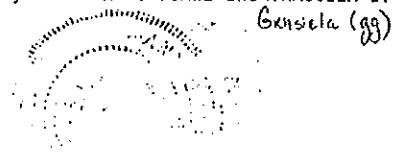
Graciela L. Gomez
GRACIELA L. GOMEZ
(99) *Graciela*

Genoveva P. Gomez
GENOVEVA P. GOMEZ, as Natural Guardian of the
Estate of JOSE ANGEL GOMEZ, JR., Minor,
by order signed on November 28, 1989
under Cause Number 20,680-D of the
Probate Records of Hidalgo County, Texas.

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on the 28 day of October, 19 89,
by JOSE HUGO GOMEZ and GRACIELA L. GOMEZ.

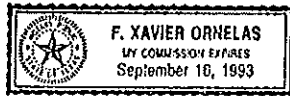


Ann Surface
Notary Public, State of Texas
Notary's name (printed): ANN SURFACE
Notary's commission expires: 12/2/91

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 16th day of January, 19 90,
by GENOVEVA P. GOMEZ, as Guardian of the Estate of JOSE ANGEL GOMEZ, JR., Minor, by
order signed on November 28, 1989 under Cause Number 20,680-D of the Probate
Records of Hidalgo County, Texas.



F. Xavier Ornelas
Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

1432
AFTER RECORDING RETURN TO:
PENA, McDONALD, PRESTIA & ORNELAS
P. O. DRAWER 54
EDINBURG, TEXAS 78540-0054
512/383-6251

PREPARED IN THE LAW OFFICE OF:
PENA, McDONALD, PRESTIA & ORNELAS
P. O. DRAWER 54
EDINBURG, TEXAS 78540-0054
512/383-6251

145666

TEXAS
COUNTY OF
EDINBURG
JAN 17 1990
PENA, McDONALD, PRESTIA & ORNELAS