



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: 1-11975

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

Upon the application of:

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

Name: Jose Salendo

Address: 311 Live Oak ave
Weslaco TX 78596

Phone: 976-332-6114

Water Supplier: NAWSL

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

Account/ESI No.: 267475-002
 Temporary Pole [] Permanent Service

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

Mid-Way Village lot # 22 blk # 3

[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.

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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

Precinct 1 2 3 4

Application No: 1-11975

**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

JOSE A. GALINDO

Known to me [or proved to me in the oath of ^{ID} Act # 01985717 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:

Mid-Way Village."

[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]

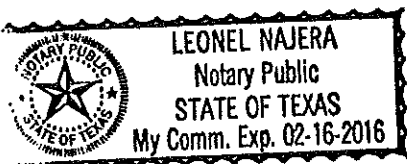
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-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."~~

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on February 6th, 2015, to certify which, witnesses my hand and seal of office.



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

24483

MID-WAY VILLAGE SUBDIVISION

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT,
This 26th day of Feb. 1973
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
Santos Saldana

SUBDIVISION PLAT

SHOWING THE Mid-Way Village Subdivision, BEING A SUBDIVISION OF THE WEST 16.75 ACRES OF THE SOUTH 33.75 ACRES, FARM TRACT 625, WEST TRACT ADDITION, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, E.L. WELLS, REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF LANDS AS PREPARED UNDER MY DIRECTION.

WITNESS MY HAND AND SEAL THIS 26 DAY OF Jan. 1973
E.L. Wells
E.L. WELLS Reg. No. 1436

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID E.L. WELLS ON THIS 26th DAY OF January 1973.

Bobbie A. Hertz
Bobbie A. Hertz
Notary Public, Hidalgo County, Texas

KNOW ALL MEN BY THESE PRESENTS THAT I (WE), THE OWNER(S) OF THE PROPERTY HEREON DESCRIBED, DO HEREBY SUBDIVIDE AND ADOPT THIS MAP OF SAID SUBDIVISION OF THE ABOVE 16.75 ACRES, AND NOW DEDICATE TO PUBLIC USE ALL STREETS, ALLEYS AND UTILITY EASEMENTS SHOWN THEREON.

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 1st DAY OF February 1973.

H.M. Pike
Notary Public, Hidalgo County, Texas
H.M. PIKE

STATE OF TEXAS
COUNTY OF HIDALGO

AUTHORIZED AND APPROVED BY THE COMMISSIONERS COURT OF HIDALGO COUNTY, TEXAS IN REGULAR SESSION THIS _____ DAY OF _____ 1973.

County Judge

THIS PLAT APPROVED BY THE WESLACO CITY COMMISSION ON THE 26 DAY OF January 1973.

Alton Bessy
Secretary

STATE OF TEXAS
COUNTY OF HIDALGO

I, Santos Saldana, Clerk of the County Court, in and for Hidalgo County, Texas do hereby certify that the foregoing instrument dated _____ day of _____, A.D. 19____, with the certificate of authentication was filed for record in my office on the _____ day of _____, A.D. 19____, at _____ O'clock _____ M., and was duly recorded by me on the _____ day of _____, A.D. 19____, at _____ O'clock _____ M., in Volume _____, page _____ of the Records of Hidalgo County, Texas.

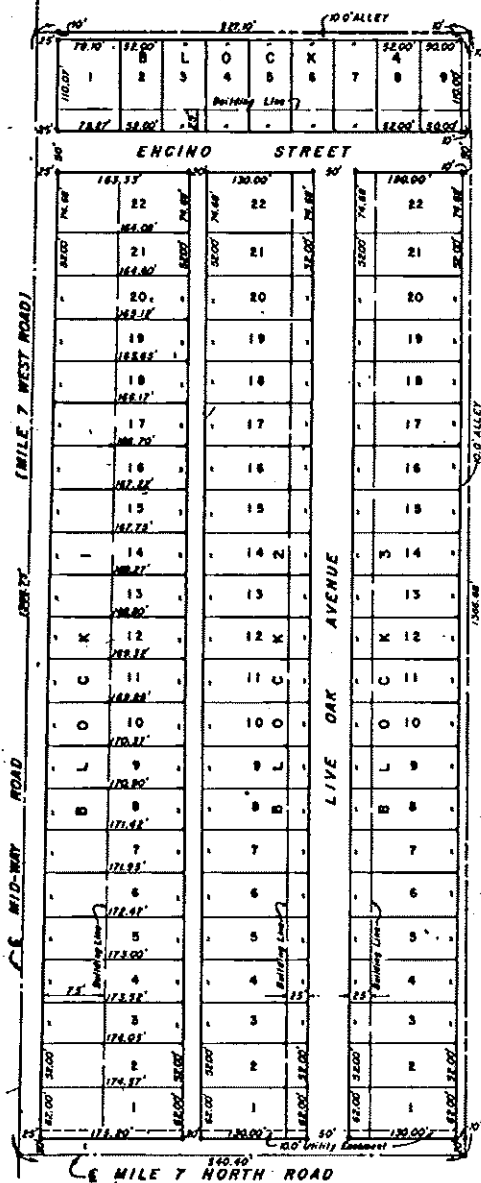
Witness my hand and seal of the County of Hidalgo, at my office in Edinburg, Texas, this _____ day of _____, A.D. 19____.

By _____
Deputy Santos Saldana

Filed for record at _____ O'clock _____ M., this _____ day of _____, A.D. 19____.

County Clerk _____
Deputy _____

APPROVED
FOR RECORDING
Hidalgo Co. Register/Dept.
By *Santos Saldana*
Date 2-6-73



Chapter 232 Texas LGC Application

APPLICATION NO:
1-11975
Feb. 6, 2015

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

M4050-00-003-0022-00

[1] OWNER: GALINDO, JOSE

[7] LEGAL DESC./NAME OF SUBDIVISION
MID WAY VILLAGE BLK 3 LT 22

1225 S. INDIANA
MERCEDAS, TX 78570

Telephone No. 332-6114

LOCATION: 0 MIDWAY & MILE 7 N.

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$0

[5] SIZE OF STRUCTURE: 1,075 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: REST. ZONE X-25

Special Conditions: No construction allowed over any easements.
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:25' REAR:15' SIDE:6' CORNER:10'
MIN. ELEV. ABOVE TOP OF NATURAL GROUND 18"

FOR COUNTY USE ONLY
APPLICATION FEES

Prepared by [Signature] 2/6/15
Date

OTHER _____
TOTAL AMOUNT \$30.00

Approved by [Signature] 2/5/15
Date

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0450C Pct: 1

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

Signature of Owner or Applicant [Signature] 2-6-15
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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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.

Date: January 28, 2015

Grantor: B TWIN, LLC

2582062

Grantor's Mailing Address:

10113 N 10th STREET, STE A
MCALLEN, TEXAS 78504
HIDALGO COUNTY

Grantee: JOSE A. GALINDO

Grantee's Mailing Address:

1225 S. INDIANA
MERCEDES, TEXAS 78570
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 \$27,000.00 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 Marcus C. Barrera, Trustee.

Property (including any improvements):

LOT 22, BLOCK 3, MID-WAY VILLAGE SUBDIVISION, HIDALGO COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 19, PAGE
15, 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 rights 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 filed of record in the Official Records of Hidalgo County, Texas;
SUBJECT TO visible and apparent easements on or across the subject property;

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
PAGE 1 OF 3

SUBJECT TO minimum floor elevations, minimum building setback lines, utility easements, and other requirements that may be shown on the map or plat 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;
SUBJECT TO easements, right-of-way and prescriptive rights, whether of record or not;
SUBJECT TO taxes for the current year and all subsequent years, payment of which are expressly assumed by the Grantee herein.
SUBJECT TO any right of redemption exercised by any previous owner of the property, if any.

Grantor, for the consideration, receipt of which is acknowledged, 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, executor, 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 claim is by, through or under Grantor, but not otherwise.

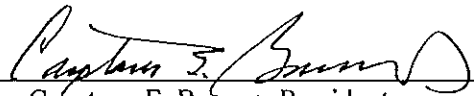
Grantor has executed and delivered this Deed and has granted, bargained, sold and conveyed the Property, and grantee has accepted this Deed and has purchased the Property "as is", "where is" and "with all faults," and without any representations or warranties whatsoever, express or implied, written or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

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

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

NO POLICY OF TITLE INSURANCE WAS REQUESTED OR REQUIRED BY GRANTEE.

B TWIN, LLC

By: 
Cayetano E. Barrera, President
B TWIN, LLC

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on January 28, 2015, by Cayetano E. Barrera, President of B Twin, LLC.

Melissa Kalifa
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
BARRERA, SANCHEZ & ASSOCIATES, P.C.
10113 N. 10th St., Ste A
McAllen, Texas 78504

AFTER RECORDING RETURN TO:
B TWIN, LLC.
10113 N 10th St Ste A
McAllen, Texas 78504



PLANNING DEPARTMENT

Rev. 02-19-10

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

Precinct 0 2 3 4

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

Application No: 1-11961

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

Upon the application of:

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

Name: Aeresa Zuniga

Address: PO Box 443
ELSA TX
78543

Phone: 956-239-6189

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:

Oak Subdivision lot # 6

[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

County of Hidalgo

Rev. 02-19-10

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956-205-7049

Precinct ① 2 3 4

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

Application No: 1-11961

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

Teresa Zuniga

Known to me [or proved to me in the oath of TXED # 17775034 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:

Oak subdivision lot # 6."

[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]

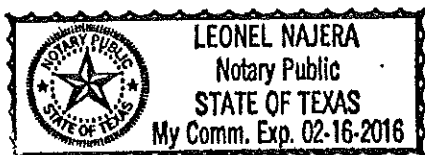
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Loren Zuniga (Signature)

SUBSCRIBED AND SWORN TO before me on February 10th, 2015, 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:
1-11961
Feb. 3, 2015

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

O0300-00-000-0006-00

[1] OWNER: ZUNIGA, TERESA
P.O BOX 443
ELSA TX 78543-1422
Telephone No. 208-3326

[7] LEGAL DESC./NAME OF SUBDIVISION
OAK LOT 6

LOCATION: 0 MONE CRISTO & JESUS F.

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$6,000

[5] SIZE OF STRUCTURE: 1,500 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

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

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

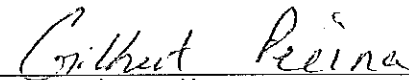
Flood Zone: NO
Panel No. /Suffix: 0525B Pct: 1

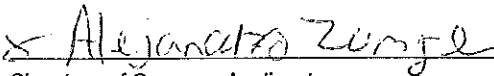
Community No.: 480334

Certification of Elevation
Required: YES NO BFE

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


Prepared by _____ Date 2/3/15

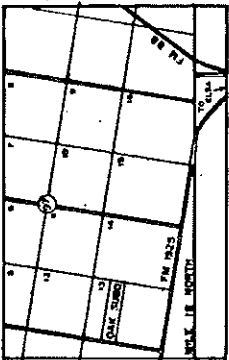

Approved by _____ Date 2/3/15


Signature of Owner or Applicant _____ Date 2-3-15

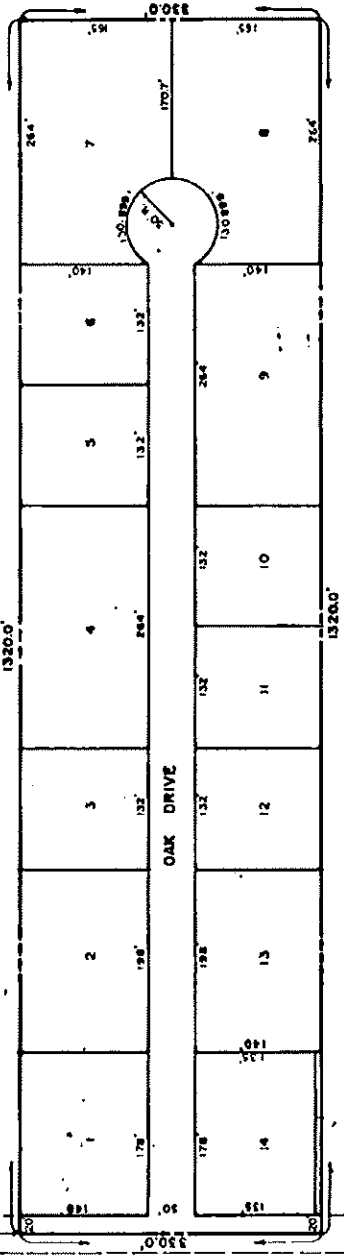
[NOTICE]

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.

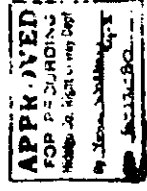


N.W. COR. LOT 13
439.23'



1.491.0

OAK SUBDIVISION



Recorded in Book 100 of the
of the map records of Hidalgo
County, Texas
Charles L. Wilson
County Clerk
State of Texas
County of Hidalgo

FILED FOR RECORD
MAY 12 PM 2 18
SANTOS SALDANA
COUNTY CLERK
HIDALGO COUNTY TEXAS

The Oak Subdivision, being a tract or parcel of land containing 16.46 gross acres, more or less, situated in and a part of Lot 13, Block 37, Missouri-Texas Land and Irrigation Company Subdivision, Hidalgo Co., Texas.

BEGINNING at a point 428.23 ft. South from the southwest corner of Lot 13, also being the northwest corner of this subdivision;

THENCE, along a line parallel with the North boundary line of Lot 13, East a distance of 1,320.0 ft. to a point;

THENCE, along the East boundary line of Lot 13, South a distance of 336.0 ft. to a point;

THENCE, along a line parallel with the South boundary line of Lot 13, West a distance of 1,320.0 ft. to a point;

THENCE, along the West boundary line of Lot 13, North a distance of 336.0 ft. to the point of beginning, containing within these metes and bounds 16.00 acres of land, more or less.

State of Texas
County of Hidalgo

I, William R. Shea, a Registered Professional Engineer in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property under my supervision on the ground.

Witness my hand and seal this 10th day of April, 1980.

William R. Shea
Registered Professional Engineer



I, the undersigned, owner of the land shown on this plat and designated herein as the Oak Subdivision to Hidalgo County, Texas, and whose name is subscribed hereto, hereby approve, accept and adopt the accompanying map of said subdivision and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and all public places thereon shown for the purpose and consideration therein expressed.

Charles Lockingfall
Owner

Before me, the undersigned authority, on this day personally appeared Charles Lockingfall, 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 stated.

Given under my hand and seal of office this 5th day of May, 1980.

Charles L. Wilson
County Clerk
Hidalgo County, Texas
My Commission Expires the 15th day of April, 1981

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: January 2, 2015

Grantor: FoGa Partnership, a Texas general partnership

Grantor's Mailing Address (including county):

P O Box 4169
McAllen, Texas 78502
Hidalgo County

Grantee: Teresa Zuniga

Grantee's Mailing Address (including county):

P O Box 443
Elsa, Texas 78543
Hidalgo County

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:

Lot 6, Oak Subdivision, A subdivision in Hidalgo County, Texas According to the map or plat thereof, recorded in Volume 21, Page 95, Plat records of Hidalgo County, Texas. (Account No. 00300-00-000-0006-00)

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.

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 any 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 any county water improvement district or other applicable governmental district, agency or authority.

Standby fees, taxes and assessments for any taxing authority for the year 2015 and subsequent years, and subsequent taxes and assessments by any taxing body for prior years due to change in land usage or ownership.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, 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, without express or implied warranty. All covenants and/or warranties that might arise by contract, statute or common law (including but not limited to the covenant of seisin) as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

This conveyance is intended to include any property interests obtained by after-acquired title.

Grantee, by its acceptance hereof, accepts the Property in its physical condition as of the date hereof, AS IS, WHERE IS AND WITH ALL FAULTS, and acknowledges that it has no recourse whatsoever against Grantor in the event of discovery of any defects of any kind, latent or patent. Grantee acknowledges and agrees that Grantor has not made and does not make any representation, warranty or covenant of any kind or character whatsoever, whether expressed or implied, with respect to the physical condition, use or usefulness of the Property or any portion thereof, and (1) GRANTOR HEREBY EXPRESSLY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF CONDITION, MERCHANTABILITY, HABITABILITY, FITNESS FOR A PARTICULAR PURPOSE, OWNERSHIP OR WITH RESPECT TO THE VALUE, PROFITABILITY OR MARKETABILITY OF THE PROPERTY, AND (2) GRANTOR HEREBY DISCLAIMS ANY REPRESENTATION OR WARRANTY WITH REGARD TO COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO THE HANDLING, GENERATING, TREATING, STORING OR DISPOSING OF ANY HAZARDOUS WASTE OR SUBSTANCE.

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

[SIGNATURE PAGE FOLLOWS]

GRANTOR:

FoGa Partnership, a Texas General Partnership

By: *A. Ford Sasser, III*
A. Ford Sasser, III, Partner

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.

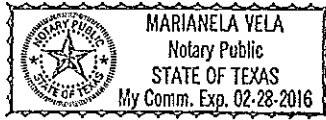
GRANTEE:

Teresa Zuniga
Teresa Zuniga

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

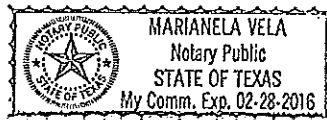
This instrument was acknowledged before me on the 2nd day of January 2015, by A. Ford Sasser, III, Partner of FoGa Partnership, a Texas general partnership, on behalf of said partnership.



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

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on 2nd day of January 2015 by Teresa Zuniga.



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

AFTER RECORDING, RETURN TO:

FoGa Partnership
P O Box 4169
McAllen, Texas 78502