

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	Eva Soto	4-14829
2.	Benicio Garcia (Malvaez)	4-14660
	COMM. COURT: September 29, 2015	



PLANNING DEPARTMENT

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-14829

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

Upon the application of:

Name: Eva Soto / ~~Sonia Gonzalez~~

Address: 209 W San Bernardino
Akinig TX 78566

Phone: 95 414 0584

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>9/22/15</u>

Water Supplier: N/A

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:

Youth Tower Estates lot 278

[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. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-14829

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 Soto

Known to me [or proved to me in the oath of Drivers License Tx or through 11949098 (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

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

lot 278 South Tower Estates Subdivision."

[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]

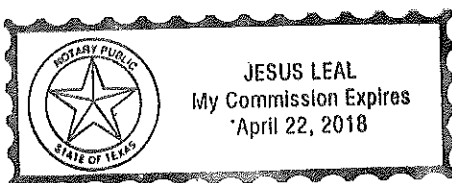
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

~~-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 Soto (Signature)

SUBSCRIBED AND SWORN TO before me on September 22, 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:

4-14829

Sep. 11, 2015

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

S4770-00-000-0278-00

[1] OWNER: SOTO, EVA

[7] LEGAL DESC./NAME OF SUBDIVISION
SOUTH TOWER ESTATES LOT 278

209 SAN BERNARDINO DR
ALAMO, TX 78516

Telephone No. 414-0584

LOCATION: 0 R. BLANCO & TOWER

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: MILI

[9] CONSTRUCTION TYPE: BLOC

[4] PURPOSE OF APPLICATION: MOVED BUILDING

[10] EST. COST OF CONST.: \$30,000

01- RESIDENTIAL NEW SINGLE DWELLING

[5] SIZE OF STRUCTURE: 0 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: RESD. ZONE-B

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:25' BACK:15' SIDES:6'

MINIMUM ELEV. 18" ABOVE THE STREET

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO 480334 Pct: 4
Panel No. /Suffix:

Community No.: 0425C

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 9/11/15

Approved by R. Rios

Date 7/23/15

Signature of Owner or Applicant [Signature]

Date 9-11-15

[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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: June 25, 2015

Grantor: E.E.A.C., Inc., a Texas Corporation
Grantor's Mailing Address:
P.O. Box 5454
McAllen, Texas 78502

Grantee: Eva Soto
Grantee's Mailing Address:
209 San Bernardino
Alamo, Texas 78516
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Sixteen Thousand Five Hundred Dollars and No Cents (\$16,500.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Robert Geissler, Trustee.

Property (including any improvements):

Lot 278, South Tower Estates Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in the Office of the County Clerk of Hidalgo County, Texas, and more particularly described in that deed dated January 29, 1993 from Bar Investments, Inc. to Arnoldo Villarreal and Rosa Villarreal, recorded on March 23, 1993 in Document Number 311445, Official Records, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Easements, rights-of-way, and prescriptive rights, whether of record or not;
3. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
4. Rights of adjoining owners in any walls and fences situated on a common boundary;
5. Any discrepancies, conflicts, or shortages an area or boundary lines;
6. Any encroachments or overlapping of improvements;
7. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
8. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
9. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
10. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of the subdivision in which the property is located;
11. Rules and Regulations of Hidalgo County, Texas pertaining to septic tanks and other sanitary facilities; and

Federal and County flood plain elevation regulations.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said 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 warranty, when the claim is by, through, or under Grantor, but not otherwise.

Grantee is taking the property in an arm's-length agreement between the parties. The consideration was bargained on the basis of an "as is, Where is" transaction and reflects the agreement of the parties that there are no representations or express or implied warranties.

By the acceptance of this Deed, Grantee is taking 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 limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or 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 promise 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 the Purchase Note is fully paid according to its terms, at which time this deed shall become absolute.

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.

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

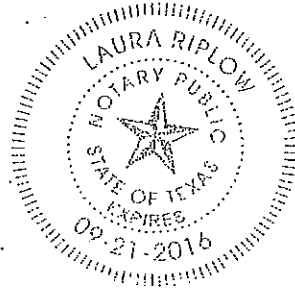
E.E.A.C., Inc.,
Texas Corporation

BY: _____
ITS: PRESIDENT

(Acknowledgment)

State of Texas
County of Hidalgo

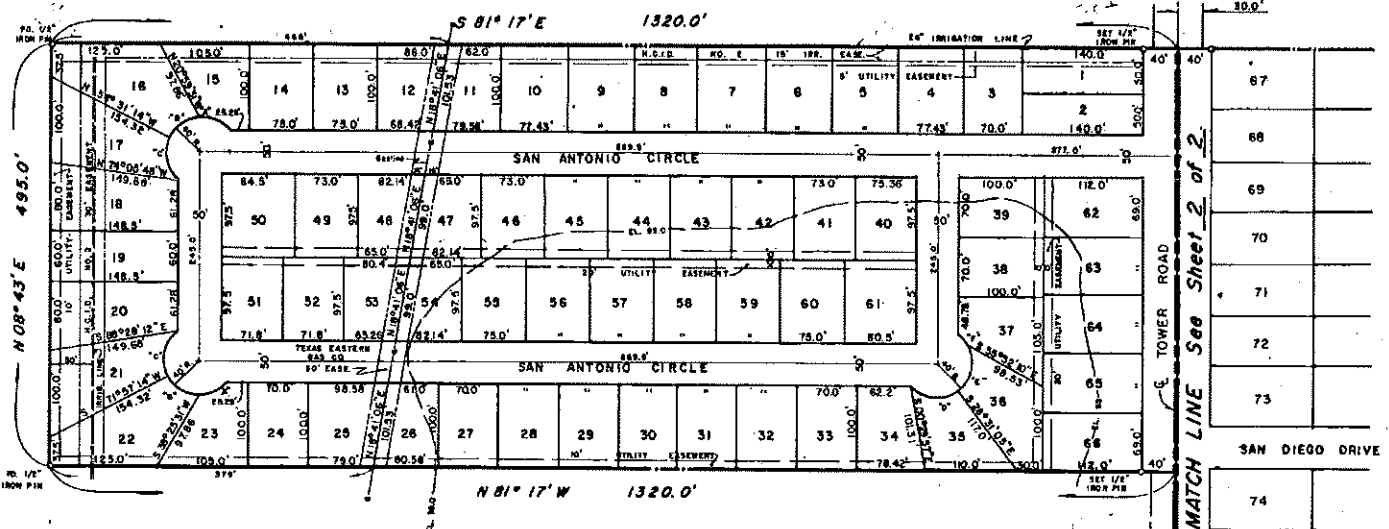
This instrument was acknowledged before me on the 25th day of June, 2015, by
ELIAS WOLOSKI, PRESIDENT of E.E.A.C., Inc.,
a Texas Corporation, on behalf of said Texas Corporation.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

E.E.A.C., Inc.
P.O. Box 5454
McAllen, Texas 78502



MAP OF
SOUTH TOWER ESTATES SUBDIVISION
 HIDALGO COUNTY, TEXAS

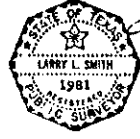
SHEET 1 OF 2

BEING A RESUBDIVISION OF 95.0 ACRES CONSISTING OF ALL OF LOTS 13, 14, AND THE NORTH 15 ACRES OF LOT 15, BLOCK 29, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS

NO. OF LOTS THIS SHEET = 68
 TOTAL NO. OF LOTS = 221

I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR AND ENGINEER, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.

APPROVED FOR RECORDING
 Hidalgo Co. Right of Way Dept.
 By: *Don Wilbur*
 Date: Dec. 28, 1984



Larry L. Smith
 LARRY L. SMITH
 REGISTERED PUBLIC SURVEYOR AND ENGINEER
 EDINBURG, TEXAS
 JOB # 2-840394

STATE OF TEXAS
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING MAP OR PLAT AND DOES DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS DESIGNATED THEREON.

11 (68) hank

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, OTHER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 20th DAY OF December, A.D., 1984.

Marie A. Jordan
 ROTARY PUBLIC FOR THE STATE OF TEXAS

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, ON THIS THE 20th DAY OF December, A.D., 1984.

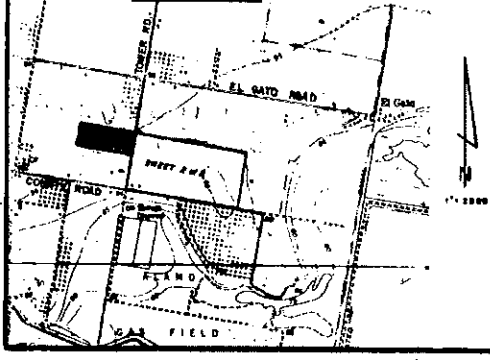
ATTEST:
Carroll Folger
 SECRETARY

J.R. Martin
 PRESIDENT

FILED
 12:40 PM
 DEC 28 1984
 A. EDGAR RUIZ
 County Clerk, Hidalgo County, Texas
 By: *D.B. Sullivan*

97295

KEY MAP



APPROVED FOR RECORDING
 BY
 COMMISSIONERS' COURT
 The 28 day of Dec 1984
 EDGAR RUIZ, County Clerk
 Hidalgo County, Texas
Carroll Folger

CURVE DATA

SYMBOL	DELTA	LENGTH	TANGENT	RADIUS	CHORD
"A"	51°19'04"	35.83'	19.22'	40.0'	34.64'
"B"	63°14'14"	44.15'	24.83'	40.0'	41.84'
"C"	78°04'51"	54.81'	32.44'	40.0'	50.39'
"D"	88°33'10"	61.82'	39.00'	40.0'	58.85'
"E"	78°18'00"	64.88'	38.59'	40.0'	58.91'
"F"	25°46'59"	18.00'	9.16'	40.0'	17.85'

- NOTES:
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS 12 INCHES ABOVE THE NATURAL GROUND OR ELEVATION 96.0, WHICHEVER IS HIGHER.
 - ANTICIPATED HIGH WATER CREATED BY A 100 YEAR STORM ON THIS SUBDIVISION AND THE SUBDIVISION IS IN ZONE "B" ON FEMA'S FLOOD INSURANCE RATE MAP.
 - BENCH MARK: COTTON PICKER SPINDLE IN POWER POLE WEST OF TOWER ROAD AND SOUTH OF COUNTY ROAD.
 - WHERE PROPOSED SHEETS CROSS EXISTING H.C.I.D. NO. 2 IRRIGATION LINES, THE LINES SHALL BE REPLACED WITH MATCHING SIZE R.J.A.C. PIPE FOR THE WIDTH OF THE RIGHT-OF-WAY.

MELDEN & HUNT INC.
 CONSULTING ENGINEERS
 EDINBURG, TEXAS
 512-361-0941

DRAWN: NOV. 11, 1984



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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Edinburg, Texas 78542
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-14460

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

Benicio Garcia Malvaez

Known to me [or proved to me in the oath of TX DL # 1117 1419 or through Texas Driver License (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:

3501 Sunnyside Dr, Edinburg TX 78534 Noningside Estates ¹⁸⁷⁷

[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]

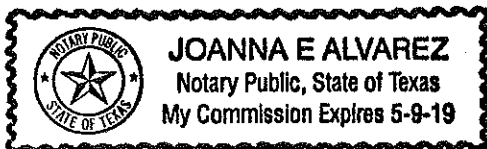
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-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."

Benicio Garcia (Signature)

SUBSCRIBED AND SWORN TO before me on September 16, 2015, to certify which, witnesses my hand and seal of office.



Joanna Alvarez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:

4-14660

Jul. 21, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

M6755-00-000-0007-00

[1] OWNER: MALVAEZ GARCIA, BENICIO

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

3501 SUNNYSIDE DR.
EDINBURG, TX 78539

Telephone No. 460-2685

LOCATION: 0 WISCONSIN & C. CHAVEZ

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: MOVED BUILDING

44- MOBILE HOMES

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

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESD. ZONE-B

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT: 25' BACK: 15' NORTHSIDE: 15' SOUTHSIDE: 6'

MINIMUM ELEV. 18" ABOVE TOP OF STREET

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$60.00

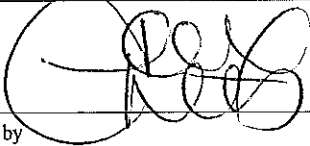
Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 480334 Pct: 0

Community No.: 0425C

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

7/24/15
Date

R. Rios
Approved by

7/24/15
Date

BENICIO GARCIA
Signature of Owner or Applicant

7/21/15
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.

BENICIO

2612551

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 RECORDING THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

GIFT DEED

Date: May 15, 2015

Grantor: SYLVIA ARGUELLO

Grantor's Mailing Address (including county):

811 West Lee
Pharr, Texas 78577
Hidalgo, County

Grantee: BENICIO GARCIA MALVAEZ, as his sole and separate property

Grantee's Mailing Address (including county):

3503 S. Sunnyside Dr.
Edinburg, Texas 78539
Hidalgo, County

Consideration: Love and Affection.

Property (including any improvements):

All of Lot Seven (7) MORNINGSIDE ESTATE, Hidalgo County, Texas, according to the map recorded in Volume 23, Page 55, Map Records, in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations From and Exceptions to Conveyance and Warranty:

SUBJECT TO:

1. Easements;
2. Oil and gas restrictions;
3. Other restrictions of records; and
4. Grantee herein assumes and agrees to pay all taxes assessed against the property herein conveyed for the year 2015 and subsequent years.

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

