

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	VICTOR TAMEZ	1-10721
2.	IRMA C. HERRERA	1-13023
3.	MARIA G. MARTINEZ	1-13012
4.	SAUL SILVA	1-12858
	COMM. COURT: FEBRUARY 3, 2016	



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-10721

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Victor Tamez

Address: 10514 Mile 2 1/2 E  
Mercedes TX 78570

Phone: 361 482 7133

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

Water Supplier: NAWSC

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

Account/ESI No.: N/A 275 991-002  
 Temporary Pole  Permanent Service

regarding the land described as:

TAMEZ & GARCIA'S 0 lot #2

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

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

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

(Date approved 5/5/15);

(verified by Gilbert Paez);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-10721

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: Victor Tamez

Address: 10514 Mile 2 1/2 E  
Mercedes Tx 78570

Phone: 361 482 7133

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

TAMEZ & GARCIA'S lot #2

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Victor Tamez  
Requesting Party (Signature)

1-14-16  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

1/15/16  
Date

[Signature]  
County Official



# Chapter 232 Texas LGC Application

APPLICATION NO:

110721

Dec. 9, 2013

*6/1/12*

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

C1400-00-026-0007-01

[1] OWNER: TAMEZ, VICTOR M. & MAYRA S.

1602 E. 25TH ST.  
WESLACO, TX 78596

Telephone No. 998-6110

[7] LEGAL DESC./NAME OF SUBDIVISION  
CAPISALLO 10.00AC-40.0AC OF LO  
T 7 BLK 26 10.00AC NET

LOCATION: 0 MILE 1 1/2 E. & MILE 9 N.

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[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.: \$40,000

[5] SIZE OF STRUCTURE: 3,180 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 50' 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: 0450 Pct: 1

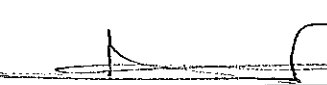
Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

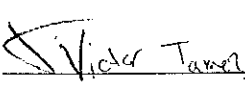
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures 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

12/9/13  
Date

  
Approved by

12/9/13  
Date

  
Signature of Owner or Applicant

12-9-13  
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

WE HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT.  
EDWARDS ABSTRACT & TITLE CO.

Date: July 22, 2013

Grantor: MICHAEL VAN BURKLEO, a single person, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF LAVERNE YOUNG, DECEASED AND AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF RONALD VAN BURKLEO, DECEASED; and LINDA FAY REED VAN BURKLEO, a single person

Grantor's Mailing Address (including county): 1965 Old Port Isabel Rd.  
Brownsville, Texas 78521  
Cameron County, Texas

Grantee: Victor Manuel Tamez and wife, Mayra San Juanita Tamez

Grantee's Mailing Address (including county): 853 Hackberry St.  
Port Lavaca, Texas 77979  
Calhoun County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of **ELSA STATE BANK & TRUST CO.**, in the principal amount of SIXTY FOUR THOUSAND AND NO/100THS DOLLARS (\$64,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of **ELSA STATE BANK & TRUST CO.** and by a first-lien deed of trust of even date from Grantee to **CESAR GONZALEZ**, Trustee.

Property (including any improvements):

A 10.00 acre tract of land being the North 330.00 feet of Lot 7, Block 26, Hidalgo County, Texas, as per map or plat thereof recorded in Volume C, Page 227, Map Records, Hidalgo County, Texas, said 10.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of Lot 7, Block 26, Capisallo Subdivision, THENCE, with the North line of said Lot 7, Block 26, at 15.00 feet passing a set 1/2 inch iron rod at the East right of way line of Mile 2 1/2 E Road, at 1320.00 feet in all to the Northeast corner of said Lot 7, Block 26, and the Northeast corner of this tract of land; A 1/2 inch iron rod was set 1.6 feet East and on line from said Northeast corner for reference to avoid irrigation stand pipe;

THENCE, South, with the East line of said Lot 7, Block 26, a distance of 330.00 feet to a set 1/2 inch iron rod for the Southeast corner of this tract of land;

THENCE, West, at 1305.00 feet passing a set ½ inch iron rod at the East right of way line of Mile 2 ½ E Road, a total distance of 1320.00 feet to the West line of said Lot 7, Block 26 for the Southwest corner of this tract of land;

THENCE, North, with the West line of said Lot 7, Block 26, the centerline of Mile 2 ½ E Road, a distance of 330.00 feet to the POINT OF BEGINNING, being 10.00 acres of land, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

Mineral and/or royalty grant and/or reservation in instrument dated June 22, 1948, recorded in Volume 83, Page 392, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated May 24, 1945, recorded in Volume 60, Page 111, dated August 18, 1947, recorded in Volume 74, Page 94, dated June 2, 1950, recorded in Volume 109, Page 79, dated December 9, 1959, recorded in Volume 242, Page 424, dated July 17, 1969, recorded in Volume 323, Page 323, and dated July 19, 1976, recorded in Volume 366, Page 853, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easement and/or other rights, if any, as set forth in Deed dated July 15, 1927, recorded in Volume 259, Page 43, Deed Records, Hidalgo County, Texas.

All rights, title, and interest in, and to the canal right-of-way on said property owned or claimed in fee by Hidalgo and Cameron Counties Irrigation District No. 9.

Subject to any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

Subject to any portion of the land described herein lying within canal right of way.

Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Irrigation District No. 9.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Fifteen foot (15') road right of way along the West side as shown in survey plat dated June 25, 2013, prepared by Jose Mario Gonzalez, R.P.L.S. No. 5571, Job No. RIO 13 207.

Taxes for the year 2013 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and

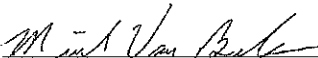
appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

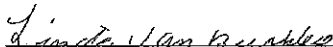
The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

ELSA STATE BANK & TRUST CO., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of ELSA STATE BANK & TRUST CO. and are transferred to ELSA STATE BANK & TRUST CO., without recourse against Grantor.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

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

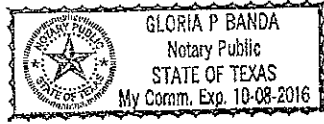
  
MICHAEL VAN BURKLEO, INDIVIDUALLY  
AND AS INDEPENDENT EXECUTOR OF THE  
ESTATE OF LAVERNE YOUNG, DECEASED  
AND AS INDEPENDENT ADMINISTRATOR  
OF THE ESTATE OF RONALD VAN  
BURKLEO, DECEASED

  
LINDA FAY REED VAN BURKLEO

(Acknowledgment)

State of Texas §  
County of Hidalgo §

This instrument was acknowledged before me on the 22<sup>nd</sup> of July, 2013, by MICHAEL VAN BURKLEO, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF LAVERNE YOUNG, DECEASED AND AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF RONALD VAN BURKLEO, DECEASED.



Gloria P Banda  
Notary Public, State of Texas

(Acknowledgment)

State of Texas §  
County of Hidalgo §

This instrument was acknowledged before me on the 22<sup>nd</sup> of July, 2013, by LINDA FAY REED VAN BURKLEO



Gloria P Banda  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Victor Manuel Tamez and wife, Mayra San Juanita Tamez  
853 Hackberry St.  
Port Lavaca, Texas 77979

PREPARED BY:  
Lewis, Monroe & Peña  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 786902;mdl:cam



# PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-13023

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Irma C. Herrera

Address: 2510 Tulipana Ave  
Weslaco, TX 78596

Phone: 956-532-6938

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

Water Supplier: City of Weslaco

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

Account/ESI No.: 10032789462/53176  
 Temporary Pole  Permanent Service

regarding the land described as: Carmona Lot #2

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

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

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

(Date approved) 10-25-15  
(verified by) Johanna Vallejo  
(verified by) Johanna Vallejo  
(verified by) Johanna Vallejo  
(verified by) Johanna Vallejo

Johanna Vallejo  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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Rev. 06-03-15

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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-13023

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: Irma C. Herrera

Address: 2510 Tulipana Ave  
Weslaco, Texas 78596

Phone: (956) 532-6938

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

Carmona Lot #2

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]  
Requesting Party (Signature)

01-12-16  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

1/27/2016  
Date

Johanna Valdez  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-13023

Jan. 12, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

C1835-00-000-0002-00

[ 1] OWNER: HERRERA, IRMA C.  
929 6TH ST.  
MERCEDDES TX 78570

Telephone No.

[ 7] LEGAL DESC./NAME OF SUBDIVISION  
CARMONA LOT 2

LOCATION: 0 MILE 5 N. & MILE 5 1/2 W.

[ 2] CONTRACTOR: SELF

[ 8] SEWAGE: PUBLI

[ 3] WATER SYSTEM: OTHE

[ 9] CONSTRUCTION TYPE: META

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

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

[ 5] SIZE OF STRUCTURE: 1,084 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:      YES  
     NO

[ 6] USE OF BUILDING: B-20

### Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:25' REAR:25 SIDES:6'  
MIN. ELEV. ABOVE TOP B-20

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 0525C 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.

Johanna Vallejo  
Prepared by

1/12/2016  
Date

Leonel Najera  
Approved by

1/12/2016  
Date

[Signature]  
Signature of Owner or Applicant

1/12/2016  
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.**

## **SPECIAL WARRANTY DEED**

Date: **December 29, 2015**

Grantor: **DANIEL CARMONA joined herein, pro forma only, by his wife, NORMA JEAN CARMONA**

Grantor's Mailing Address: **2508 S. Tulipana  
Weslaco, Texas 78596  
Hidalgo County**

Grantee: **IRMA CARMONA HERRERA, a single woman**

Grantee's Mailing Address: **2510 S. Tulipana  
Mercedes, Texas 78570  
Hidalgo County**

Consideration: **Love and affection for my sister, IRMA CARMONA HERRERA, and in partition of our undivided ownership of Lots 1 and 2, Carmona Subdivision.**

Property (including any improvements):

**Lot 2, CARMONA SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded under Clerk's Document No. 2658728, Official Records Hidalgo County, Texas.**

Reservations from Conveyance: **None**

Exceptions to Conveyance and Warranty:

- 1. Easements and reservations as shown according to the map and plat thereof.**
- 2. Ordinances or regulations of the county and city having jurisdiction over the Property.**
- 3. Visible and apparent easements on or across the subject property.**
- 4. 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.**
- 5. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water district having jurisdiction over the Property.**
- 6. Taxes for 2015 and subsequent years, the payment of which Grantee assumes.**

7. **The right of Josefa M. Carmona and/or any one of her children the right of first refusal to repurchase the herein described property, as set out in Gift Deed dated February 29, 2000, recorded under Clerk's Document No. 850428, Hidalgo County, Texas.**

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

  
\_\_\_\_\_  
DANIEL CARMONA

  
\_\_\_\_\_  
NORMA JEAN CARMONA

STATE OF TEXAS

§

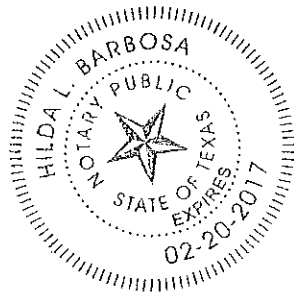
Acknowledgment

§

COUNTY OF HIDALGO

§

This instrument was acknowledged before me on this the 30<sup>th</sup> day of December, 2015, by DANIEL CARMONA and NORMA JEAN CARMONA.



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

**AFTER RECORDING, RETURN TO:**

Barry E. Jones  
302 W. 2nd Street, Ste. 3  
Mercedes, Texas 78570

U:\REAL ESTATE\2015 RE Files\2015 Misc\Carmona to Carmona\SPECIAL WARRANTY DEED- Irma.wpd



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-13012

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Maria G. Martinez

Address: P.O. Box 746

Weslaco, Tx 78596

Phone: 956-351-1099

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

Water Supplier: NAWSC

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

regarding the land described as:

San Jacinto # 5 lot # 2

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

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

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

(Date approved 6-22-09);

(verified by Gilbert Acuna);

(verified by \_\_\_\_\_);

(verified by \_\_\_\_\_);

(verified by \_\_\_\_\_);

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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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

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-13012

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: Maria G. Martinez

Address: P.O. Box 746

Weslaco, Tx 78596

Phone: 956-361-1099

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

Wile 13 & FM 1015 Lot #2 San Jacinto #5

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Maria G. Martinez 1-14-16  
Requesting Party (Signature) Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

1/14/16  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-13012  
Jan. 8, 2016

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

S0669-05-000-0002-00

[ 1 ] OWNER: MARTINEZ, MARIA G  
P.O. BOX 746  
ELSA, TEXAS 78543  
Telephone No. 351-1099

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SAN JACINTO #5 LOT#2

LOCATION: 0 MILE 13 1/2 & FM 1015

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

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

[ 10 ] EST. COST OF CONST.: \$13,700


[ 5 ] SIZE OF STRUCTURE: 896 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: MOBILE HOME ZONE X-44

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/COUNTY SETBACKS FRONT 25'  
SIDES 6' REAR 63'

### FOR COUNTY USE ONLY APPLICATION FEES

  
Prepared by \_\_\_\_\_ Date 1-8-15

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

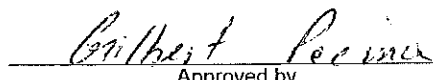
Light [X] Water [X]

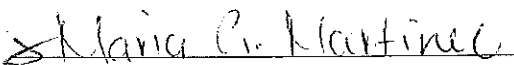
Flood Zone: MI Panel No. /Suffix: 0450C Pct: 1

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 \_\_\_\_\_ Date 1-8-15

  
Signature of Owner or Applicant \_\_\_\_\_ Date 1-8-16

### [ 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.

## ASSUMPTION WARRANTY DEED

Date: August 21, 2015

Grantor: Lionel Lopez and Oralia Lopez  
Grantor's Mailing Address (including county):

2602 N. Louisiana Avenue  
Weslaco, Texas 78596  
Hidalgo County, Texas

Grantee: Maria G. Martinez  
Grantee's Mailing Address (including county):

P.O. Box 746  
Elsa, Texas 78543  
Hidalgo County, Texas

Consideration: A cash consideration paid to Grantor by Grantee and Grantee's assumption of and agreement to pay, according to the note's terms, the unpaid principal and earned interest on the note in the original principal sum of Twenty-Nine Thousand Four Hundred Dollars and No Cents (\$29,400.00) dated July 15, 2009, executed by Lionel Lopez and Oralia Lopez and payable to the order of San Jacinto Enterprises. L.L.C., a Texas Limited Liability Company. The note is secured by a an express vendor's lien and additionally secured by a Deed of Trust dated July 15, 2009, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File Number 2046001. As further consideration, Grantee promises to keep and perform all the covenants and obligations of the Grantor named in that deed of trust and Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note. Grantor assigns to Grantee any funds on deposit for payment of taxes and insurance premiums.

Property (including any improvements):

Lot 2, San Jacinto Estates No. 5, Hidalgo County, Texas, as shown by the map or plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 2012515

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not:

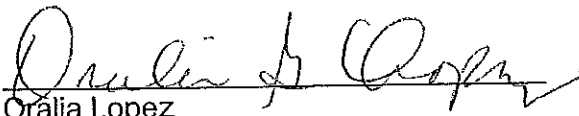
To Grantor, a reservation of the vendor's lien and superior title to the property and its improvements until the note assumed by Grantee has been fully paid according to its terms, at which time this deed will become absolute. Except as provided in any deed of trust to secure assumption, Holder's release of the assumed liens will release this vendor's lien without the joinder of Grantor.

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.

Grantor has elected not to require Grantee to execute a Deed of Trust to Secure Assumption and is aware of the risks of not doing so.

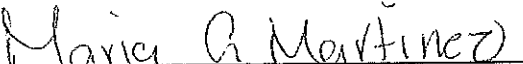
When the context requires, singular nouns and pronouns include the plural.

  
\_\_\_\_\_  
Lionel Lopez

  
\_\_\_\_\_  
Oralia Lopez

ACCEPTED:

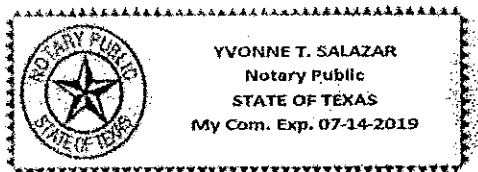
The undersigned is executing this Assumption Warranty Deed to acknowledge acceptance of this conveyance and assumption of the obligations under the above-described Note and Deed of Trust.


  
\_\_\_\_\_  
Maria G. Martinez

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 21<sup>st</sup> day of August, 2015, by  
Lionel Lopez.

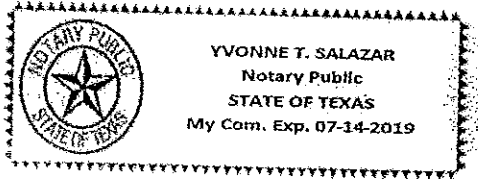


  
\_\_\_\_\_  
Notary Public, State of Texas

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 20<sup>th</sup> day of August, 2015, by  
Oralia Lopez.

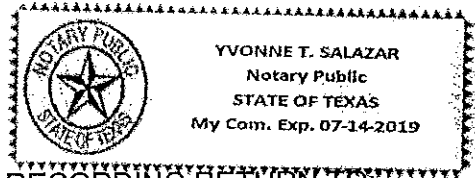


Yvonne T. Salazar  
Notary Public, State of Texas

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 21<sup>st</sup> day of August, 2015, by  
Maria G. Martinez.



Yvonne T. Salazar  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Abram Sales, Ltd.  
P.O. Box 727  
Mission, Texas 78573

PREPARED BY:

Law Office of David A. Ewers, P.C.  
LR  
323 Nolana  
McAllen, Texas 78504

Abram-Lopez-Martinez-AWD-2SJE5  
Abram-Lopez-Martinez-AWD-2SJE5.wpd

Software by  
ReMerge-It, LLC  
(956)630-9401  
Sales@Remerge-It.com



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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: 1-12858

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Saul Silva

Address: 106 Teran  
Weslaco TX

Phone: (956) 457-7039

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

Water Supplier: Military

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

regarding the land described as:

Ranitas de Progreso Lot 34

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

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

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

(Date approved 11-30-04);  
 (verified by Gilbert Pecover);  
 (verified by \_\_\_\_\_);  
 (verified by \_\_\_\_\_);  
 (verified by \_\_\_\_\_);

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
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Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-12858

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: Saul Silva

Address: 106 TERAN

Weslaco TX

Phone: (956) 457-7039

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

RANCHITO DE PROGRESO P41 LOT 34

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

X Saul Silva  
Requesting Party (Signature)

1/26/16  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

1/27/16  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-12858  
Nov. 3, 2015

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

R0940-01-000-0034-00

[ 1 ] OWNER: SILVA, SAUL

304 TORREON ST  
HIDALGO, TEXAS 78557

Telephone No. 463-1672

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
RANCHITOS DE PROGRESSO PH.1  
LOT 34

LOCATION: 0 FM 88 & US 281

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: CITY

[ 9 ] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$112,000

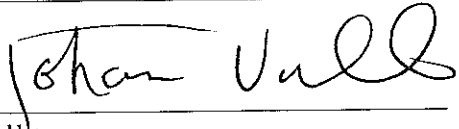
[ 5 ] SIZE OF STRUCTURE: 2,801 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW RES ZONE B-25

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ COUNTY SETBACKS FRONT 25'  
SIDES 6' REAR 20'

### FOR COUNTY USE ONLY APPLICATION FEES

  
Prepared by

11/3/2015  
Date

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Light [X] Water [X]

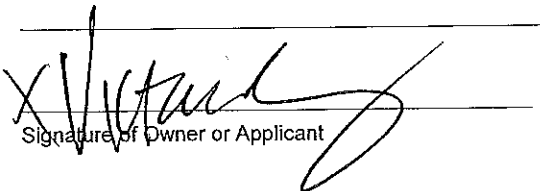
  
Approved by

10/21/2015  
Date

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

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

  
Signature of Owner or Applicant

11/3/2015  
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.

## General Warranty Deed

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: April 21, 2015

Grantor: RENE GONZALEZ and wife, IRMA GONZALEZ

Grantor's Mailing Address: 103 Apollo Dr.  
Donna, Texas 78536  
Hidalgo County

Grantee: SAUL SILVA, JR.

Grantee's Mailing Address: 1701 W. Las Milpas  
Pharr, Texas 78577  
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

All of Lot 34, Ranchitos de Progreso Phase I Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 46, Pages 159-161, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Subject To:

Deed of Trust dated December 1, 2008 securing a note in the amount of \$37,800.00 executed by RENE GONZALEZ and wife, IRMA GONZALEZ payable to SECURITY SERVICE FEDERAL CREDIT UNION, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File No. 1951341.

All oil, gas, and other mineral reservations of record, if any;

All oil, gas leases and drilling agreements of record, if any;

Easements of record, if any;

Easements and conditions as may be contained in plat of said subdivision, if any;

Easements, rights, rules, and regulations in favor of pertaining water district, if any;

All visible easements and restrictions of record, if any.

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.

All ad valorem taxes for the year 2015 and all subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person

whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the 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 AS TO TITLE TO THIS PROPERTY.

*Rene Gonzalez*  
RENE GONZALEZ

\_\_\_\_\_  
IRMA GONZALEZ

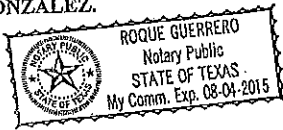
Accepted by:

*Saul Silva*  
SAUL SILVA, JR.

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 1<sup>st</sup> day of ~~April~~ <sup>June</sup>, 2015, by  
RENE GONZALEZ.



*Rogue Guerrero*  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

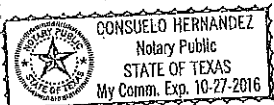
This instrument was acknowledged before me on the \_\_\_\_\_ day of April, 2015, by  
IRMA GONZALEZ.

\_\_\_\_\_  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 27<sup>th</sup> day of April, 2015, by  
SAUL SILVA, JR.



*Consuelo Hernandez*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
SAUL SILVA, JR.  
1701 W. Las Milpas  
Pharr, Texas 78577

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GONZALEZ-SILVA;JK/bm