

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Jose A. & Graciela Noriega	4-15345
2.	Fidel Davila Jr.	4-15320
3.	Jose Luis & Nora L. Cazares	4-15093
4.	Horacio & Lillian Sanchez	4-14292
5.	Miguel Angel & Alejandrina Ramirez	4-15345
	COMM. COURT: April 5, 2016	



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

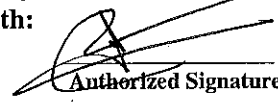
Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15352

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
Inspection/Permit No:		Authorized Signature
Date Approved:	<u>3/28/16</u>	<u> / / </u>

Name: Jose A. Norega

Address: 35402 Aggre Dr.
San Manuel, TX 78539

Water Supplier: Edinburg

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

Phone: 956-562-9179

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

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

Freshwater farms NO. 3 Lot # 3 Block # 09

[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

County of Hidalgo

Rev. 06-03-15

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Edinburg, Texas 78542
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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-15352

03-22-10

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. Noriega

Known to me [or proved to me in the oath of _____ or through
DL#20010815 (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:

Fresh water Farms NO. 3 lot # 3 Block # 09."

[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]

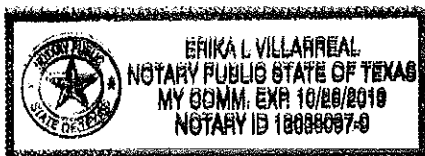
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

J. Arredondo (Signature)

SUBSCRIBED AND SWORN TO before me on March, 29th, 2010, to certify which, witnesses my hand and seal of office.



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

X

Chapter 232 Texas LGC Application

APPLICATION NO:
4-15352
Mar. 22, 2016

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

F7050-03-009-0003-10

[1] OWNER: NORIEGA, JOSE & GRACIELA
PO BOX 464
EDINBURG, TX 78540
Telephone No. 562-9179

[7] LEGAL DESC./NAME OF SUBDIVISION
FRESHWATER FARMS #3 LOT 3 BLK
4.34AC GR 4.13AC NET

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$125,000

[5] SIZE OF STRUCTURE: 2,903 Sq. Ft.


[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES

Special Conditions: No construction allowed over any easements.


MUST COMPLY WITH ALL COUNTY SETBACKS AND REGULATIONS FRONT 200' REAR 15' SIDES 50' 18" TOP OF CURB.

**FOR COUNTY USE ONLY
APPLICATION FEES**


Prepared by

03/22/2016
Date

OTHER _____
TOTAL AMOUNT \$30.00


Approved by

03/15/2016
Date

Light Water

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

Community No.: _____

Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant

X 3 22 16
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.

After Recording Return To:
GRACIELA NORIEGA
8227 DOROTHY ST.
EDINBURG, TEXAS 78542

TEXAS GENERAL 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.

Effective Date: February 23, 2016

Grantor (whether one or more): ANA LAURA TORRES; AND JESUS I. TORRES AND ANA MARIA TORRES, CO-TRUSTEES OF THE JESUS I. TORRES AND ANA MARIA TORRES FAMILY TRUST

Grantee (whether one or more): GRACIELA NORIEGA AND JOSE A. NORIEGA, A MARRIED COUPLE

Grantee's Mailing Address: LOT 3, BLK 9, FRESHWATER FARMS #3
EDINBURG, TEXAS 78539

Consideration:

Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, including a note of the same date in the principal amount of ONE HUNDRED SIXTY-TWO THOUSAND AND NO/100 Dollars (\$162,000.00) (the "Note"), executed by the Grantee and payable to the order of COMPASS BANK (the "Lender"). The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of the Lender, and by a deed of trust of the same date from the Grantee to EDUARDO CASTANEDA, Trustee for the benefit of the Lender.

Property (including improvements):

That certain property located in HIDALGO County, Texas to-wit: LOT 3, BLOCK 9, FRESH WATER FARMS SUBDIVISION NO. 3, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 9, PAGE 55, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Reservations from Conveyance: The first and superior vendor's lien and superior title to secure payment of the Note.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or to which title is taken subject to; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor, other than conveyances of the surface fee estate, that affect the Property; any discrepancies or conflicts in boundary lines; any encroachments or overlapping of improvements; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay and subsequent assessments for the current year and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to

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

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

Executed to be effective as of the Effective Date.

Ana Laura A. Torres
ANA LAURA TORRES

Date

JESUS I. TORRES, CO-TRUSTEE OF THE JESUS I. TORRES AND ANA MARIA TORRES FAMILY TRUST
Date

ANA MARIA TORRES, CO-TRUSTEE OF THE JESUS I. TORRES AND ANA MARIA TORRES FAMILY TRUST
Date

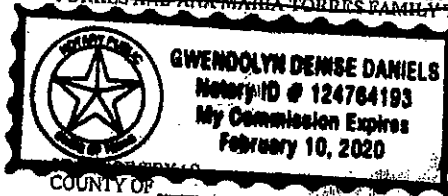
Date

Acknowledgements

STATE OF TEXAS
COUNTY OF HARRIS

Individual

This instrument was acknowledged before me on February 26, 2016 by ANA LAURA TORRES, JESUS I. TORRES, CO-TRUSTEE OF THE JESUS I. TORRES AND ANA MARIA TORRES FAMILY TRUST and ANA MARIA TORRES, CO-TRUSTEE OF THE JESUS I. TORRES AND ANA MARIA TORRES FAMILY TRUST.



Gwendolyn D. Daniels
Notary Public
Printed Name: GWENDOLYN D. DANIELS

Individual

COUNTY OF _____

This instrument was acknowledged before me on _____ by _____

(Seal)

Notary Public
Printed Name: _____

STATE OF TEXAS
COUNTY OF _____

Corporate/Partnership

This instrument was acknowledged before me on _____ by _____ of _____ on its behalf.

(Seal)

Notary Public
Printed Name: _____

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

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

Executed to be effective as of the Effective Date.

ANA LAURA TORRES _____ Date _____ Jesus I Torres 2/24/2016
JESUS I. TORRES, CO-TRUSTEE OF / Date /
THE JESUS I. TORRES AND ANA
MARIA TORRES FAMILY TRUST

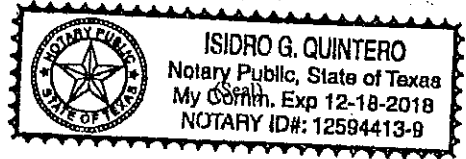
Ana Maria Torres 2/24/2016
ANA MARIA TORRES, CO-TRUSTEE Date _____ Date _____
OF THE JESUS I. TORRES AND ANA
MARIA TORRES FAMILY TRUST

Acknowledgements

STATE OF TEXAS
COUNTY OF Hidalgo

Individual

This instrument was acknowledged before me on 24 of February 2016, by
ANA LAURA TORRES, JESUS I. TORRES, CO-TRUSTEE OF THE JESUS I. TORRES AND ANA
MARIA TORRES FAMILY TRUST and ANA MARIA TORRES, CO-TRUSTEE OF THE JESUS I.
TORRES AND ANA MARIA TORRES FAMILY TRUST.



Isidro G. Quintero
Notary Public
Printed Name:

STATE OF TEXAS
COUNTY OF _____

Individual

This instrument was acknowledged before me on _____, by

(Seal)

Notary Public
Printed Name:

STATE OF TEXAS
COUNTY OF _____

Corporate/Partnership

This instrument was acknowledged before me on _____, by
_____ of _____, on its behalf.

(Seal)

Notary Public
Printed Name:

STATE OF TEXAS
COUNTY OF _____

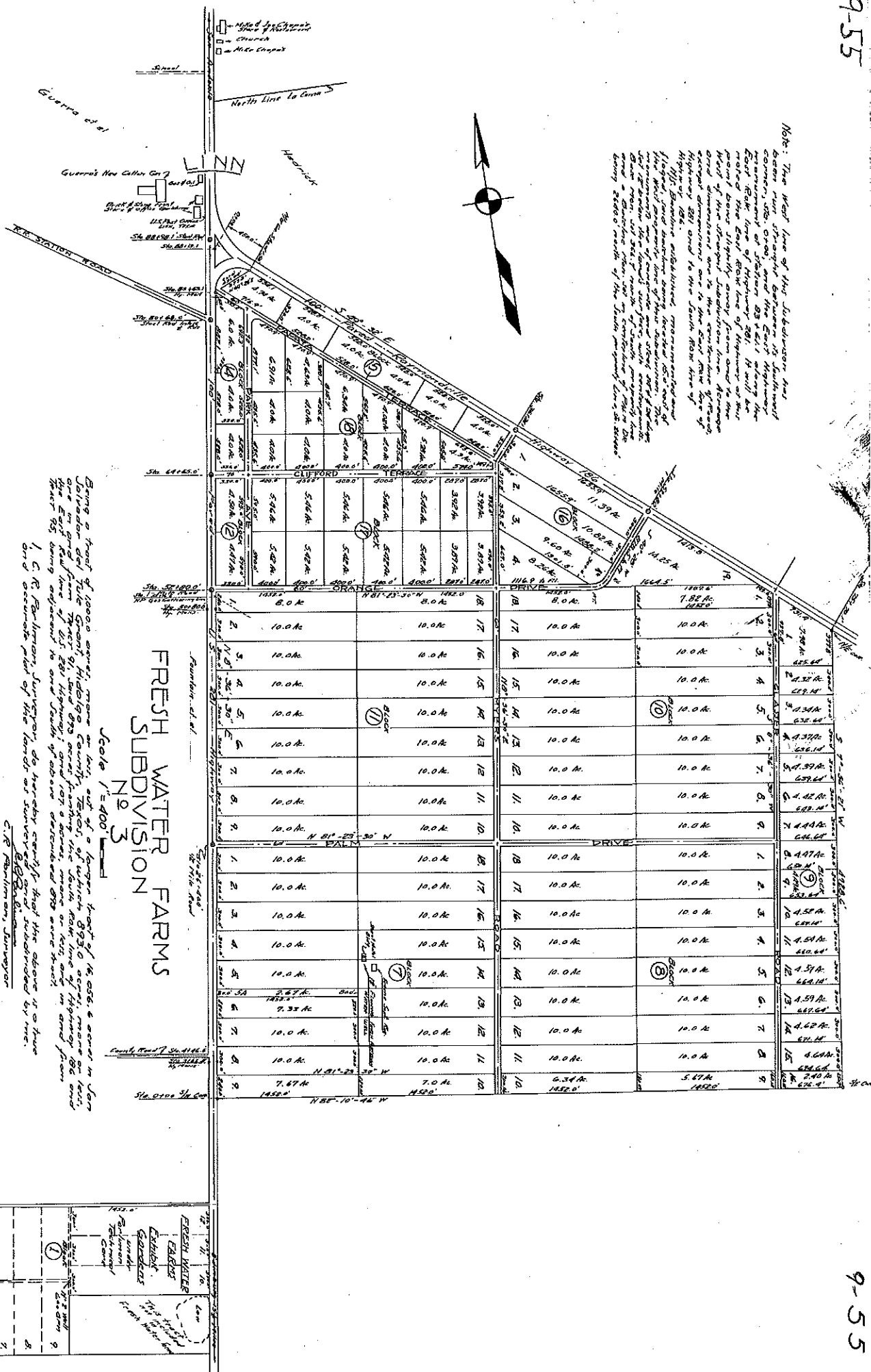
Attorney-in-Fact

This instrument was acknowledged before me on _____, by
_____, attorney-in-fact on behalf of _____
_____.

(Seal)

Notary Public
Printed Name:

Note: The West line of the subdivision has been run stronger between its southern corner, 58° 02' 00" and the East highway measurement of Station 83+41.1 along the East side line of Highway 281. It will be noted the East side line of Highway 281 runs about 100 feet north of the East side line of Highway 281. The East side line of Highway 281 runs about 100 feet north of the East side line of Highway 281. The East side line of Highway 281 runs about 100 feet north of the East side line of Highway 281.



Being a tract of 10000 acres, more or less, out of a larger tract of 16,056.6 acres in Van Jolador del Tule Grant, Hidalgo County, Texas, of which 8330 acres, more or less, are in and from tract 91, and 878 acres, more or less, forming the East side line of Highway 281, and the East side line of Highway 281, and 10000 acres, more or less, in and from tract 93, being conveyed to and owned by the undersigned, and subdivided by me.

I, C. R. Pennington, Surveyor, do hereby certify that the above is a true and accurate plat of the lands as surveyed and subdivided by me.

C. R. Pennington, Surveyor

FILED FOR RECORD JUNE 23, 1949

Subscribed and sworn to before me this 23rd day of June, 1949

Notary Public in and for Hidalgo County, Texas

FRESH WATER FARMS
EXHIBIT
SCHEDULES
C. R. Pennington, Surveyor



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

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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: 4-15320

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

Upon the application of:

Name: Fidel Davila Jr

Address: 24346 Fm 493
Hargill TX, 78549

Phone: (956) 517-0842

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>3 / 16 / 16</u>

Water Supplier: North Alamo water

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:

Hargill Townsite Lot # 24 Block # 95

[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

County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 25th Street
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4
4-15320

Application No:

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

Fidel Davila Jr.

Known to me [or proved to me in the oath of 35720842 or through
TX DL. (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:

493 + 490 Lot #24 Blk # 95 Hargill Townsite"

[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]

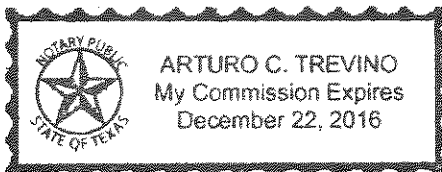
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 March 14, 2016, 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:
4-15320
Mar. 16, 2016

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

H1200-00-095-0024-00

[1] OWNER: DAVILA, FIDEL JR.

PO BOX 316
HARGILL, TX 78549-0384
Telephone No. 517-0842

[7] LEGAL DESC./NAME OF SUBDIVISION
HARGILL TOWNSITE LOT 24, BLK
95

LOCATION: 0 490 & 493

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$25,000

[5] SIZE OF STRUCTURE: 360 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:25' BACK:15' N.SIDE:10' SIDE:6'
MINIMUM ELEV.18" ABOVE CENTER LINE OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

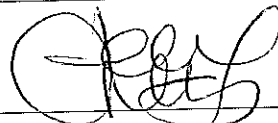
Light [X] Water [X]

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

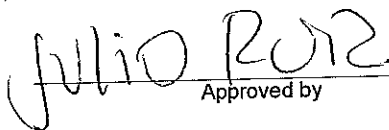
Community No.: 0250B

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

3/16/16
Date


Approved by

3/16/16
Date


Signature of Owner or Applicant

3-16-16
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.

General Warranty Gift Deed

2652800

Date: October 08, 2015

Grantor: Fidel Davila and Yolanda Davila, husband and wife

Grantor's Mailing Address (including county): P.O Box 316
Hargill, TX 78549
Hidalgo County

Grantee: Fidel Davila Jr.

Grantee's Mailing Address (including county): P.O. Box 316
Hargill, TX 78549
Hidalgo County

Consideration: Love of, and affection for, Grantee.

Property (including any improvements)

Being all of Lot Number Twenty-four (24), in Block Number Ninety-five (95) in the City of Hargill, Hidalgo County, Texas, as shown on the map or plat of said City of record and on file in the Office of the County Clerk of said County, to which record reference is here made for a more particular identification of said lot.

Reservations from Conveyance:

None

Reservations to Conveyance and Warranty:

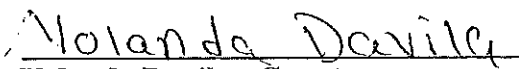
1. Taxes for 2016 and subsequent years.
2. Subdivision regulations of the County of Hidalgo and/or Ordinance or government regulations of the City holding extra-territorial jurisdiction of said property.
3. All oil, gas and mineral leases of record.
4. Easements, rules, regulations and rights in favor of the water district of record and easements and restrictions as shown on the recorded in dedication map of the above described subdivision.
5. All visible and apparent easements on or across the property herein described.
6. Prior Reservation of all gas, oil and other minerals.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, gives, grants 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, successors and assigns forever. **Grantor** hereby binds **Grantor** and **Grantor's** heirs, 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 and exceptions to conveyance and warranty.

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

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


Fidel Davila - Grantor


Yolanda Davila - Grantor

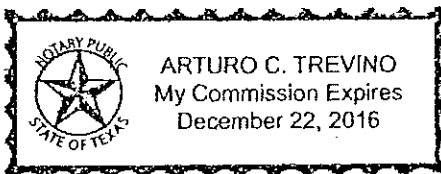
(ACKNOWLEDGMENT)

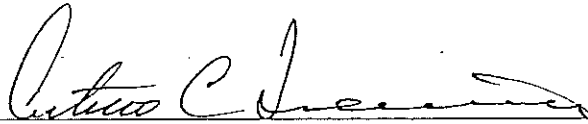
STATE OF TEXAS ***

COUNTY OF HIDALGO***

This instrument was acknowledged before me on this the 8th day of October, 2015 by Fidel Davila and Yolanda Davila.

(SEAL)




Notary Public for the State of Texas
Notary Public Printed Name: Arturo C. Trevino
My Commission Expires: December 22, 2016

After Recording Return To:
Fidel Davila Jr.
P.O. Box 316
Elsa, Texas 78543
Hidalgo County



PLANNING DEPARTMENT

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

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15093

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

Upon the application of:

Name: Joseluis CAZARES Dominguez

Address: 8334 E. STATE Hwy 107
Edinburg Tx. 78539-0000

Phone: 956-563-2138

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Charles Rawn</u>
Date Approved:	<u>1 1</u>	Authorized Signature <u>Pre Install</u> <u>3/28/16</u>

Water Supplier: X North Alamo Water Supply

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

Account/ESI No.: X Magic Valley - 4-15093 N/A
 Temporary Pole Permanent Service

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

83rd & ML 17 1/2 Lot #13 - Tex - Mex - RAILWAY
Blk # 256

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

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

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

-OR-

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

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15093

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 L. Cazares

Known to me [or proved to me in the oath of TX identification or through 29306 826 IS# (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:

83rd & ML 17 1/2 Lot #13 Blk #256 Tex-Mex Railway"

[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."

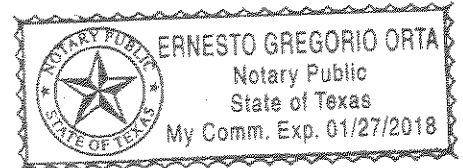
-OR-

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."

Jose L. Cazares (Signature)

SUBSCRIBED AND SWORN TO before me on 19 of Jan, 2016, 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:

4-15093

Jan. 7, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

T2100-00-256-0013-05

[1] OWNER: CAZARES, JOSE L & NORA L

RR 1 BOX 202D
EDINBURG, TX 78541-5517

Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION
TEX-MEX SURVEY S 110.04' OF N
8.22' W 254.71' LOT 13 SEC 256
.643 AC NET

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$5,000

[5] SIZE OF STRUCTURE: 384 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:50' BACK:20' SIDES:6'
MINIMUM ELEV. 18" TOP OF CENTER LINE OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$60.00

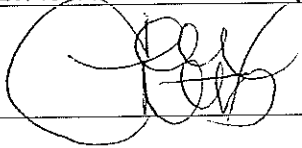
Light Water

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

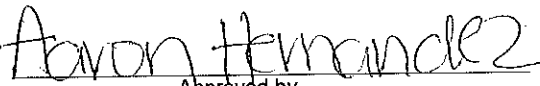
Community No.: 0325D

Certification of Elevation
Required: YES NO BFE

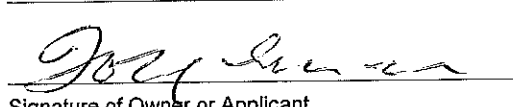
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures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

1/7/16
Date


Approved by

1/16/16
Date


Signature of Owner or Applicant

1 7 16
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.

1018144

956373

1203216

WARRANTY DEED WITH VENDOR'S LIEN
CONFORMS TO STATE BAR FORM 2153 REV. 10-83
RE-FILE

Date: March 4, 2001

Grantor: REBECCA LOREDO, a single woman

Grantor's Mailing Address (including county): P.O. Box 318
La Blanca, Texas 78558
Hidalgo County

Grantee: JOSE L. CAZARES and wife, NORA L. CAZARES

Grantee's Mailing Address (including county): RR 1 Box 202D
Edinburg, Texas 78539
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date that is in the principal amount of NINE THOUSAND AND NO/100 DOLLARS (\$9,000.00), and is executed by Grantee, payable to the order of WELLS FARGO BANK TEXAS, N. A., 16414 San Pedro, San Antonio, Bexar County, Texas 78232. The note is secured by a vendor's lien retained in favor of WELLS FARGO BANK TEXAS, N. A., in this Deed and by a Deed of Trust of even date from Grantee to JOHN STUMPF, Trustee.

Property (including any improvements):
A tract of land out of the Northwest corner of a 5.0 acre tract out of Lot 13, Section 256, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, Hidalgo County, Texas, according to map thereof recorded in Volume 2, Page 29, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows: See Exhibit "A" attached hereto.

Reservation from and Exceptions to Conveyance and Warranty:
See Exhibit "B" attached hereto.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee to 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, successors, and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whatsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

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

WELLS FARGO BANK TEXAS, N. A., 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 described. The vendor's lien and superior title to the property are retained for the benefit of WELLS FARGO BANK TEXAS, N. A. and are transferred to that party without recourse on Grantor.

Rebecca Loredo
REBECCA LOREDO

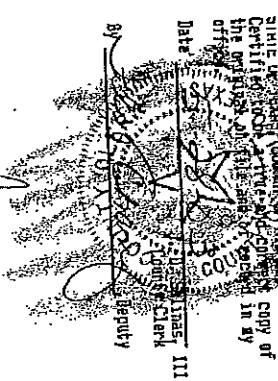
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 17th day of March, 2001, by REBECCA LOREDO.



PREPARED IN THE LAW OFFICE OF:
JOHN KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No: GPR277703A



AFTER RECORDING RETURN TO:
Jose & NORA Cazares
RR 1 Box 202 D
Edinburg, Texas 78539

CHARGE SIERRA TITLE
THIS WARRANTY DEED WITH VENDOR'S LIEN IS BEING RE-FILED IN ORDER TO ADD EXHIBIT "A"
WHICH BY ERROR WAS NOT RECORDED. IN ALL OTHER RESPECTS, THIS MDWL REMAINS AS ORIGINALLY
RECORDED.

EXHIBIT "A"

tract of land out of the Northwest corner of a 5.0 acre tract out of Lot 13, Section 256, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, Hidalgo County, Texas, according to map thereof recorded in Volume 2, Page 29, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING on the West line of Lot 13, for the Southwest corner of this tract; said point being South, 635.22 feet from the Northwest corner of said Lot 13;

THENCE, North along said West line, 110.04 feet to the Northwest corner of this tract;

THENCE, East, a distance of 254.71 feet to the Northeast corner of this tract; said point being on the East line of above mentioned Northwest 5.0 acres;

THENCE, South along said East line, 110.04 feet to the Southeast corner of this tract;

THENCE, a distance of 254.71 feet to the POINT OF BEGINNING, containing 0.643 acres of land, more or less.

EXHIBIT "B"

GF#: 01082727 EOC

SUBJECT TO:

Easements for roadway and canal rights-of-way as reserved in Deed dated February 6, 1909, from W. L. Liscomb and wife, Ada D. Liscomb to John Closner, et al, recorded in Volume "z", Page 121, Deed Records of Hidalgo County, Texas.

A Road Easement along the West side of subject property as shown on plat recorded in Volume 2, Page 29, Map Records of Hidalgo County, Texas.

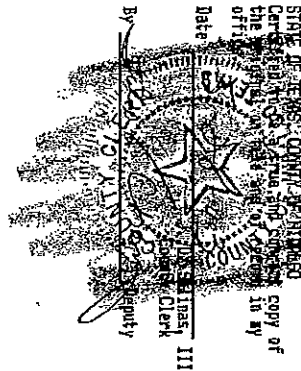
Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 1.

All visible easements.

Oil and Gas Lease dated October 11, 1952, from V. E. Ruthven to Union Producing Company recorded in Volume 133, Page 408, Oil and Gas Lease Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved and/or conveyed in Deeds recorded in Volume, 103, Page 19, Oil and Gas Lease Records of Hidalgo County, Texas and Volume 1249, Page 131, Deed Records of Hidalgo County, Texas.

All ad valorem taxes for the year 2001 and all subsequent years.



Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk

On: Mar 29, 2001 at 04:16P

As a Recording

Document Number: 956373
Total Fees : 11.00

Receipt Number - 338061
By,
Bea Cruz, Deputy

Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk

On: Oct 18, 2001 at 05:32P

As a Recording

Document Number: 1018144
Total Fees : 18.00

Receipt Number - 378146
By,
NANNY CRANTU, Deputy

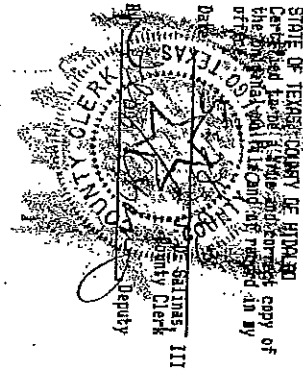
Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk

On: May 20, 2003 at 03:58P

As a Recording

Document Number: 1203216
Total Fees : 20.00

Receipt Number - 501614
By,
Anna Maria Muniz, Deputy



R 296 531

2253

Prepared by the State Bar of Texas for use by lawyers only.

Revised 10-85.

© 1985 by the State Bar of Texas

WARRANTY DEED WITH VENDOR'S LIEN

DOC# 384042

Date: April 29, 1994.

Grantor: GUILLERMO CANTU, a single man.

Grantor's Mailing Address (including county): P.O. Box 701
Edinburg, Hidalgo County, Texas 78540

Grantee: ISIDRO B. KERPS

Grantee's Mailing Address (including county): 1221 E. Sprague
Edinburg, Hidalgo County, Texas 78539

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration and note of even date that is in the principal amount of Twenty-Seven Thousand Five Hundred Fifty DOLLARS (\$27,550.00) 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 H & S Services, Inc., Trustee.

Property (including any improvements):

F L A P

Reservations from and Exceptions to Conveyance and Warranty:

1. All the oil, gas and other minerals in, under or that may be produced from the subject property are excepted herefrom in instruments dated August 15, 1949, recorded in Volume 103, Page 19, dated June 27, 1955, recorded in Volume 199, Page 321, Oil and Gas Records, and dated January 15, 1970, recorded in Volume 1558 Page 758, Deed Records, Hidalgo County, Texas.
 2. Oil, Gas & Mineral Lease dated October 11, 1952, recorded in Volume 133, Page Oil and Gas Records, Hidalgo County, Texas, and unitized in instrument dated 27, 1955, recorded in Volume 172, Page 420, Oil and Gas Records, Hidalgo County, Texas.
- NOTE: Title to the herein described mineral interest not checked subsequent date of aforesaid instrument.
3. Subject to any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway and the rights of public thereto.
 4. Easements, Rules, Regulations and Rights in favor of Hidalgo County Irrigation District No. 1.
 5. Easements and reservations as may appear upon the recorded map and dedication said subdivision.
 6. Easements, or claims of easements, which are not recorded in the public records.
 7. Taxes for 1994, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.
 8. Subdivision regulations of the County of Hidalgo and/or ordinance or governmental restriction of the City holding extraterritorial jurisdiction of said property.

Property (including any improvements):

Tract 4 being a 0.643 acre tract out of the Northwest 5.0 ac Lot 13, Section 256, Texas-Mexican Railway Co. Survey, Hidalgo County, Texas, as per map or plat thereof recorded in Vol. Page 29, Map Records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING on the West line of Lot 13, for the Southwest corner of this tract, said point being South 525.18 feet from the Northwest corner of said Lot 13;

THENCE, North along said West line, 110.04 feet to the Northwest corner of this tract;

THENCE, East a distance of 254.71 feet to the Northeast corner of this tract, said point being on the East line of Above-men Northwest 5.0 acres;

THENCE, South along said East line, 110.04 feet to the Southeast corner of this tract;

THENCE, West a distance of 254.71 feet to the POINT OF BEGINNING and containing 0.643 acres of land, more or less.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, se and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to terms, at which time this deed shall become absolute.
When the context requires, singular nouns and pronouns include the plural.

Guillermo Cantu

GUILLERMO CANTU

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

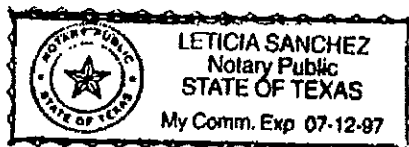
This instrument was acknowledged before me on the
by GUILLERMO CANTU.

29th day of April, 1994

Leticia Sanchez

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:



(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

FILED FOR RECO
DOC# 384042 \$1
05-03-1994 08:
WILLIAM (BILLY
HIDALGO COUNTY



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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-14292

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

Upon the application of:

Name: Lillian Sanchez

Address: Ceble Las Brisas
Circle

Edinburg TX 78542

Phone: 956 684-9413

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>sewer</u>
Date Approved:	<u>1 / 1</u>	<u>3 / 16 / 16</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:

Lillian Sanchez, Las Brisas Estates
lot #25

[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

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
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956-318-2844

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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: 4-14292

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

Lillian Sanchez

Known to me [or proved to me in the oath of Lillian Sanchez ⁰⁷⁶⁵⁴⁹⁰² or through
Tx. Drivers 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:

606 Las Brisas Circle Edinburg Tx. 78542.
LOT 265 Block 254 Las Brisas Estates

[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~~]

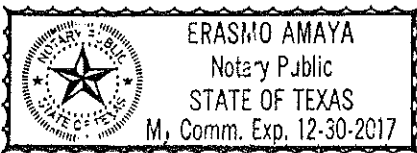
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Lillian Sanchez (Signature)

SUBSCRIBED AND SWORN TO before me on 16, 2016, to certify which, witnesses my hand and seal of office.



Erasmo Amaya
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:
4-14292
Mar. 31, 2015

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

L3150-00-000-0025-00

[1] OWNER: SANCHEZ, HORACIO & LILLIAN

[7] LEGAL DESC./NAME OF SUBDIVISION
LAS BRISAS ESTATES LOT 25

606 LAS BRISAS CL
EDINBURG, TX 78541

Telephone No. 684-9413

LOCATION: 0 107 & 83RD

[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.: \$25,920

[5] SIZE OF STRUCTURE: 864 Sq. Ft.

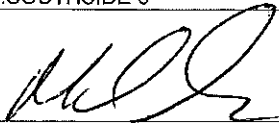
[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES.HOME.ZONE.X

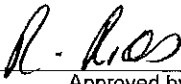
Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 25' N.SIDE 15'
REAR 15' S.SOUTHSIDE 6'

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$60.00


Prepared by _____ Date 03/31/15

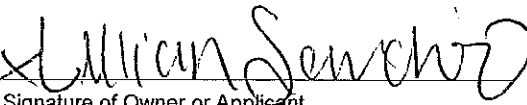
Light [] Water []


Approved by _____ Date 03/19/15

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

Community No.: 0325 D

Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant _____ Date 03/31/15
Lillian Sanchez _____ Date 03/31/15


A. Setbacks front side _____
B. I _____
C. 03/31/15

D. Have given
E. applicant fee of
no form.

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BEC
CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR
SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME .

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION A
CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS
WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERM
AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOC.
OR THE PERFORMANCE OF CONSTRUCTION.

Needs to bill
out & return.


2009 769

WARRANTY DEED

DATE: August 15, 1989

GRANTOR: Las Brisas Development Corporation, a Texas Corporation

GRANTOR'S MAILING ADDRESS

(including county): P. O. Box 9056
McAllen, Hidalgo County, Texas 78502

GRANTEE: Horacio Sanchez and wife, Lillian Sanchez

GRANTEES' ADDRESS

(including county): Route 1, Box 203
Edinburg, Hidalgo County, Texas 78540

CONSIDERATION: Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY (including any improvements):

All of Lots 25, 26, and 27, Las Brisas Estates, A Subdivision of Hidalgo County, Texas, SAVE AND EXCEPT all oil, gas and other minerals.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Only one home may be constructed on the Lot, a lot measures 100 feet by 140 feet. (A minimum size of 1000 square feet)
2. A mobile home may be set up on the Lot. (A minimum size of 60 feet in length is required.)
3. The Lot shall not be used except for residential purposes.
4. No fence shall be built or maintained forward of the front wall line of the house.
5. No structure of a temporary character, tent, barn or other such building shall be used on the Lot at any time as residence either used temporarily or permanently.
6. No sign of any kind shall be displayed to the public view except one of not more than five square feet advertising the property for sale or rent.
7. No animals, livestock, or poultry of any kind shall be kept, raised or bred on the Lot, except that household pets may be kept provided that they are not kept, maintained or bred for commercial purposes.
8. Seller shall have the right at law or in equity to enforce these covenants against any persons violating or attempting to violate any covenant either to restrain violations or recover damages.
9. Owner shall keep Lot clean of all trash and shall not allow his lot to overgrow with grass or weedy vegetation; developer shall have the right to cut and charge owner a reasonable fee therefore.
10. Taxes from May 15, 1985 to 1989, inclusive, and subsequent years which are not yet due and payable.
11. Rules, regulations, rights of way, and easements in favor of water district which property is located.
12. All easements and restrictions of record and all possible easements.
13. Rights of parties in possession.

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 anywise belonging, to have and to hold it to Grantees, Grantees' heirs, executors, administrators, successors or assigns, forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warranty 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.

LAS BRISAS DEVELOPMENT CORPORATION

by: John S. Smith
John S. Smith, President

NO. 2008-173

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 11th day of August, 1989 by _____ of Las Brisas Development Corporation, a Texas Corporation, on behalf of said corporation.

Notary Public, State of Texas
My Commission Expires: 11/15/90
Notary's name printed: _____

Notary Seal
Notary Public
Hidalgo County, Texas

AFTER RECORDING, CHARGE AND RETURN TO:

JARVIS, SCHWARZ & KITTLEMAN
P. O. Box 1416
McAllen, Texas 78502

Rt. 1 Box 167X3
Edinburg

VL 2868 FILE 271

178827

FILED FOR RECORD
'90 SEP 14 AM 11 16
WILLIAM A. LEO
COUNTY CLERK
TARRANT COUNTY TEXAS



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

Precinct 1 2 3 **4**

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15345

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

Upon the application of:

Name: Miguel Angel Ramirez

Address: 2809 Quebec Ave.
McAllen, TX 78503

Phone: (956) 378-5906

Approved by Environmental Health:	<u>[Signature]</u> Temporary Service	Final Service
Inspection/Permit No:	<u>Light only</u> Authorized Signature	Authorized Signature
Date Approved:	<u>3/22/15</u>	<u>1 1</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:

Delta Orchards #1 Company lot #1000
Hidalgo County, Texas

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

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

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

-OR-

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

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 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.
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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: 4-15345

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

Miguel Angel Ramirez

Known to me [or proved to me in the oath of _____ or through
1984935-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:

Delta Orchards #1 Lot 106 Edinburg, Tx 78539."

[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."

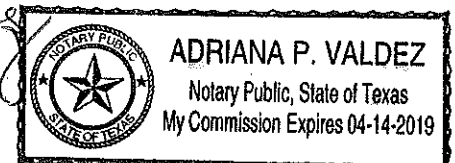
-OR-

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."

Miguel Angel Ramirez (Signature)

SUBSCRIBED AND SWORN TO before me on March 22nd, 2016, to certify which, witnesses my hand and seal of office.

Adriana P. Valdez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232 Texas LGC Application

APPLICATION NO:

4-15345

Mar. 30, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

D3800-01-000-0106-10

[1] OWNER: RAMIREZ, MIGUEL & ALEJANDRIN

2809 QUEBEC AVE
MCALLEN, TX 78503

Telephone No. 378-5906

[7] LEGAL DESC./NAME OF SUBDIVISION
DELTA ORCHARDS #1 E132'-W484.1
LOT 106 & E132'-W484.18' LOT
8 2AC NET

LOCATION: 0 2812 & URESTI

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$4,000

[5] SIZE OF STRUCTURE: 380 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:50' BACK:20' SIDES:6'

MINIMUM ELEV. 18" ABOVE TOP OF CENTER LINE

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Flood Zone: NO 480334

Panel No. /Suffix: _____ Pct: 4

Community No.: 03251

Certification of Elevation
Required: YES NO BFE

Prepared by

Approved by

Signature of Owner or Applicant

Date

Date

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.

NOTICE OF CONFIDENTIALITY RIGHTS
YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING
INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN
REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC
RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE
NUMBER.

Warranty Deed with Vendor's Lien

Date: JANUARY 26, 2016

Grantor: ROSA HERNANDEZ,

Grantor's Mailing Address: 346 DRESDEN DRIVE
SAN ANTONIO, TEXAS 78288
BEXAR COUNTY

Grantee: MIGUEL A. RAMIREZ and wife, ALEJANDRINA RAMIREZ

Grantee's Mailing Address: 2809 QUEBEC AVE.
MCALLEN, TEXAS 78503
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of SECURITY FIRST FEDERAL CREDIT UNION in the principal amount of FORTY-ONE THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$41,600.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of SECURITY FIRST FEDERAL CREDIT UNION and by a first-lien deed of trust of even date from Grantee to LEO DAN PEREZ, Trustee.

Property (including any improvements):

A 1.99 acre tract (deed: The East 2 acres) out of the West 7.336 acres of Lots One Hundred Six (106) and One Hundred Eight (108), DELTA ORCHARDS COMPANY UNIT NO. 1, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 6, Page 7, Map Records, Hidalgo County, Texas, said 1.99 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point lying inside the intersection of F.M. 2812 and Uresti Road for the Northwest corner of said Lot 106;

THENCE, South 80 degrees 40 minutes East, inside F.M. 2812 and coincident with the North line of said Lot 106, a distance of 352.18 feet to the POINT OF BEGINNING for the Northwest corner of this tract;

ENCLOSURE
SUTCLIFF
GF #15242923

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Standby fees, taxes and assessments by any taxing authority for the year 2016, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- b. Statutory rights, rules, regulations, easements and liens in favor of Delta Irrigation District, pursuant to applicable sections of the Texas Water Code.
- c. Rights or claims by Delta Irrigation District to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- d. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 6, Page 7, Map Records of Hidalgo County, Texas.
- e. Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the city holding extra-territorial jurisdiction of said property.
- f. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 6, Page 7, Map Records of Hidalgo County, Texas.
- g. Easement dated August 16, 1939, in favor of Willacy Water Control and Improvement District No. 1, recorded in Volume 461, Page 125, Deed Records of Hidalgo County, Texas.
- h. Easement for Irrigation, Drainage Canals and Pipelines as contained in instrument dated September 2, 1947, executed by Percy R. Smeltzer and et ux to Bentsen Brothers, Inc., recorded under Clerk's File No. 16597, Volume 628, Page 477, Deed Records, Hidalgo County, Texas.
- i. Right of Way Easement dated April 22, 1969, in favor of State of Texas, recorded in Volume 1231, Page 328, Deed Records of Hidalgo County, Texas.
- j. Right of Way Easement dated May 5, 1969, in favor of State of Texas, recorded in Volume 1231, Page 405, Deed Records of Hidalgo County, Texas.
- k. Right of Way Easement dated September 25, 1969, in favor of State of Texas, recorded in Volume 1241, Page 250, Deed Records of Hidalgo County, Texas.
- l. Right of Way Easement dated June 3, 1977, in favor of North Alamo Water Supply Corporation, recorded in Volume 1568, Page 775, Deed Records of Hidalgo County, Texas.
- m. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 27, 1934, recorded in Volume 8, Page 532, Oil and Gas Records of Hidalgo County, Texas.
- n. Memorandum of Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 14, 2006, recorded under Document No. 1639725, Official Records of Hidalgo County, Texas.
- o. Memorandum of Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 14, 2006, recorded under Document No. 1639726, Official Records of Hidalgo County, Texas.
- p. Memorandum of Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 14, 2006, recorded under Document No. 1639727, Official Records of Hidalgo County, Texas.
- q. Memorandum of Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 14, 2006, recorded under Document No. 1641791, Official Records of Hidalgo County, Texas.

- r. Memorandum of Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 14, 2006, recorded under Document No. 1642696, Official Records of Hidalgo County, Texas.
- s. Memorandum of Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 14, 2006, recorded under Document No. 1642697, Official Records of Hidalgo County, Texas.
- t. Memorandum of Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 14, 2006, recorded under Document No. 1642698, Official Records of Hidalgo County, Texas.
- u. Memorandum of Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 14, 2006, recorded under Document No. 1642699, Official Records of Hidalgo County, Texas.
- v. Memorandum of Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 16, 2006, recorded under Document No. 1654169, Official Records of Hidalgo County, Texas.
- w. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated November 2, 1946, executed by Rio Farms, Inc. to Bentsen Bros. Inc., recorded in Volume 572, Page 55, Deed Records of Hidalgo County, Texas.
- x. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated February 22, 1945, executed by Bentsen Bros. Inc. to Percy R. and Sylvia M. Smeltzer, recorded in Volume 555, Page 399, Deed Records of Hidalgo County, Texas.
- y. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated February 22, 1945, executed by Percy R. Smeltzer and Sylvia M. Smeltzer to Richard A. Perry, recorded in Volume 787, Page 11, Deed Records of Hidalgo County, Texas.
- z. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated May 1, 1957, executed by Hidalgo-Willacy Oil Co. to Elliot Roberts and Elliott B. Roberts, Jr., recorded in Volume 201, Page 312, Deed Records of Hidalgo County, Texas.
- aa. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated November 4, 1957, executed by Letha K. George and Mike E. George to Lloyd H. Yarbrough, recorded in Volume 912, Page 67, Deed Records of Hidalgo County, Texas.
- bb. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- cc. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.
- dd. Power pole, overhead power line as per survey dated November 30, 2015, prepared by ARTURO SALINAS REGISTERED PROFESSIONAL LAND SURVEYOR Job No. 15-48417.
- ee. Fence not aligned with perimeter boundary line, overhead power line as per survey dated November 30, 2015, prepared by ARTURO SALINAS REGISTERED PROFESSIONAL LAND SURVEYOR Job No. 15-48417.
- ff. Ten (10') R.O.W. easement to NAWSC as per survey dated November 30, 2015, prepared by ARTURO SALINAS REGISTERED PROFESSIONAL LAND SURVEYOR Job No. 15-48417.

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.

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.

SECURITY FIRST FEDERAL CREDIT UNION, 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 superior title to the Property are retained for the benefit of SECURITY FIRST FEDERAL CREDIT UNION and are transferred to SECURITY FIRST FEDERAL CREDIT UNION without recourse against Grantor.

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

Rosa Hernandez
ROSA HERNANDEZ,

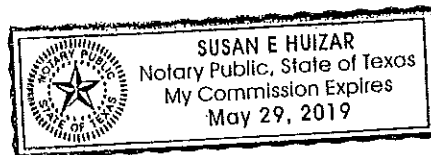
ACKNOWLEDGMENTS

STATE OF Texas §

COUNTY OF Bexar §

This instrument was acknowledged before me on the 27 day of January, 2016,
by ROSA HERNANDEZ,.

Susan E Huizar
NOTARY PUBLIC, STATE OF TEXAS



PREPARED IN THE OFFICE OF:
SLUSHER & ASSOCIATES, PLLC
4900 NORTH TENTH, SUITE F-3
MCALLEN, TEXAS 78504
GF#152429389

AFTER RECORDING RETURN TO:

MIGUEL A. RAMIREZ and wife, ANGELADRINA RAMIREZ
2809 QUEBEC AVE.
MCALLEN, TEXAS 78503

THE STATE OF TEXAS, }
COUNTY OF HIDALGO

Know All Men By These Presents:
26871

700
chy

That WILSON-WRIGHT, INC., a Texas corporation,

of the County of Hidalgo, State of Texas, for and in consideration of
the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable
consideration ~~XXXXXXXX~~

BETANCOURT

to it paid, and secured to be paid, by AGUSTIN V. BETANCOURT and ELIA G./ as follows:
FIRST: The sum of Ten and No/100 (\$10.00) Dollars, and other good and
valuable consideration to it, cash in hand paid, the receipt of
which is hereby acknowledged.

SECOND: The further sum of Two Thousand Eight Hundred Eighty and No/100
(\$2,880.00) Dollars, evidenced by one certain promissory Vendor's
Lien note in such principal amount, bearing even date herewith, executed
by Agustin V. Betancourt and Elia G. Betancourt, payable to the order of
The First National Bank in Edinburg, bearing interest at the rate of ten
per cent (10%) per annum, said note being due and payable in forty-eight
(48) consecutive monthly installments of Seventy-Three and 05/100 (\$73.05)
Dollars each, the first of said installments being due and payable on or
before the 1st day of October, A. D. 1977, and subsequent installments
being due and payable on or before the 1st day of each succeeding month
thereafter until the full amount of said note has been paid; said monthly
installments to be applied first to accrued interest on the unpaid princi-
pal balance, and the balance to principal; said note containing the usual
provisions for acceleration of maturity and attorneys fees in case of de-
fault, and being additionally secured by Deed of Trust against the herein-
after described property to Riley Peveto, Trustee, with power of sale,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said
AGUSTIN V. BETANCOURT and ELIA G. BETANCOURT, husband and wife,

of the County of Hidalgo, State of Texas, all that certain
tract or parcel of land lying and being situated in Hidalgo County, Texas,
described as follows, to-wit:

A tract of land containing two (2) acres, more or less,
and being the East One Hundred Thirty-two Feet (E 132')
of the West 748.18 feet of Lots Nos. One Hundred Six (106),
and One Hundred Eight (108), of Delta Orchards Subdivision
Unit No. One (1), in Hidalgo County, Texas, according to
the map or plat thereof of record in Volume 6, page 7, of
the Map Records of Hidalgo County, Texas; LESS AND EXCEPT
all of the oil, gas and other minerals in and under said
land.

This conveyance is SUBJECT TO the following:

1. Right-of-way easement from Lloyd H. Yarbrough and wife,
to State of Texas, dated May 5, 1969, recorded in
Volume 1231, page 405, Deed Records, Hidalgo County, Texas.
2. Easements and reservations as reflected by the map and
plat of the Subdivision of record in Volume 6, page 7,
Map Records of Hidalgo County, Texas.

3. Rules, rights, regulations and easements in favor of Hidalgo & Willacy Counties Water Control & Improvement District No. One (1).

The Grantor herein hereby TRANSFERS, ASSIGNS and CONVEYS to THE FIRST NATIONAL BANK IN EDINBURG, Edinburg, Hidalgo County, Texas, its successors and assigns, the Vendor's Lien and superior title in and to the above described property which it has by virtue of being the vendor herein, and a release by the said THE FIRST NATIONAL BANK IN EDINBURG, its successors or assigns, will be a full and complete release of the lien herein retained.

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

AGUSTIN V. BETANCOURT and ELIA G. BETANCOURT, their heirs and assigns forever; and it / ^{does} hereby bind itself, its successors and assigns, ~~in, to, and for the benefit of~~ to Warrant and Forever Defend all and singular the said premises unto the said

AGUSTIN V. BETANCOURT and ELIA G. BETANCOURT, their heirs and assigns against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

EXECUTED ~~WITNESSED~~ at Edinburg, Texas, this 30th day of August, A.D. 1977

Witnesses at Request of Grantor:

ATTEST: [Signature]
Secretary

WILSON-WRIGHT, INC.
BY: [Signature]
Its Vice-President

ACKNOWLEDGMENT

THE STATE OF TEXAS, }

COUNTY OF _____

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared _____

known to me to be the person whose name _____ subscribed to the foregoing instrument, and acknowledged to me that _____ he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This _____ day of _____, A. D. 19____

(L.S.) _____

Notary Public, _____ County, Texas

My Commission Expires June _____, 19____

ACKNOWLEDGMENT

THE STATE OF TEXAS, }

COUNTY OF _____

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared _____

known to me to be the person whose name _____ subscribed to the foregoing instrument, and acknowledged to me that _____ he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This _____ day of _____, A. D. 19____

(L.S.) _____

Notary Public, _____ County, Texas

My Commission Expires June _____, 19____

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS, }

COUNTY OF HIDALGO

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared _____

REBECCA N. TERRY, Vice-President

of WILSON-WRIGHT, INC.,

known to me to be the person and officer

whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said _____

WILSON-WRIGHT, INC.,

a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 30th day of August, A. D. 1977

(L.S.) _____

Lucila Ramirez
Notary Public, Hidalgo County, Texas

My Commission Expires XXX October 31, 1977

THE STATE OF TEXAS, }

COUNTY OF _____

I, _____

County Clerk of the County Court of said County, do hereby certify that the foregoing instrument of writing dated on the _____ day of _____, A.D. 19____, with its 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 this _____ day of _____, A.D. 19____, at _____ o'clock _____ M., in the Records of said County, in Volume _____, on pages _____.

WITNESS my hand and seal of the County Court of said County, at my office in _____

_____ the day and year last above written.

Clerk County Court, _____ County, Texas

(L.S.) _____

By _____, Deputy.

A-103

No. 26871

WARRANTY DEED

With Vendor's Lien, General and Corporation Acknowledgments

FROM

WILSON-WRIGHT, INC.,

TO

AGUSTIN V. BETANCOURT, et ux

FILED FOR RECORD

This day of A.D. 19

at o'clock M.

County Clerk.

By Deputy.

RECORDED
FILED FOR RECORD THIS DATE

At 9:40 o'clock P.M. 19

In County Record

of SEP 6 1977

Page 547 of 547
County, Texas

By Deputy.

Recording Fee \$

This instrument should be filed immediately with the County Clerk for Record

MARTIN Stationery Co., Dallas
McDONALD & STEWART
P. O. BOX 330
EDINBURG, TEXAS 78539

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