

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ALBERT PEREZ	1-12932
2.	MELCHOR CHAPA	1-13430
3.	LEOBARDO PAEZ	1-11430
4.	DAVID GARZA	1-13451
	COMM. COURT: APRIL 26 , 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-12932

### 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: Albert Perez

Address: 5722 N. Victoria Rd  
Donna, Texas

Phone: 789-7760

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

Water Supplier: North Alamo water

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

Account/ESI No.: 199372-005  
 Temporary Pole  Permanent Service

regarding the land described as:

Pecan Valley Est. #1 Lot #10

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 1-2-05);

(verified by Johanna Valles);

(verified by Johanna Valles);

(verified by Johanna Valles);

(verified by Johanna Valles);

Johanna Valles  
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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T.J. Arredondo, CFM  
Director of Planning

Precinct 0 2 3 4

Application No: 1-12932

### 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: Albert Perez

Address: 5722 N. Victoria Rd  
Donna, Texas 78537

Phone: (956) 789-7760

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

Pecan Valley Est #1 Lot #10

#### 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)

4/20/2016  
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:

4/20/2016  
Date

Johanna Valler  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-12932

Dec. 4, 2015

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

P5320-01-000-0010-00

[ 1 ] OWNER: PEREZ, ALBERT

5722 N. VICTORIA RD  
DONNA TX 78537

Telephone No.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
PECAN VALLEY ESTATES UT 1 LOT  
10

LOCATION: 0 VICTORIA RD. & MILE 11

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

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

[ 10 ] EST. COST OF CONST.: \$160,000

[ 5 ] SIZE OF STRUCTURE: 3,755 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

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

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:25' REAR:15' SIDES:15'  
B.F.E. 81.00

### FOR COUNTY USE ONLY APPLICATION FEES

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

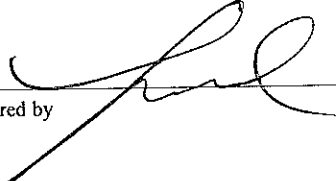
Light [X] Water [X]

Flood Zone: MI 0450C Pct: 0  
Panel No. /Suffix: \_\_\_\_\_

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 

12/4/15  
Date

Approved by 

12/3/15  
Date

Signature of Owner or Applicant 

12/4/2015  
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.

COPY

2156975

**NOTICE OF CONFIDENTIALITY RIGHTS. IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**WARRANTY DEED**

**Date:** October 12, 2010

**Grantor:** PECAN VALLEY ESTATES JOINT VENTURE

**Grantor's Mailing Address (including county):**

P. O. Box 720939  
McAllen, Hidalgo County, TX 78504

**Grantee:** Albert G. Perez and wife, Sandra Webber Perez

**Grantee's Mailing Address (including county):**

5722 N. Victoria Rd.  
Donna, TX 78537

**Consideration:**

Ten and no/100ths (\$10.00) Dollars and other good and valuable consideration.

**Property (including any improvements):**

Lots Ten (10) and Fifty (50), PECAN VALLEY ESTATES, UNIT NO. 1, an Addition to the City of Donna, Hidalgo County, Texas, according to map thereof recorded in Volume 30, Page 187, Map Records, Hidalgo County, Texas.

**Reservations from and Exceptions to Conveyance and Warranty:**

1. Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 11, 1995, under Clerk's File No. 480023, and amendment thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas on February 21, 1995, under Clerk's File No. 505266, and set out on plat recorded in Volume 30, Page 187, Map Records of Hidalgo County, Texas, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin.
2. Standby fees, taxes and assessments by any taxing authority for the year 2010, and subsequent years, and subsequent taxes, and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.
3. All visible easements.
4. Lien for assessment as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on October 11, 1995, under Clerk's File No. 480023 and in amendment thereto filed for record in the Office of the County Clerk of Hidalgo County, Texas on February 21, 1995, under Clerk's File No. 505266.
5. No building permitted over any easement as set out on plat recorded in Volume 30, Page 187, Map Records of Hidalgo County Texas.
6. A four inch (4") Required Dirt Berm around each lot as set out on plat recorded in Volume 30, Page 187, Map Records of Hidalgo County, Texas.
7. Right-of-Way Easement granted by W.C. Connely and wife to Central Power and Light Company by instrument dated April 10, 1931, recorded in Volume "M," Page 621, Miscellaneous Deed Records of Hidalgo County, Texas.
8. Easements and conditions as shown on the Map recorded in Volume 30, Page 187, Map Records of Hidalgo County, Texas.

upon the execution and delivery hereof, any and all claims that Grantor may have for any such errors, omissions or defects in the Property. As a material covenant and condition of this conveyance, Grantee agrees that in the event of any defects, or other conditions affecting the Property, Grantee shall look solely to Grantor's predecessors or to such contractors and consultants as may have contracted for work in connection with the Property for any redress or relief. Upon the assignment by Grantor of Grantor's claims, Grantee releases Grantor of all rights, express or implied, Grantee may have against Grantor arising out of or resulting from any defects in the Property. Grantee further understands that some of Grantor's predecessors in interest may be or become insolvent, bankrupt, judgment proof or otherwise incapable of responding in damages, and Grantee may have no remedy against such predecessors, contractors or consultants.

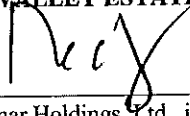
Grantee hereby agrees to indemnify, protect, defend, save and hold harmless Grantor, and Grantor's employees, officers, directors, representatives, attorneys and agents from and against any and all debts, duties, obligations, liabilities, suits, claims, demands, causes of actions, damages, losses, costs and expenses (including, without limitation, attorney's fees and expenses and court costs) in any way relating to, connected with, or arising out of the Property or the ownership, leasing, use, operation, maintenance and management thereof from and after the date hereof, including, without limitation, the cost of any removal of hazardous substances or contaminants from the Property and other items conveyed hereunder.

It is understood and agreed that the purchase price has been adjusted by prior negotiation to reflect that all of the subject Property is sold by Grantor and purchased by Grantee subject to the foregoing.

Grantor warrants and represents that all ad valorem taxes and assessments for the Property for the year 2009 and all prior years have been fully paid. All such taxes and assessments for the prior years, except for assessments of additional taxes for periods prior to the effective date of this Deed resulting from this sale or subsequent changes in the use of the Property ("roll back taxes"), shall be paid by Grantor. Subject to the foregoing, such taxes and assessments for the current year have been prorated between the parties hereto as of the effective date of this Deed, and Grantee assumes liability for the payment thereof, including roll back taxes (if any shall be due), and for subsequent years. If such proration was based upon an estimate of such taxes and assessments for the year 2009, then upon demand the parties hereto, if necessary, shall promptly and equitably adjust all such taxes and assessments, as soon as actual figure for these items for calendar year 2010 are available.

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

**PECAN VALLEY ESTATES JOINT VENTURE**



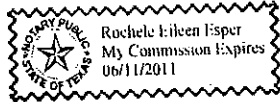
By: Danmar Holdings, Ltd., its General Partner  
By: AAK Corp., its General Partner  
By: Daniel A. Perez  
Title: President

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 12 day of October, 2010, by DANIEL A. PEREZ, in his capacity as President of AAK Corp., as General Partner of Danmar Holdings, Ltd., as General Partner, of PECAN VALLEY ESTATES JOINT VENTURE, on behalf of said joint venture.

Rochelle E. Esper  
Notary Public in and for the State of Texas  
My Commission Expires: 6-11-2011



Prepared By/After Recording, Return To:  
Cacheaux, Cavazos, Newton, LLP  
1401 N. Main St.  
McAllen, Texas 78501  
C127/018

WARRANTY DEED PECAN VALLEY ESTATES SALES Albert Perez & Sandra W. Perez, Lot 10 & 50 Warranty Deed.doc

Filed for Record in:  
Hidalgo County,  
by Arturo Guajardo Jr.,  
County Clerk  
On: Nov 23, 2010 at 10:37A  
As a Recording  
Document Number: 2156975  
Total Fees 28.00  
Receipt Number - 1160008  
By,  
Padro Diaz, Deputy



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

Precinct D 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-13430

### 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:

Melchor Chaga

Address:

P.O. Box 1018  
19015 N. 493  
La Blanca, TX 78558

Phone:

956-330-4080

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

Water Supplier: NAWSC

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

Account/ESI No.: N/A

Temporary Pole  Permanent Service

regarding the land described as:

Calvillo Farms lot #1

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;

(Date approved 1-2-03);

Yes

A plat has been reviewed and approved by the Commissioners Court;

(verified by Gilbert Ponce);

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;

(verified by [Signature]);

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;

(verified by [Signature]);

Yes

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(verified by [Signature]);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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956-205-7049

Precinct ① 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-13430

### 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: Melchor Chaga  
Address: P.O. Box 1018  
La Blanca TX 78558  
Phone: 956-330-4480

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

Calville Farms lot #1

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

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

Melchor Chaga      4-14-16  
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:

4/14/16  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-13430  
Apr. 14, 2016

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

C0425-00-000-0001-00

[ 1 ] OWNER: CHAPA, MELCHOR ESTER

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
CALVILLO FARMS LOT 1

PO BOX 1018  
LA BLANCA TX 78558-1018

Telephone No. 330-480

LOCATION: 0 FM 493 & FM 2812

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MISCELLANEOUS  
31-BARNS, REC. BLDNG, POOL HOUSE, SHED

[ 10 ] EST. COST OF CONST.: \$1,000

[ 5 ] SIZE OF STRUCTURE: 1,536 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES. ZONE X-31

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

MUST COMPLY W/ALL COUNTY SETBACKS & REG.  
FRONT 50' REAR 15' SIDES 15' FINISH FLOOR ELEV.  
18" ABOVE CENTERLINE OF STREET

FOR COUNTY USE ONLY  
APPLICATION FEES

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


Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 0350c Pct: 1

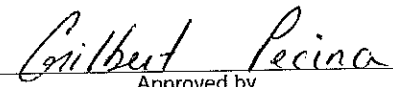
Community No.: 480334

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

4/14/16  
Date

  
Approved by

3/31/16  
Date

  
Signature of Owner or Applicant

4-14-16  
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 OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**WARRANTY DEED**

Date: July 6, 2011

Grantor: Norberto Calvillo, Jr and Maria Trinidad Calvillo

Grantor's Mailing Address ((including county):

Name: Norberto Calvillo, Jr and Maria Trinidad Calvillo  
5008 N. Stewart Rd.  
Palmhurst, Hidalgo County, Texas 78573

Grantee: Name: Melchor Chapa and spouse Ester Chapa

Grantee's Mailing Address (including county):

Name: Melchor Chapa and Ester Chapa  
P. O. Box 1018  
La Blanca, Hidalgo County, Texas 78558

Consideration: Cash and other goods and valuable consideration to the undersigned paid in hand by Grantee named, the receipt of which is hereby acknowledged.

Property (including any improvements):

**The North 5.00 acres of the South 20.00 acres of Lot 7, Block 75, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, Hidalgo County, Texas, as per map thereof recorded in Volume 1, Page 29 of the Map Records of Hidalgo County, Texas, said 5.00 acres being more particularly described by metes and bounds as follows:**

Commencing at the Southwest corner of said Lot, thence with the West Line of said Lot, the Centerline of F. M. 493, North 495.00 feet to the Southwest corner hereof and PLACE OF BEGINNING:

Thence continuing with the West line of said Lot, North 165.00 feet to the Northwest corner hereof;

Thence with the South line of Jose A. Luna's Tract as described in Document No. 451238 Official Records of said County, East, at 40.00 feet found a one-half (1/2) inch diameter iron rod at the East Right-of-Way of F. M. 493, at 1320.00 feet in all, to a one-half (1/2) inch diameter iron rod found for the Northeast corner hereof:

Thence with the East line of said Lot, South 165.00 feet to a one-half (1/2) inch diameter iron rod set at the Southeast corner hereof;

Thence West, at 1280.00 feet a one-half (1/2) inch diameter iron rod at the East Right-of-Way of said

F. M. Road, at 1320.00 feet in all to the PLACE OF BEGINNING, containing Five (5.00) acres, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is subject to the following:

An undivided one-half (½) interest in the mineral estate, together with all related rights, express or implied, as described in instrument executed by Robert A. Lipp, and wife, Annette Lipp to Garland F. Smith, Trustee, dated March 15, 1973, recorded in Volume 1357, Page 218, of the real property records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease from J. C. Engelman, Jr., et al, to J. C. Engleman, Jr, Trustee, dated July 31, 1935, recorded in Volume 12, Page 406, of the Oil, and Gas Records, Hidalgo County, Texas.

Right of Way Easement from Louisa Lipp, et al, to Hidalgo County, dated December 4, 1952, recorded in Volume 760, Page 551, of the real property records of Hidalgo County, Texas, covering 0.15 of an acre, being all that land of the West side of the South ½ of Lot 7, now in the existing road, and an additional strip adjacent to the existing road.

Rules, regulations, rights of way and easement in favor of Hidalgo County Water Improvement District No. 6.

Buyer must install a County approved septic system within one (1) year of the date of this contract or must reimburse Norbert Calvillo, Jr., the sum of ONE THOUSAND DOLLARS AND NO/100 (\$1,000.00) left on deposit with Hidalgo County for said system.

Seller expressly retains any and all mineral rights to the conveyed property that he now owns.

Grantor, for the consideration and subject to the Reservations from, and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heir's 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 herein contained.

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

**NO TITLE EXAMINATION OR TAX EXAMINATION WERE REQUESTED NOT PERFORMED IN CONNECTION WITH THE HEREIN DESCRIBED PROPERTY. THE PREPARER OF THIS DOCUMENT EXPRESSES NO OPINION AS TO THE TITLE OR TAXES TO THE PROPERTY. GRANTOR STATES THERE ARE NO OUTSTANDING LIENS.**

Norberto Calvillo Jr.  
NORBERTO CALVILLO, JR.

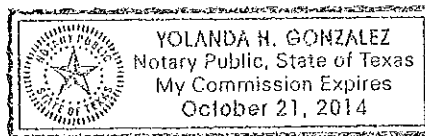
Maria Trinidad Calvillo  
MARIA TRINIDAD CALVILLO

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 6 day of July, 2011,  
by: NORBERTO CALVILLO, JR., and MARIA TRINIDAD CALVILLO

Yolanda H. Gonzalez  
NOTARY PUBLIC, STATE OF TEXAS  
My Commission expires: 10/21/14



AFTER RECORDING RETURN TO:

Melchor Chapa and Ester Chapa  
P. O. Box 1018  
La Blanca, Texas 78558

PREPARED IN THE LAW OFFICE OF:

Willie McAllen  
101 N. 10<sup>th</sup> St.  
Edinburg, Texas 78541





# 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: 1-11430

### 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: Leobardo Paez

Address: PO Box 2661  
Elsa TX 78543

Phone: (956) 376-7934

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

Water Supplier: NAWSC

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

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

regarding the land described as:

Sol Encantado lot #25

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 4-25-02);

(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



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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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: 1-11430

### 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: Leobardo Paez

Address: 30 Box 2661  
2159 TX 78543

Phone: (956) 376-7936

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

Sol Encantado Lot # 25

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

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

Leobardo Paez  
Requesting Party (Signature)

4-13-16  
Date

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

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

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

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

4/20/16  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-11430  
Jun. 27, 2014

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

S3979-00-000-0025-00

[ 1 ] OWNER: ELIZONDO, ROBERTO

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SOL ENCANTADO LOT 25

702 GARZA CR.  
WESLACO TX 78596

Telephone No. 463-7003

LOCATION: 0 MILE 14 1/2 N & FM 88

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

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

[ 10 ] EST. COST OF CONST.: \$8,000

[ 5 ] SIZE OF STRUCTURE: 2,400 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

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

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:25' REAR:25' SIDES:6'  
MIN. ELEV. ABOVE TOP OF CENTERLINE OF ST. 18"

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

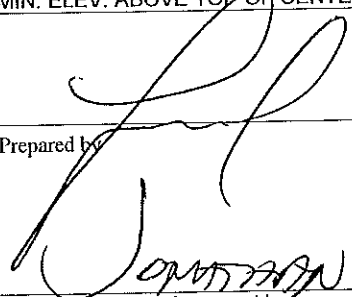
Flood Zone: NO 4500  
Panel No. /Suffix: \_\_\_\_\_ Pct: 1

Community No.: 480334

Certification of Elevation  
Required: \_\_\_\_\_ YES \_\_\_\_\_ NO \_\_\_\_\_ BFE

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

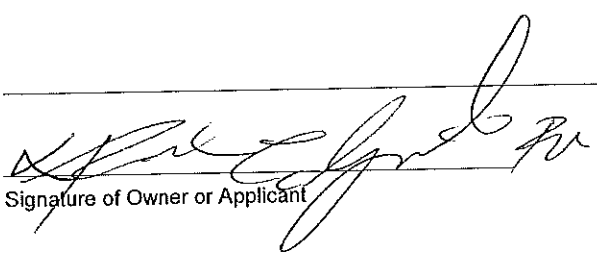
Prepared by

  
Date 6/27/14

Approved by

  
Date 6/19/14

Signature of Owner or Applicant

  
Date 6/27/14

### [ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

25

2535171

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: July 21, 2014

Grantor: **ROBERTO ELIZONDO, a single man**

Grantor's Mailing Address: **702 Garza Circle, Weslaco, Hidalgo County, TX 78596**

Grantee: **LEOBARDO PAEZ and wife, YESENIA PAEZ**

Grantee's Mailing Address: **P.O. Box 2661, Elsa, Hidalgo County, TX 78543-2661**

Consideration: **For good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor.**

Property (including any improvements): **Lot 25, SOL ENCANTADO SUBDIVISION, a 30.019 acre tract of land out of Lot 10 and 11, Block 149, West and Adams Tract Subdivision, Hidalgo County, Texas, recorded in Volume 40, Page 173, Map Records of Hidalgo County, Texas.**

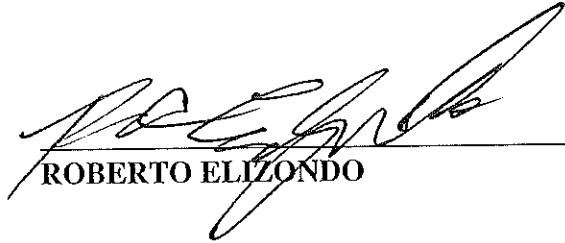
Reservations From Conveyance and Warranty: **Any and all restrictions, covenants, conditions, easements, mineral and royalty reservations, zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, and only to the extent that same are still in effect, shown of record in Hidalgo County, Texas, together with any and all visible and apparent easements, to include but not limited to easements for roadways on or across the property; taxes for current and subsequent years, the payments of which Grantee assumes.**

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives 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, by, through or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

**WITH THE EXCEPTION OF THE WARRANTY OF TITLE SET FORTH HEREIN, GRANTOR MAKES NO REPRESENTATION OR WARRANTY TO GRANTEE WITH RESPECT TO THE PROPERTY, THE FITNESS OR CONDITION OF THE PROPERTY FOR ITS INTENDED USE, COMPLIANCE WITH APPLICABLE LAW, RULES, REGULATIONS, ORDERS OR ORDINANCES OF GOVERNMENTAL**

**AUTHORITY OR APPLICABLE INDUSTRY CODES, ACTUAL LOCATION OF IMPROVEMENTS, OR UTILITY EASEMENTS OR UTILITY LINES OR OTHERWISE WITH RESPECT TO THE PROPERTY. THE PROPERTY IS CONVEYED IN AS-IS, WHERE-IS CONDITION.**

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


  
\_\_\_\_\_  
**ROBERTO ELIZONDO**

(ACKNOWLEDGMENT)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 21<sup>st</sup> day of July, 2014, by **ROBERTO ELIZONDO**.



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

PREPARED BY:

Law Office of Richard S. Talbert  
612 S. Texas  
Weslaco, TX 78596-6222  
(956) 968-1578  
(956) 968-0698 (Fax)  
Email: [rslaw@bizrgv.rr.com](mailto:rslaw@bizrgv.rr.com)

File: Re/Msc-2014/Elizondo

AFTER RECORDING RETURN TO:

Mr. & Mrs. Leobardo Paez  
P.O. Box 2661  
Elsa, TX 78543-2661



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
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Precinct No.1 Substation  
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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: 1-13451

### 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: David Garza

Address: 62407 62<sup>nd</sup> ave  
Hartford, MI  
49057

Phone: 269-626-6262

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

Water Supplier: North Alamo Water

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

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

regarding the land described as:

Garza Lot # 86

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 9-28-03);

(verified by Gilbert Pecina);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

\_\_\_\_\_  
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 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: 1-13451

### 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: David Garza  
Address: 62407 62<sup>nd</sup> Ave.  
Hertford, Michigan 49057  
Phone: 269-626-6262

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

Corner lot #6

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

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

David Garza April 19/2016  
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:

4/20/16  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-13451  
Apr. 19, 2016

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

G3850-00-000-0006-00

[ 1 ] OWNER: GARZA, DAVID & DILVIA

65407 62ND AVE  
HARTFORD, MI 49057

Telephone No. 854-3536

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

LOCATION: 0 FM 88 & MILE 11

[ 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.: \$153,000

[ 5 ] SIZE OF STRUCTURE: 2,808 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ COUNTY SETBACKS FRONT 50'  
SIDES 6' REAR 35'

## FOR COUNTY USE ONLY APPLICATION FEES

Johanna Vallejo 4/19/2016  
Prepared by Date

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

Gilbert Pecina 4/19/2016  
Approved by Date

Light [ ] Water [X]

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

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

[Signature] 4/19/2016  
Signature of Owner or Applicant 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.



Easements or claims of easements which are not a part of the public record.

A fifty foot (50') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 41, Page 179, Map Records of Hidalgo County, Texas.

A six foot (6') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 41, Page 179, Map Records of Hidalgo County, Texas.

A twenty percent (20%) of property depth no more than twenty-five foot (25') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 41, Page 179, Map Records of Hidalgo County, Texas.

Oil and Gas Lease dated April 20, 1954, from Houston Lockhart to Union Producing Company, recorded in Volume 158, Page 21 Oil and Gas Lease Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved in Deed dated March 26, 1962, recorded in Volume 1031, Page 689, and correction thereof in Volume 1100, Page 535, both Deed Records of Hidalgo County, Texas.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

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.

*Nelly Elizondo King*  
NELLY ELIZONDO KING

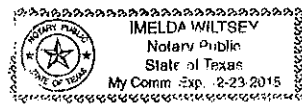
*Dennis Wayne King*  
DENNIS WAYNE KING

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 1st day of April, 2015, by  
NELLY ELIZONDO KING.

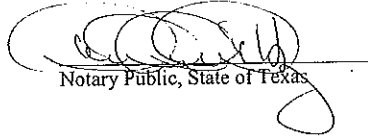
*[Signature]*  
Notary Public, State of Texas

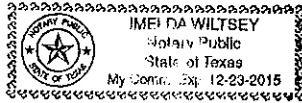
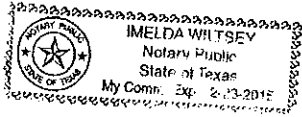


(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 1<sup>st</sup> day of April, 2015, by  
DENNIS WAYNE KING.

  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
DAVID J. GARZA and SILVIA GARZA  
62407 62nd Ave.  
Hartford, Michigan 49057

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
FileNo.:GF#3160639;IW/ih