





# 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-13595

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

Upon the application of:

Name: Brenda Vazquez

Address: 1437 Wl. Nebraska  
Alamo, TX 78516

Phone: (956) 601-3660

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

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

Victoria Acres #2 lot #8

[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.

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

Precinct 1 2 3 4

Application No: 1-13595

**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

Brenda Vazquez

Known to me [or proved to me in the oath of ELECTORAL ID # VZABORS9090 <sup>22 8M 200</sup> or through  
(description of federal or state government ID card with photograph and signature)],  
who swore on oath that the following two statements are true:

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

Victoria Acres #2 Lot # 8."

[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-

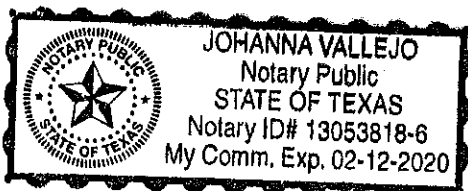
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Brenda Vazquez (Signature)

SUBSCRIBED AND SWORN TO before me on May 18<sup>th</sup>, 2016, to certify which, witnesses my hand and seal of office.

Johanna Vallejo

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-13595  
May. 16, 2016

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

V3300-02-000-0008-00

[ 1 ] OWNER: VAZQUEZ, BRENDA  
  
1437 W. NEBRASKA  
ALAMO, TEXAS 78516  
Telephone No. 601-3660

[ 7 ] LEGAL DESC. NAME OF SUBDIVISION  
VICTORIA ACRES #2E 1/2 OF LOT 8  
~~8/5/10 NW 1/4 LN~~ W LN

LOCATION: 0 VICTORIA & CASTILLO

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

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

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

[ 5 ] SIZE OF STRUCTURE: 304 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: REST. ZONE X-44

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:25' REAR:82' SIDES:6'  
MIN. ELEV. ABOVE TOP C.L OF ST 18"

**FOR COUNTY USE ONLY  
APPLICATION FEES**

Leonel Najera  
Prepared by

5/16/2016  
Date

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

Light  Water

Leonel Najera  
Approved by

5/5/2016  
Date

Flood Zone: NO ALSDC Pct: I  
Panel No. /Suffix: \_\_\_\_\_  
Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

Brenda J. Vazquez  
Signature of Owner or Applicant

5/16/2016  
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.

B

## WARRANTY DEED

Date: MARCH 6, 1989

Grantor: DIMAS MARTINEZ D/B/A PAYLESS LUMBER COMPANY

Grantor's Mailing Address (including county): P.O. BOX 1171, WESLACO, HIDALGO COUNTY, TEXAS.

Grantee: FERNANDO SOLIS AND WIFE, REBECCA J. SOLIS

Grantee's Mailing Address (including county): P.O. BOX 397, DONNA, HIDALGO COUNTY, TEXAS

Consideration: TEN AND NO/100THS.....(\$10.00) DOLLARS, AND OTHER VALUABLE CONSIDERATIONS,

Property (including any improvements):

The West 1/2 of Lot 8, Victoria Acres Unit #2, Being a subdivision of the North 8.7 gross acres of Lot 23, La Blanca Subdivision "A", in Donna, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT FOR all oil, gas and other minerals which are hereby reserved. SUBJECT TO all interests, easements and leases of record.

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

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

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

**Date:** April 15, 2016

**Grantor:** B TWIN, LLC

**Grantor's Mailing Address:**

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

**Grantee:** BRENDA J. VAZQUEZ

**Grantee's Mailing Address:**

1437 W. NEBRASKA, LOT 28A  
ALAMO, TEXAS 78516  
HIDALGO COUNTY

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "purchase Note") of even date, that is in the principal amount of \$25,500.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Marcus C. Barrera, Trustee.

**Property (including any improvements):**

THE WEST 1/2 OF LOT 8, VICTORIA ACRES UNIT NO. 2, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 20, PAGE 172, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (HIDALGO COUNTY GIS I.D. NO. V3300-02-000-0008-05).

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

SAVE AND EXCEPT all oil, gas and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the rights of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease;

SUBJECT TO any Restrictive Covenants recorded in the Official Records of Hidalgo County, Texas;

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

SUBJECT TO visible and apparent easements on or across the subject property;  
SUBJECT TO minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision;  
SUBJECT TO all recorded restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral severances and other instruments, other than liens and conveyances, that affect the property;  
SUBJECT TO easements, right-of-way and prescriptive rights, whether of record or not;  
SUBJECT TO taxes for the current year and all subsequent years, payment of which are expressly assumed by the Grantee herein.  
SUBJECT TO any encroachments by adjoining land owners on the subject property, whether such encroachments are apparent or not.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

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

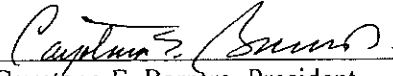
The vendor's lien against and superior title to the property are retained until Purchased Note described is fully paid according to its terms, at which time this deed shall become absolute.

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

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

B TWIN, LLC

By: \_\_\_\_\_

  
Cayetano E. Barrera, President

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

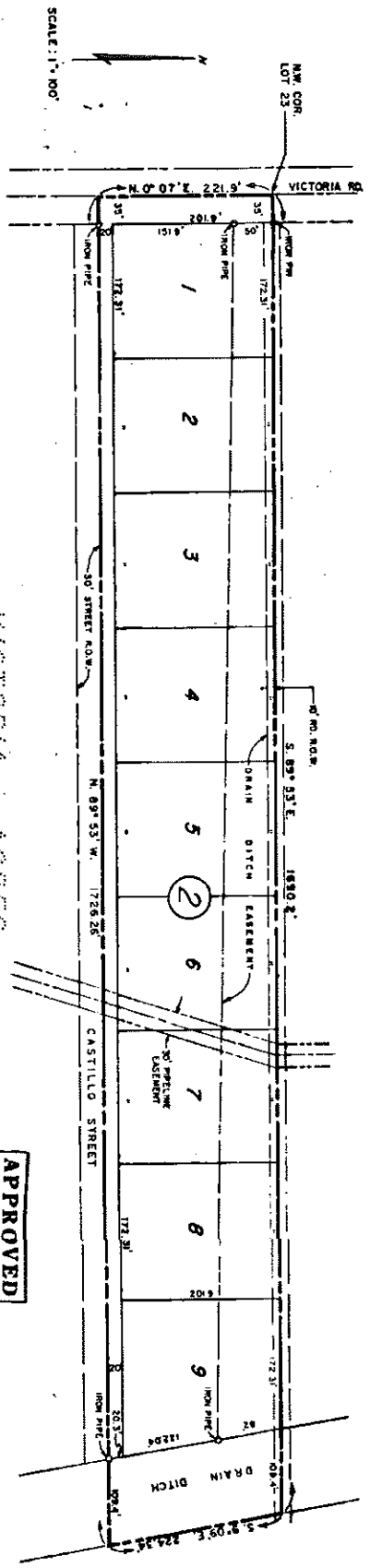
This instrument was acknowledged before me on April 19, 2016, by Cayetano E. Barrera, President of B Twin, LLC.

Melissa Kalifa  
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:  
BARRERA, SANCHEZ & ASSOCIATES, P.C.  
10113 N. 10<sup>th</sup> Street, Suite A  
McAllen, Texas 78504A

AFTER RECORDING RETURN TO:  
B Twin, LLC.  
10113 N 10<sup>th</sup> St Ste A  
McAllen, Texas 78504



SCALE: 1" = 40'

# VICTORIA ACRES UNIT NO. 2

PLAT SHOWING  
 SURVEY OF THE NORTH & 27 ACRES OF LOT 23  
 LA BLANCA SUBDIVISION "X"  
 HIDALGO COUNTY, TEXAS

VICTORIA ACRES UNIT NO. 2, BEING A SUBDIVISION OF THE NORTH & 27 ACRES OF LOT 23, LA BLANCA SUBDIVISION "X", IN DONNA, HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF LOT 23, THENCE S. 89° 53' E. A DISTANCE OF 1830.2' TO AN IRON PIPE FOR THE WEST R.O.W. OF DRAIN DITCH AND IN ALL A DISTANCE OF 1830.2' FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED.  
 THENCE S. 9° 03' E. A DISTANCE OF 224.34' TO A POINT FOR THE SOUTHEAST CORNER, THENCE N. 89° 53' W. A DISTANCE OF 108.84' TO AN IRON PIPE FOR THE WEST R.O.W. OF A DRAIN DITCH AND IN ALL A DISTANCE OF 1728.26' FOR THE SOUTHWEST CORNER OF THIS TRACT, THENCE N. 0° 07' E. A DISTANCE OF 221.9' FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, AND CONTAINING WITHIN THESE METES AND BOUNDS 8.7 GROSS ACRES MORE OR LESS.

VICTORIA ACRES

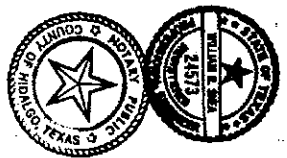
**APPROVED FOR RECORDING**  
 Hidalgo Co. Right of Way Dept.  
 by *Theresa Rodriguez*  
 Date 11-20-78

11-20-78

State of Texas  
 County of Hidalgo  
 I, WILLIAM R. SUEA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM INFORMATION PROVIDED TO ME BY THE OWNER, AND I FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

SUBSCRIBED BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS 19th DAY OF July, 1978.

*William R. Suea*  
 REGISTERED PROFESSIONAL ENGINEER  
*William R. Suea*  
 NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
 State of Texas  
 County of Hidalgo  
 KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE OWNERS OF LAND SHOWN ON THIS PLAT, HEREBY WARRANT AND WARRANT TO THE ACCOMPANYING MAP OF SAID SUBDIVISION AND HEREBY DEEDICATE TO THE USE OF THE PUBLIC HIGHWAYS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND ALL PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.



APPROVEN FOR RECORDING



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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1304 South 25<sup>th</sup> Street  
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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: 1-13637

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

Upon the application of:

Name:

Proyecto Azteca

Address:

PO Box 27  
San Juan Tx 78589

Phone:

(956) 702-3307

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

Water Supplier:

City of Mercedes

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:

Indian Hills Lot # 152 BIK # 1

[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.

Johanna Vallejo  
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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956-318-2844

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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 6 1 2 3 4

Application No: 1-13637

### 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

Sant Villarreal

Known to me [or proved to me in the oath of Acknowledgment or through TJ Arredondo # 12467894 (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

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

Lot 152 - BK #1 Indian Hills."

[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]

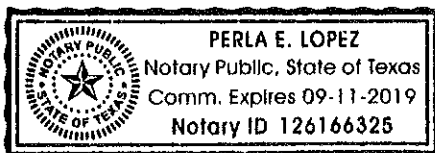
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-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 May 26, 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:

1-13637

May. 26, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

I2230-00-001-0152-00

[ 1 ] OWNER: PROYECTO AZTECA

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
INDIAN HILLS LOT 152 BLK 1

P.O. BOX 27  
SAN JUAN, TEXAS 78589

Telephone No. 702-3307

LOCATION: 0 MILE 11 & FM 491

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: CITY

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING  
05-RESIDENTIAL MOVE-IN/RELO. BUILD

[ 10 ] EST. COST OF CONST.: \$43,000

[ 5 ] SIZE OF STRUCTURE: 3,120 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: MOVE IN ZONE X-05

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

MUST COMPLY W/ COUNTY SETBACKS FRONT 25'  
SIDES 6' REAR 15'

FOR COUNTY USE ONLY  
APPLICATION FEES

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

Light [X] Water [X]

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

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

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

Johanna Vallejo  
Prepared by

5/26/2016  
Date

Gilbert Pecina  
Approved by

5/26/2016  
Date

[Signature]  
Signature of Owner or Applicant

5/26/16  
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.

Charge to: VLTC  
GF# 139323

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

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** October 3, 2014

**Grantor:** PEDRO D. REYES, joined herein pro forma by my wife, BEATRIZ MIRELES and ELIDA REYES, joined herein pro forma by my husband PEDRO REYES

**Grantor's Mailing Address:**

PEDRO D. REYES, joined herein pro forma by my wife, BEATRIZ MIRELES  
2204 N. Wells St.  
Pampa, Texas 79065

ELIDA REYES, joined herein pro forma by my husband PEDRO REYES  
1103 20<sup>th</sup> St.  
Weslaco, Texas 78596

**Grantee:** PROYECTO AZTECA, a Texas Non-Profit Corporation

**Grantee's Mailing Address:**

P.O. Box 27  
San Juan, TX 78589  
Hidalgo County

**Consideration:** Cash and a note of even date executed by Grantee and payable to the order of HOUSING ASSISTANCE COUNCIL in the principal amount of THIRTY-TWO THOUSAND TWO HUNDRED AND 00/100THS DOLLARS (\$32,200.00), of which EIGHT THOUSAND FIVE HUNDRED AND 00/100THS DOLLARS (\$8,500.00) represents part payment of the purchase price of the property described herein. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of HOUSING ASSISTANCE COUNCIL and by a first-lien deed of trust of even date from Grantee to JESUS "JESSE" BARBA, JR. trustee.

**Property (including any improvements):**

All of Lot 152, Block 1, INDIAN HILLS SUBDIVISION, an Addition to the City of Mercedes, Hidalgo County, Texas, according to the amended map recorded in Volume 24, Page 81, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

Restrictive covenants set out in instrument filed for record in Volume 24, Page 81, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

Contract, Easement and Use Restriction in favor of Central Power and Light Company, dated January 23, 1984, recorded in Volume 1944, Page 183, Official Records, Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map attached thereto.

Pipeline easement in favor of Rio Grande Valley Gas Company as shown by instrument dated April 10, 1985, recorded in Volume 2123, Page 740, Official Records of Hidalgo County, Texas.

Agreement in favor Valley Electric and Ice Company as set forth in instrument dated August 25, 1925, recorded in Volume 197, Page 291, Deed Records of Hidalgo County, Texas.

Minimum floor elevations, 10 foot front minimum building setback line; 10 foot utility easement along the West side and restrictions as shown on the amended map of Indian Hills Subdivision, recorded in Volume 24, Page 81, Map Records of Hidalgo County, Texas and as shown survey dated July 17, 2014, prepared by David O. Salinas, R.P.L.S. No. 5782, Job No. S-14-23199.

Pipeline easement in favor of Mercedes Fuel Company as shown by instrument dated April 24, 1937, recorded in Volume 431, Page 254, Deed Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 1, 1956, by and between Euchariste M. D'Hemecourt, Individually and as Independent Executor of the Estate of George A. D'Hemecourt, Deceased, as Lessor, and Karl Hoblitzelle, as Lessee, recorded in Volume 184, Page 37, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Suemaur Exploration & Production LLC, dated May 14, 2003, filed on June 19, 2003, under Document Number 1212270 and Extension filed May 10, 2006 under Document Number 2006-1613905; dated May 26, 2003, filed on June 19, 2003, under Document Number 1212271 and Extension filed June 13, 2006 under Document Number 2006-1627357; dated May 26, 2003, filed on June 19, 2003, under Document Number 1212272 and Extension filed May 31, 2006 under Document Number 2006-1621700; and dated April 18, 2003, filed on July 9, 2003, under Document Number 1219106 and Extension filed May 23, 2006 under Document Number 2006-1619131, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated June 1, 1947, recorded in Volume 620, Page 628 and dated June 15, 1983, recorded in Volume 1843, Page 801, both in the Deed Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated November 5, 1984, recorded in Volume 2059, Page 650, Official Records of Hidalgo County, Texas.

Standby fees, taxes and assessments by any taxing authority for the year 2014, and 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.

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.

HOUSING ASSISTANCE COUNCIL, 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 HOUSING ASSISTANCE COUNCIL and are transferred to HOUSING ASSISTANCE COUNCIL, a corporation without recourse against Grantor.

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

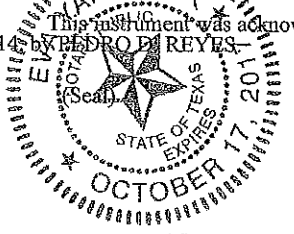
*[SIGNATURE PAGE SHALL FOLLOW]*

*[Signature]*  
PEDRO D. REYES

*[Signature]*  
BEATRIZ MIRELES

THE STATE OF Texas  
COUNTY OF Tarrant

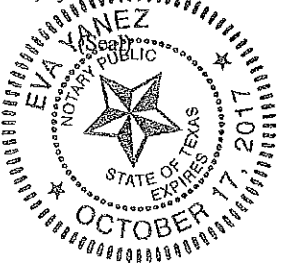
This instrument was acknowledged before me on the 18<sup>th</sup> day of October, 2014, by PEDRO D. REYES.



*[Signature]*  
Notary Public

THE STATE OF Texas  
COUNTY OF Tarrant

This instrument was acknowledged before me on the 18<sup>th</sup> day of October, 2014, by BEATRIZ MIRELES.



*[Signature]*  
Notary Public

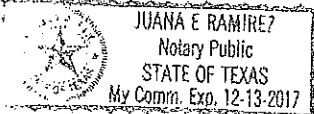
Elida Reyes  
ELIDA REYES

Pedro Reyes  
PEDRO REYES

THE STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 8<sup>th</sup> day of October, 2014, by ELIDA REYES.

(Seal)

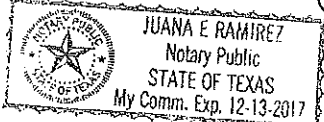


Juana E Ramirez  
Notary Public

THE STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 8<sup>th</sup> day of October, 2014, by PEDRO REYES.

(Seal)



Juana E Ramirez  
Notary Public

PREPARED IN THE OFFICE OF:  
LAW OFFICE OF RICHARD A. CANTU, P.C.  
P. O. Box 6149  
McAllen, Texas 78502  
File/GF No.: 7781-14/139323-Avltc

AFTER RECORDING RETURN TO:  
PROYECTO AZTECA  
P.O. Box 27  
San Juan, TX 78589





# 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: 1-13638

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

Upon the application of:

Name: Proyecto Azteca

Address: PO Box 27  
San Juan Tx 78589

Phone: 956 702 3307

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

Water Supplier: City of Mercedes

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:

Indian Hills Lot # 389 Blk # 1

[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.

Johanna Valley  
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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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 0 2 3 4

Application No: 1-13638

### 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

Juan Villarreal

Known to me [or proved to me in the oath of Acknowledgment or through TXOL 12467891 (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

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

Lot 389 BK #1 Indian Hills Sub.

[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]

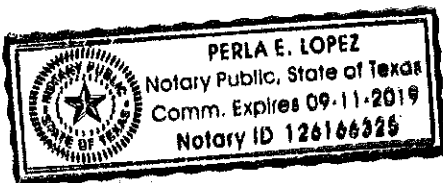
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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. T. Lopez (Signature)

SUBSCRIBED AND SWORN TO before me on May 26<sup>th</sup>, 2014, to certify which, witnesses my hand and seal of office.



Perla E Lopez  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-13638  
May. 26, 2016

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

I2230-00-001-0389-00

[ 1 ] OWNER: PROYECTO AZTECA

P.O. BOX 27  
SAN JUAN, TEXAS 78589  
Telephone No. 702-3307

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
INDIAN HILLS LOT 389 BLK 1

LOCATION: 0 FM 491 & MILE 11

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: CITY

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING  
05-RESIDENTIAL MOVE-IN/RELO. BUILD

[10] EST. COST OF CONST.: \$43,000

[ 5 ] SIZE OF STRUCTURE: 816 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: MOVE IN ZONE X-05

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/COUNTY SETBACKS FRONT 25'  
SIDES 6' REAR 15'

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 0425C 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.

Johanna Vallejo  
Prepared by

5/26/2016  
Date

Leonel Najera  
Approved by

5/28/2016  
Date

X [Signature]  
Signature of Owner or Applicant

5/26/16  
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.

GF# 141004

Loop 2

**WARRANTY DEED**

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

**Date:** December 19, 2014

**Grantor:** Robert L. Schwarz, not joined herein by my wife since the property herein conveyed constitutes no part of our legal homestead

**Grantor's Mailing Address:**

4209 North 22<sup>nd</sup> Street  
McAllen, Texas 78504  
Hidalgo County

**Grantee:** Proyecto Azteca, a Non-Profit Corporation

**Grantee's Mailing Address:**

P.O. Box 27  
San Juan, TX 78589

**Consideration:** Cash and a note of even date executed by Grantee and payable to the order of **HOUSING ASSISTANCE COUNCIL** in the principal amount of **TEN THOUSAND ONE HUNDRED AND NO/100THS DOLLARS (\$10,100.00)**. The note is secured by a first and superior Vendor's Lien and superior title retained in this deed in favor of **HOUSING ASSISTANCE COUNCIL** and by a first lien deed of trust of even dated from Grantee to **JESUS "JESSE" BARBA, JR., Trustee**

**Property (including any improvements):**

All of Lot 389, Block 1, **INDIAN HILLS SUBDIVISION**, an Addition to the City of Mercedes, Hidalgo County, Texas, according to the map recorded in Volume 23, Page 181, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

**Reservations from Conveyance:**

**SAVE AND EXCEPT** all oil, gas and other minerals, and all geothermal energy, and further **SAVE AND EXCEPT** (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

**Exceptions to Conveyance and Warranty:**

This conveyance is made and accepted subject to all easements, rights of way, prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls, and fences situated on a common boundary; any discrepancies, conflicts or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the Water Improvement District or other applicable governmental district, agency, authority; and as shown on Exhibit "A" attached hereto.

Grantor, for valuable Consideration the receipt of which is hereby acknowledged, and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property,

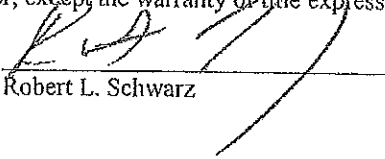
together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, and successors to warrant and forever defend all and singular the property to Grantee 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 Exceptions to Conveyance and Warranty. As shown on Exhibit "A" attached hereto and made a part hereof for all purposes.

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.

**HOUSING ASSISTANCE COUNCIL**, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note. The first and superior vendor's lien against and the superior title to the property are retained for the benefit of **HOUSING ASSISTANCE COUNCIL AND ARE TRANSFERRED TO HOUSING ASSISTANCE COUNCIL**, without recourse against Grantor.

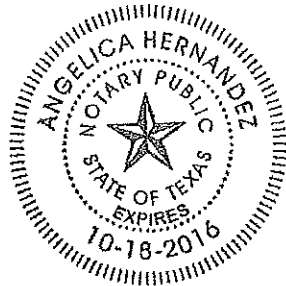
When the context requires, singular nouns and pronouns include the plural.

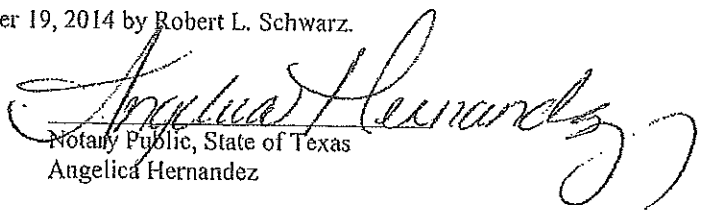
Grantee accepts the herein described property as is, where is and with all faults, and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (1) the condition of the property or any element thereof, including, without limitation, warranties related to environmental conditions, suitability for habitation, merchantability or fitness for a particular purpose (2) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, development potential or otherwise; (3) all warranties created by any affirmation of fact or promise or by any description of the property; and (4) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

  
Robert L. Schwarz

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on December 19, 2014 by Robert L. Schwarz.



  
Notary Public, State of Texas  
Angelica Hernandez

After Recording Return to:  
Proyecto Azteca  
P.O. Box 27  
San Juan, TX 78589

Exhibit "A"

1. The following restrictive covenants of record itemized below: Dated April 28, 1993, filed May 12, 1993 under Document Number 321859, Official Records and Volume 23, Page 181, Map Records, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
2. Standby fees, taxes and assessments by any taxing authority for the year 2015, 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. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
4. Minimum floor elevations, setback lines, utility easement and restrictions as shown on the map of Indian Hills Subdivision, recorded in Volume 23, Page 181, Map Records of Hidalgo County, Texas
5. Contract, Easement and Use Restriction in favor of Central Power and Light Company, dated January 23, 1984, recorded in Volume 1944, Page 183, Official Records, Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map attached thereto.
6. Pipeline easement in favor of Rio Grande Valley Gas Company as shown by instrument dated April 10, 1985, recorded in Volume 2123, Page 740, Official Records of Hidalgo County, Texas.
7. Agreement in favor Valley Electric and Ice Company as set forth in instrument dated August 25, 1925, recorded in Volume 197, Page 291, Deed Records of Hidalgo County, Texas.
8. Easements for roadways, canals, ditches as shown by instrument dated February 2, 1946, recorded in Volume 582, Page 519, Deed Records of Hidalgo County, Texas.
9. Easement and right of way in favor of AEP Texas Central Company as shown by instrument dated November 16, 2004, filed January 29, 2005 under Document Number 1430067, Official Records of Hidalgo County, Texas. (covers Lots 388 )
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 15, 1982, by and between D'Hemecourt Properties, Inc., a Texas Corporation, as Lessor, and Southport Exploration, Inc., as Lessee, recorded in Volume 415, Page 232, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
11. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Coastal Oil & Gas USA, L.P. as shown by instruments dated April 4, 2001, filed October 17, 2001 under Document Number 1017553 and dated April 4, 2001, filed December 5, 2001 under Document Number 1030965, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
12. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Suemaur Exploration & Production, LLC as shown by instruments dated April 24, 2001, filed June 18, 2001 under Document Number 979808 and amendment dated February 12, 2002, filed April 5, 2002 under Document Number 1069271, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
13. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Suemaur Exploration & Production, LLC as shown by instruments dated April 23, 2002, filed June 12, 2002 under Document Number 1091559, extension dated May 2, 2005, filed May 3, 2005 under Document Number 1466770 and correction dated June 13, 2005, filed June 14, 2005 under Document Number 2005-1483393, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
14. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Suemaur Exploration & Production, LLC as shown by instruments dated March 19, 2001, filed April 5, 2001 under

- Document Numbers 958709 and 984019, amendment dated April 15, 2002, filed June 18, 2002 under Document Number 1093313 and extension dated March 10, 2004, filed March 22, 2004 under Document Number 1312153, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
15. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Suemaur Exploration & Production, LLC as shown by instruments dated March 19, 2001, filed April 28, 2001 under Document Number 964038, amendment dated December 17, 2001, filed June 18, 2002 under Document Number 1093314 and extension dated March 24, 2004, filed April 6, 2004 under Document Number 1319722, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
  16. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Suemaur Exploration & Production, LLC as shown by instruments dated November 29, 2001, filed January 9, 2002 under Document Number 1040666; dated January 18, 2002, filed April 5, 2002 under Document Number 1069269; dated April 10, 2002, filed June 12, 2002 under Document Number 1091560; dated April 23, 2002, filed August 12, 2002 under Document Number 1110335, and extension under Document Number 1453565; dated May 22, 2003, filed June 5, 2003 under Document Number 1206083; dated March 15, 2004, filed March 22, 2004 under Document Number 1312151 and dated February 14, 2005, filed June 8, 2005 under Document Number 2006-1481510, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
  17. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated September 24, 2004, filed November 4, 2004 under Document Number 1399861, Official Records of Hidalgo County, Texas.
  18. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, as set forth in Memorandum of Oil, Gas and Mineral Leases in favor of Suemaur Exploration & Production, LLC as shown by instruments dated March 22, 2001, filed March 27, 2001 under Document Number 955233, re-filed under Document Number 1001306, amendment dated November 21, 2001, filed December 28, 2001, Document Number 1037552, and amendment dated February 11, 2004, filed February 24, 2004 Document Number 1301283, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
  19. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, as set forth in Memorandum of Oil, Gas and Mineral Leases in favor of Suemaur Exploration & Production, LLC as shown by instruments dated May 3, 2001, filed July 9, 2001 under Document Number 985706, amendment dated December 18, 2001, filed April 5, 2002, Document Number 1069268, and extension dated June 7, 2004, filed June 29, 2004 Document Number 1352389, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
  20. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, as set forth in Memorandum of Oil and Gas Leases in favor of Suemaur Exploration & Production, LLC as shown by instruments dated March 22, 2004, filed April 19, 2004 under Document Number 1324414, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
  21. Mineral and/or royalty interest granted in deed dated June 26, 2001, filed July 18, 2001 under Document Number 990025, dated June 26, 2001, filed July 19, 2001 under Document Number 990283 and dated June 26, 2001, filed July 19, 2001 under Document Number 990284, Official Records of Hidalgo County, Texas. Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.
  22. Mineral and/or royalty reservation contained in deed dated February 2, 1946, recorded in Volume 582, Page 519, dated July 18, 1947, recorded in Volume 625, Page 103 and dated March 23, 1983, recorded in Volume 1832, Page 292, Deed Records of Hidalgo County, Texas. Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

23. Rights of parties in possession
24. Visible and apparent easements on or across the property herein described.
25. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

MAP OF

# INDIAN HILLS SUBDIVISION

ALL OR PARTS OF LOTS 1-11, 13-15, 17-19, 21-23, 25-27, 29-31, 33-35, 37-39, 41-43, 45-47, 49-51, 53-55, 57-59, 61-63, 65-67, 69-71, 73-75, 77-79, 81-83, 85-87, 89-91, 93-95, 97-99, 101-103, 105-107, 109-111, 113-115, 117-119, 121-123, 125-127, 129-131, 133-135, 137-139, 141-143, 145-147, 149-151, 153-155, 157-159, 161-163, 165-167, 169-171, 173-175, 177-179, 181-183, 185-187, 189-191, 193-195, 197-199, 201-203, 205-207, 209-211, 213-215, 217-219, 221-223, 225-227, 229-231, 233-235, 237-239, 241-243, 245-247, 249-251, 253-255, 257-259, 261-263, 265-267, 269-271, 273-275, 277-279, 281-283, 285-287, 289-291, 293-295, 297-299, 301-303, 305-307, 309-311, 313-315, 317-319, 321-323, 325-327, 329-331, 333-335, 337-339, 341-343, 345-347, 349-351, 353-355, 357-359, 361-363, 365-367, 369-371, 373-375, 377-379, 381-383, 385-387, 389-391, 393-395, 397-399, 401-403, 405-407, 409-411, 413-415, 417-419, 421-423, 425-427, 429-431, 433-435, 437-439, 441-443, 445-447, 449-451, 453-455, 457-459, 461-463, 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909-911, 913-915, 917-919, 921-923, 925-927, 929-931, 933-935, 937-939, 941-943, 945-947, 949-951, 953-955, 957-959, 961-963, 965-967, 969-971, 973-975, 977-979, 981-983, 985-987, 989-991, 993-995, 997-999, 1001-1003, 1005-1007, 1009-1011, 1013-1015, 1017-1019, 1021-1023, 1025-1027, 1029-1031, 1033-1035, 1037-1039, 1041-1043, 1045-1047, 1049-1051, 1053-1055, 1057-1059, 1061-1063, 1065-1067, 1069-1071, 1073-1075, 1077-1079, 1081-1083, 1085-1087, 1089-1091, 1093-1095, 1097-1099, 1101-1103, 1105-1107, 1109-1111, 1113-1115, 1117-1119, 1121-1123, 1125-1127, 1129-1131, 1133-1135, 1137-1139, 1141-1143, 1145-1147, 1149-1151, 1153-1155, 1157-1159, 1161-1163, 1165-1167, 1169-1171, 1173-1175, 1177-1179, 1181-1183, 1185-1187, 1189-1191, 1193-1195, 1197-1199, 1201-1203, 1205-1207, 1209-1211, 1213-1215, 1217-1219, 1221-1223, 1225-1227, 1229-1231, 1233-1235, 1237-1239, 1241-1243, 1245-1247, 1249-1251, 1253-1255, 1257-1259, 1261-1263, 1265-1267, 1269-1271, 1273-1275, 1277-1279, 1281-1283, 1285-1287, 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4565-4567, 4569-4571, 4573-4575, 4577-4579, 4581-4583, 4585-4587, 4589-4591, 4593-4595, 4597-4599, 4601-4603, 4605-4607, 4609-4611, 4613-4615, 4617-4619, 4621-4623, 4625-4627, 4629-4631, 4



# 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-13641

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

Upon the application of:

Name: Flor Ramirez

Address: 3921 N. 25<sup>th</sup> St

Apt #170

Harlingen Texas 78550

Phone: (956) 354-6474

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

Water Supplier: City of Mercedes

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

Account/ESI No.: Na  
[ ] Temporary Pole [  ] Permanent Service

*Mobile Home*

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

Indian Hills Lot # 397 Bldg # 1

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

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

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

-OR-

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

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



**PLANNING DEPARTMENT**  
**County of Hidalgo**

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

T.J. Arredondo, CFM  
Director of Planning

Precinct (1) 2 3 4

Application No: 1-13641

**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

Flor Ramirez

Known to me [or proved to me in the oath of TX ID# 13907622 or through  
(description of federal or state government ID card with photograph and signature)],  
who swore on oath that the following two statements are true:

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

Indian Hills Lot # 397 Blk # 1."

[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]

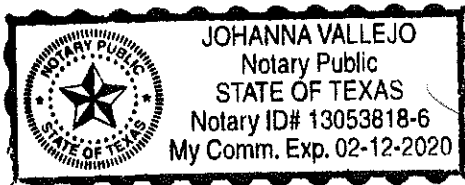
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Flor Ramirez (Signature)

SUBSCRIBED AND SWORN TO before me on May 26<sup>th</sup>, 2016, to certify which, witnesses my hand and seal of office.



Johanna Vallejo  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-13641  
May. 26, 2016

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

I2230-00-001-0397-00

[ 1 ] OWNER: RAMIREZ, FLOR

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
INDIAN HILLS LOT 397 BLK 1

800 N MCCOLL RD  
MCALLEN TX 78501-5719

Telephone No. 354-6474

LOCATION: 0 FM 491 & MILE 11

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: CITY

[ 9 ] CONSTRUCTION TYPE: META

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

[ 10 ] EST. COST OF CONST.: \$100

[ 5 ] SIZE OF STRUCTURE: 962 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: MOBILE HOME ZONE X-20

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/COUNTY SETBACKS FRONT 25'  
SIDES 6' REAR 15 NORTH 10'

### FOR COUNTY USE ONLY APPLICATION FEES

Johanna Vallejo 5/26/2016  
Prepared by Date

Leonel Najera 5/16/2016  
Approved by Date

Flor Ramirez 5/26/2016  
Signature of Owner or Applicant Date

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

Light [X] Water [X]

Flood Zone: NO 0425C Pct: 1  
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.

### [ 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.

# WARRANTY DEED WITH VENDOR'S LIEN

COPY

DATE: May 02, 2016

GRANTOR: Robert L. Schwarz, not joined by my wife since the property herein conveyed constitutes no part of our legal homestead

GRANTOR'S MAILING ADDRESS: 2601 E. Mile 3 Rd  
Palmhurst, Hidalgo County, Texas 78574

GRANTEE: Flor G. Ramirez Aguilar and Guadalupe Aguilar Cruz

GRANTEE'S MAILING ADDRESS: 3221 N. 25th St. Apt. 170  
Harlingen, Texas 78550

CONSIDERATION: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of sixteen thousand five hundred and NO/100 Dollars ( \$16500.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Mark Twenhafel, Trustee.

PROPERTY (including any improvements):

Lot Three hundred Ninety Seven (397), Block One (1), Indian Hills Subdivision, Hidalgo County, Texas, according to the map and plat of record in Volume 23 Page 180 and 181 and in Volume 24 page 81, Map Records of Hidalgo County, Texas;

RESERVATIONS FROM CONVEYANCE:

SAVE AND EXCEPT all oil, gas and other minerals, all geothermal energy, and wind energy and further SAVE AND EXCEPT (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

As shown on Exhibit "A" attached hereto and made a part hereof for all purposes.

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments other than conveyances of the surface fee estate, that affect the Property; and taxes for 2016 which Grantee assumes and agrees to pay, and subsequent assessments for that 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 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 heir, 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.  
Restrictions: See Exhibit A

Those reservations and exceptions on Exhibit A attached hereto and made a part hereto for all purposes.

Grantor, as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative to regulate the structural integrity, appearance, and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (a) the Restrictions touch and concern the Property; (b) privity of estate exists by reason of the ownership of the Property; (c) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (d) the Restrictions are reasonable, their purposes being for the common benefit of Grantor, Grantee and the Affected Property Owners, who are

affected by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the Property, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee, Affected Property Owners, and their successors and assigns forever.

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.

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

Grantee accepts the herein described property as is, where is and with all faults, and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (1) the condition the property or any element thereof, including, without limitation, warranties related to environmental conditions, suitability for habitation, merchantability or fitness for a particular purpose; (2) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, development potential or otherwise; (3) all warranties created by affirmation of fact or promise by any description of the property; and (4) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

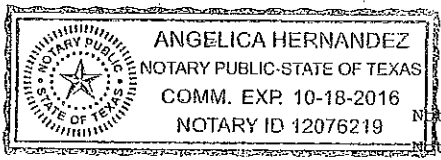
*Robert L. Schwarz*

Robert L. Schwarz

STATE OF TEXAS ) (

COUNTY OF HIDALGO ) (

This instrument was acknowledged before me on the 3<sup>rd</sup> day of May, 2016 by Robert L. Schwarz



*Angelica Hernandez*  
Notary Public, State of Texas  
Notary's name (printed) : ANGELICA HERNANDEZ

Notary's commission expires : 10-18-16

BUYER'S ACCEPTANCE OF DEED  
05-02-2016

The undersigned buyer(s) hereby accepts and consents to the form of Deed attached hereto including, but not limited to, the provision(s) concerning title exceptions contained therein, and acknowledges the same is in conformity with Buyer's intent, and the terms and provisions of same shall control in the event of any conflict of the contract Buyer has signed regarding the property described in the attached Deed.

*Flor Ramirez Aguilar*  
Flor G. Ramirez Aguilar

*Guadalupe Aguilar Cruz*  
Guadalupe Aguilar Cruz

AFTER RECORDING RETURN TO :  
Arnold Munal  
101 E. Mile 3 Rd.  
Columhurst, Texas 78574

## EXHIBIT "A"

1. Minimum floor elevations, setback lines and utility easements as shown on the map of Indian Hills Subdivision, recorded in Volume 23, Page 180 and 181 and amended map recorded in Volume 24, Page 81, Map Records of Hidalgo County, Texas.
2. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9 and easements and restrictions as shown on the recorded and dedicated map of the above described subdivision.
3. Easement and Agreement in favor of Central Power and Light Company, dated January 23, 1984, recorded in Volume 1944, Page 183, Official Records of Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map.
4. Pipeline easement in favor of Rio Grande Valley Gas Company, as shown by instrument dated April 10, 1985, recorded in Volume 2123, Page 740, Official Records of Hidalgo County, Texas.
5. Right of Way Easements in favor of Hidalgo County as shown by instrument dated September 10, 1953, recorded in Volume 782, Page 561, Deed Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by D'Hemecourt Properties, Inc. to Southprot Exploration, Inc., dated March 15, 1982, recorded in Volume 415, Page 232, Oil and Gas Records of Hidalgo County, Texas.
7. Taxes for the year 2016, and all subsequent years and all subsequent assessments for prior years.
8. Subject to Subdivision regulations of the County of Hidalgo State of Texas and/or Zoning and Building Ordinances and Ordinances or government regulations of City holding extra-territorial jurisdiction of said property.
9. Agreement in favor of Valley Electric and Ice Company as set forth in instrument dated August 25, 1925, recorded in Volume 197, Page 291, Deed Records of Hidalgo County, Texas.
10. Agreement by and between Border Pipeline Company, Western Natural Gas Company and Rio Grande Valley Gas Company as to use of pipeline as set forth in instrument dated May 1, 1963, recorded in Volume 1115, Page 285, Deed Records of Hidalgo County, Texas.
11. Pipeline easement in favor of Mercedes Fuel Company as shown by instrument dated April 24, 1937 recorded in Volume 431, Page 254, Deed Records of Hidalgo County, Texas.
12. Terms, stipulations and conditions contained in Oil, Gas and Mineral lease executed by Euchariste M. D'Hemecourt, Individually and as Independent Executor of the Estate of George A. D'Hemecourt, Deceased, to Karl Hoblitzelle, dated February 1, 1956, recorded in Volume 184, Page 37, Oil and Gas Records of Hidalgo County, Texas.
13. Building restrictions, a copy of which has been reviewed with grantee(s) and which are recorded under Doc # 321859 in the office of the County Clerk of Hidalgo County, Texas.

AFTER RECORDING RETURN TO :  
Harold Munal  
2601 E. Mile 3 Rd.  
Palmhurst, Texas 78574

