



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-13833

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

Upon the application of:

Name: Alma C. Puga

Address: 8207 N. mile
1 1/2 E.

Mercedes, TX 78570

Phone: (956) 492-4846

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

Water Supplier: North Alamo Water.

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

Account/ESI No.: NA
 Temporary Pole Permanent Service

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

0.60 Acres of land, Eastland Park ^{orchards} Lot #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

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

13833

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

Alma C. Puga

Known to me [or proved to me in the oath of Texas ID # 16546157 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: 0.60 Acres of land, Eastland Park orchards, W 1/4"

[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-

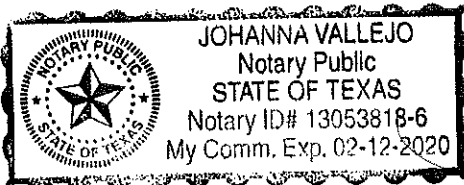
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Alma C. Puga (Signature)

SUBSCRIBED AND SWORN TO before me on July 26th, 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:
1-13833
Jul. 29, 2016

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

PROPID# 502856
E1200-00-000-0001-07

[1] OWNER: PUGA, ALMA CECILIA
8207 N. MILE 1 1/2 E
MERCEDES TX 78570-9880
Telephone No. 492-4846

[7] LEGAL DESC./NAME OF SUBDIVISION
EASTLAND PARK S50'-N170'-E170'
& S110'-N160'-W160'-LOT 1 0.6
OAC GR 0.57AC NET

LOCATION: 0 BUS 83 & MILE 1 1/2

[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.: \$80,000

[5] SIZE OF STRUCTURE: 2,080 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 40'
SIDES 6' REAR 15'

FOR COUNTY USE ONLY
APPLICATION FEES

Johanna Vallu
Prepared by

7/29/2016
Date

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Gilbert Pecina
Approved by

7/28/2016
Date

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

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

[Signature]
Signature of Owner or Applicant

July 29, 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.

GIFT 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: January 3, 2012

Grantor: MARIA OLIMPIA PUGA ESPINOSA, as my sole and separate property and not joined by my spouse because said property forms no part of our homestead

Grantor's Mailing Address: 8213 Mile 1 ½ East, Mercedes, Hidalgo County, Texas 78570

Grantee: ALMA CECILIA PUGA, a single woman

Grantee's Mailing Address: 8213 Mile 1 ½ East, Mercedes, Hidalgo County, Texas 78570

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration; including the love and affection that I have for my sister.

Property (including any improvements):

A tract of land containing 0.60 acre of land, more or less, out of Lot 1, Eastland Park Orchard Tract Subdivision, as recorded in Volume 2, Page 28, of the Plat Records of Hidalgo County, said 0.60 acre being more particularly described by metes and bounds as follows:

Beginning at a point South 120.00 ft. of the Northeast corner of Lot 1, said point being a corner of this tract;

Thence, South a distance of 50.00 ft. to a set c.p.s. for the Southeast corner of this tract;

Thence, West 30.00 ft. to a set iron pin on the West right-of-way line of Mile 1 ½ East, in all 330.00 ft. to a set iron pin for the Southwest corner of this tract;

Thence, North a distance of 110.00 ft. to a set iron pin for the Northwest corner of this tract;

Thence, East distance of 160.00 ft. to a found iron pin for a corner of this tract;

Thence, South a distance of 60.00 ft. to a found iron pin for an internal corner of this tract;

Thence, East a distance of 140.00 ft. to a found iron pin on the West right-of-way line of Mile 1 ½ East, in all 170.00 ft. to the Point of Beginning, and containing 0.60 acre of land, more or less.

Reservations from Conveyance:

NONE

Exceptions to Conveyance and Warranty:

1. All of record.
2. Taxes for the year 2012 and subsequent years, and any subsequent assessments for prior years due to change in land usage or ownership shall be the responsibility of grantee.

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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

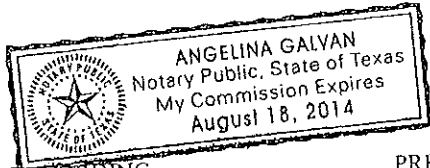
By the acceptance of this Deed, Grantee is taking the Property "as is," "where is" and "with all faults", and without any representation or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and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

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

Maria O. Espinosa
 MARIA OLIMPIA PUGA ESPINOSA

STATE OF TEXAS *
 * (Acknowledgment)
 COUNTY OF HIDALGO *

This instrument was acknowledged before me on this the 17th day of January, 2012, by
 MARIA OLIMPIA PUGA ESPINOSA.



[Signature]
 NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING,
 RETURN TO:

SARA L. TIPPI
 607 S. International Blvd.
 Weslaco, Texas 78596

PREPARED IN THE
 LAW OFFICE OF:

SAME

WARRANTY DEED WITH VENDOR'S LIEN

Date: May 8, 1991

Grantor: ERASMO GARCIA and wife, ANTONIA B. GARCIA

Grantor's Mailing Address (including county): Rt. 2, Box 143-E

Mercedes, Hidalgo County, Texas 78570

Grantee: MARIA OLIMPIA PUGA, A SINGLE WOMAN

Grantee's Mailing Address (including county): Rt. 2, Box 144-A

Mercedes, Hidalgo County, Texas 78570

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION; and a note of even date that is in the principal amount of FIVE THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$5,500.00) and is executed by Grantee, payable to the order of Grantors. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantees to JOSEPH PRESTIA, Trustee.

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 hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

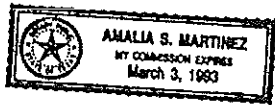
Erasmio Garcia
ERASMO GARCIA

Antonia B. Garcia
ANTONIA B. GARCIA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 8th day of May, 1991
by ERASMO GARCIA and ANTONIA B. GARCIA



Amalia S. Martinez
Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____
of _____
a _____ corporation, on behalf of said corporation.

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

AFTER RECORDING RETURN TO:

Xavier Ornelas
Prestia & Ornelas
P. O. Box 876
Edinburg, TX 78540

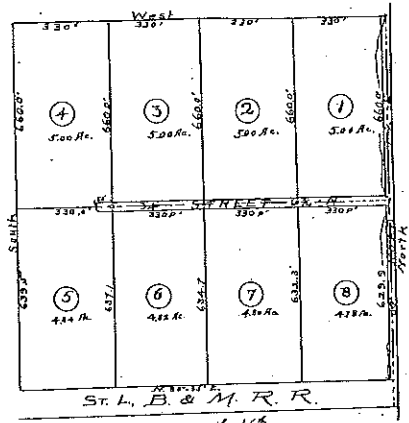
PREPARED IN THE LAW OFFICE OF:

Prestia & Ornelas
P. O. Box 876
Edinburg, TX 78540
(512) 383-6251

FILED FOR RECORD
'91 JUN 3 AM 11 29
WILLIAM BILLY LEO
COUNTY CLERK
HIDALGO COUNTY TEXAS

VOL 3084 PAGE 433

214412



St. L., B. & M. R.R.

**EASTLAND PARK
ORCHARD TRACTS
IN LLANO GRANDE GRANT
MEDALSO COUNTY
TEXAS.**

SCALE 1" = 200'

I, L. B. Goodrich, Civil Engineer
and Surveyor do hereby certify that this map of
Eastland Park is a full, true and complete map of
that tract of land as described in the application
as set forth on this same map as surveyed by me
for Mr. McCardell.

Witness my hand this 9th day
of May A.D. 1901.

L. B. Goodrich
Civil Engineer & Surveyor

Recorded July 5, 1901 at 11:30 o'clock A.M.

STATE OF TEXAS
COUNTY OF HEDALSO
I, J. P. ...
County Clerk
do hereby certify that the above map was filed for record in my office on the 9th day of May A.D. 1901.

STATE OF TEXAS
COUNTY OF HEDALSO
I, J. P. ...
County Clerk
do hereby certify that the above map was filed for record in my office on the 9th day of May A.D. 1901.



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Rev. 06-03-15

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-2648

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

Upon the application of:

Name: Hugo Martinez

Address: 2005 W. 14 1/2 N
Weslaco TX
78596

Phone: (956) 472 6801

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

Water Supplier: NA

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

Account/ESI No.: 308574-001
 Temporary Pole Permanent Service

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

El Ranchito Acres Lot #2

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

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

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

~~OR~~

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-2648

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

Hugo Martinez

Known to me [or proved to me in the oath of Col Texas # 0-1964480 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:

El Rancho Acres Lot # 2 ."

[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-

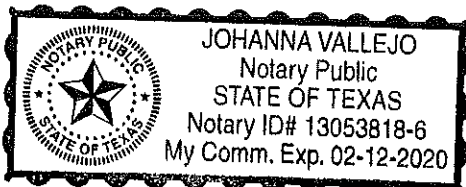
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Hugo Martinez (Signature)

SUBSCRIBED AND SWORN TO before me on July 15th, 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:
1-2648
Jul. 14, 2005

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

E4665-00-000-0002-00

[1] OWNER: MARTINEZ, HUGO
3307 PALM ST.
DONNA, TX 78537-9801
Telephone No. 464-7528

[7] LEGAL DESC./NAME OF SUBDIVISION
EL RANCHITO ACRES LOT 2

LOCATION: 0 MIL 14 1/2 & MILE 6 W.

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: MISCELLANEOUS
C-19 MISCELLANEOUS

[10] EST. COST OF CONST.: \$20,000

[5] SIZE OF STRUCTURE: 2,000 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: STEEL BARN

Special Conditions: No construction allowed over any easements.

NO UTILITIES UNTIL FULL COMPLIANCE OF ALL LAWS
COUNTY, FEMA, STATE, CITY MINIMUM SETBACKS
40' FRONT SIDES 6' REAR 25'

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$0.00

Light [] Water []

Flood Zone: NO
Panel No. /Suffix: _____ Pct: 1

Community No.: _____

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 _____

Approved by _____ Date _____

Signature of Owner or Applicant _____ 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.

-130089-MBA
 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 WITH VENDOR'S LIEN

Date: June 10, 2005

Grantor: CARL & ELLEN SNYDER, INC., a Texas Corporation

Grantor's Mailing Address (including county): 333 Chaparral Creek Dr.
 Boerne, Texas 78006
 Kendall County, Texas

Grantee: HUGO MARTINEZ AND WIFE, SYLVIA MARTINEZ

Grantee's Mailing Address (including county): RR 1, Box 1402
 Donna, Texas 78537
 Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of TEXAS STATE BANK in the principal amount of FORTY ONE THOUSAND SIX HUNDRED THIRTY EIGHT AND NO/100THS DOLLARS (\$41,638.00), of which the sum of \$16,138.00 represents the purchase price of the within described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of TEXAS STATE BANK and by a first-lien deed of trust of even date from Grantee to PAUL S. MOXLEY, Trustee.

Property (including any improvements):

Lot Two (2), El Ranchito Acres, an addition to the City of Elsa, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 27, Page 183, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas and other minerals, in, on, under, or that may be produced from the above-described property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Restrictive covenants recorded in VOLUME 27, PAGE 183, MAP RECORDS, AND VOLUME 3319, PAGE 155, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instruments, dated January 18, 1958, recorded in Volume 908, Page 57, dated March 5, 1973, recorded in Volume 1355, Page 44, and dated June 23, 1992, recorded in Volume

3292, Page 153, Official Records, Hidalgo County, Texas.

Oil, Gas, and Mineral Leases, dated February 21, 1955, recorded in Volume 168, Page 520, and ratified in Volume 174, Page 129, Oil and Gas Records; dated August 9, 1960, recorded in Volume 256, Page 242, dated April 17, 1971, recorded in Volume 332, Page 725, and, dated November 9, 1976, recorded in Volume 362, Page 813, Oil and Gas Records; and, dated January 21, 2005, recorded under Clerk's File No. 1451233, Official Records, Hidalgo County, Texas.

Easement granted to CENTRAL POWER AND LIGHT COMPANY, as set forth in instrument recorded in Volume 599, Page 549, Deed Records, Hidalgo County, Texas.

Easements, Rules, Regulations and Rights in favor of Hidalgo County Irrigation District No. 9.

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

Taxes for the year 2005 and subsequent years.


Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

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

TEXAS STATE BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the sum of \$16,138.00, being a part of the above described \$41,638.00 note. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of TEXAS STATE BANK and are transferred to TEXAS STATE BANK, without recourse against Grantor.

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

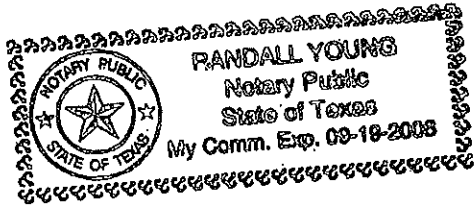
CARL & ELLEN SNYDER, INC., a Texas Corporation

BY: 
ELLEN SNYDER, President

(Acknowledgment)

State of Texas §
County of Kendall §

This instrument was acknowledged before me on the 15 of June, 2005, by ELLEN SNYDER, President of CARL & ELLEN SNYDER, INC., a Texas Corporation, on behalf of said corporation.



[Handwritten Signature]

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
HUGO MARTINEZ
RR 1, Box 1402
Donna, Texas 78537

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
208 West Cano
Edinburg, Texas 78539
File/GF Number: 737769; MA:ncl

Filed for Record in:
Hidalgo County III
by
J. D. Salinas III
County Clerk
On: Jun 24, 2005 at 02:05P
As a Recording
Document Number: 1488250
Total Fees: 18.00
Receipt Number - 686126
By
Ruby Flores, Deputy



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-13581

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

Upon the application of:

Name: Mario Arreitia

Address: 702 Mozelle St.
Pharr Tx 78577

Phone: 956 525-0777

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

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 161100-003
 Temporary Pole Permanent Service

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

A 2.09 Acres of land, more or less, being a part or portion of land of farm
Tract 182, West & Adams Subd.

[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

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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 6 2 3 4

Application No: 1-13581

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

Mario A Austria

Known to me [or proved to me in the oath of TX DLH 17562440 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:

2.09 Acres of land of Farm Tract #182, West of Adams Tract Subdivision

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

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

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

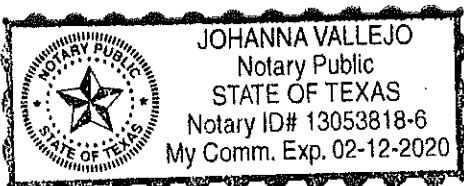
-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on July 20th, 2010, to certify which, witnesses my hand and seal of office.

Johanna Vallejo
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





County of Hidalgo

1304 S. 25th Ave. • Edinburg, TX 78542

Phone: (956) 383-0111 • Fax: (956) 383-7351

50672
5/27/16

On-Site Sewerage Inspection Report

Owner: Mario Arzola Permit #: 50672
 Address: Adams Tract Sub. (water #) Phone #: /
 Location: 5 1/2 mile 10 Uvalde, TX No. Bedrooms: /
 Tank Type: concrete

Inside diameter: 5'
 Inside length of sides: 5'
 Liquids depth or distance from tank bottom to outlet bottom: 48"
 Airspace (approximately): 31'
 Approximate gallon cap.: 34500 gals

Drain Field: Trench Bed: _____ Evapotranspiration: _____
 Distance from private well: N/A
 Distance from foundation: To tank: 18' To drainfield: 29 1/2'
 Distance from property line: To tank: 20' To drainfield: 22 1/2'
 Depth of Trench: 36" Width of trench: 36"
 Backfill material: Ib _____ II: III: _____

Dimensions: 300 X 5 = 1,500 Sq. Ft.

Gravel: Natural: _____ Crushed: _____ Washed:
 Amount: 30 yards, or Tons (per installation)

Pipe: Type: T-17-29 Brand (if known): _____ Number of feet: 300'

General conditions and Workmanship:

- Solid Lines from house schedule 40 and have cleanout..... YES NO
- T's installed in tank at least 25% of liquid level YES NO
- Trench or bed bottom essentially level..... YES NO
- Gravel generally consistent 12" depth throughout field..... YES NO
- Perforated pipe generally level throughout field..... YES NO
- Porous media uniform (.72-2.0 inches)..... YES NO
- Inlet and outlet flow clearly marked..... YES NO
- Port holes 12" in diameter..... YES NO
- Are end caps provided if drainfield not looped..... YES NO
- Septic tank sturdy/water-tight YES NO
- Geo-textile fabric used for the permeable soil barrier..... YES NO
- Manufacturer's name address & tank capacity clearly visible..... YES NO

Installer: E. Mata License No.: 4378

Remarks: System connected to home ok!

Inspector: [Signature] Date: 6-8-16

D.R. Lic. # 050026385

Chapter 232 Texas LGC Application

APPLICATION NO:

1-13581

May. 13, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS
TEL 968-4724

WESLACO TX 78596
FAX 447-8612

Prop ID# 324773

W3800-00-182-0000-02

[1] OWNER: ARRATIA, MARIO A
MEDRANO, MONICA
1109 TOPAZ CIRCLE
WESLACO TX 78599-1219
Telephone No. 525-0777

[7] LEGAL DESC./NAME OF SUBDIVISION
WEST TRACT S212.50'-N637.50'-W
429' FT 182 2.09AC GR 1.99AC N
ET

LOCATION: 0 MILE 5 1/2 & MILE 10

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$180,000

[5] SIZE OF STRUCTURE: 3,500 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 40'
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: U/SOC 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 Valdez
Prepared by

5/13/2016
Date

Gilbert Pecina
Approved by

5/12/2016
Date

[Signature]
Signature of Owner or Applicant

5/13/16
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.

CHANCE TO: VLTC
CP#139865

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: September 15, 2014

Grantor: ONOFRE VALDEZ, a single person

Grantor's Mailing Address:

ONOFRE VALDEZ
P.O. Box 1219
Weslaco, Texas 78596

Grantee: MARIO A. ARRATIA and MONICA MEDRANO, husband and wife

Grantee's Mailing Address:

MARIO A. ARRATIA and MONICA MEDRANO
1109 Topaz Circle
Weslaco, Texas 78596

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

A 2.09 acres of land, more or less, being a part or portion of land of Farm Tract 182, WEST AND ADAMS TRACT SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 2, Pages 34-37, Map Records In the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes, said 2.09 acres being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a cotton picker spindle with a washer stamped "S, & A." set in the center of Survey line Mile ½ West (40.00 foot right-of-way county road) for the Southwest corner of this tract, said spindle bears North 682.50 feet from the Southwest corner of said Farm Tract 182;

THENCE, North, 212.50 feet along the center of said county road to a cotton picker spindle (same as before) set for the Northwest corner of this tract;

THENCE, East, at 20.00 feet pass a #4 rebar 24 inches long with a plastic caps stamped "R.P.S. 3931" set for reference on the East right-of-way line of said County road and continuing a total distance of 429.00 feet to a #4 rebar (same as above) set for the Northeast corner of this tract;

THENCE, South 212.50 feet to a #4 rebar (same as above) set for the Southeast corner of this tract;

THENCE, West, at 409.00 feet pass a #4 rebar (same as above) set for reference on the East right-of-way line of said county road and continuing a total distance of 429.00 feet to the PLACE OF BEGINNING and containing 2.09 acres of land of which 0.10 acre lies in the right-of-way of said county road and leaving a net of 1.99 acres, more or less.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

1. Dated July 9, 1985, recorded in Volume 2234, Page 275 Official 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. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
3. Roadways s as shown on the map of West and Adams Tract Subdivision, recorded in Volume 2, Page 3437, Map Records of Hidalgo County, Texas.
4. Mineral and/or royalty reservation contained in deed dated December 21, 1984, recoded in Volume 2074, page 220, Official Records of Hidalgo County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 17, 1953, by and between Lola C. Kenney, as Lessor, and Union Producing Company, as Lessee, dated June 17, 1953, recorded in Volume 147, page 89, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.
6. Visible and apparent easements on or across the property herein described.
7. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

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

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES.

GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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

Onofre Valdez
ONOFRE VALDEZ

STATE OF TEXAS)

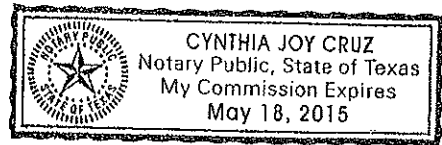
COUNTY OF HIDALGO)

This instrument was acknowledged before me on September 15, 2014, by ONOFRE VALDEZ.

Cynthia Joy Cruz
Notary Public, State of Texas
My commission expires:

PREPARED IN THE OFFICE OF &
AFTER RECORDING RETURN TO:

Anita G. Lozano
JONES, GALLIGAN, KEY & LOZANO L.L.P.
2300 West Pike Boulevard, Suite 300
WESLACO, TX 78596
Tel: (956) 968-5402
Fax: (956) 968-6089



FLJ;egg
#3237

Prepared by the State Bar of Texas for use by lawyers only. Reviewed
1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

CW
9.w

126008

VOL 2166 PAGE 525

WARRANTY DEED
(LONG FORM)

THE STATE OF TEXAS
COUNTY OF HIDALGO.

} KNOW ALL MEN BY THESE PRESENTS:

That we, BOB L. DAVIS, ROY N. DAVIS and ALAN R. DAVIS, not joined herein by our
wives as the within described property does not now and has never
constituted any part of our legal homestead, all

of the County of HIDALGO, and State of TEXAS, for and in
consideration of the sum of TEN AND NO/100THS (\$10.00)-----

-----DOLLARS
and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which
is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
ONCERE VALDEZ, JR & wife, ELIDA M. VALDEZ,

of the County of HIDALGO, and State of TEXAS, all of
the following described real property in HIDALGO County, Texas, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO FOR DESCRIPTION OF REAL PROPERTY
AND MADE A PART HEREOF FOR ALL PURPOSES.)

5/10 250

SUBJECT TO:

1. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9 and Easements for roadways as shown on the map of the above described subdivision.
2. Oil, Gas and Mineral Lease executed by Lola C. Kenney to Union Producing Company, dated June 17, 1953, recorded in Volume 147, Page 89, Oil and Gas Records of Hidalgo County, Texas.
3. All oil, gas and other minerals have been heretofore reserved by Grantors as set forth in Deed dated December 21, 1984, recorded in Volume 2074, Page 220, Official Records.
4. Visible or apparent easements on or across the property herein described.
5. Building Restrictions and Conditions of record in the Office of the County Clerk of Hidalgo County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 9th day of JULY, A. D. 19 85.

Bob L. Davis
BOB L. DAVIS
Roy N. Davis
ROY N. DAVIS
Alan R. Davis
ALAN R. DAVIS

Mailing address of each grantee:

Name: ONOFRE VALDEZ, JR. & ELIDA M. VALDEZ
Address: 508 Yarbrough
Weslaco, Texas 78596

Name:
Address:

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO, }

This instrument was acknowledged before me on the 9th day of JULY, 1985, by BOB L. DAVIS, ROY N. DAVIS and ALAN R. DAVIS.



Pearl Becerra
Notary Public, State of Texas
Notary's name (printed): PEARL BECERRA
Notary's commission expires:
10-05-87

5190 258

VOL. 2166 PAGE 528

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

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

Notary's commission expires:

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

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

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS }
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____
of _____
a _____ corporation, on behalf of said corporation.

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

Notary's commission expires:

CHG. &
AFTER/RECORDING RETURN TO:
FORREST L. JONES
JONES, GALLIGAN, KEY & PENA
P. O. DRAWER 1247
WESLACO, TEXAS 78596

PREPARED IN THE LAW OFFICE OF:
JONES, GALLIGAN, KEY & PENA

EXHIBIT "A"

2.09 acres of land being a part or portion of land of Farm Tract 182, of the WEST TRACT SUBDIVISION, Llano Grande Grant, Hidalgo County, Texas, according to the map recorded in Volume 2, Page 34, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes. Said 2.09 acres being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a cotton picker spindle with a washer stamped "S. & A." set in the center of Survey Line Mile 5 1/2 West (40.00 foot right-of-way county road) for the Southwest corner of this tract, said spindle bears North 682.50 feet from the Southwest corner of said Farm Tract 182;

THENCE, North, 212.50 feet along the center of said county road to a cotton picker spindle (same as before) set for the Northwest corner of this tract;

THENCE, East, at 20.00 feet pass a #4 rebar 24" long with a plastic cap stamped "R.P.S. 3931" set for reference on the East right-of-way line of said county road and continuing a total distance of 429.00 feet to a #4 rebar (same as above) set for the Northeast corner of this tract;

THENCE, South, 212.50 feet to a #4 rebar (same as above) set for the Southeast corner of this tract;

THENCE, West, at 409.00 feet pass a #4 rebar (same as above) set for reference on the East right-of-way line of said county road and continuing a total distance of 429.00 feet to the PLACE OF BEGINNING and containing 2.09 acres of land of which 0.10 acre lies in the right-of-way of said county road and leaving a net of 1.99 acres, more or less.



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
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Edinburg, Texas 78542
956-318-2840
956-318-2844

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956-968-4734
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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: 1-13842

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

Upon the application of:

Name: Reynaldo Peris

Address: 2802 W. Jackson St. Apt 13
San Juan, TX
78589

Phone: 956 297 2132

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

ADAMS TRACT N. 5.00 AC OF 15.00 AC FT 1154

[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

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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 P2 3 4

Application No: 143842

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

Reynaldo Zumba

Known to me [or proved to me in the oath of # 19491959 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:

ADAMS TRACT N. 500 AC OF 15.00 AC FT 1154

[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~~]

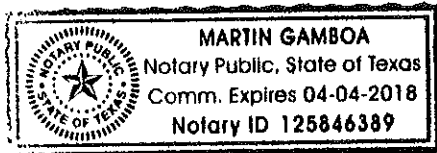
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

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 July 30th, 2014, 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:

1-13842

Jul. 29, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

A0800-00-000-1154-01

[1] OWNER: ZUNIGA, REYNALDO
ALDRETE, ADELA
5055 BRYAN CT
BROWNSVILLE, TEXAS 78521
Telephone No. 601-1594

[7] LEGAL DESC./NAME OF SUBDIVISION
ADAMS TRACT N 5.00 AC OF S 15.
00 AC FT 1154-5.00 AC NET

LOCATION: 0 MILE 17/12& FM 1015

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$100,000

[5] SIZE OF STRUCTURE: 2,704 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 15'

FOR COUNTY USE ONLY
APPLICATION FEES

Johanna Vallejo 7/29/2016
Prepared by Date

OTHER _____
TOTAL AMOUNT \$30.00

Gilbert Pecina 7/29/16
Approved by Date

Light [X] Water [X]
Flood Zone: NO 035DC
Panel No. /Suffix: _____ Pct: 1
Community No.: 480334
Certification of Elevation
Required: YES NO BFE

[Signature] 7/29/16
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.

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: JULY 8, 2016

Grantor: ROBERT A. DOWNING, not joined herein by my spouse since this property constitutes no part of our legal homestead

Grantor's Mailing Address: P.O. BOX 532
EDCOUCH, TEXAS 78538
HIDALGO COUNTY

Grantee: REYNALDO ZUNIGA, JR. and wife, ADELA ALDRETE

Grantee's Mailing Address: 2803 N. VETERANS BLVD., APT. B
SAN JUAN, TEXAS 78589
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of BANK OF SOUTH TEXAS in the principal amount of ONE HUNDRED FIFTY-TWO THOUSAND THREE HUNDRED SIXTY AND NO/100 DOLLARS (\$152,360.00) of which TWENTY-EIGHT THOUSAND NO/100 DOLLARS (\$28,000.00) is being advanced for the purchase of the herein described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor BANK OF SOUTH TEXAS and by a first-lien deed of trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

One (1) acre out of Farm Tract 1154 THE WEST AND ADAMS TRACTS SUBDIVISION, Hidalgo County, Texas according to map thereof recorded in Volume 2, Pages 34 through 37, Map Records of Hidalgo County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said Farm Tract 1154;

THENCE, West along and with the South line of said Farm Tract 1154 a distance of 145.15 feet;

THENCE, 90 degrees to the right NORTH a distance of 300.1 feet;

THENCE, 90 degrees to the right East a distance of 145.15 feet to a point in the East line of said Farm Tract 1154;

THENCE, South along and with the East line of said Farm Tract 1154 a distance of 300.1 feet to the PLACE OF BEGINNING.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 1653, Page 491, Deed Records of Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2016, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo and Cameron Counties Irrigation District No. 9, pursuant to applicable sections of the Texas Water Code.
- d. Easements and reservations as shown according to the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas.
- e. Easement for pipe lines, ditches, utility purposes and road as reserved in Deed dated June 30, 1919 from American rio Grande Land and Irrigation Company to West Texas Abstract and Guarantee co., recorded in Volume 91 Page 564, Deed Records of Hidalgo County, Texas.
- f. A ten foot (10') easement as reserved in Deed dated December 6, 1979 from Salvador B Barron, A. Gutierrez, Jr. and Daniel Gutierrez to Pablo Valle and wife, Maria Valle, recorded in Volume 1653, Page 491, Deed Records of Hidalgo County, Texas.
- g. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated October 6, 1961, recorded November 18, 1961 at Volume 1021, Page 53, Deed Records of Hidalgo County, Texas.
- h. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated August 25, 1978, recorded August 30, 1978 at Volume 1590, Page 1004, Deed Records of Hidalgo County, Texas.
- i. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- j. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.
- k. R.O.W. along the south side as per survey dated May 30, 2016, prepared by PABLO PENA III. REGISTERED PROFESSIONAL LAND SURVEYOR Job No. 57679.
- l. GAP ALONG THE NORTH AND WEST SIDE as per survey dated May 30, 2016, prepared by PABLO PENA III. REGISTERED PROFESSIONAL LAND SURVEYOR Job No. 57679.

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.

BANK OF SOUTH TEXAS, 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 BANK OF SOUTH TEXAS and are transferred to BANK OF SOUTH TEXAS without recourse against Grantor.

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

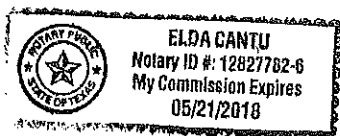

ROBERT A. DOWNING

ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 8th day of July, 2016, by ROBERT A. DOWNING



Elda Cantu

NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:
SLUSHER & ASSOCIATES, PLLC
4900 NORTH TENTH, SUITE F-3
McALLEN, TEXAS 78504
GF# 162429910

AFTER RECORDING RETURN TO:

REYNALDO ZUNIGA, JR. and wife, ADELA ALDRETE
2803 N. VETERANS BLVD., APT. B
SAN JUAN, TEXAS 78589

00395

The State of Texas, }
 County of HIDALGO } Know All Men by These Presents:

That We, A. GUTIERREZ, JR., SALVADOR E. BARRON and DANIEL GUTIERREZ, the later acting herein by and through his duly authorized attorney-in-fact, A. GUTIERREZ, JR.

of the County of Hidalgo State of Texas for and in consideration
 of the sum of TEN AND NO/100-----(\$10.00)-----

----- DOLLARS
 and other good and valuable consideration

to US paid, and secured to be paid, by

PABLO VALLE AND WIFE, MARIA VALLE,

as follows:

TEN AND NO/100 (\$10.00) Dollars and other good and valuable consideration, cash in hand paid, the receipt whereof is hereby acknowledged; and further, the execution and delivery by Grantees herein of their one certain promissory note of even date herewith in the principal sum of Three Thousand Eight Hundred and NO/100 (\$3,800.00) Dollars, payable to A. GUTIERREZ, JR., SALVADOR E. BARRON, and DANIEL GUTIERREZ, in Eighty-Four (84) equal monthly installments of principal and interest of Sixty-Three and 09/100 (\$63.09) Dollars each, the first of said installments being due and payable on or before the 1st day of January, 1980, and a like installment being due and payable on or before the 1st day of each succeeding month thereafter until fully paid; payment of said note being additionally secured by a Deed of Trust of even date herewith to Carl M. Higdon, Jr., Trustee, upon and against the hereinafter described property;

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said
 PABLO VALLE and wife, MARIA VALLE,

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

One (1) Acre of land out of Farm Tract 1154, Adams Tract Subdivision, Hidalgo County, Texas, more particularly described by metes and bounds as follows, to-wit:

BEGINNING at the Southeast corner of said Farm Tract 1154; THENCE, West along with the South line of said Farm Tract 1154 a distance of 145.15 feet; THENCE, 90° to the right NORTH a distance of 300.1 feet; THENCE, 90° to the right East a distance of 145.15 feet to a point in the East line of said Farm Tract 1154; THENCE, South along with the East line of said Farm Tract 1154 a distance of 300.1 feet to the PLACE OF BEGINNING;

This conveyance is made subject to the following reservations, easements and restrictions which shall be covenants running with the land:

1. No outside toilets shall ever be permitted upon said property.
2. No residence shall be erected upon said premises containing less than 720 square feet of living area.
3. Grantors reserve an easement 10 feet in width along and adjacent to the South line of said property for roadway purposes.
4. No trash, debris or abandoned vehicles shall be allowed to accumulate or remain upon said premises.

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

PABLO VALLE and wife, MARIA VALLE, their

heirs and assigns forever and WE do hereby bind ourselves, our

heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

PABLO VALLE and wife, MARIA VALLE, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

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

WITNESS our hands at Elsa, Texas;

this 6th day of December, 19 79.

Witness at request of Grantor:

[Signature]
 A. GUTIERREZ, JR.
[Signature]
 SALVADOR E. BARRON
[Signature]
 DANIEL GUTIERREZ
 BY: A. GUTIERREZ, JR., ATTORNEY-IN-FACT FOR DANIEL GUTIERREZ.

SINGLE ACKNOWLEDGMENT

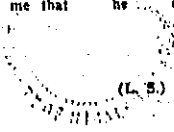
THE STATE OF TEXAS,
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
SALVADOR E. BARRON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this the 28th day of December, A. D. 19 79



Linda Rocchio
Notary Public in and for Hidalgo

LINDA ROCCHIO
Notary Public
Hidalgo County, Texas
County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
A. GUTIERREZ, JR., Individually and as Attorney-in-Fact for DANIEL GUTIERREZ,

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this the 28th day of December, A. D. 19 79



Linda Rocchio
Notary Public in and for Hidalgo

LINDA ROCCHIO
Notary Public
Hidalgo County, Texas
County, Texas

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this the _____ day of _____, A. D. 19 _____

(L. S.)

Notary Public in and for _____

County, Texas

THE STATE OF TEXAS,
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the _____ day of _____, A. D. 19 _____ at _____ o'clock _____ M., and was duly recorded by me on this _____ day of _____, A. D. 19 _____ in Vol. _____, page _____, of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in _____ the day and year last above written.

(L. S.)

County Clerk

County, Texas

By _____, Deputy.

00395

180

Warranty Deed

(WITH VENDOR'S LIEN)

FROM

A. GUTIERREZ, JR., ET AL.

TO

PABLO VALLE, ET UX.

FILED FOR RECORD

This _____ day of _____, A. D. 19____
at _____ o'clock _____ M.

County Clerk

By _____ Deputy

~~FILED FOR RECORD THIS DATE~~

RECORDED

At 8:22 o'clock A. M. A. D. 19____

In JAN 4 1980 County Records

In Book SANTOS SALDANA on Page _____
County Clerk Weslaco County, Texas

By [Signature] Deputy
County Clerk

By _____ Deputy

Recording Fee \$ _____

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

Pablo Valle
Rt. 1 - Box 307
Weslaco, Texas 78596

THE OAKE COMPANY, PUBLISHERS, DALLAS

Chg: Carl M. Higdon Jr.