

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	ORION GEARHART	4-15980
2.	Ruby Garza c/o Abel Garza	4-15775
	COMM. COURT: SEPTEMBER 20, 2016	



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-15980

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

Upon the application of:

Name: Orion Bearhart

Address: 4817 Mile 9 Rd  
Edinburg, Texas  
78541

Phone: 956-802-5226

Approved by Environmental Health:	Temporary Service  Authorized Signature	Final Service <u>M. Uvalde</u> Authorized Signature <u>50809</u>
Inspection/Permit No:	Date Approved: <u>1 1</u>	<u>9 19 14</u>

Water Supplier: Sharyland Water

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

Account/ESI No.: 276669-001  
[ ] Temporary Pole  Permanent Service

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

Tex-Mex Survey Lot 58459 - N2153/5494.3' / E427.0  
BLK 229 2.11A

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

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

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

-OR-

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

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7049

Precinct 1 2 3 ④

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-15980

### 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

Orion L. Gearhart

Known to me [or proved to me in the oath of in person or through Texas DL# 21305257 (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:

Tex-Mex Survey Lot 58459-N2157/5494.3/E4127.0 Blk 2292.11A

[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]

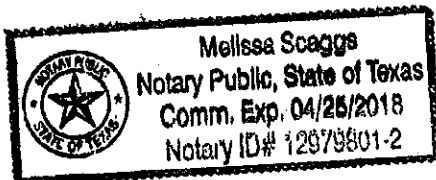
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

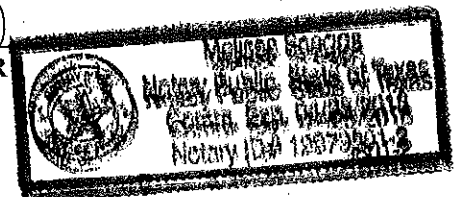
~~3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."~~

Orion L. Gearhart (Signature)

SUBSCRIBED AND SWORN TO before me on 09/8, 2016, to certify which, witnesses my hand and seal of office.



Melissa Scoggs  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



Chapter 232 Texas LGC Application

APPLICATION NO:

4-15980

Sep. 2, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

T2100-00-229-0058-04

[ 1 ] OWNER: GEARHEART, ORION  
4817 MILE 9 RD  
EDINBURG, TX. 78541  
Telephone No. 802-5226

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
TEX-MEX SURVEY LOT 58&59-N215.  
/S494.3'/E427.0 BLK 229 2.11 A  
2/18/15M2766692/E

LOCATION: 0 WARE RD. & ML 9

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: OTHE

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

[ 10 ] EST. COST OF CONST.: \$0

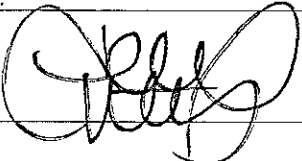
[ 5 ] SIZE OF STRUCTURE: 240 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

Special Conditions: No construction allowed over any easements.  
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT:50' BACK:15' SIDES:6'  
MINIMUM ELEV.

FOR COUNTY USE ONLY  
APPLICATION FEES

Prepared by  Date 9/2/16

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$60.00

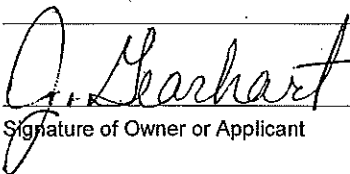
Approved by Aaron Hernandez Date 8/29/16

Light [X] Water [X]

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

Community No.: 0295D

Certification of Elevation Required: YES  NO  BFE

Signature of Owner or Applicant  Date 9/2/16

- 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.

Gift Warranty Deed

Date: May 13, 2010

Grantor: HENRY GEARHART AND WIFE, JYLAIN GEARHART

Grantor's Mailing Address: 4813 Mile 9 Road  
Edinburg, Texas 78539  
Hidalgo County

Grantee: ORION L. GEARHART, as his sole and separate property and estate

Grantee's Mailing Address: 4813 Mile 9 Road  
Edinburg, Texas 78539  
Hidalgo County

Consideration: A gift of the property herein conveyed because of the love and affection we hold for our son.

Property (including any improvements):

2.11 ACRES, MORE OR LESS, BEING THE NORTH 215.3 FEET OF THE SOUTH 494.3 FEET OF THE EAST 427.08 FEET OF LOTS 58 & 59, SECTION 229, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS DESCRIBED IN DOCUMENT RECORDED IN VOLUME 2748, PAGE 731, DEED RECORDS OF HIDALGO COUNTY, TEXAS

Reservations from and Exceptions to Conveyance and Warranty:

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

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

SUBJECT TO Easements of record, if any;

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

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

SUBJECT TO All visible easements and restrictions of record, if any.

SUBJECT TO All ad valorem taxes for the year 2010 and all subsequent years.

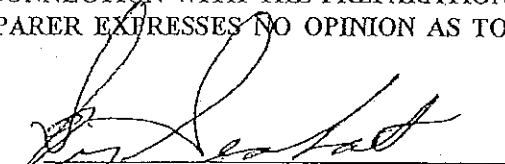
Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's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

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property and, (iv) any easements, rights of way, rights of ingress and

gress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.


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

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY.

  
HENRY GEARHART

  
JYLAIN GEARHART

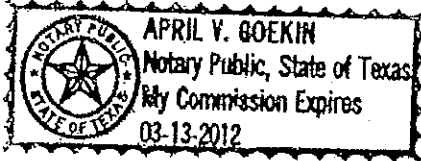
ACCEPTED BY GRANTEE:

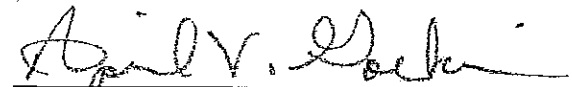
  
ORION L. GEARHART

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 14<sup>th</sup> day of May, 2010, by HENRY GEARHART

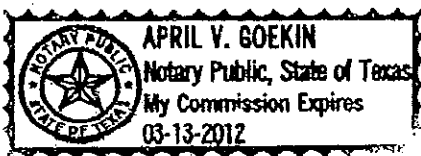


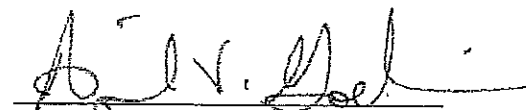
  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 14<sup>th</sup> day of May, 2010, by JYLAIN GEARHART.

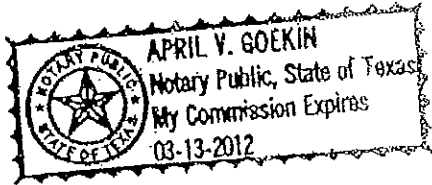


  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 14<sup>th</sup> day of May, 2010, by ORION L. GEARHART.



*April V. Goekin*  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Mr. Orion Gearhart  
4813 Mile 9 Road  
Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: Gearhart; CBH/avg

Recorded On 1978 Apr 26 As-14185

Volume 1574, pg 41

Orion

15A-WARRANTY DEED (BY CORPORATION) WITH VENDOR'S LIEN

TEXAS STANDARD FORM

The State of Texas,  
County of HIDALGO

14185  
Know All Men by These Presents:

That CITRUS CITY LAKE DEVELOPMENT CORPORATION

a Corporation, duly organized and existing under the Laws of the State of TEXAS

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

-----DOLLARS

to it paid; and secured to be paid, by HUMBERTO RODRIGUEZ AND ISAI DA N. RODRIGUEZ, husband and wife as follows:

One (1) installment vendor's lien note in the original sum of \$5,908.00, dated March 7, 1978, due and payable in monthly installments of \$124.08 each, including interest at the rate of 9 1/8% per annum from date until maturity; with the first installment to become due and payable on or before the 7th day of April 1978 and a like installment to become due and payable on or before the 7th day of each and every succeeding month thereafter until the entire principal balance has been paid in full.

has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said HUMBERTO RODRIGUEZ AND ISAI DA N. RODRIGUEZ, husband and wife

of the County of Hidalgo State of Texas all that certain lot, tract or parcel of land situated in the County of Hidalgo, State of Texas, more fully described as follows, to-wit:

The North 215.3 feet of the South 494.3 feet of a tract described as follows: The East 427.08 feet of the combined Lots 58 and 59, Section 229, Texas-Mexican Railway Company's Survey of lands in Hidalgo County, Texas, according to the map or plat thereof on file and of record in the office of the County Clerk of Hidalgo County, Texas; SAVE AND EXCEPT any and all oil, gas and other minerals that may be found in, on and under said land and premises.

SUBJECT to deed restrictions attached hereto.

SUBJECT to easements of record and grantors reserve the rights unto themselves, their successors and assigns, perpetual easements as follows: a 10' easement whose center line begins at a point on the west boundary 30' north of the south boundary, skirting the wet area along the high ground from the west boundary to the south boundary, for utilities and irrigation, said easement to run not more than 35' north of the south boundary; an easement covering

the west 30' of the east 31' of the subject property, for a roadway; an easement of 5' along the north, south, and west boundaries for utilities and irrigation; and an easement covering the west 10' of the east 41' of the subject property, for utilities and irrigation. SUBJECT to lien of record.

Subdivided & Recorded  
April 26, 1978





# PLANNING DEPARTMENT

Rev. 06-03-15

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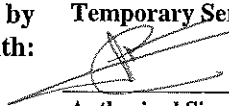
T.J. Arredondo, CFM  
Director of Planning

Application No: 415775

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

Upon the application of:

Name: Ruby Garza  
Abel Garza

Approved by Environmental Health:	Temporary Service 	Final Service
Inspection/Permit No:	Authorized Signature <u>Temp light</u>	Authorized Signature
Date Approved:	<u>9/7/16</u>	<u>  /  /  </u>

Address: 5805 Haddonfield St  
Edinburg TX 78542

Water Supplier: North Alamo

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

Phone: (956) 457 9698

Account/ESI No.: 10032789481063846  
 Temporary Pole  Permanent Service

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

Haddonfield Lot # 05

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

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

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

-OR-

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

  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

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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:

4-15775

**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

Ruby Garza

Known to me [or proved to me in the oath of 20047440 or through TX DL (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

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

Haddonfield Lot #05"

[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."

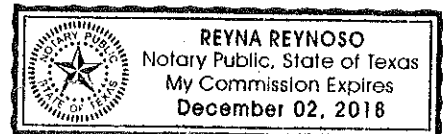
-OR-

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."

Ruby Garza (Signature)

SUBSCRIBED AND SWORN TO before me on 9<sup>th</sup> day of September, 2016, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



Chapter 232 Texas LGC Application

APPLICATION NO:

4-15775

Jul. 11, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

H0650-00-000-0005-00

[ 1 ] OWNER: GARZA, ABEL & RUBY  
6805 HADDONFIELD  
EDINBURG, TX 78542  
Telephone No. 457-9698

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
HADDONFIELD LOT 5  
06/16/16NW/E AG.

LOCATION: 0 DOOLITTLE & PINKSTON

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$110,000

[ 5 ] SIZE OF STRUCTURE: 2,780 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  NO

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

Special Conditions: No construction allowed over any easements.  
MUST COMPLY W/ALL REGULATIONS AS PER COUNTY  
STATE CITY FEMA & SETBACKS. FRONT 30' SIDE 10'  
REAR 10' / 18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY  
APPLICATION FEES

Prepared by [Signature] Date 07/11/16

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

Approved by J. Ruiz Date 07/07/16

Light [ ] Water [ ]

Flood Zone: NO Panel No. /Suffix: 480324 Pct: 4

Signature of Owner or Applicant Ruby Garza Date 7-11-16

Community No.: 0325 D

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.

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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.

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### WARRANTY DEED

**Date:** May 18, 2011

**Grantor:** Sergio Rodriguez and wife, Sandra Regalado, and Rosa Lopez De Rodriguez, aka Rosa Rodriguez and husband, Natividad G. Rodriguez

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

Sergio Rodriguez  
Sandra Regalado  
3305 N. Veronica Lane  
Edinburg, Texas 78541  
Hidalgo County, Texas

Rosa Lopez De Rodriguez, aka Rosa Rodriguez  
Natividad G. Rodriguez  
3517 N. Veronica Lane  
Edinburg, Texas 78541  
Hidalgo County, Texas

**Grantee:** Abel Garza, Jr. and wife, Ruby Gonzalez Garza

**Grantee's Mailing Address (including county):** 5907 Via Verde  
Edinburg, Texas 78542  
Hidalgo County, Texas

**Consideration:** Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

**Property (including any improvements):**

Lot Five (5), Haddonfield Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 30, Page 9A, Map Records, Hidalgo County, Texas.

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

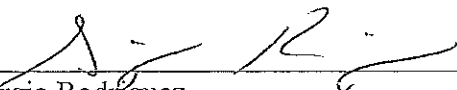
Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing 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 easements, rules, regulations, rights, obligations, and other matters arising from and existing by reason of the water or irrigation district, if any, in which the

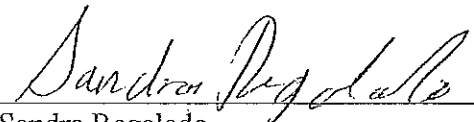
property is situated; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

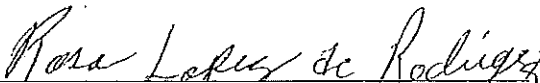
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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 heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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

  
Sergio Rodriguez

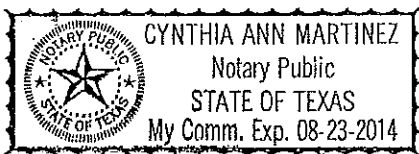
  
Sandra Regalado

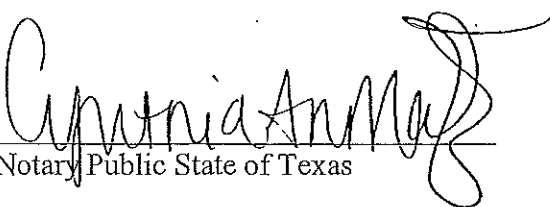
  
Rosa Lopez De Rodriguez, aka Rosa Rodriguez

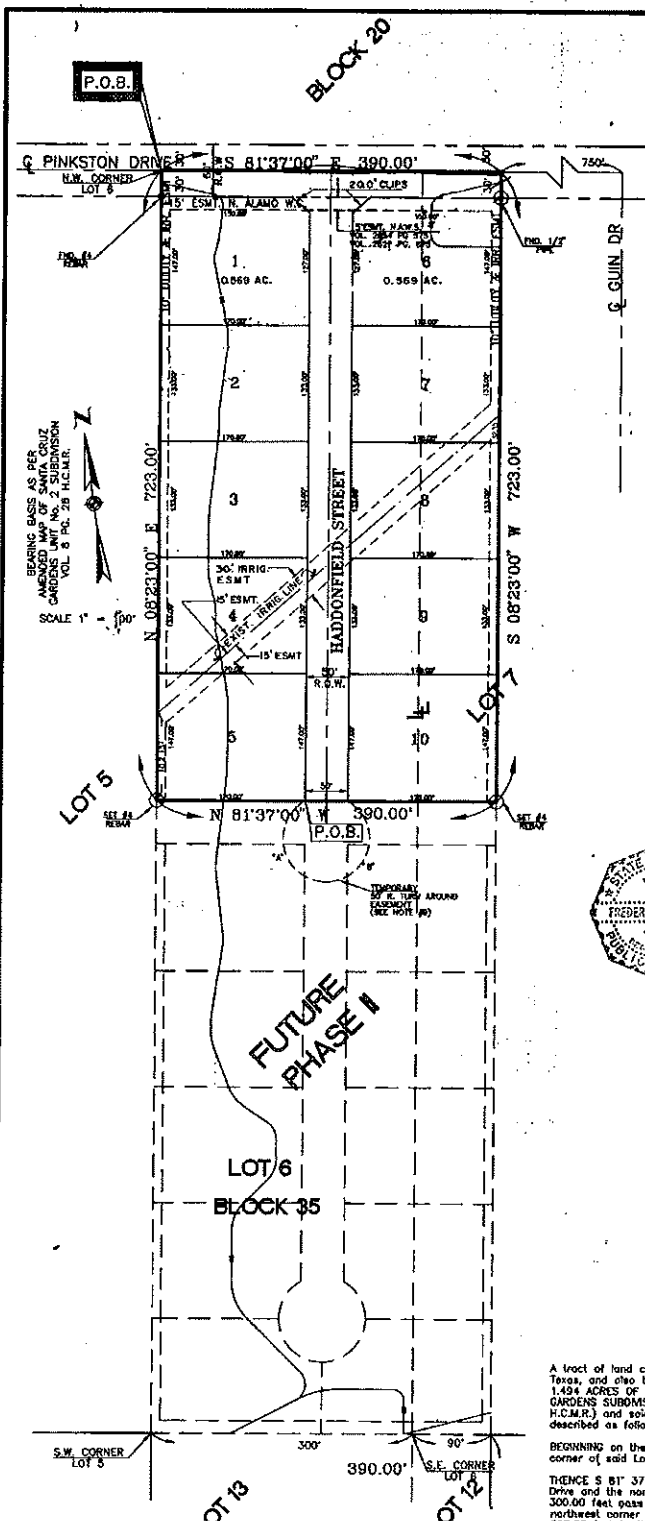
  
Natividad G. Rodriguez

STATE OF TEXAS  
COUNTY OF HIDALGO

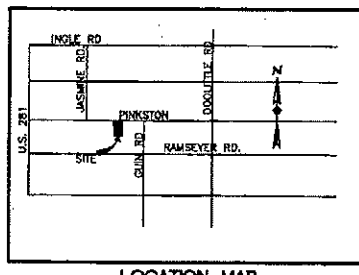
This instrument was acknowledged before me on the 25th day of May, 2011, by Sergio Rodriguez and wife, Sandra Regalado.



  
Notary Public State of Texas



MAP OF HADDONFIELD SUBDIVISION  
A RESUBDIVISION OF 6.473 ACRES BEING THE NORTH 4.979 ACRES OF LOT 6 AND THE NORTH 1.494 ACRES OF THE WEST 3.000 ANNEDED MAP OF SANTA CRUZ GARDENS SUBDIVISION No. 2 AS RECORDED IN VOLUME 8, PAGE 28, H.C.M.R.



STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE HADDONFIELD SUBDIVISION TO THE PUBLIC AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Wark Ueberhorst  
1212 SOUTH WALK 356  
EDINBURG, TEXAS 78539

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Wark Ueberhorst 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 CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25th DAY OF October 19 94

APPROVED BY IRRIGATION DISTRICT

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15 ON THIS 19th DAY OF SEPTEMBER 19 94

THIS PLAT IS HEREBY APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISIONS BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT AVAILABLE AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO INSTALL SUCH NECESSARY FACILITIES. THERE WILL BE NO BUILDINGS ALLOWED ON TOP OF A DISTRICT IRRIGATION LINE. THERE WILL BE A FIFTEEN (15) FOOT EASEMENT ON BOTH SIDES OF IRRIGATION LINE OR CANAL.

ATTEST Fred L. Kurth  
SECRETARY

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

GENERAL NOTES:

- ANTICIPATED WATER CREATED BY A 100 YEAR STORM WILL NOT POND IN THIS SUBDIVISION. THIS SUBDIVISION IS IN ZONE 'C' ON FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0400 MAP REVISED NOVEMBER 16, 1982.
- SETBACKS ARE AS FOLLOWS:  
FRONT: 30'  
REAR: 10'  
SIDE: 10'  
PINKSTON RD: 30'
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATIONS FOR ALL BUILDING IMPROVEMENTS IS 12' ABOVE NATURAL GROUND.
- BENCH MARK: SET C.P.S. IN POWER POLE EAST ON PINKSTON 300' WEST OF N.W. CORNER OF LOT ELEV. 86.56
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- EACH LOT SHALL BE REQUIRED TO RETAIN 80% CF.
- ONLY ONE RESIDENCE PER LOT.
- NO WATER WELL WITHIN 150 FEET OF THIS SUBDIVISION.
- ALL TEMPORARY EASEMENTS ARE DEDICATED BY THIS PLAT UNTIL ADJACENT PROPERTY IS DEVELOPED.
- NO ACCESS ONTO PINKSTON RD. FROM LOTS 1 AND 6
- SET 1/2" IRON ROD ON ALL CORNER LOTS

METES AND BOUNDS DESCRIPTION

A tract of land containing 6.473 acres situated in Hidalgo County, Texas, and also being THE NORTH 4.979 ACRES OF LOT 6, AND THE NORTH 1.494 ACRES OF THE WEST 3.000 ACRES OF LOT 7, BLOCK 35, SANTA CRUZ GARDENS SUBDIVISION No. 2 (Dead Reference: Volume 8, Page 28, H.C.M.R.) and said 6.473 acres also being more particularly described as follows:

BEGINNING on the centerline of Pinkston Drive for the northwest corner of said Lot 6 and of this tract;

THENCE S 81° 37' 00" E along the centerline of said Pinkston Drive and the north line of said Lots 6 and 7, at a distance of 390.00 feet pass the northeast corner of said Lot 6 and the northwest corner of said Lot 7, and continuing a total distance of 390.00 feet to the northeast corner of this tract;

THENCE S 08° 23' 00" W at a distance of 30.00 feet pass a 1/2" pipe for the south right-of-way line of said Pinkston Drive, and continuing a total distance of 723.00 feet to a No. 4 rebar set for the southeast corner of this tract;

THENCE N 81° 37' 00" W at a distance of 90.00 feet pass the common line between said Lot 6 and 7, and continuing a total distance of 390.00 feet to a No. 4 rebar set on the west line of said Lot 6, for the southwest corner of this tract;

THENCE N 08° 23' 00" E along the west line of said Lot 6, at a distance of 593.00 feet pass a No. 4 rebar found for the south right-of-way line of said Pinkston Road, and continuing a total distance of 723.00 feet to the POINT OF BEGINNING, containing 6.473 acres, of which 0.269 of one acre lies in the right-of-way of said Pinkston Drive, leaving a net of 6.204 acres of land, more or less.

METES AND BOUNDS DESCRIPTION  
TEMPORARY TURN AROUND EASEMENT

A tract of land containing 0.175 of one acre situated in Hidalgo County, Texas, and also being part of portion of LOT 6, BLOCK 35, SANTA CRUZ GARDENS SUBDIVISION No. 2 (Dead Reference: Volume 8, Page 28, H.C.M.R.) and said 0.175 of one acre also being more particularly described as follows:

BEGINNING at the northeast corner of this tract; said corner bears S 08° 23' 00" W a distance of 723.00 feet and S 81° 37' 00" E a distance of 170.00 feet from the northwest corner of said Lot 6;

THENCE, S 81° 37' 00" E a distance of 50.00 feet to the northeast corner of this tract and the point of curvature for a curve to the right;

THENCE, along said curve to the right with a central angle of 150° 00' 00", a radius of 50.00 feet, an arc length of 130.90 feet, a tangent of 188.80 feet, and a chord that bears S 23° 23' 00" W a distance of 86.59 feet, to the point of curvature for a curve to the right;

THENCE, along said curve to the right with a central angle of 150° 00' 00", a radius of 50.00 feet, an arc length of 130.90 feet, a tangent of 188.80 feet, and a chord that bears N 8° 37' 00" E a distance of 86.59 feet, to the POINT OF BEGINNING, containing 0.175 of one acre of land, more or less.

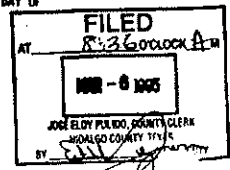
APPROVED FOR RECORD  
BY  
COMMISSIONERS' COURT  
This the 28th day of Feb 1995  
JOSE ELOY PULIDO, County Clerk  
Hidalgo County, Texas  
By Joseph D. Hunt Deputy

APPROVED FOR RECORDING  
HIDALGO CO. PLANNING DEPT.  
DATE: 2-28-95

CHECK FOR DRAINAGE

CURVE DATA

Δ = 150° 00' 00"	Δ = 150° 00' 00"
R = 50.00'	R = 50.00'
L = 130.90'	L = 130.90'
T = 188.80'	T = 188.80'
Ch = 86.59'	Ch = 86.59'
S = 23° 23' 00" W	N = 6° 37' 00" W



MELDEN & HUNT, INC.  
CORPORATING ENGINEERS & SURVEYORS  
203 N. 10th STREET  
EDINBURG, TEXAS 78539  
PH: (409) 381-0841 FAX: 381-1839