

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
APPLICANT		APPLICATION NO.
1.	Santa C. Jacquez	4-16017
2.	Elda E. Vasquez	4-15998
COMM. COURT: SEPTEMBER 27, 2016		



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-160017

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Santa C. Jacquez

Address: Lot 105 3919 Albanian St
Los Nogales Edinburg TX 78539
Subdivision

Phone: 956 263-0819

Approved by Environmental Health:	Temporary Service	Final Service
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>9 / 12 / 01 / 16</u>

Water Supplier: N/A

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

Account/ESI No.: 310823 - 001
 Temporary Pole Permanent Service

regarding the land described as: Los Nogales Plat 2 lot #105.

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- A plat has been prepared;
- A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 08/09/04;
[Signature])
(verified by *[Signature]*);
(verified by *[Signature]*);
(verified by *[Signature]*);
(verified by *[Signature]*);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-16017

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Santa C Jacquez
Address: Lot N^o 105 31919 Albanian St
Los Nogales Subdivision Edinburg, TX
Phone: 956 263-0819 78539

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

Lot N^o 105 Subdivision Los Nogales

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Santa C Jacquez 09/16/16
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

09/21/16 [Signature]
Date County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-16017
Sep. 16, 2016

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

L6306-02-000-0105-00

[1] OWNER: JACQUEZ, SANTA

[7] LEGAL DESC./NAME OF SUBDIVISION
LOS NOGALES PH 2 LOT#105

565 LA COLINA
ROMA, TX 78584

Telephone No. 208-0560

LOCATION: 0 ML 17 & KENYON

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$60,000

[5] SIZE OF STRUCTURE: 200 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:25' BACK:60' SIDES:6'

MINIMUM ELEV.18" ABOVE THE CURB

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

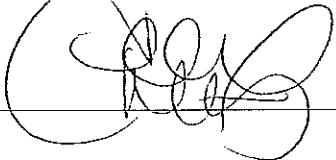
Light [X] Water [X]

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

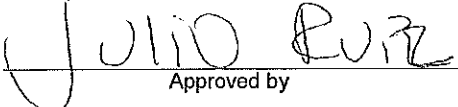
Community No.: _____

Certification of Elevation
Required: YES NO BFE

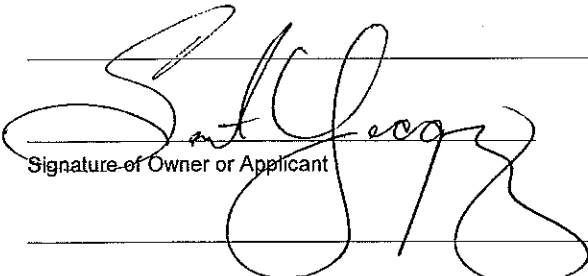
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures 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 9/16/14

Approved by 

Date 9/12/14

Signature of Owner or Applicant 

Date 09/16/16

[NOTICE]

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

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

NOTICE OF CONFIDENTIALITY RIGHTS:

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

SPECIAL WARRANTY DEED

Effective Date: July 22, 2016

Grantor:

PLAINSCAPITAL BANK, DALLAS, TEXAS, a Texas banking corporation, successor in interest to certain assets of First National Bank, Edinburg, Texas, pursuant to that certain Purchase and Assumption Agreement, effective as of September 13, 2013 by and between PlainsCapital Bank and the Federal Deposit Insurance Corporation, as Receiver of First National Bank, Edinburg, Texas

Grantor's Mailing Address:

PlainsCapital Bank
P.O. Box 660
Edinburg Texas 78563
Hidalgo County

Grantee: Santa C. Jacquez

Grantee's Mailing Address:

565 La Colina Circle
Roma, Texas 78584

Consideration:

The sum of Ten Dollars (\$10.00), and other good and valuable consideration paid to Grantor paid by Grantee.

Property (including improvements):

All of Lot 105, LOS NOGALES SUBDIVISION PHASE II, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 45, Page 140-142, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

This conveyance is made and accepted subject to liens described as part of the consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing 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 rights, obligations, and other matters arising from and existing by reason of Hidalgo County; and all unpaid property taxes, which Grantee assumes and agrees to pay (collectively, the "Permitted Exceptions").

Grantor, for the Consideration and subject to the Permitted Exceptions, 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 Permitted Exceptions.

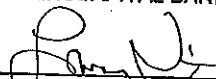
EXCEPT AS EXPRESSLY SET FORTH IN THIS DEED, IT IS UNDERSTOOD AND AGREED THAT GRANTOR IS NOT MAKING AND HAS NOT AT ANY TIME MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OR REPRESENTATIONS AS TO HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE (OTHER THAN GRANTOR'S WARRANTY OF TITLE TO BE SET FORTH HEREIN), ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITION, UTILITIES, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, THE COMPLIANCE OF THE PROPERTY WITH APPLICABLE LAWS, THE TRUTH, ACCURACY OR COMPLETENESS OF THE PROPERTY DOCUMENTS OR ANY OTHER INFORMATION PROVIDED BY OR ON BEHALF OF GRANTOR TO GRANTEE, OR ANY OTHER MATTER OR THING REGARDING THE PROPERTY.

GRANTEE ACKNOWLEDGES THAT GRANTOR MAY HAVE ACQUIRED THE PROPERTY BY FORECLOSURE OR BY DEED IN LIEU OF FORECLOSURE. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR SELLS AND CONVEYS TO GRANTEE AND GRANTEE SHALL ACCEPT THE PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS," EXCEPT TO THE EXTENT EXPRESSLY PROVIDED OTHERWISE IN THIS DEED. GRANTEE HAS NOT RELIED AND WILL NOT RELY ON, AND GRANTOR IS NOT LIABLE FOR OR BOUND BY, ANY EXPRESS OR IMPLIED WARRANTIES, GUARANTIES, STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY OR RELATING THERETO MADE OR FURNISHED BY GRANTOR, OR ANY REAL ESTATE BROKER OR AGENT REPRESENTING OR PURPORTING TO REPRESENT GRANTOR, TO WHOMEVER MADE OR GIVEN, DIRECTLY OR INDIRECTLY, VERBALLY OR IN WRITING, UNLESS

SPECIFICALLY SET FORTH IN THIS DEED. GRANTEE REPRESENTS TO GRANTOR THAT GRANTEE HAS CONDUCTED SUCH INVESTIGATIONS OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AS GRANTEE DEEMS NECESSARY TO SATISFY ITSELF AS TO THE CONDITION OF THE PROPERTY AND THE EXISTENCE OR NONEXISTENCE OR CURATIVE ACTION TO BE TAKEN WITH RESPECT TO ANY HAZARDOUS OR TOXIC SUBSTANCES ON OR DISCHARGED FROM THE PROPERTY, AND WILL RELY SOLELY UPON SAME AND NOT UPON ANY INFORMATION PROVIDED BY OR ON BEHALF OF GRANTOR OR ITS AGENTS OR EMPLOYEES WITH RESPECT THERETO, OTHER THAN SUCH REPRESENTATIONS, WARRANTIES AND COVENANTS OF GRANTOR AS ARE EXPRESSLY SET FORTH IN THIS DEED.

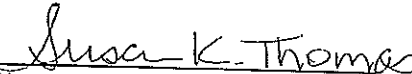
When the context requires, singular nouns and pronouns include the plural.

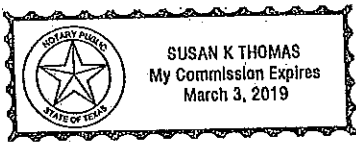
GRANTOR:
PLAINSCAPITAL BANK, DALLAS, TEXAS


By: Laurence "Larry" Nixon
Its: Executive Vice President

STATE OF TEXAS
COUNTY OF Dallas

This instrument was acknowledged before me on July 22nd, 2016, by Laurence Nixon, as the Exec VP of PLAINSCAPITAL BANK, DALLAS, TEXAS, a Texas banking corporation, on behalf of said banking corporation.


Notary Public, State of Texas



ACCEPTED BY GRANTEE:

By: *Santa C. Jacquez*
Santa C. Jacquez

STATE OF TEXAS

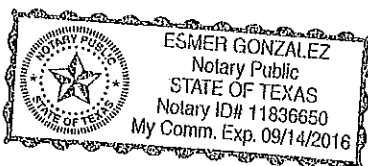
§

COUNTY OF HIDALGO

§

§

This instrument was acknowledged before me on July 25, 2016, by Santa C. Jacquez.



Esmer Gonzalez
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Santa C. Jacquez
565 La Colina Jacquez
Roma, Texas 78584



PLANNING DEPARTMENT

County of Hidalgo

RECEIVED
BY: JR

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

SEP 19 2010

HIDALGO COUNTY
PLANNING DEPT
Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15998

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: ELDA E. VASQUEZ
Maria A. Cantu
dot Maria A. Cantu
Address: 10210 Calle Paris
Edinburg TX
78542
Phone: (956) 457-0439
(956) 358-7533

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>Pre Installed</u>
Date Approved:	<u>1 / 1</u>	<u>9 / 19 / 10</u>

Water Supplier: North Alamo

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

Account/ESI No.: 310840-001 mobile home
 Temporary Pole Permanent Service
mobile home

regarding the land described as: Santa Cruz Ranch #2 Lot 9

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 11/24/09);
 (verified by Maria Cantu);
 (verified by [Signature]);
 (verified by [Signature]);
 (verified by Maria Cantu);

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: 4-15998

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST: ELDA E. VASQUEZ
Name: Maria A. Cantu ^{Cl of Maria A. Cantu}
Address: 10210 Calle Paris
Edinburg TX 78542
Phone: (561) 459-0439
(561) 358-7533

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

Santa Cruz Ranch #2 Lot 9

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Maria A. Cantu
Requesting Party (Signature)

9-19-16
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

09/21/16
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-15998
Sep. 14, 2016

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

S1753-02-000-0009-00

[1] OWNER: VASQUEZ, ELDA E

54407 N. DOOLITTLE
EDINBURG, TX 78542

Telephone No. 207-5134

[7] LEGAL DESC./NAME OF SUBDIVISION
SANTA CRUZ RANCHES #2 LOT 9

LOCATION: 0 2812 & BRUSHLINE

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$4,800

[5] SIZE OF STRUCTURE: 938 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES

[6] USE OF BUILDING: RES. M/H ZONE-X

NO
Prop. Tel. 688690

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:40' REAR:35' SIDES:6'

18" ABOVE CL OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

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

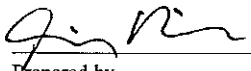
Pct: 4

Community No.: 0325

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

9/14/16
Date

Aaron Hernandez
Approved by

09/14/16
Date


Signature of Owner or Applicant

9-14-16
Date

[NOTICE]

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

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

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: June 30, 2016

Grantor: MARGARET T. HO and husband, GIAN CARLO T. MIRA

Grantor's Mailing Address: 1509 Mignet Court
Mission, Texas 78572
Hidalgo County

Grantee: ELDA E. VASQUEZ

Grantee's Mailing Address: 5407 N. Doolittle Rd.
Edinburg, Texas 78542
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$17,500.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to JOHN ROBERT KING, Trustee.

Property (including any improvements):

Lot 9, Santa Cruz Ranches, No. 2, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 46, Page 133 through 137, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Subject To:

Restrictions recorded in Volume 46, Pages 133 thru 137, Map Records of Hidalgo County, Texas.

Right of way easement granted to Rio Grande Valley Gas Co., by Juan De La Vina, Jr., et al, dated April 14, 1943, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 510, Page 34, Deed Records Hidalgo County, Texas.

Right of way easement granted to Rio Grande Valley Gas Co., by Juan De La Vina, Jr., et al, dated May 17, 1947, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 619, Page 635, Deed Records Hidalgo County, Texas.

Right of way easement granted to Carthage Hydrocol, Inc., by Juan De La Vina, Jr., dated January 18, 1949, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 656, Page 161, Deed Records Hidalgo County, Texas.

Right of way easement granted to Magnolia Petroleum Co., by Juan De La Vina, Jr., dated July 11, 1952, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 130, Page 378, Oil and Gas Lease Records Hidalgo County, Texas; dated May 12, 1955, recorded in Volume 832, Page 441 and dated September 29, 1955, recorded in Volume 843, Page 480, Deed Records of Hidalgo County, Texas.

Right of way easement granted to Celanese Corporation of America, by Juan De La Vina, Jr., dated December 7, 1957, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 905, Page 104, Deed Records Hidalgo County, Texas.

All ad valorem taxes for the year 2016 and all subsequent years.

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

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 egress 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.

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

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

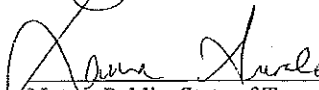

MARGARET T. HO


GIAN CARLO T. MIRA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 30th day of June, 2016, by
MARGARET T. HO.


Notary Public, State of Texas

