

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. Raudel Rios Quintanilla and Marison Torres	4-9420
2. Leslie de La Pena & Brijido Guajardo Jr.	4-15720
COMM. COURT: October 4, 2016	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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: 4-9420

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: Raouel Rios

Address: 3343 Alcatraz Ave
Edinburg, Tx 78542

Phone: 956-289-3277

Approved by Environmental Health:	Temporary Service _____	Final Service <u>Mullal</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>Mullal</u>
Date Approved:	<u>1 1</u>	<u>9/18/16</u>

Water Supplier: U.A.W.S

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

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

regarding the land described as: La Quieta Lot #84

on _____, 2016, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved 05-14-04);
Marya Corder
(verified by [Signature]);
(verified by Mullal);
(verified by Mullal);
(verified by Marya Corder);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-9420

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: Randel Rios

Address: 3343 Alcatraz Ave

Phone: 956-289-3277

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

lot #84 subdivision La Quevedo

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Randel Rios
Requesting Party (Signature)

9-18-16
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:

09/28/16
Date

[Signature]
County Official

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

WARRANTY DEED

Date: August 1, 2014

Grantor: JOSE LUIS TORRES, *Not joined by my wife herein because the hereinafter described realty is my sole and separate property and is not a part of my homestead, never having been claimed, intended, occupied or used as such, our homestead consisting of other property in Hidalgo County, Texas.*

Grantor's Mailing Address (including county): 5911 Via Blanca, Edinburg,
Hidalgo County, Texas 78542

Grantee: RAUDEL RIOS QUNTANILLA and wife, MARISOL TORRES

Grantee's Mailing Address (including county): 5911 Via Blanca, Edinburg,
Hidalgo County, Texas 78542

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee(s) herein named, the receipt of which is hereby acknowledged;

Property (including any improvements):

Lot 84, LA QUIETUD SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 45, page 41, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

- 1) SUBJECT TO all mineral reservations, if any, of record;
- 2) SUBJECT TO oil and gas leases, if any, of record;
- 3) SUBJECT TO easements and building restrictions and conditions, if any, of records;
- 4) SUBJECT TO all easements, rules, regulations and rights in favor of a water improvement district, if any, of record;
- 5) SUBJECT TO all visible easements, if any, of record;
- 6) SUBJECT TO 2014 taxes and 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 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.

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

No Title Examination was prepared in connection with the preparation of this document, nor was any made. The Preparer expresses no opinion as to title to this property.

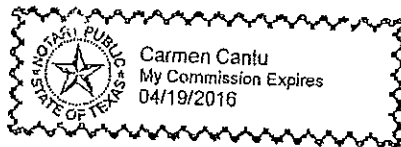
Jose Luis Torres
JOSE LUIS TORRES

(ACKNOWLEDGMENT)

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 27 day of ^{September}~~August~~, 2014, by JOSE LUIS TORRES.

Carmen Cantu
Notary Public, State of Texas



PREPARED IN THE LAW OFFICE OF:

Montalvo Law
900 North Main
McAllen, Texas 78501

AFTER RECORDING RETURN TO:

Raudel & Marisol Quintanilla
5911 Via Blanca
Edinburg, Texas 78542

Chapter 232 Texas LGC Application

APPLICATION NO:

4-9420

Mar. 10, 2010

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

L1780-00-000-0084-00

[1] OWNER: TORRES, JOSE

5911 VIA BLANCA
EDINBURG TX, 78541

Telephone No. 289-3277

[7] LEGAL DESC./NAME OF SUBDIVISION
LA QUIETUD LOT 84

LOCATION: 0 2812 & DOOLITTLE

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

01- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$85,000

[5] SIZE OF STRUCTURE: 2,353 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES ZONE X

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL COUNTY SETBACKS & REGULATIONS.
FRONT 25' REAR 25' SIDE'S 6' FINISH FLOOR OF ELEV.
18" ABOVE TOP CROWN OF STREET.

FOR COUNTY USE ONLY APPLICATION FEES

OTHER 30
TOTAL AMOUNT \$30.00

Angie Andrad
Prepared by

3/10/10
Date

Light [X] Water [X]

Edgar Tsolko
Approved by

3/8/10
Date

Flood Zone: NO 03250 Pct: 4
Panel No. /Suffix:

Community No.: 480384

Certification of Elevation
Required: YES NO BFE

Amador
Signature of Owner or Applicant

3/10/10
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.



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

Precinct 1 2 3 ④

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15720

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: Leslie de la Pona

Address: 514 Bougainvillea
Ave Edinburg TX
78542

Phone: 956 588 8326

Approved by Environmental Health:	Temporary Service	Final Service
	_____	<u>Charles Rana</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>Co. Installation</u>
		<u>9 12 6 11 2</u>

Water Supplier: North Alamo Supply

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

Account/ESI No.: NA
 Temporary Pole Permanent Service

regarding the land described as:

Evergreen Valley Estates Phase II lot # 104.

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

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

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

(Date approved 03-15-05);

(verified by Maria Cepeda);

(verified by Charles Rana);

(verified by Charles Rana);

(verified by Maria Cepeda);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15720

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: Leslie de la Peña
Address: 54 Bourgoinvillea Ave
Edinburg TX 78542
Phone: 956 588 8326

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

Evergreen Valley Estates Phase II Lot #164

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature] 09-26-10
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) DMT 4-15720

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

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

09/26/10 [Signature]
Date County Official

MW

3166685

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: August 8, 2016

Grantor: JUAN MANUEL IZAGUIRRE, joined herein proforma by my wife, NORMA IZAGUIRRE

Grantor's Mailing Address: 9908 Natalia Dr. Laredo, Texas 78446-78745 SMA Webb County

Grantee: BRIJIDO GUAJARDO, JR. AKA BRIJIDO GUAJARDO and wife, LESLIE DE LA PENA

Grantee's Mailing Address: 514 Bougainvillea Ave. Edinburg, Texas 78542 Hidalgo County

Consideration: FORTY-ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$41,500.00) which said sum represents the first draw on that certain note in the principal amount of ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$145,000.00), of even date herewith, executed by Grantee to BANK OF SOUTH TEXAS, 840 N. Cage Blvd., Pharr, Hidalgo County, Texas 78577. The note is secured by a vendor's lien retained in favor of BANK OF SOUTH TEXAS, in this deed and by a Deed of Trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements): Lot 164, of Evergreen Valley Estates, Phase II, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 47, Page 85 through 97, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty: Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on February 3, 2005, under Clerk's File No. 1432170, and Restrictions as shown on the map recorded in Volume 47, Pages 85 through 97, Map Records of Hidalgo County, Texas.

Water Rights Transfer Agreement dated May 30, 1962, between Hidalgo and Willacy Counties Water Control and Improvement District No. 1 and Rio Farms, Inc., recorded in Volume 1064, Page 435, Deed Records, Hidalgo County, Texas.

An electrical and utility easement along the East fifteen feet (15.0') of West thirty feet (30.0') line of the subject land according to the Map or Plat thereof, filed for record in Volume 47, Pages 85 through 97, Map Records, Hidalgo County, Texas.

An electrical and utility easement along the South fifteen feet (15.0') of North thirty feet (30.0') line of the subject land according to the Map or Plat thereof, filed for record in Volume 47, Pages 85 through 97, Map Records, Hidalgo County, Texas.

A fifteen foot (15.0') exclusive easement to North Alamo Water Supply Corporation along the West and North line of the subject land according to the Map or Plat thereof, filed for record in Volume 47, Pages 85 through 97, Map Records, Hidalgo County, Texas.

A twenty foot (20.0') Drainage Swale Easement along the East line of the subject land according to the Map or Plat thereof, filed for record in Volume 47, Pages 85 through 97, Map Records, Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 47, Pages 85 through 97, Map Records Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Delta Lake Irrigation District .

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

Minimum Setback Lines are as shown on the plat of said Subdivision, recorded in Volume 47, Pages 85 through 97, Map Records of Hidalgo County, Texas.

Oil and Gas Leases dated October 6, 1989, in favor of Bill Foran, recorded in Volume 2872, Pages 798, 800, and 802, Official Records of Hidalgo County, Texas.

Oil and Gas Leases in favor of the Texas Fuel Company, recorded in Volume 2630, Pages 478, 481, and 484; Volume 2643, Page 149; Volume 2634, Page 98; Volume 2670, Page 243; Volume 2839, Page 514; Volume 2839, Page 757; Volume 2616, Page 978; Volume 2617, Page 1; Volume 2885, Page 736; Volume 2885, Page 748; and Volume 2839, Pages 517 and 529, all in Official Records of Hidalgo County, Texas.

Oil and Gas Lease dated March 19, 1965, from Charles N. Young, et al to Weldon I. Thompson, recorded in Volume 296, Page 492, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease dated September 14, 1982, from A. F. McCormick and wife, Frances a. McCormick to Tarina Oil Company, recorded in Volume 424, Page 180, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated December 9, 1982, from Allen G. Dryer to Tarina Oil Company recorded in Volume 1862, Page 144, Official Records of Hidalgo County, Texas.

Oil and Gas Lease dated December 10, 1982, from Charles L. Young, et al to Tarina Oil Company recorded in Volume 424, Page 175, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated March 18, 1936, from W. A. Harding, et al to McCollum Exploration Company, recorded in Volume 15, Page 128, Oil and Gas Lease Records of Hidalgo County, Texas.

Memorandum of Oil and Gas Leases from Lester Dreyer, et al, to Souththorn Land Co. filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 17, 2006, under Clerk's File Nos. 1639728, 1639729 and 1639730.

Memorandum of Oil and Gas Lease from First National Bank to Sundown Development filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 3, 2006, under Clerk's File No. 1683487.

Memorandum of Oil and Gas Lease from Carleton Speed to Compass Bank filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 29, 2007, under Clerk's File No. 1820424.

Oil and Gas Lease dated December 6, 1982, from the Harding Foundation to Tarina Oil Company recorded in Volume 424, Page 154, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated September 19, 1945, from Sarah L. Gill and husband, S.L. Gill to La Gloria Corporation recorded in Volume 63, Page 229, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease granted to Esenjay Petroleum Corporation filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 18, 1994, under Clerk's File Nos. 420798 through 420806, inclusive and filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 22, 1996 under Clerk's File No. 518064 and filed for record in the Office of the County Clerk of Hidalgo County, Texas on May 13, 1996 under Clerk's File Nos. 523124 and 523125.

Memorandum of Oil and Gas Lease dated August 9, 1993, from Glenn W. Hading, et al, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on September 17, 1993, under Clerk's File No. 344186. Ratification of Oil and Gas Lease dated September 26, 1995m executed by Robert W. Parr and Dorothy Jean Parr, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 19, 1995, under Clerk's File No. 481571.

Oil and Gas Lease dated October 6, 1989, to Bill Foran recorded in Volume 2872, Pages 798, 800, and 802, Official Records of Hidalgo County, Texas.

Oil and Gas Lease to Texas Fuel Company recorded in Volume 2630, Pages 478, 481, and 484; Volume 2643, Page 149; Volume 2634, Page 98; Volume 2670, Page 243; Volume 2839, Page 514; Volume 2839, Page 757, Volume 2864, Page 785; Volume 2616, Page 978; Volume 2617, Page 1; Volume 2885, Page 736; Volume 2885, Page 748; and Volume 2839, Pages 517 and 529, all in Official Records of Hidalgo County, Texas.

Designation and Unitization dated March 27, 1990, recorded in Volume 2896, Page 32, Official Records of Hidalgo County, Texas.

Oil and Gas Lease dated March 9, 1943, from J.C. Powell and H. B. Dillon Oil Company, a Corporation recorded in Volume 49, Page 87, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated July 1, 1944, from Mrs. Sarah K. Gill, et al, to La Gloria Corporation recorded in Volume 65, Page 29, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated January 11, 1994, from the Harding Foundation to Thomas r. Morris filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 28, 1994, under Clerk's File No. 371812.

All oil, gas and other minerals reserved as a life estates in favor of Charles N. Young and Eva L. Young, in Deed dated June 12, 1953, recorded in Volume 776, Page 319, Deed Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved in Deed dated August 21, 1980, recorded in Volume 1687, Page 481, Deed Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved in Deed dated October 10, 1980, recorded in Volume 1699, Page 612, Deed Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved in Deed dated August 25, 1936, recorded in Volume 18, Page 377, Oil and Gas Lease Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved in Deed dated December 5, 1927, recorded in Volume 407, Page 565, Deed Records of Hidalgo County, Texas.

Water rights reserved in Deed filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 15, 2005, under Clerk's file No 1483871, Deed Records of Hidalgo County, Texas.

All oil, gas and other minerals reserved in Deed filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 15, 2005, under Clerk's File No. 1483871.

No structure permitted over any easement, as shown on the plat recorded in Volume 24, Pages 85 through 97, Map Records of Hidalgo County, Texas.

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

All ad valorem taxes for the year 2016 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 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 shall become absolute.

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

BANK OF SOUTH TEXAS, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the hereinbefore described \$41,500.00 draw, the vendor's lien, together with the superior title to said Property, is retained for the benefit of **BANK OF SOUTH TEXAS** and the same are hereby transferred and assigned to **BANK OF SOUTH TEXAS**.

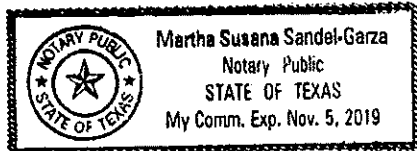
JM 8-9-16
* JUAN MANUEL IZAGUIRRE

Norma 8-9-16
* NORMA IZAGUIRRE

(Acknowledgment)

STATE OF TEXAS
COUNTY OF WEBB

This instrument was acknowledged before me on the 09 day of August, 2016, by
JUAN MANUEL IZAGUIRRE.



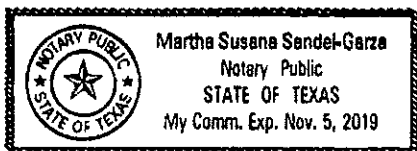
[Handwritten Signature]

Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF WEBB

This instrument was acknowledged before me on the 09 day of August, 2016, by
NORMA IZAGUIRRE.



[Handwritten Signature]

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Brijido Guajardo, Jr. and wife, LESLIE DE LA PENA
514 Bougainvillea Ave.
Edinburg, Texas 78542

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#3166685;MW/ta

Chapter 232 Texas LGC Application

APPLICATION NO:
4-15720
Sep. 23, 2016

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

E8250-02-000-0164-00

[1] OWNER: GUAJARDO, BRIJIDO
514 BOUGANVILLEA AVE
EDINBURG, TX. 78542
Telephone No. -

[7] LEGAL DESC./NAME OF SUBDIVISION
EVERGREEN VALLEY ESTATES PH 2
LOT 164

LOCATION: 0 VALVERDE & URESTI

[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.: \$135,000

[5] SIZE OF STRUCTURE: 2,308 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 50' REAR 15'
SIDE 15' CORNERSIDE 30' .18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 09/23/16
up-dated PMT

OTHER _____
TOTAL AMOUNT \$30.00

Approved by T. J. Arredondo Date 09/21/16
09/23/16

Light [] Water []

Signature of Owner or Applicant [Signature] Date 9/23/16

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

[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.