

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Arturo Lopez Resendiz	4-15949
2.	Jesus Hernandez	R266476
	COMM. COURT: OCTOBER 4, 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: 4-15949

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

Upon the application of:

Name: Armando Lopez

Address: 6701 Tiquilla
Edinburg TX
78541

Phone: 956 457 5259

Approved by Environmental Health:	Temporary Service <u>Milledal</u> Authorized Signature	Final Service
Inspection/Permit No:	<u>30815</u>	Authorized Signature
Date Approved:	<u>9/20/14</u>	<u>1 1</u>

Water Supplier: City Edinburg

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:

owner South Seminary Lot #10

[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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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-15949

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

Arturo Lopez

Known to me [or proved, to me in the oath of _____ or through E 372457 pasaporte (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:

South Seminary lot 10 Seminary Heights Sub.,"

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

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

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

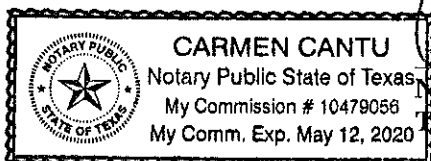
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

d. Arturo Lopez (Signature)

SUBSCRIBED AND SWORN TO before me on September 19, 2016, to certify which, witnesses my hand and seal of office.



Carmen Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

**WARRANTY DEED with VENDOR'S LIEN
by CORPORATION**

2673910

Date: October 1st 2015

Grantor: CITRUS CITY LAKE DEVELOPMNENT CORPORATION, a Texas Corporation

Grantor's Mailing Address (including county):

8301 N. Ware Rd.
McAllen, Texas 78504 Hidalgo County, Texas

Grantee: Arturo Lopez Resendiz, a single man

Grantee's Mailing Address (including county):

6701 Tapadillo Dr.
Edinburg, Texas 78541 Hidalgo County, Texas

Consideration: For and in consideration of the sum of TEN and No/100's Dollars to it paid, and secured to be paid by One installment Real Estate Lien Note in the principal sum of \$20,000.00 dated October st 1st, 2015. Payable in 120 monthly installments of \$287.00 each, including interest at the rate of 12% per annum, beginning on November 1, 2015, continuing each and every month until the principal balance & interest is paid in full.

Property (including any improvements):

Lot 10, Seminary South Subdivision, Edinburg, Hidalgo County Texas, according to the map and Plat recorded in Volume 20, Page 167 of the Map Records of Hidalgo County Texas.

Reservations From and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT: any and all gas and other minerals that may be found, in on and under said land and premises.

SUBJECT TO: oil and gas leases, if any, of record;

SUBJECT TO: all visible easements, if any and all being subject to easements for roadways, And utilities easements per plat.

SUBJECT TO: Deed Restrictions of record for said subdivision

SUBJECT TO: Hidalgo County Planning and Zoning Regulations for Hidalgo County

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

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

Citrus City Lake Development Corporation

Beverly J. Davis
BEVERLY T. DAVIS, President

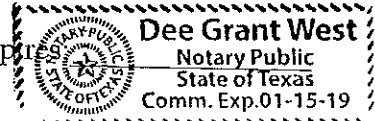
CORPORATE ACKNOWLEDGMENT

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 **Beverly T. Davis** known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said **Citrus City Lake Development Corporation**, a Texas corporation, and that she 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 5th day of October A.D. 2015

Dee Grant West
Notary Public, State of Texas

My Commission Expires



AFTER RECORDING RETURN TO:

CITRUS CITY LAKE DEVELOPMENT CORPORATION
8301 N. WARE RD
McALLEN, TEXAS 78504

Chapter 232 Texas LGC Application

APPLICATION NO:

4-15949

Aug. 25, 2016

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

S4650-00-000-0010-00

[1] OWNER: CITRUS CITY LAKE DEV CORP

8301 N WARE RD
MCALLEN, TX 78504-9661

Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION
SOUTH SEMINARY LOT 10

LOCATION: 0 INGLE & SEMINARY

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: BLOC

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

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

[5] SIZE OF STRUCTURE: 1,600 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:50' BACK:20' SIDES:6'

MINIMUM ELEV.B.F.E 86.00

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: MI 480334 Pct: 0
Panel No. /Suffix:

Community No.: 03250

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

[Signature]

Date

8/25/16

Approved by [Signature] Date 8/24/16

Signature of Owner or Applicant

[Signature]

Date

08/25/2016

[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.

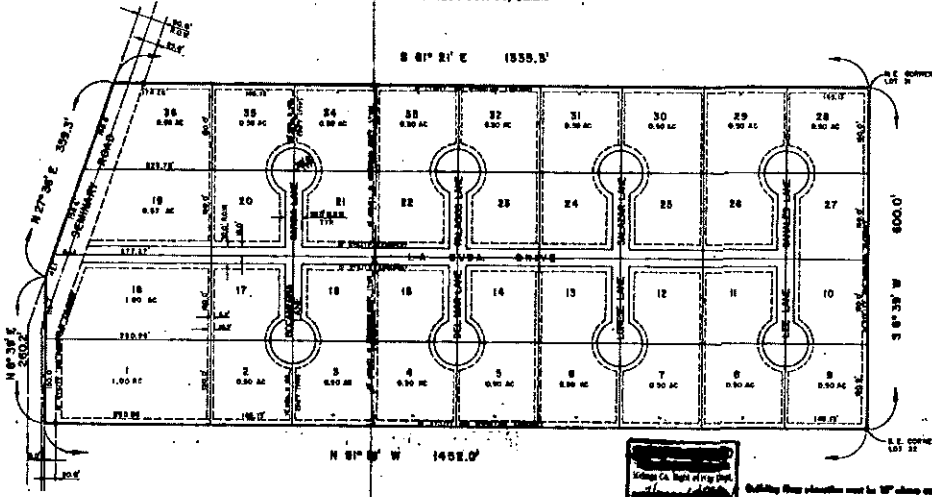
SEMINARY SOUTH SUBDIVISION

36050

BEING A SUBDIVISION OF LOTS 11 AND 12
NEARLY NEARLY STREET
TARRANT COUNTY, TEXAS

S 81° 21' E 1555.5'

N 81° W 1455.0'



I, CHARLES L. WELSH, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE ACCOMPANYING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS NEARLY NEARLY STREET AS SHOWN AND SUBDIVIDED UNDER MY DIRECTION.

REGISTERED PUBLIC SURVEYOR
TARRANT COUNTY, TEXAS
JANUARY 1, 1919 FOR NO. 116419
7114-PLT 2-22



OCT 31 1978
RECORDED FOR RECORDING
30th Oct 78
Rlong...

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT, CITIZEN CITY LAKE DEVELOPMENT CORPORATION, AS THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS SUBDIVIDED LOTS 11, DO HEREBY RESERVE THE RIGHT TO SERVICE AS MAY HEREINAFTER APPLY TO OWNERS FOR SUCH OR AGENTS OF SUCH UTILITIES OR SERVICES GRANTED SUCH

AND THE REMEDIES OF THE SUBDIVISION AND THEREAFTER.

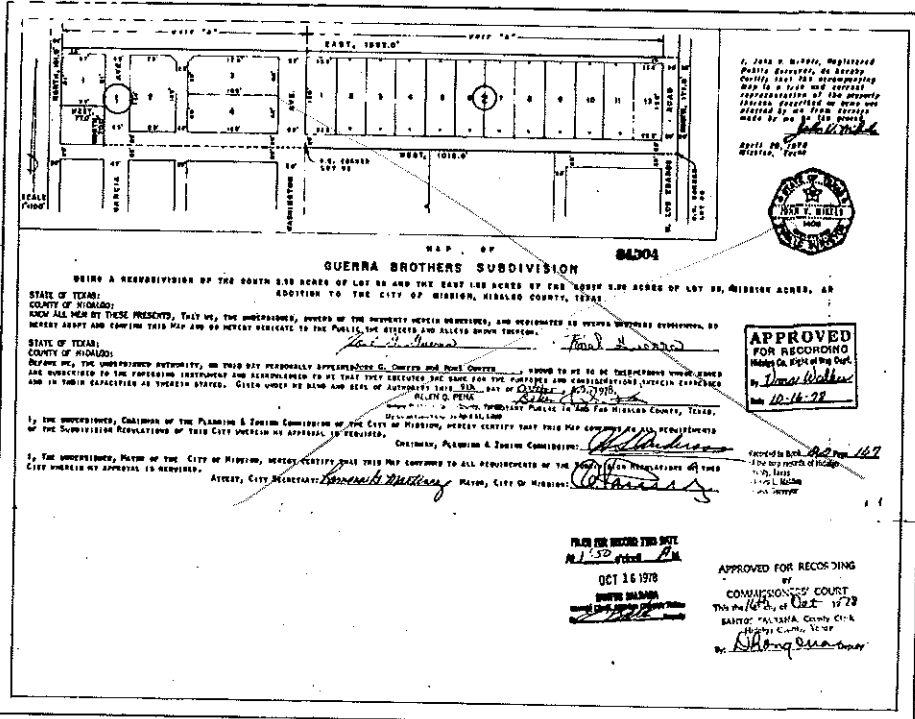
CITIZEN CITY LAKE DEVELOPMENT CORPORATION
FOR THE SAID CORPORATION
FOR THE SAID CORPORATION

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AGENCY, ON THIS DAY PERSONALLY APPEARED CERTAIN PERSONS TO ME TO BE THE

AND SOLE OF OFFICE, THIS THE 30th DAY OF OCTOBER, 1978.

NOTARY PUBLIC
TARRANT COUNTY, TEXAS



BEING A SUBDIVISION OF THE SOUTH 200 ACRES OF LOT 28 AND THE EAST 100 ACRES OF THE 1000' x 200' ACRES OF LOT 28, MISSION ACRES, AN ADDITION TO THE CITY OF MISSION, TARRANT COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, OWNERS OF THE NEARLY NEARLY STREET, AND DESIGNATED AS NEARLY NEARLY STREET, DO HEREBY RESERVE AND CONFIRM THIS MAP AND DO HEREBY RESERVE TO THE PUBLIC THE RIGHTS AND ALLEYS SHOWN THEREON.

BEFORE ME, THE UNDERSIGNED AGENCY, ON THIS DAY PERSONALLY APPEARED G. Guerra and Paul Guerra, WHO TO ME TO BE THE OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS NEARLY NEARLY STREET, AND IN THEIR CAPACITY AS SUCH STATED. CITIZEN CITY LAKE DEVELOPMENT CORPORATION, AS THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS NEARLY NEARLY STREET, DO HEREBY RESERVE THE RIGHT TO SERVICE AS MAY HEREINAFTER APPLY TO OWNERS FOR SUCH OR AGENTS OF SUCH UTILITIES OR SERVICES GRANTED SUCH

AND THE REMEDIES OF THE SUBDIVISION AND THEREAFTER.

CITIZEN CITY LAKE DEVELOPMENT CORPORATION
FOR THE SAID CORPORATION
FOR THE SAID CORPORATION

I, John H. White, Registered Public Surveyor in Tarrant County, Texas, do hereby certify that this map is a true and correct representation of the property shown and subdivided as shown and as stated by the owner.



APPROVED FOR RECORDING
BY COMMISSIONER'S COURT
THIS 10th DAY OF OCT 1978
SANTOS, TARRANT COUNTY, TEXAS
Rlong...

FILED FOR RECORD THIS DATE
OCT 3 6 1978
COUNTY CLERK

APPROVED FOR RECORDING
BY COMMISSIONER'S COURT
THIS 10th DAY OF OCT 1978
SANTOS, TARRANT COUNTY, TEXAS
Rlong...



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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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: 126476

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

Upon the application of:

Name: Jesus Hernandez

Address: 4803 North Monmack Rd
Edinburg, Texas 78541

Phone: 956-655-0550

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		Existing OSSF
Date Approved:	<u>1 / 1</u>	<u>8 / 30 / 16</u>

Water Supplier: sharkland water
Utility Provider: M.V.E.C. AEP
Account/ESI No.: Existing /isht JR
 Temporary Pole Permanent Service

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

Jesus Hernandez (owner) For water meter only
Ramsper Gardens #2 Lot #104

[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

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: R260476

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

Jesus Hernandez

Known to me [or, proved to me in the oath of _____ or through
TRAVEL D.L. 04405502 (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:

04405502
4803 North Manmank Rd Edinburg, Texas 78541
Ramseyer Gardens #2 Lot # 104

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

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

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

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

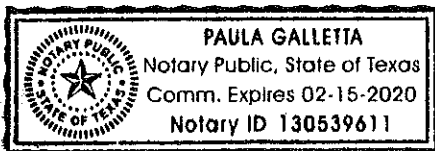
-OR-

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

J. Hernandez (Signature)

SUBSCRIBED AND SWORN TO before me on August 30, 2011, to certify which, witnesses my hand and seal of office.

Paula Galletta
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



General Warranty Deed

Date: February 14, 2014

2524809

Grantors: Javier Cruz

Grantor's Mailing Addresses:

Javier Cruz
4803 N. Mon Mack Rd.
Edinburg, Texas 78541
Hidalgo County

Grantee: Jesus Hernandez

Grantee's Mailing Address:

Jesus Hernandez
P.O. Box 2304
McAllen, Texas 78502
Hidalgo County

Consideration:

Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

METES AND BOUNDS DESCRIPTION:

Being a 2.375 acre tract our land out of Lot 104, Ramseyer Gardens No. 2, as recorded in Volume 11, Page 31, map records of Hidalgo County, Texas; Said tract of land more particularly described by metes and bounds as follows:

COMMENCING for reference at the Southeast Corner of Lot 104; **THENCE**, N 81° 31'00" W, with and along the South line of Lot 104, a distance of 20.00 feet to a (½") inch diameter iron rod found for the Southeast Corner of this description for the **POINT OF BEGINNING**;

THENCE, N 81° 31'00" W, continuing on the South line of Lot 104, a distance of 523.68 feet to a point for the Southwest Corner;

THENCE, N 08° 53'00" E, (N 08° 51'00" E Rec.) Parallel to the East Line of Lot 104, a distance of 459.00 feet to a point for the Northwest Corner and also being a point on the North line of Lot 104;

THENCE, S 81° 31'00" E, with and along the North line of Lot 104, a distance of 212.53 feet to a (½") inch diameter iron found for the most northerly Northeast Corner;

THENCE, S 08° 53'00" W, (S 08° 51'00" W Rec.) Parallel to the East line of Lot 104, a distance of 440.00 feet to a (½") inch diameter iron found for Corner;

THENCE, S 81° 31'00" E, Parallel South line of Lot 104, a distance of 311.15 feet to a (½") inch

diameter iron found for the Northeast Corner, and also being a point on the existing West Right of Way Line on Mon Mack Road:

THENCE, S 08° 53'00" W, (S 08° 51'00" W Rec.) With and along the existing West Right -of-Way of Mon Mack Road a distance of 19.00 feet to a (½") inch diameter iron found for the Southeast Corner and the **POINT OF BEGINNING**;

Said tract of land containing 2.375 of land more less.

Basis of Bearing: (N 08-53'E) Found a (½") inch diameter iron at the Northeast corner of lot 98 and Found (½ "iron rod at the Northeast corner of Lot 104 at ROW line.

Also known by the following abbreviated description with the Hidalgo County Appraisal District: Ramseyer Gardens #2 W232.53'-E543.68 & S19'-E311.15'-Lot 104, 2.59 AC

Reservations from and Exceptions to Conveyance and Warranty:

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 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 the Hidalgo County Appraisal District; and taxes for 2014, and subsequent years, which Grantee assumes and agrees to pay.

AT THE SPECIAL REQUEST OF GRANTORS AND GRANTEE HEREIN, AN ATTORNEY HAS ASSISTED IN NEEDED LEGAL DOCUMENTS. THE ATTORNEY SO ASSISTING HAS MADE NO REPRESENTATION OF THE FOLLOWING MATTERS: COMPLIANCE WITH ANY INCORPORATED CITY ORDINANCES, RESOLUTIONS, RESTRICTIONS, AND SUBDIVISION REQUIREMENTS; COMPLIANCE WITH THE STATE OF TEXAS ORDINANCES, RESOLUTIONS, RESTRICTIONS, AND SUBDIVISION REQUIREMENTS. THE ATTORNEY HAS MADE NO REPRESENTATIONS AS TO THE CORRECT LEGAL DESCRIPTION, THE TAX STATUS, AND DEED RESTRICTIONS. FURTHER, THE ATTORNEYS HAVE MADE NO REPRESENTATION AS TO THE TAX CONSEQUENCES OF THIS TRANSACTION TO THE GRANTORS, BENEFICIARIES, SETTLERS, AND GRANTEES, AND ALL PARTIES HAVE BEEN ADVISED THAT IF MINORS ARE INVOLVED IN THIS TRANSACTION A GUARDIANSHIP AND COURT PROCEEDINGS MAY BE NEEDED TO ASSIGN OR ENCUMBER ANY INTEREST OF THE MINORS IN FUTURE CONVEYANCES OF ANY TYPE.

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.

This conveyance is intended to include any property interests obtained by after-acquired property.

NO TITLE EXAMINATION WAS REQUESTED OR PREPARED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT CONCERNING THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THE ABOVE DESCRIBED PROPERTY NOR AS TO ANY TAXES DUE ON THE PROPERTY.



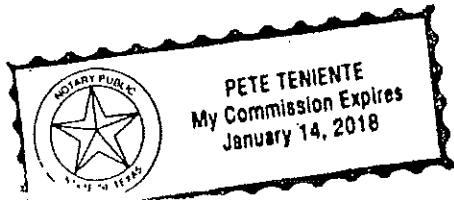
JAVIER CRUZ


STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on 2/14/14, by JAVIER CRUZ.





Notary Public, State of Texas

THE CITY OF EDINBURG

PLANNING & ZONING DEPARTMENT CERTIFICATE OF COMPLIANCE

No: 2016-9-21B

Date: September 21, 2016

NAME OF PROPERTY OWNER: Jesus Hernandez

LEGAL DESCRIPTION OF PROPERTY: A 2.375 acre tract of land out of Lot 104, Ramseyer Gardens No. 2, Edinburg, Hidalgo County Texas

LOCATION OF PROPERTY: 4803 N. MonMack Road, Edinburg, Hidalgo County, Texas 78542

THE PROPERTY DESCRIBED HEREIN OR IN THE ATTACHED LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE CITY'S SUBDIVISION REGULATIONS. PERMITS MAY BE ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL AND NON-RESIDENTIAL BUILDING(S). UTILITY SERVICES MAY BE EXTENDED TO THE PROPERTY TO THE BY THE PUBLIC UTILITIES HOLDING A CERTIFICATE OF CONVENIENCE AND NECESSITY IN SUCH AREA. COMPLIANCE WITH THE CITY OF EDINBURG'S SUBDIVISION REGULATIONS IS BASED ON: (MARK APPROPRIATE LINE)

- (a) The property was subdivided prior to it being in the City's extraterritorial jurisdiction;
- (b) The property was subdivided as a result of a family partition;
- (c) Where the last recorded conveyance of such lot or tract prior to March 9, 1987 was by metes and bounds;
- (d) Where a building was in existence on said lot prior to March 9, 1987; or where such subdivision whether by recorded plat or by actual occupancy and use was in existence prior to March 9, 1987.
- (e) The property was subdivided after March 9, 1987 and the property owner has complied with the City's Subdivision Ordinance.
- (f) Where such division of land is used for agricultural purposes in parcels or tracts of 5 acres or more and not involving any new street, alley, or easement of access.

PROPERTY IS SUBJECT TO REGULATIONS THAT MAY INCLUDE BUILDING PERMITS, FLOOD PLAIN MANAGEMENT, MINIMUM LOT SIZE FOR SEPTIC TANK PERMITS, ALLOWABLE NUMBER OF UNITS PER LOT OR TRACT, AND POTABLE WATER SUPPLY, ETC.

COMMENTS: This certificate of compliance is issued to the owner and they are aware only Single Family Residential dwelling is allowed on this property. In addition this certificate provides authorization to the property owner to obtain a water meter from Sharyland Water Supply Corporation for the purpose of providing said single family residential dwelling with potable water. Any further division of the property for any purpose will be subject to compliance with the City's Subdivision Requirements.

EDINBURG

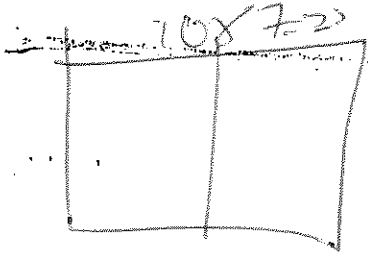


PLANNING & ZONING DEPARTMENT STAFF

Date

415 West University Drive • P. O. Box 1079 • Edinburg, Tx. 78540
Phone (956) 388-8202 • Fax (956) 292-2080





70872
459.00 X 1087.35

43,560 =

11.45

38381

CASH WARRANTY DEED

VOL 1891 PAGE 33

THE STATE OF TEXAS :
COUNTY OF HIDALGO : KNOW ALL MEN BY THESE PRESENTS:

That REBECCA FARMS, INC. 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 the undersigned paid by MANUEL CRUZ and EUFEMIA CRUZ, Grantees herein named, the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto MANUEL CRUZ and EUFEMIA CRUZ, whose address is P. O. Box 385, San Juan, Texas, 78589 of the County of Hidalgo, State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

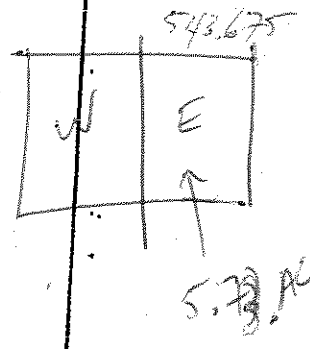
900
Cruz

The East Half (E 1/2) of Lot One Hundred Four (104), Ramseyer Gardens No. Two (2), Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 11, Page 31, of the Map Records of Hidalgo County, Texas; SAVE AND EXCEPT all of the oil, gas and other minerals in and under said land, EXCEPT there is hereby conveyed one-eighth (1/8th) landowner's royalty interest in and to such oil, gas and other minerals.

This conveyance is made SUBJECT TO the following:

1. Easement in favor of Magic Valley Electric Cooperative covering the West 25' of said lot recorded in Volume 1186, Page 707, Deed Records, Hidalgo County, Texas.
2. Right-of-way Easement in favor of Sharyland Water Supply Corporation dated October 13, 1981, recorded in Volume 1792, Page 22, Deed Records, Hidalgo County, Texas, being an easement 15' wide West of and an addition to the West right-of-way line of Mon Mack Road.
3. Oil, Gas and Mineral Leases of record.
4. Easements, rules, regulations, rights and liens in favor of Hidalgo County Water Control & Improvement District No. Fifteen (15).
5. Easements as reflected by the recorded map of the subdivision.
6. An easement for irrigation purposes is hereby reserved over the West Ten (W 10') feet of the hereinabove described property.
7. Building Restrictions which shall run with the land for a period of 25 years.
 - a. No noxious or offensive activity shall be carried on upon said property, nor shall anything be done thereon which may be, or become, an annoyance or

5.73 AC



5.

nuisance to the neighborhood. Property shall not be used as a dumping ground and garbage must be kept in sanitary containers. All incinerators or other equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition. No beer joints, taverns, night clubs or dance halls shall be operated on said property. No alcoholic beverages of any kind may be sold on said property except that beer and wine only, may be sold in a grocery store if one is operated thereon. Said property shall be maintained in a neat and orderly manner.

b. All constructed homes must contain at least 900 square feet of living area, exclusive of porches and garages. They must be constructed with new materials and contain at least one (1) bathroom.

c. All Mobile Homes must be at least 12' X 65', or larger in square footage.

d. No bus, tent, basement, shack, garage or other outbuilding shall be used on said property at any time as a residence. No used homes may be moved onto any lot.

e. All buildings must be at least ten (10') feet from either side property line, and Thirty (30') feet from the front property line.

f. Dogs, cats and other household pets are allowed. All horses, cattle, sheep, goats, pigs, chickens and other similar fowl or animals may be kept on said property, but they must be fenced in at all times, this includes any vicious animals.

g. No outside toilets will be used or erected and a septic tank system must be installed at each residence or business buildings, in accordance with the requirements of the Texas State Health Department. Each septic tank system must be inspected and approved by proper authorities designated by the State of Texas and/or the County of Hidalgo, Texas.

8. Taxes for the year 1978, and subsequent years.


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 Grantor does hereby bind itself, its successors 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.

WITNESS ITS HAND, at Edinburg, Texas, on this the 22nd day of August, A. D. 1983.

REBECCA FARMS, INC.

BY: 
Rebecca N. Terry, President


ATTEST:



Frank Terry, Secretary

THE STATE OF TEXAS :
COUNTY OF HIDALGO :

THIS instrument was acknowledged before me on the 31st
day of August, A. D. 1983, by REBECCA N. TERRY, and in the
capacity therein stated.



NOTARY PUBLIC IN AND FOR HIDALGO
COUNTY, T E X A S

38381

REBECCA FARMS, INC.

TO

MANUEL CRUZ, ET UX

CASH WARRANTY DEED

FILED
AT 11:57 O'CLOCK

OCT 14 1993

J. EDGAR RUIZ
County Clerk, Madison County, Texas
By _____ Deputy

B. R. STEWART
P.O. BOX 320
EUFORIE, TEXAS 75833

DEED OF GIFT

10

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

KNOW ALL MEN BY THESE PRESENTS:

THAT GRANTOR, MANUEL CRUZ AND WIFE, EUFEMIA CRUZ, whose address is P. O. Box 385, San Juan, Texas 78589.

for and in consideration of the love and affection between Grantor and the Grantee named herein, has Granted, Given and Conveyed, and by these does Grant, Give and Convey unto my beloved son, Juan Cruz.

whose mailing address is P. O. box 385, San Juan, Texas 78589

the following described real property in Hidalgo County, Texas:

all that certain real property more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes;

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

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

EXECUTED THIS 4th DAY OF Feb, A. D. 1993

Manuel Cruz
Manuel Cruz

Eufemia Cruz
Eufemia Cruz

AFTER RECORDING,
PLEASE RETURN:

Juan Cruz
~~P. O. Box 385~~
~~San Juan, Texas 78589~~

RT. 7, Box, 214, B4.
Edinburg TEX, 78539

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

(ACKNOWLEDGMENT)

VOL 3415 PAGE 293

This instrument was acknowledged before me on the 4th day of Feb., 1993 by Manuel Cruz and Eufemia Cruz.



Susan J. Headley
Notary Public, State of Texas

EXHIBIT "A"

METES AND BOUNDS
(TRACT NO. 1)

A 0.50 ACRE TRACT OF LAND OUT OF THE EAST HALF OF LOT 104, RAMSEYER GARDENS NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT THEREOF RECORDED IN VOLUME 11, PAGE 31, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD SET ON THE WEST R.O.W. LINE OF MON MACK ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 81°31'W, 20.00 FEET, AND S 08°53'W (MAP RECORD: S 08°51'W), 370.00 FEET FROM THE NORTHEAST CORNER OF LOT 104,

THENCE; S 08°53'W (MAP RECORD: S 08°51'W), ALONG THE WEST R.O.W. LINE OF MON MACK ROAD, A DISTANCE OF 70.00 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°31'W, A DISTANCE OF 311.15 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°53'E (MAP RECORD: N 08°51'E), A DISTANCE OF 70.00 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°31'E, A DISTANCE OF 311.15 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.50 OF AN ACRE OF LAND MORE OR LESS.

FILED FOR RECORD
DOC# 304894 \$10
02-08-1993 01:24:19
WILLIAM (BILLY) LEO
HIDALGO COUNTY

2

12

Vol. 3415 PAGE 296

DOC# 304896

DEED OF GIFT

THE STATE OF TEXAS S
COUNTY OF HIDALGO S

KNOW ALL MEN BY THESE PRESENTS:

THAT GRANTOR, MANUEL CRUZ AND WIFE, EUFEMIA CRUZ, whose address is P. O. Box 385, San Juan, Texas 78589.

for and in consideration of the love and affection between Grantor and the Grantee named herein, has Granted, Given and Conveyed, and by these does Grant, Give and Convey unto my beloved son, Javier Cruz.

whose mailing address is P. O. box 385, San Juan, Texas 78589

the following described real property in Hidalgo County, Texas:

all that certain real property more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes;

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

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

EXECUTED THIS 4th DAY OF Feb., A. D. 1993

Manuel Cruz
Manuel Cruz
Eufemia Cruz
Eufemia Cruz

AFTER RECORDING,
PLEASE RETURN:

Javier Cruz
~~P. O. Box 385~~
~~San Juan, Texas 78589~~
RT-7 Box. 214. B4
Edinburg Tex, 78539

THE STATE OF TEXAS §
(ACKNOWLEDGMENT)
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 4th day of Feb., 1993 by Manuel Cruz and Eufemia Cruz.



Susan J. Headley
Notary Public, State of Texas

EXHIBIT "A"

METES AND BOUNDS
(TRACT NO. 2)

A 0.50 ACRE TRACT OF LAND OUT OF THE EAST HALF OF LOT 104, RAMSEYER GARDENS NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT THEREOF RECORDED IN VOLUME 11, PAGE 31, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD SET ON THE WEST R.O.W. LINE OF MON MACK ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 81°31'W, 20.00 FEET, AND S 08°53'W (MAP RECORD: S 08°51'W), 300.00 FEET FROM THE NORTHEAST CORNER OF LOT 104,

THENCE; S 08°53'W (MAP RECORD: S 08°51'W), ALONG THE WEST R.O.W. LINE OF MON MACK ROAD, A DISTANCE OF 70.00 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°31'W, A DISTANCE OF 311.15 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°53'E (MAP RECORD: N 08°51'E), A DISTANCE OF 70.00 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°31'E, A DISTANCE OF 311.15 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.50 OF AN ACRE OF LAND MORE OR LESS.

FILED FOR RECORD
DOC# 304896 \$10
02-08-1993 01:24:21
WILLIAM (BILLY) LEO
HIDALGO COUNTY

3

DOC# 304895

Vol. 3415 PAGE 294

DEED OF GIFT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

KNOW ALL MEN BY THESE PRESENTS:

THAT GRANTOR, MANUEL CRUZ AND WIFE, EUFEMIA CRUZ, whose address is P. O. Box 385, San Juan, Texas 78589.

for and in consideration of the love and affection between Grantor and the Grantee named herein, has Granted, Given and Conveyed, and by these does Grant, Give and Convey unto my beloved son, Jose Cruz.

whose mailing address is P. O. box 385, San Juan, Texas 78589

the following described real property in Hidalgo County, Texas:

all that certain real property more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes;

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

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

EXECUTED THIS 4th DAY OF Feb., A. D. 1993

Manuel Cruz
Manuel Cruz

Eufemia Cruz
Eufemia Cruz

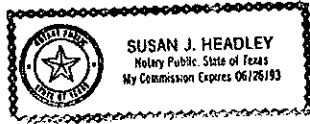
AFTER RECORDING,
PLEASE RETURN:

Jose Cruz
~~P. O. Box 385~~
San Juan, Texas 78589

RT, 7. Box, 214, B.4,
Edinburg TEX, 78539

THE STATE OF TEXAS §
(ACKNOWLEDGMENT)
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 4th day of Feb., 1993 by Manuel Cruz and Eufemia Cruz.



Susan J. Headley
Notary Public, State of Texas

EXHIBIT "A"

METES AND BOUNDS
(TRACT NO. 3)

A 0.50 ACRE TRACT OF LAND OUT OF THE EAST HALF OF LOT 104, RAMSEYER GARDENS NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT THEREOF RECORDED IN VOLUME 11, PAGE 31, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD SET ON THE WEST R.O.W. LINE OF MON MACK ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 81°31'W, 20.00 FEET, AND S 08°53'W (MAP RECORD: S 08°51'W), 230.00 FEET FROM THE NORTHEAST CORNER OF LOT 104,

THENCE; S 08°53'W (MAP RECORD: S 08°51'W), ALONG THE WEST R.O.W. LINE OF MON MACK ROAD, A DISTANCE OF 70.00 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°31'W, A DISTANCE OF 311.15 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°53'E (MAP RECORD: N 08°51'E), A DISTANCE OF 70.00 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°31'E, A DISTANCE OF 311.15 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.50 OF AN ACRE OF LAND MORE OR LESS.

FILED FOR RECORD
DOC# 304895 \$10
02-08-1993 01:24:20
WILLIAM (BILLY) LEO
HIDALGO COUNTY

4

pu

WARRANTY DEED OF GIFT

THE STATE OF TEXAS)
)
COUNTY OF HIDALGO)

KNOW ALL MEN BY THESE PRESENTS:

THAT GRANTOR, MANUEL CRUZ and wife, EUFEMIA CRUZ, of San Juan, Hidalgo County, Texas, for and in consideration of the love and affection between Grantor and the Grantee named herein, has Granted, Given and Conveyed, and by these presents does GRANT, GIVE and CONVEY unto our beloved son,

JOAQUIN CRUZ, his separate property and estate,

whose mailing address is P. O. Box 385, San Juan, Hidalgo County, Texas (78589)

the following described real property in Hidalgo County, Texas:

A 0.50 Acre Tract of Land, also known as Tract No. 4, out of the East Half of Lot 104, Ramseyer Gardens No. 2, and being described by metes and bounds on exhibit "A" attached hereto and made a part hereof for all purposes;

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's heirs and assigns forever; and Grantor does hereby bind Grantor, and Grantor's heirs, executors and administrators to WARRANT and FOREVER DEFEND all and singular the said premises unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. This conveyance is subject to the reservations and restrictions contained in deed to Grantor, dated 8-22-83. When the context requires, singular nouns and pronouns include the plural.

EXECUTED THIS 24TH DAY OF JUNE , A. D. 1992.

Manuel Cruz
MANUEL CRUZ

Eufemia Cruz
EUFEMIA CRUZ

AFTER RECORDING,
PLEASE RETURN:

MR JOAQUIN CRUZ
P O BOX 385
SAN JUAN TX 78589

THE STATE OF TEXAS)
)
COUNTY OF HIDALGO)

FILED FOR RECORD
92 JUN 25 PM 2 18
(ACKNOWLEDGMENT)
WILLIAM B. BELLE
CLERK
COUNTY TEXAS

This instrument was acknowledged before me on the 25th day of June, 1992, by Manuel ~~Cruz~~ and ~~Eufemia Cruz~~.

Susan J. Headley
Notary Public State of Texas

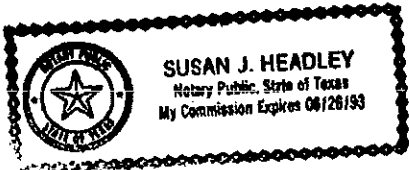


EXHIBIT "A"

METES AND BOUNDS
(TRACT NO. 4)

A 0.50 ACRE TRACT OF LAND OUT OF THE EAST HALF OF LOT 104, RAMSEYER GARDENS NO. 2, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 11, PAGE 31, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 0.50 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD SET ON THE WEST R.O.W. LINE OF MON MACK ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 81°31'W, 20.00 FEET, AND S 08°53'W (MAP RECORD: S 08°51'W), 160.00 FEET, FROM THE NORTHEAST CORNER OF LOT 104,

THENCE; S 08°53'W (MAP RECORD: S 08°51'W), ALONG THE WEST R.O.W. LINE OF SAID MON MACK ROAD, A DISTANCE OF 70.00 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°31'W, A DISTANCE OF 311.15 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°53'E (MAP RECORD: N 08°51'E), A DISTANCE OF 70.00 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°31'E, A DISTANCE OF 311.15 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.50 OF AN ACRE OF LAND MORE OR LESS.

269793

FILED FOR RECORD
'92 JUN 25 PM 2 18
WILLIAM BILLY LEO
COUNTY CLERK
MEADES COUNTY TEXAS

THE STATE OF TEXAS)
) (ACKNOWLEDGMENT)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on the 25th day of June, 1992, by Manuel Cruz and Eufemia Cruz.

Susan J. Headley
Notary Public, State of Texas

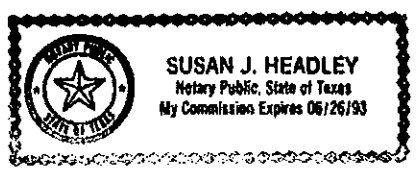


EXHIBIT "A"

METES AND BOUNDS
(TRACT NO. 5)

A 0.64 ACRE TRACT OF LAND OUT OF THE EAST HALF OF LOT 104, RAMSEYER GARDENS NO. 2, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 11, PAGE 31, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 0.64 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD SET ON THE WEST R.O.W. LINE OF MON MACK ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 81°31'W, 20.00 FEET, AND S 08°53'W (MAP RECORD: S 08°51'W), 70.00 FEET, FROM THE NORTHEAST CORNER OF LOT 104,

THENCE; S 08°53'W (MAP RECORD: S 08°51'W), ALONG THE WEST R.O.W. LINE OF SAID MON MACK ROAD, A DISTANCE OF 90.00 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°31'W, A DISTANCE OF 311.15 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°53'E (MAP RECORD: N 08°51'E), A DISTANCE OF 90.00 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°31'E, A DISTANCE OF 311.15 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.64 OF AN ACRE OF LAND MORE OR LESS.

269702

FILED FOR RECORD
'92 JUN 25 PM 2 18
WILLIAM BILLY LEO
COUNTY CLERK
HIDALGO COUNTY TEXAS



Re

WARRANTY DEED OF GIFT

THE STATE OF TEXAS)
)
COUNTY OF HIDALGO)

KNOW ALL MEN BY THESE PRESENTS:

THAT GRANTOR, MANUEL CRUZ and wife, EUFEMIA CRUZ, of San Juan, Hidalgo County, Texas, for and in consideration of the love and affection between Grantor and the Grantee named herein, has Granted, Given and Conveyed, and by these presents does GRANT, GIVE and CONVEY unto our beloved daughter,

YOLANDA SALAS, her separate property and estate,

whose mailing address is P. O. Box 385, San Juan, Hidalgo County, Texas (78589)

the following described real property in Hidalgo County, Texas:

A 0.50 Acre Tract of Land, also known as Tract No. 6, out of the East Half of Lot 104, Ramseyer Gardens No. 2, and being described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's heirs and assigns forever; and Grantor does hereby bind Grantor, and Grantor's heirs, executors and administrators to WARRANT and FOREVER DEFEND all and singular the said premises unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. This conveyance is subject to the reservations and restrictions contained in deed to Grantor, dated 8-22-1983. When the context requires, singular nouns and pronouns include the plural.

EXECUTED THIS 24th DAY OF JUNE , A. D. 1992.

Manuel Cruz
MANUEL CRUZ

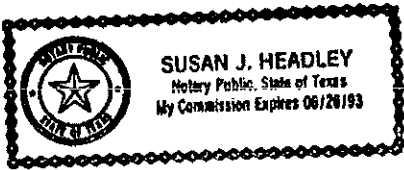
AFTER RECORDING,
PLEASE RETURN:

Eufemia Cruz
EUFEMIA CRUZ

MS YOLANDA SALAS
P O BOX 385
SAN JUAN TX 78589

THE STATE OF TEXAS)
) (ACKNOWLEDGMENT)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on the 25th day of June, 1992, by Manuel Cruz and Eufemia Cruz.



Susan J. Headley
Notary Public, State of Texas

EXHIBIT "A"

METES AND BOUNDS
(TRACT NO. 6)

A 0.50 ACRE TRACT OF LAND OUT OF THE EAST HALF OF LOT 104, RAMSEYER GARDENS NO. 2, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 11, PAGE 31, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 0.50 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD SET ON THE NORTH LINE OF LOT 104, AND ON THE WEST R.O.W. LINE OF MON MACK ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 81°31'W, 20.00 FEET, FROM THE NORTHEAST CORNER OF LOT 104,

THENCE; S 08°53'W (MAP RECORD: S 08°51'W), ALONG THE WEST R.O.W. LINE OF SAID MON MACK ROAD, A DISTANCE OF 70.00 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°31'W, A DISTANCE OF 311.15 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°53'E (MAP RECORD: N 08°51'E), A DISTANCE OF 70.00 FEET TO A 1/2" IRON ROD SET ON THE NORTH LINE OF LOT 104 FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°31'E, ALONG THE NORTH LINE OF LOT 104, A DISTANCE OF 311.15 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.50 OF AN ACRE OF LAND MORE OR LESS.

269704

FILED FOR RECORD
'92 JUN 25 PM 2 18
WILLIAM BILLY LEO
COUNTY CLERK
HIDALGO COUNTY TEXAS



CHARGE TO: EDWARDS ABSTRACT
CF # 747806 C-1002

1674445

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

State Bar of Texas Form

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

DATE: September 21, 2006

GRANTOR: Juan Cruz, a single man, Javier Cruz, a single man, and Jose Cruz, a single man

GRANTOR'S MAILING ADDRESS (including county): Rt. 7, Box 1375, Edinburg, Hidalgo County, Texas 78541

GRANTEE: Adalberto Barron

GRANTEE'S MAILING ADDRESS (including county): 1300 Hickory, Edinburg, Hidalgo County, Texas 78539

CONSIDERATION: Ten and No/100 (\$10.00) Dollars and the execution and delivery by Grantee of a certain promissory note of even date herewith in the principal amount of \$33,000.00, payable to the order of INTER NATIONAL BANK as therein provided, the payment of the note is additionally secured by a Deed of Trust of even date herewith to Robert J. Hymel, Jr., Trustee. The vendor's lien herein retained shall serve as additional security for the payment of the above described note.

PROPERTY:

See Exhibit "A" attached hereto and incorporated herein for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Restrictive covenants of recorded in Volume 1891, Page 33, Official Records, Hidalgo County, Texas.
2. Reservation of all oil, gas, and other minerals, except as to 1/8th of 1/8th non participating royalty interest contained in instrument dated October 21, 1957, recorded in Volume 915, Page 262, Deed Records, Hidalgo County, Texas.
3. Oil, Gas, and Mineral Leases dated July 31, 1979, recorded in Volume 384, Page 843, Volume 384, Page 847, Volume 384, Page 864, dated September 25, 1979, recorded in Volume 385, Page 42, dated July 31, 1979, recorded in Volume 385, Page 882, dated September 26, 1979, recorded in Volume 385, Page 890, dated September 10, 1979, recorded in Volume 386, Page 238 and dated October 23, 1979, recorded in Volume 387, Page 234, Oil and Gas Records, Hidalgo County, Texas.
4. Easement for right of way granted to Magic Valley Electric Cooperative, Inc., as set forth in instruments recorded in Volume 1186, Page 617 and Volume 1186, Page 707, Deed Records, Hidalgo County, Texas.
5. Easement for right of way granted to Sharyland Water Supply Corporation, as set forth in instrument recorded in Volume 1792, Page 22, Deed Records, Hidalgo County, Texas.
6. Easement reserved by Rebecca Farms, Inc., as set forth in instrument recorded in Volume 1891, Page 33, Official Records, Hidalgo County, Texas.

Track
1, 2, 3

THE STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

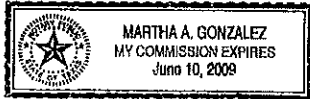
This instrument was acknowledged before me on this the 28th day of September, 2006 by JAVIER CRUZ.



Martha A. Gonzalez
Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 28th day of September, 2006 by JOSE CRUZ.



Martha A. Gonzalez
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

KITTLEMAN, THOMAS & GONZALES, LLP
P. O. Box 1416
McAllen, Texas 78505-1416

MAG0906\IN8BARON.WDV

EXHIBIT "A"

[Page 1 of 2]

TRACT I:

A 0.50 acre tract of land, more or less, out of the East ½ of Lot One Hundred Four (104), Ramseyer Gardens No. 2, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 11, Page 31, Map Records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod set on the West right of way line of Mon Mack Road for the Northeast corner of this tract, said rod bears North 81 degrees 31 minutes West, 20.00 feet, and South 8 degrees 53 minutes West, (Map Record: South 8 degrees 51 minutes West), 370.00 feet from the Northeast corner of Lot 104.

THENCE, South 8 degrees 53 minutes West, (Map Record: South 8 degrees 51 minutes West), along the West right of way line of Mon Mack Road, a distance of 70.00 feet to a ½ inch iron rod set for the Southeast corner of this tract.

THENCE, North 81 degrees 31 minutes West, a distance of 311.15 feet to a ½ inch iron rod set for the Southwest corner of this tract.

THENCE, North 8 degrees 53 minutes East, (Map Record: North 8 degrees 51 minutes East), a distance of 70.00 feet to a ½ inch iron rod set for the Northwest corner of this tract.

THENCE, South 81 degrees 31 minutes East, a distance of 311.15 feet to the POINT OF BEGINNING, and containing 0.50 of an acre of land, more or less.

TRACT II:

A 0.50 acre tract of land, more or less, out of the East ½ of Lot One Hundred Four (104), Ramseyer Gardens No. 2, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 11, Page 31, Map Records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod set on the West right of way line of Mon Mack Road for the Northeast corner of this tract, said rod bears North 81 degrees 31 minutes West, 20.00 feet, and South 8 degrees 53 minutes West, (Map Record: South 8 degrees 51 minutes West), 300.00 feet from the Northeast corner of Lot 104.

THENCE, South 8 degrees 53 minutes West, (Map Record: South 8 degrees 51 minutes West), along the West right of way line of Mon Mack Road, a distance of 70.00 feet to a ½ inch iron rod set for the Southeast corner of this tract.

THENCE, North 81 degrees 31 minutes West, a distance of 311.15 feet to a ½ inch iron rod set for the Southwest corner of this tract.

THENCE, North 8 degrees 53 minutes East, (Map Record: North 8 degrees 51 minutes East), a distance of 70.00 feet to a ½ inch iron rod set for the Northwest corner of this tract.

THENCE, South 81 degrees 31 minutes East, a distance of 311.15 feet to the POINT OF BEGINNING, and containing 0.50 of an acre of land, more or less.

EXHIBIT "A"

[Page 2 of 2]

TRACT III:

A 0.50 acre tract of land, more or less, out of the East ½ of Lot One Hundred Four (104), Ramseyer Gardens No. 2, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 11, Page 31, Map Records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

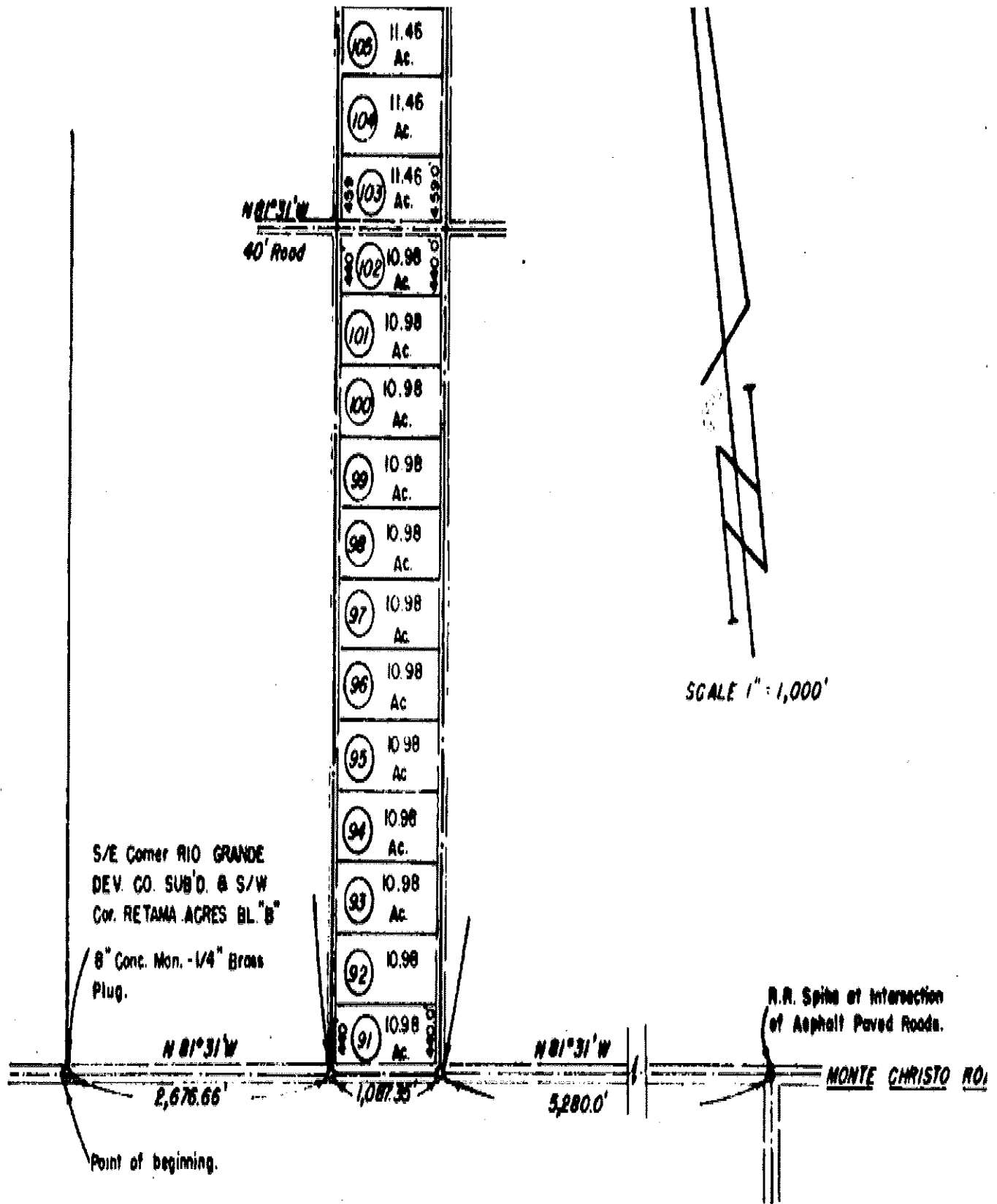
BEGINNING at a ½ inch iron rod set on the West right of way line of Mon Mack Road for the Northeast corner of this tract, said rod bears North 81 degrees 31 minutes West, 20.00 feet, and South 8 degrees 53 minutes West, (Map Record: South 8 degrees 51 minutes West), 230.00 feet from the Northeast corner of Lot 104.

THENCE, South 8 degrees 53 minutes West, (Map Record: South 8 degrees 51 minutes West), along the West right of way line of Mon Mack Road, a distance of 70.00 feet to a ¼ inch iron rod set for the Southeast corner of this tract.

THENCE, North 81 degrees 31 minutes West, a distance of 311.15 feet to a ¼ inch iron rod set for the Southwest corner of this tract.

THENCE, North 8 degrees 53 minutes East, (Map Record: North 8 degrees 51 minutes East), a distance of 70.00 feet to a ½ inch iron rod set for the Northwest corner of this tract.

THENCE, South 81 degrees 31 minutes East, a distance of 311.15 feet to the POINT OF BEGINNING, and containing 0.50 of an acre of land, more or less.



SUBDIVISION PLAT
 of
RAMSEYER GARDENS NO. 2