



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-14044

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

Upon the application of:

Name: JAVIER MTC

Address: 1203 LANTANA LN.
WESLACO TX
78599

Phone: 956 503-97-58

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

Water Supplier: N.A.W.S

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:

COUNTRY AIRE EST #2 LOT 7 BLK 1

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-14044

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

JAVIER MARTINEZ

Known to me [or proved to me in the oath of 05437153 or through
(description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

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

COUNTRY AVE EST. #2 LOT 7BLK1."

[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]

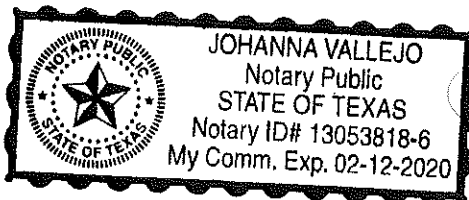
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

~~-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."~~

Javier Martinez (Signature)

SUBSCRIBED AND SWORN TO before me on October 5th, 2016, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:

1-14044

Oct. 5, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

C8500-02-001-0007-00

[1] OWNER: MARTINEZ, JAVIER & ALMA E
1202 LANTANA LN

[7] LEGAL DESC./NAME OF SUBDIVISION
COUNTRY AIR ESTATE #2 LOT 7 BL
K 1

WESLACO TX 78596-1515

Telephone No. 973-1894

LOCATION: 0 ML 5 1/2 & ML 10 N.

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$55,000

[5] SIZE OF STRUCTURE: 3,725 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: REST. ZONE X-25

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:25' REAR:15' SIDES:6'
MIN. ELEV. C.L OF ST. 18"

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Flood Zone: NO
Panel No. /Suffix: 04502 Pct: 1

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Prepared by

10/5/16
Date

Approved by

10/3/16
Date

Signature of Owner or Applicant

10/5/16
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

DATE: June 5, 1997

GRANTOR: PETRA S. CHAVEZ, also known as PETRA SERRA CHAVEZ

GRANTOR'S MAILING ADDRESS (INCLUDING COUNTY): 1406 West Pike, Weslaco, Hidalgo County, Texas 78596

GRANTEE: JAVIER MARTINEZ and wife, ALMA E. MARTINEZ

GRANTEE'S MAILING ADDRESS (INCLUDING COUNTY): RT. 1, Box 283-J, Weslaco, Hidalgo County, Texas 78596

CONSIDERATION: TEN AND NO/100THS.....(\$10.00) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION

PROPERTY (INCLUDING ANY IMPROVEMENTS):

Lot 7, Block 1, COUNTRY AIRE ESTATES, UNIT NO. 2, Hidalgo County, Texas, according to map thereof recorded in Volume 21, Page 25, Map Records, Hidalgo County, Texas.

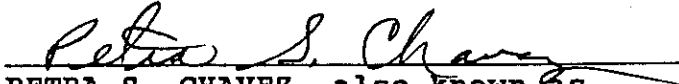
RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Restrictions recorded in Volume 1630, Page 746, Deed Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
2. Water Service Agreement dated April 1, 1980, between North Alamo Water Supply Corporation, Roy Davis, and Bob Davis, recorded in Volume 1668, Page 400, Deed Records of Hidalgo County, Texas.
3. Easements, rights, rules, and regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
4. Oil and Gas Lease dated February 22, 1976 from Joseph G. Cox and wife, Gerda Lee Cox to W.L. Popejoy, recorded in Volume 364, Page 51, Oil and Gas Lease Records of Hidalgo County, Texas.
5. Oil and Gas Lease dated January 5, 1977 from Roy L. Davis to W.L. Popejoy, recorded in Volume 364, Page 55, Oil and Gas Lease Records of Hidalgo County, Texas.

6. Oil and Gas Lease dated December 7, 1994, from Bob L. Davis and wife, Joveta Davis, Roy M. Davis and wife, Marlena Davis and Davis Real Estate, a Co-Partnership of Bob L. Davis and Roy N. Davis to BEI Energy, Inc., filed for record in the Office of the County Clerk of Hidalgo County, Texas on January 19, 1995, under Clerk's File No. 431327.
7. Oil and Gas Lease dated December 20, 1994, from Joseph G. Cox and wife, Gerda Lee Cox to BEI Energy, Inc., filed for record in the Office of the County Clerk of Hidalgo County, Texas on January 19, 1995, under Clerk's File No. 431328.
8. All oil, gas, and other minerals reserved in Deed recorded in Volume 1347, Page 809 and Volume 1663, Page 122, both in Deed Records of Hidalgo County, Texas.
9. Standby fees, taxes and assessments by any taxing authority for the year 1997, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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 binds Grantor and Grantor's heirs, executors, administrators, and successors to warranty 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.


PETRA S. CHAVEZ, also known as
PETRA SERRA CHAVEZ

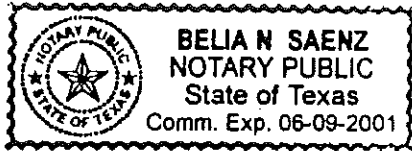
ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 11th
day of June, 1997, by PETRA S. CHAVEZ, also known as PETRA SERRA
CHAVEZ.



Belia N Saenz
Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
PHIL HARRIS
P.O. Box 8066
Weslaco, Texas 78599-3066
Our File No. 97-10,585

AFTER RECORDING RETURN TO:
PHIL HARRIS
P.O. Box 8066
Weslaco, Texas 78599-3066

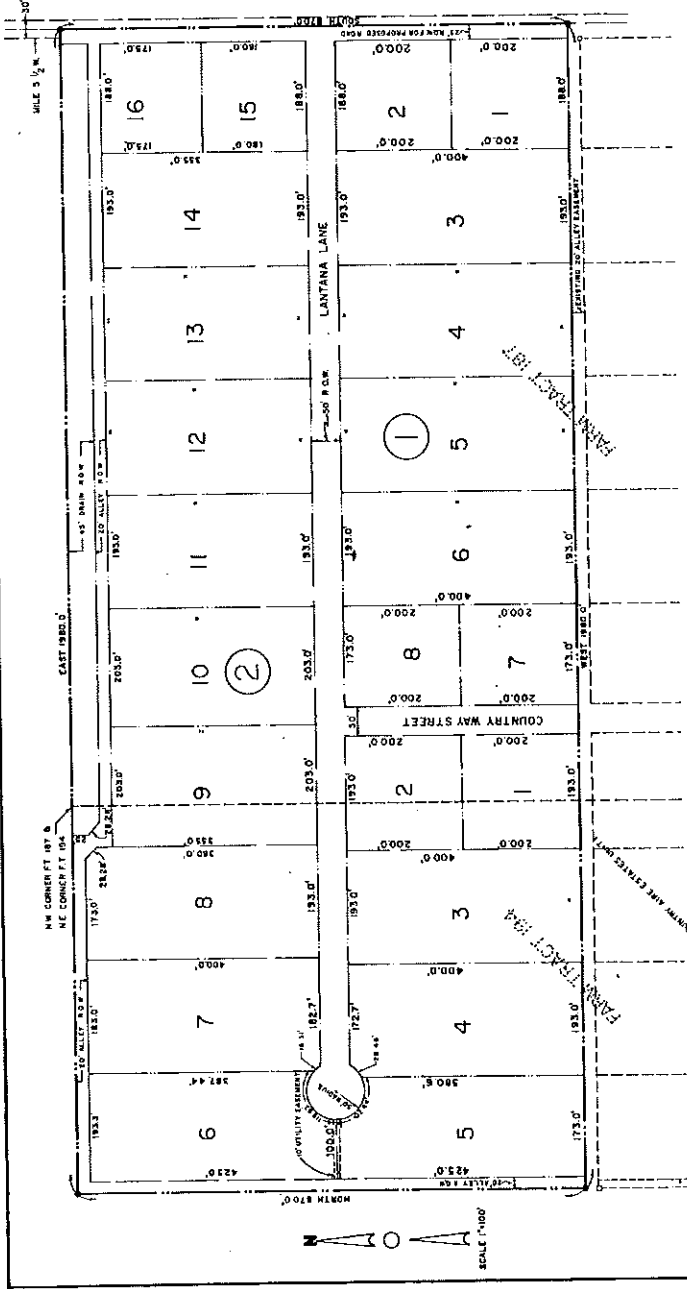
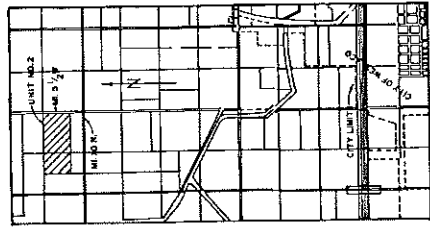
Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk

On: Jun 18, 1997 at 02:57P

As a
Recording

Document Number: 605378
Total Fees : 13.00

Receipt Number - 96019
By,
Bea Cruz



APPROVED FOR RECORDING
 By *William R. Inca*
 JUL 3 1979

24 ACRES
 COUNTRY AIRE ESTATES
 UNIT NO. 2

COUNTRY AIRE ESTATES UNIT NO. 2, SUBDIVISION, BEING A TRACT OF LAND CONTAINING 24.00 ACRES, MORE OR LESS, SITUATED IN AREA MAP NO. 100,000,000, COUNTY OF HALL, WEST TRACT SUBDIVISION (OLD) AND PART OF COUNTY AIRE ESTATES, UNIT NO. 2, SUBDIVISION, BEING A TRACT OF LAND CONTAINING 24.00 ACRES, MORE OR LESS, SITUATED IN AREA MAP NO. 100,000,000, COUNTY OF HALL, TEXAS, AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF COUNTRY AIRE ESTATES UNIT NO. 1, SAME BEING THE SOUTHEAST CORNER OF FARM TRACT 187;

THENCE, ALONG THE EAST BOUNDARY OF COUNTRY AIRE ESTATES UNIT NO. 1, SAME BEING THE EAST BOUNDARY OF SAID FARM TRACT 187, NORTH 89° 51' 00" WEST, 173.00 FEET TO A POINT;

THENCE, ALONG THE NORTH BOUNDARY OF COUNTRY AIRE ESTATES UNIT NO. 1, WEST A DISTANCE OF 180.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF COUNTRY AIRE ESTATES UNIT NO. 1;

THENCE, ALONG THE NORTH BOUNDARY OF COUNTRY AIRE ESTATES UNIT NO. 1, WEST A DISTANCE OF 180.00 FEET TO A POINT FOR THE EAST BOUNDARY OF FARM TRACT NO. 194, NORTH 89° 51' 00" WEST, 173.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED;

THENCE, ALONG THE NORTH BOUNDARY OF FARM TRACT NO. 194, EAST A DISTANCE OF 480.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF FARM TRACT NO. 187, NORTH 89° 51' 00" WEST, 173.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED;

THENCE, CONTINUING ALONG THE NORTH BOUNDARY OF FARM TRACT NO. 194, EAST A DISTANCE OF 480.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF FARM TRACT NO. 187, EAST A DISTANCE OF 1320.00 FEET TO THE NORTHEAST CORNER OF FARM TRACT NO. 187, EAST A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING, SAME BEING THE NORTHWEST CORNER OF COUNTRY AIRE ESTATES UNIT NO. 1, CONTAINING WITHIN THESE METES AND BOUNDS 24.00 ACRES, MORE OR LESS.

WITNESSES:
 I, WILLIAM R. INCA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY UNDER MY SUPERVISION OR THE SUPERVISION OF AN ASSISTANT REGISTERED PROFESSIONAL ENGINEER.

WITNESS MY HAND AND SEAL, THIS 24th DAY OF September, 1979.



APPROVED FOR RECORDING BY
 COMMISSIONERS' COURT
 JUL 3 1979
 HALL COUNTY, TEXAS



BEFORE ME, THE UNDERSIGNED, CLERK OF THE COUNTY OF HALL, TEXAS, ON THIS 15th DAY OF September, 1979, ROBERT DAVIS, ONE OF THE PARTIES TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED SAID INSTRUMENT FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

ROBERT DAVIS
 HALL COUNTY, TEXAS



PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7049

Precinct 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-13917

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

Upon the application of:

Name: Martin Villanueva
Const. LLC

Address: Lot 84
La Blanca
Estates

Phone: 956-686-7636

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

Water Supplier: Noth Alamo Water Supply

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:

La Blanca Est. Lot #84

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-13977

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

Martin Villanueva

Known to me [or proved to me in the oath of Relas out or through 01319885 (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:

Lot 84 La Blanca Estates"

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

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

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

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

-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on Sept 27, 2016, to certify which, witnesses my hand and seal of office.



Diana Tovar
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:

1-13977

Sep. 14, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS
TEL 968-4724

WESLACO TX 78596
FAX 447-8612

L0540-00-000-0084-00

Prop ID # 207799

[1] OWNER: VILLANUEVA, MARTIN

3528 BUDDY OWENS AVE.
MCALLEN TX 78504

Telephone No.

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

LOCATION: 0 493& 107

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$35,665

[5] SIZE OF STRUCTURE: 1,019 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES.ZONE AH-25

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:25' REAR:15' SIDES:6' CORNER:10'
B.F.E 73.00

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
TOTAL AMOUNT **\$30.00**

Light Water

Flood Zone: MI 0350C Pct: 0
Panel No./Suffix: 480334

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.

Leonel Najera 9/14/2016
Prepared by Date

Leonel Najera 9/8/2016
Approved by Date

[Signature] 9/14/2016
Signature of Owner or Applicant Date

[- NOTICE]

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

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

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

WARRANTY DEED

Date: August 5, 2016

Grantor: PERLA LEE HERNANDEZ, a single person
Grantor's Mailing Address (including county): 2596 Edencreek Ln.
Columbus, Ohio 43207
Franklin County, Ohio

Grantee: MARTIN VILLANUEVA CONSTRUCTION LLC
Grantee's Mailing Address (including county): 3528 Buddy Owens Ave.
McAllen, Texas 78504
Hidalgo County, Texas

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

Property (including any improvements):

Lot Eighty-four (84), LA BLANCA ESTATES SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 23, Page 130, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 2720, PAGE 359, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument dated April 14, 1937, recorded in Volume 428, Page 344, dated December 19, 1950, recorded in Volume 709, Page 152, dated June 22, 1943, recorded in Volume 515, Page 57, Deed Records, and dated May 12, 1995, recorded under Clerk's File No. 462020, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated August 14, 1943, recorded in Volume 50, Page 1, Oil and Gas Records, and unitized in instrument dated July 22, 1947, recorded in Volume 73, Page 356, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

PAH

Easement for Right of Way recorded in Volume 675, Page 292, Deed Records and amended in Volume 1871, Page 255, Official Records, Hidalgo County, Texas.

Water Service Agreements dated November 10, 1987, recorded in Volume 2520, Page 297 amended in Volume 2648, Page 26, and recorded in Volume 2521, Page 445, Official Records and assigned in instrument dated June 5, 1988, recorded in Volume 2638, Page 129, Official Records and further assigned in instrument dated January 12, 1989, recorded in Volume 2722, Page 254, Official Records, Hidalgo County, Texas.

Right of Way Easement dated November 8, 1952, recorded in Volume 759, Page 34 and dated November 13, 1952 recorded in Volume 759, Page 35, Deed Records, Hidalgo County, Texas.

Easements, Rules, Regulations and Rights in favor of Donna Irrigation District Hidalgo County No. 1.

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

Ten foot (10') utility easement along the rear; as per map or plat recorded in Volume 23, Page 130, Map Records, Hidalgo County, Texas.

Taxes for the year 2016 and 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.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

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

Perla Lee Hernandez
PERLA LEE HERNANDEZ

8-9-16

(Acknowledgment)

State of ~~Texas~~ ^{OHIO}
County of FRANKLIN

This instrument was acknowledged before me on the 9th of AUGUST,
2016, by PERLA LEE HERNANDEZ.



DONALD R. LARSEN
Notary Public, State of Ohio
My Comm. Expires April 16, 2018

Donald R. Larsen
Notary Public, State of OHIO

AFTER RECORDING RETURN TO:
MARTIN VILLANUEVA CONSTRUCTION LLC
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