

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Irma Mena	4-16058
2.	Cynthia D. Galvan & Arturo Lozano	4-16016
	COMM. COURT: October 13, 2016	



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-16058

### 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: Irma Mena

Address: 15107 mile 2 w.  
Mercedes Tx 78570

Phone: 956-756-7715

Approved by Environmental Health:	Temporary Service <u>Melical</u> Authorized Signature	Final Service
Inspection/Permit No:	<u>5840</u>	Authorized Signature
Date Approved:	<u>10/3/16</u>	<u>   /   /</u>

Water Supplier: City of Edinburg

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 193651-009  
 Temporary Pole     Permanent Service

regarding the land described as:

Los Nuevos Lot #11

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 10/20/16);

(verified by Melical);

(verified by Melical);

(verified by Melical);

(verified by Melical);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-16058

### 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: Irma Mena

Address: 15102 mile 2 W.

Mercedes Tx 78570

Phone: 956-756-7715

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

LOS NOVILLOS lot # 11

#### 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]  
Requesting Party (Signature)

10/5/14  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of permit

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

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

10/5/14  
Date

[Signature]  
County Official

## 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: September 9, 2016

Grantor: ARMANDO REYES and wife, VELINDA REYES

Grantor's Mailing Address: P.O. Box 15  
Delmita, Texas 78536  
Starr County

Grantee: IRMA MENA, a single woman

Grantee's Mailing Address: 15102 Mile 2 W.  
Mercedes, Texas 78570  
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWENTY NINE THOUSAND AND NO/100 DOLLARS (\$29,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to JOHN ROBERT KING, Trustee.

Property (including any improvements):

Lot 11, of LOS NOVILLOS SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 49, Pages 10 thru 14, 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 17, 2006, under Clerk's File No. 1580282, and as shown on plat recorded in Volume 49, Pages 10 thru 14, Map Records of Hidalgo County, Texas.

Right-of-Way Easement granted by J.J. Mulinax et ux, to Central Power and Light Company, by instrument dated December 5, 1930, recorded in Volume 329, Page 646, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Joe Edward Redding Estate et al to Magic Valley Electric Cooperative Co., by instrument dated October 24, 1967, recorded in Volume 1195, Page 909, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Mary Lee Redding, a widow, et al to State of Texas, by instrument dated August 8, 1973, recorded in Volume 1378, Page 509, Deed Records of Hidalgo County, Texas.

A twenty foot (20') Easement for Gas Pipeline reserved in Deed dated June 18, 1977, recorded in Volume 1535, Page 824, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Roland K. Chatham and Veterans Land Board of Texas to Tennessee Gas Transmission Co., by instrument dated October 20, 1955, recorded in Volume 846, Page 30, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Mary Lee Redding, a widow et al to Hidalgo County, by instrument dated August 21, 1973, recorded in Volume 1377, Page 675, Deed Records of Hidalgo County, Texas.

A fifteen foot (15') Utility Easement along the North, South, East and West sides of subject property as shown on plat recorded in Volume 49, Pages 10 thru 14, Map Records of Hidalgo County, Texas.

A proposed fifteen foot (15') Utility and Access Easement along the North and South side of subject property as shown on plat recorded in Volume 49, Pages 10 thru 14, Map Records of Hidalgo County, Texas.

A thirty foot (30') Drainage Easement along the North side of subject property as shown on plat recorded in Volume 49, Pages 10 thru 14, Map Records of Hidalgo County, Texas.

A twenty foot (20') Existing electrical transmission line easement by Magic Valley Electrical Cooperative is dedicated by this plat as shown on plat recorded in Volume 49, Pages 10 thru 14, Map Records of Hidalgo County, Texas.

Easements and conditions as shown on the Map recorded in Volume 49, Pages 10 thru 14, Map Records of Hidalgo County, Texas.

Easements, or claims of easements, which are not of public record.

A fifty foot (50') Minimum Setback Line along the front to Rio Grande Floral Road, as shown on plat recorded in Volume 49, Pages 10 thru 14, Map Records of Hidalgo County, Texas.

A fifteen foot (15') Minimum Setback Line along the sides and rear of said property as shown on plat recorded in Volume 49, Pages 10 thru 14, Map Records of Hidalgo County, Texas.

Oil and Gas Lease dated March 30, 1987, recorded in Volume 2448, Page 32, Official Records of Hidalgo County, Texas.

Memorandums of Oil, Gas and Mineral Leases filed for record in the Office of the County Clerk of Hidalgo County, Texas, on December 29, 2003, under Clerk's File Nos. 1280008, 1280009, 1280010, 1280011, 1280012, 1280013, 1280014, 1280015, 1280017, 1280018, 1280020, 1280021, and 1280022.

An undivided 3/4th interest in all oil, gas and other minerals reserved in instrument dated April 2, 1948, recorded in Volume 83, Page 47, Oil and Gas Records of Hidalgo County, Texas, and dated June 18, 1977, recorded in Volume 1535, Page 824, dated May 7, 1981, recorded in Volume 1723, Page 444, and recorded in Volume 1703, Page 159, all in Deed Records of Hidalgo County, Texas.

Non-Drilling Stipulations filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 17, 2006, under Clerk's File No. 1580282.

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

Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

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

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

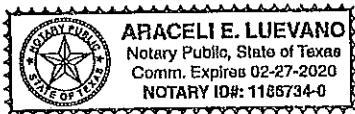
  
ARMANDO REYES


  
VELINDA REYES

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 9 day of September, 2016, by ARMANDO REYES.

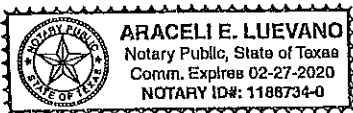



  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 9 day of September, 2016, by VELINDA REYES.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Irma Mena  
15102 Mile 2 W.  
Mercedes, Texas 78570

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#3169070;AL/ct

Chapter 232 Texas LGC Application

APPLICATION NO: 4-16058 Sep. 29, 2016

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

L6309-00-000-0011-00

[ 1] OWNER: MANA, IRMA 15102 ML 2 W. MERCEDES, TX. 78570 Telephone No. 756-7711

[ 7] LEGAL DESC./NAME OF SUBDIVISION LOS NOVILLOS LOT #11

LOCATION: 0 N. 281 & FLORAL

[ 2] CONTRACTOR: SELF

[ 8] SEWAGE: INSTA

[ 3] WATER SYSTEM: OTHE

[ 9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$50,000

[ 5] SIZE OF STRUCTURE: 2,025 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[ 6] USE OF BUILDING: RES.HOME.ZONE.25

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL REGULATIONS AS PER COUNTY STATE CITY FEMA & SETBACKS. FRONT 50' WEST SIDE 90' REAR 45' EAST SIDE 15' . 18" ABOVE TOP OF CUR

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 09/29/16

OTHER TOTAL AMOUNT \$30.00

Approved by [Signature] Date 09/28/16

Light [ ] Water [ ]

Flood Zone: NO Panel No. /Suffix: 0225 B Pct: 4

Signature of Owner or Applicant [Signature] Date 9-29-16

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.

[ 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.



# PLANNING DEPARTMENT

## County of Hidalgo

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-16016

### 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: Cynthia Garcia

Address: 4102 Tasa Jillo dr.  
Edinburg TX 78542

Phone: (956)560-4837

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service <u>[Signature]</u> Authorized Signature
Inspection/Permit No:		<u>50830</u>
Date Approved:	<u>1 / 1</u>	<u>10 / 13 / 16</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789466984427  
 Temporary Pole  Permanent Service

regarding the land described as:

Ranchitos Escondidos Lot # 51

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 4/11/15);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-160014

### 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: Cynthia Galvan  
Address: 4102 Tasajillo dr.  
Edinburg TX 78542  
Phone: (956) 560-4937

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

PHIA  
Panchitos Escondidos Lot # 51

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Cynthia Galvan  
Requesting Party (Signature)

10/3/16  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of permit

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

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

10/5/16  
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 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

Special Warranty Deed with Vendor's Lien

2643782

1. Date: July 18, 2015
2. Grantor: CWL, Limited, a Texas Limited Partnership
3. Grantor's Mailing Address: 506 E. Canton, Edinburg, Hidalgo County, Texas 78539
4. Grantee: CYNTHIA D. GALVAN AND ARTURO LOZANO
5. Grantee's Mailing Address: 13505 Bennett Circle, Edcouch, Hidalgo County, Texas 75838
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of Fifty Thousand Nine Hundred and No/100ths Dollars (\$50,900.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to Alan D. Monroe, Trustee.
7. Property: Lot Fifty-One (51), Ranchitos Escondido Subdivision Phase I-A, Hidalgo County, Texas, as per map or plat thereof recorded under Instrument No. 2603420, Map Records, Hidalgo County, Texas.
8. Reservations from Conveyance: Grantor reserves unto Grantor and Grantor's heirs, successors and/or assigns forever:
  - A. All water in and under and that may be produced from the Property. If the water estate is subject to existing production or an existing license, this reservation includes the production, the license, and all benefits from it.
  - B. All right, title and interests of the minerals and mineral estate owned by Grantor, including, but not limited to all executory rights, all oil, gas, sulphur and all other hydrocarbon substances, whether liquid, gaseous or solid, all fissionable minerals and materials, including, but not limited to, uranium, thorium, vanadium, molybdenum, rhenium, and all coal, lignite and other minerals and ores, whether known or unknown, and irrespective of the depth at which same may be found, and further, without limitation by the foregoing enumeration, all other minerals and ores of every kind and character, whether similar or dissimilar, including all minerals which may be produced or recovered by wells, bores, shafts, tunnels, open pits, strip or surface mines, or by any other methods, **even through such production may damage or destroy the surface estate, together with the rights of ingress and egress in, on, over and upon said Property for the purpose of exploring, producing, mining, saving, storing, treating and marketing said minerals.**
  - C. All rights to underground high temperature waters and other underground substances providing heat sources such as may now or hereafter be suitable for use in producing geothermal energy.

- D. If the mineral estate and/or underground water estate, is subject to existing production or existing leases, this reservation includes the production, the leases, and all benefits from them. Grantor and Grantee agree that any lease of any of the oil, gas and other minerals herein retained shall expressly provide the lessee thereof shall pay and full and adequate compensation for all use by such lessee of the surface of the leased premises and for all damages caused by or resulting from the exploration for and production of such minerals. The provisions of the preceding sentence shall constitute covenants running with the minerals hereby retained, and shall be binding upon the heirs, successors and assigns of the parties hereto.
9. Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist and affect the Property, to-wit:
- a) Restrictive covenants recorded under Clerk's File No. 2629353, Official Records and Map Records, Hidalgo County, Texas.
  - b) All prior reservations of whatever nature, including, but not limited to prior reservations of oil, gas and other minerals in, on or under the land herein conveyed; all prior easements of record and visible easements; all prior leases of whatsoever nature; all rights of parties in possession; all prior liens; all covenants affecting any and all of said property; any discrepancies, conflicts or shortages in boundary lines, any encroachments or any overlapping of improvements; and all taxes for the current year and subsequent years.
  - c) Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
  - d) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
  - e) Easements or claims of easements that are not recorded in the public records.
  - f) Any encroachment, encumbrance, violations, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
  - g) Standby fees and taxes for the year 2015 and subsequent years.
  - h) All lots are restricted to commercial and/or residential use. No multi-family units are allowed on any of the lots in this subdivision.
  - i) Those items set out on Exhibit "B" attached hereto and made a part hereof for all purposes;
10. Condition of the Property: This Property is sold in its present physical "As Is" condition as set out in Exhibit "A" hereto attached and made a part hereof for all purposes.
11. Prior Liens: None.
12. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby 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 (continue below):
13. Special Warranty of Title: 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 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 claim is by, through or under Grantor, but not otherwise.
14. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.
15. Non-examination of Title: **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**

RE: Lot 51, Ranchitos Escondidos Subd Ph I-A, recorded under Instrument No. 2603420, Map Rec Hid Cty, TX

- 16. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.
- 17. Damages to the Surface Estate: By accepting this Deed, Grantee agrees that:
  - A. The mineral estate may disturb, invade, trespass and/or use (by any other terminology) the surface estate as may be necessary for the development of the mineral estate.
  - B. Grantee releases Grantor and Grantor's successor, heir and assigns [owners of the mineral estate] from any damages and/or claims of damages and/or compensation relating to such use, invasion, disturbance, and/or trespass (by any other terminology) by the mineral estate.
  - C. Grantee will only seek damages and/or compensation from the Lessee of the mineral estate as to any such use, invasion and/or trespass and will defend and indemnify Grantor as to such damages and/or compensation.
  - D. This provision applies to Grantee and Grantee's heirs, successors and/or assigns.

18. Signature:

CWL LIMITED  
By: THREE, L.L.C. 1561

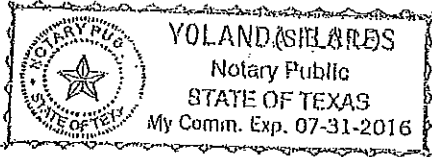
By: Lois L. Runnels, VP  
Lois L. Runnels, Vice President

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 31<sup>st</sup> day of Aug, 2015, by Lois L. Runnels Vice President of Three, L.L.C., a Texas Limited Liability Company, on behalf of such LLC., as General Partner of CWL, Ltd., a Texas Limited Partnership, on behalf of said partnership.



Yolanda Sheares  
Notary Public, State of Texas  
My Commission Expires: 7-31-2016

Exhibit "A"

Grantee is accepting the property "As is", "where is" and "With all faults" and without any representation and/or warranty by Seller of any kind or character, express or implied, with respect to the property, (except those set out in the warranty of title) including, but not limited to: Zoning and tax consequences; Physical or environmental conditions; availability of access, ingress or egress; operating history or projections; Governmental approvals, governmental law and/or regulations; Things relating to or affecting the property, including, without limitation: (1) the value, condition, merchantability, marketability, profitability, habitability, suitability or fitness for a particular use or purpose of the property; (2) the manner or quality of the construction or materials incorporated into any of the property; (3) the manner, quality, and/or state of repair or lack of repair of the property; and (4) the performance of the work by contractors and consultants. Further, Buyer hereby releases Seller from any and all past, present or future claims or causes of action whatsoever arising out of or related to any environmental condition on the property, including, but not limited to asbestos, water damage, lead paint and/or mold, even if such claims or causes of action arise from or are attributed to strict liability or the sole or concurrent negligence of Buyer, its agents, or representatives.

After Recording Return To: CWL LIMITED, 506 E. Canton, Edinburg, Texas 78539

Chapter 232 Texas LGC Application

APPLICATION NO: 4-16016 Sep. 16, 2016

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

R0941-1A-000-0051-00

[1] OWNER: GALVAN, CYNTHIA & LOZANO ARTURO 1305 BENNETT CIRCLE EDCOUCH, TX 75838 Telephone No. 560-4838

[7] LEGAL DESC./NAME OF SUBDIVISION RANCHITOS ESCONDIDOS PH 1A LOT#51 7/13/16NW/AG.E

LOCATION: 0 2812 & C. CHAVEZ

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$6,000

[5] SIZE OF STRUCTURE: 432 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

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

Special Conditions: No construction allowed over any easements. MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS FRONT:85' BACK:30' SIDES:6' MINIMUM ELEV. 24" ABOVE CENTER LINE OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 9/16/16

OTHER TOTAL AMOUNT \$30.00

Approved by [Signature] Date 9/13/16

Light [X] Water [X]

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

Community No.: 0325

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant [Signature] Date 9-16-16

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

[ NOTICE ]

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

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