





# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-14318

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

Upon the application of:

Name:

JESUS TORRES JR

Address:

5069 Raven  
circle  
Edinburg, TX 78542

Phone:

(956) 252-4835

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

Water Supplier: MAWS

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:

Reing del Sol Lot #12 BIK #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.

Johanna Valle  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-14318

### 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 Javier Torres

Known to me [or proved to me in the oath of DL# 24096677 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:

Reina Del Sol Lot# 10 Blk# 1."

[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-

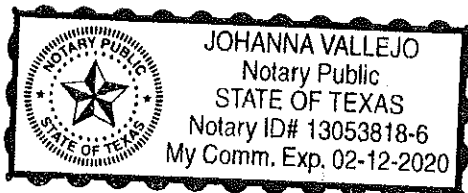
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Jesus J Torres (Signature)

SUBSCRIBED AND SWORN TO before me on Jan. 17, 2017, to certify which, witnesses my hand and seal of office.

Johanna Vallejo

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



Chapter 232 Texas LGC Application

APPLICATION NO:

1-14318

Jan. 17, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS  
TEL 968-4724

WESLACO TX 78596  
FAX 447-8612

*Prop ID# 268910*

R1820-00-001-0012-00

[ 1 ] OWNER: TORRES, JESUS J. JR.

5009 RAVEN CR.  
EDINBURG TX 78542

Telephone No. 252-4835

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
REINA DEL SOL LOT 12 BLK 1

LOCATION: 0 DILLON & ROOSEVELT

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$2,000

[ 5 ] SIZE OF STRUCTURE: 1,750 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: MOBILE HOME ZONE C-44

Special Conditions: No construction allowed over any easements.

MUST COMPLY W. COUNTY SETBACKS FRONT 25'  
SIDES 6' REAR 15'

FOR COUNTY USE ONLY  
APPLICATION FEES

*Johanna Vallejo*  
Prepared by

*1/17/2017*  
Date

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Light [X] Water [X]

*Leonel Najera*  
Approved by

*1/10/2017*  
Date

Flood Zone: NO *OSBSC* Pct: 0  
Panel No. /Suffix: \_\_\_\_\_

Community No.: *480324*

Certification of Elevation  
Required:  YES  NO  BFE

*Jesus J. Torres Jr*  
Signature of Owner or Applicant

*1-17-2017*  
Date

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

[ NOTICE ]

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

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

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.

**\*\*CORRECTION\*\***  
**WARRANTY DEED**

Date: November 30, 2016

Grantor: JUAN BORJAS and FELIPA BORJAS

Grantor's Mailing Address: PO Box 1568  
Donna, Texas 78537  
Hidalgo County, Texas

Grantee: JESUS JAVIER TORRES, JR., a single man

Grantee's Mailing Address: 5009 Raven Circle  
Edinburg, Texas 78542  
Hidalgo County, Texas

Consideration:

**Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.**

Property (including any improvements):

**All of Lot Twelve (12), Block One (1), Reina Del Mobile Home Estates Subdivision, according to the Map thereof recorded in Volume 21, Page 132, Map Records of Hidalgo County, Texas, to which reference is here made for all purposes.**

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the hereinabove described property, to the extent, and only to the extent, that the same still be in force and effect, shown of record in the Office of the County Clerk of Castro County, Texas.

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 DOCUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES HERETO. NO TITLE EXAMINATION HAS BEEN REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY PROVIDED. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.**

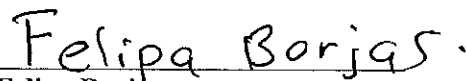
**Correcting Document:**

*This Warranty Deed is being refiled in order to correct the legal description which by error or mistake was typed incorrectly or left out or was incomplete. In all other respects, this Warranty Deed remains as originally recorded.*

**Legal Description:**

*All of Lot Twelve (12), Block One (1), Reina Del Sol Mobile Home Estates Subdivision, according to the Map thereof recorded in Volume 21, Page 132, Map Records of Hidalgo County, Texas, to which reference is here made for all purposes.*

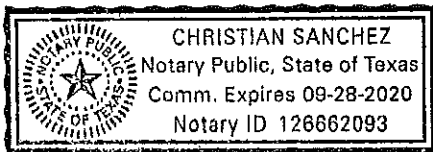
  
\_\_\_\_\_  
Juan Borjas

  
\_\_\_\_\_  
Felipa Borjas

STATE OF TEXAS §  
COUNTY OF HIDALGO §

(Acknowledgment)

This instrument was acknowledged before me on this the 30<sup>th</sup> day of November, 2016, by Juan Borjas.

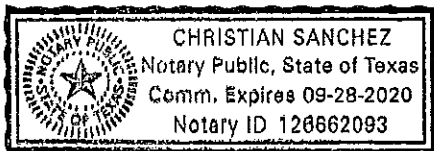


  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF HIDALGO §

(Acknowledgment)

This instrument was acknowledged before me on this the 30<sup>th</sup> day of November, 2016, by Felipa Borjas.

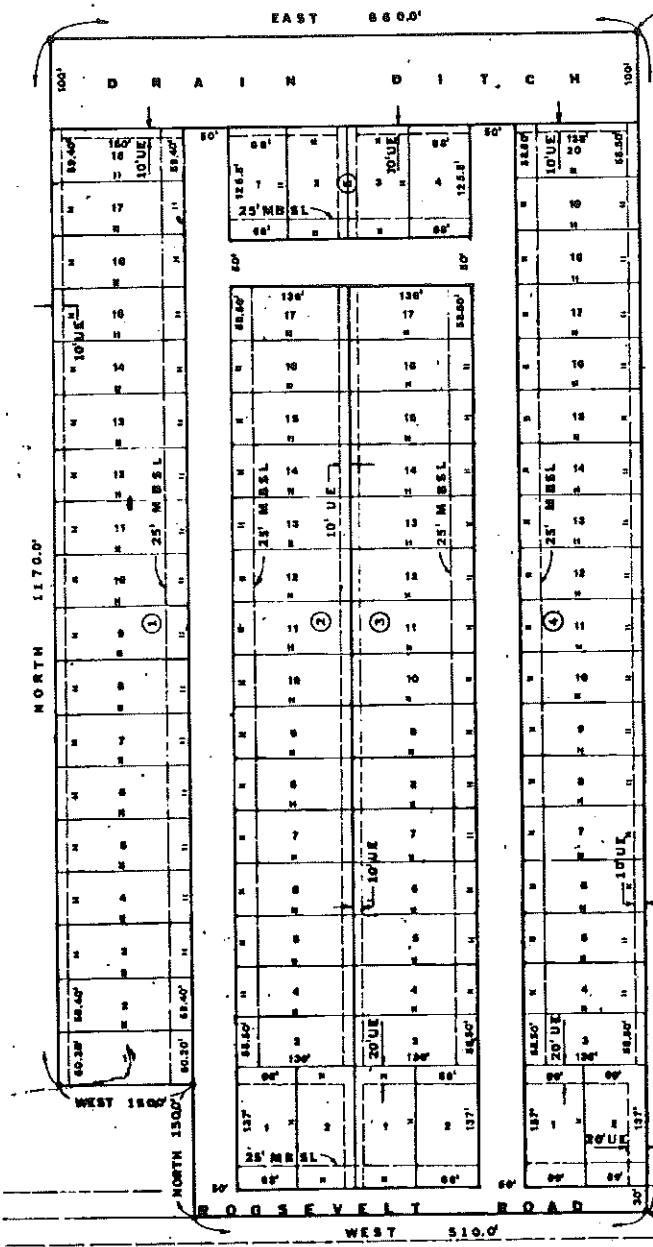


*Christian Sanchez*  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

Jesus Javier Torres, Jr.  
5009 Raven Circle  
Edinburg, Texas 78542

SALINAS & ASSOCIATES, INC.  
CONSULTING ENGINEERS & SURVEYORS  
1013 SYCAMORE - W. ALLER, TEXAS  
882-2081 882-2281



31770

### REINA DEL SOL MOBILE HOME ESTATES

BEING A SUBDIVISION OF THE 19.48  
ACRE TRACT, OUT OF THE EAST 20.8  
ACRES OF LOT 103, HILL AND HALBERT TRACT,  
EL GATO AND LA BLANCA GRANTS,  
HIDALGO COUNTY, TEXAS



FILED FOR RECORD  
10 OCT 26 1980  
SANTOS SALDANA  
COUNTY CLERK  
HIDALGO COUNTY, TEXAS  
*Pat*

**APPROVED  
FOR RECORDING**  
Hidalgo Co. Right of Way Dept.  
By *Donna Walker*  
Date *10-21-80*

APPROVED FOR RECORDING  
BY  
COMMISSIONERS' COURT  
This the *25th* day of *Oct* 1980  
SANTOS SALDANA, County Clerk  
Hidalgo County, Texas  
By *M. Angene* Deputy

Recorded in Book  
of the maps records of Hidalgo  
County, Texas  
Charles L. McKinn  
County Surveyor

STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE REINA DEL SOL SUBDIVISION HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

*Martha L. Reyna* *Candelario Reyna*  
MARTHA L. REYNA CANDELARIO REYNA

STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Candelario Reyna + Martha L. Reyna* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
THIS THE *17th* DAY OF *June*, 1980.

*Belia Noriega*  
NOTARY PUBLIC IN AND FOR  
HIDALGO COUNTY, TEXAS *Belia Noriega*

LEGEND:  
MBSL - MINIMUM BUILDING SETBACK LINE  
UE - UTILITY EASEMENT

STATE OF TEXAS:  
COUNTY OF HIDALGO:  
THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT, HIDALGO COUNTY,  
NO. 1 ON THIS THE *17th* DAY OF *June*, A.D. 1980.

*B.C. Gonzalez* SECRETARY  
*W.K. Woodruff Jr.* PRESIDENT

STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS MAP IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

5-14-80 *Ricardo Padilla*  
DATE: REG. PROFESSIONAL ENGINEER #24164





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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 144300

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

Upon the application of:

Name: Jorge A. Lopez

Address: 10813 Santa Fe St

Donna, Texas 78537  
Phone: (956) 272-7520

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

Water Supplier: NAWS

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

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

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

La Plaza Norte Lot # 37

[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.

Johanna Vall  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

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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:

1-143086

### 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

Jorge Lopez

Known to me [or proved to me in the oath of TDL# 37765944 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:

La Plaza Norte Lot#37"

[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]

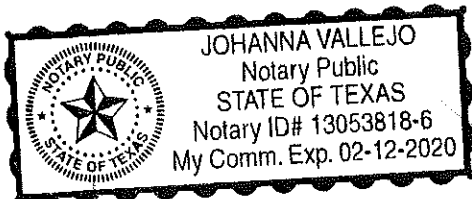
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Jorge Lopez (Signature)

SUBSCRIBED AND SWORN TO before me on Jan. 13th, 20 17, to certify which, witnesses my hand and seal of office.



Johanna Vallejo  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:  
1-14306  
Jan. 12, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

Prop ID# 550035  
L1703-01-000-0037-00

[ 1 ] OWNER: LOPEZ, JORGE A.  
10813 DONNA, TEXAS 78537

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LA PLAZA NORTE PH 1 LOT 37

Telephone No. 330-8604

LOCATION: 0 CANTON RD &

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N A L

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING  
29-RESIDENTIAL MOVE-IN/RELO.BUILD

[ 10 ] EST. COST OF CONST.: \$4,000

[ 5 ] SIZE OF STRUCTURE: 540 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: MOVE IN ZONE X-29

Special Conditions: No construction allowed over any easements.  
MUST COMPLY W/ COUNTY SETBACKS FRONT 25'  
SIDES 6' REAR 15'

FOR COUNTY USE ONLY  
APPLICATION FEES

Johanna Vallejo  
Prepared by

11/12/2017  
Date

Leonel Najera  
Approved by

11/5/2017  
Date

Jorge Lopez  
Signature of Owner or Applicant

11/12/2017  
Date

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00  
Light [X] Water [X]  
Flood Zone: NO QUB Pct: 1  
Panel No. /Suffix: \_\_\_\_\_  
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.

## 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: **October 22, 2015**

Grantor: **BLUE CACTUS PROPERTIES, LLC**

Grantor's Mailing Address: **601 Trenton Rd., Ste. D PMB 101  
McAllen, Texas 78504  
Hidalgo County**

Grantee: **JORGE A. LOPEZ GARCIA and CAROLINA MUNOZ**

Grantee's Mailing Address: **11702 Santa Fe St.  
Donna, Texas 78537  
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-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$22,500.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to JOHN ROBERT KING, Trustee.

Property (including any improvements):

**Lot 37, La Plaza Norte Phase I Subdivision, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 30, Page 87, Map Records of Hidalgo County, Texas.**

Reservations from and Exceptions to Conveyance and Warranty:

**Subject To:**

**All oil, gas, and other mineral reservations of record, if any;**

**All oil, gas leases and drilling agreements of record, if any;**

**Easements of record, if any;**

**Easements and conditions as may be contained in plat of said subdivision, if any;**

**Easements, rights, rules, and regulations in favor of pertaining water district, if any;**

**All visible easements and restrictions of record, if any.**

**Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.**

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

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

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

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

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


**NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY.**

**BLUE CACTUS PROPERTIES, LLC**

By: **WIDE VISION VENTURES, LLC,**  
its Member/Manager

By:   
\_\_\_\_\_  
**SERGE HENOCQUE, Manager**

Accepted by:

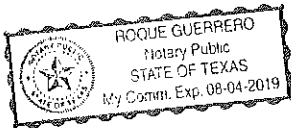
  
\_\_\_\_\_  
**JORGE A. LOPEZ GARCIA**

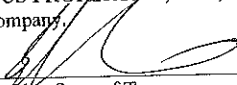
  
\_\_\_\_\_  
**CAROLINA MUNOZ**

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 26<sup>th</sup> day of October, 2015, by **SERGE HENOCQUE, Manager of WIDE VISION VENTURES, LLC, a Wyoming Limited Liability Company, Member/Manager for BLUE CACTUS PROPERTIES, LLC, a Texas limited liability company, on behalf of such limited liability company.**

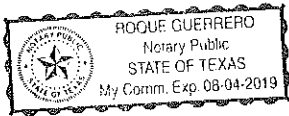


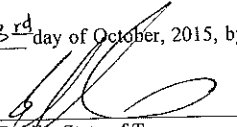
  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 23<sup>rd</sup> day of October, 2015, by **JORGE A. LOPEZ GARCIA.**

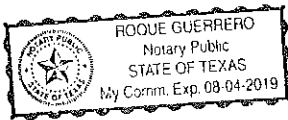


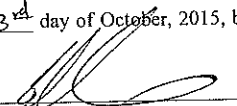
  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 23<sup>rd</sup> day of October, 2015, by **CAROLINA MUNOZ.**



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
JORGE A. LOPEZ GARCIA and CAROLINA MUNOZ  
11702 Santa Fe St.  
Donna, Texas 78537

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: BLUECACTUS-GARCIA;RG/bm

