



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-13959

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

Upon the application of:

Name: Jason Carrazas

Address: 1608 S. Soderquist
Rd.
Donna, Texas 78537

Phone: (956) 463-5144

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

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:

Being 1.115 AC West Tract # 648
Block 177

[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 Valley
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: 1-13959

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

Jason Cavazos

Known to me [or proved to me in the oath of DLE# 26234944 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:

Being 1.115 ac West Tract FT 642 Blk 177 ."

[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]

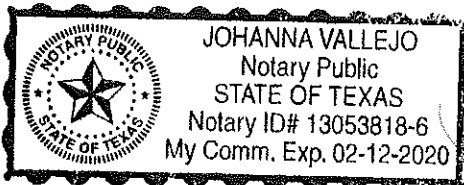
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-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."

Jason Cavazos (Signature)

SUBSCRIBED AND SWORN TO before me on Jan 27th, 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:

1-13959

Sep. 7, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS
TEL 968-4724

WESLACO TX 78596
FAX 447-8612

Propose 8/24/16

W3800-00-642-0000-14

[1] OWNER: CAVAZOS, JASON S.
CAVAZOS, CAROL S.
1608 S. SODERQUIST RD
DONNA TX 78537

[7] LEGAL DESC./NAME OF SUBDIVISION
WEST TRACT N118.51'-S620.53'-W
410.66' FT 642 1.12AC GR 1.04
AC NET

Telephone No.

LOCATION: 0 MIDWAY & 18TH

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$127,000

[5] SIZE OF STRUCTURE: 2,520 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:50' REAR:15' SIDES:6'
MIN.ELEV. ABOVE TOP OF NATURAL GROUND 18"

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 0525B Pct: 0

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.

Johanna Vallejo 9/7/2016
Prepared by Date

Gilbert Pecina 9/7/2016
Approved by Date

[Signature] 9/7/2016
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.

**CHARGE TO: VLTC
GF #130398 (AR)**

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 WITH VENDOR'S LIEN

Date: August 21, 2012

Grantor: TERRY LEE OLDHAM and wife, ESTHER OLHAM, pro forma; Individually and as Attorney in Fact for LEE OLDHAM and wife, WANDA OLDHAM

Grantor's Mailing Address: 10119 N. Glasscock
Mission, Texas 78574
Hidalgo County

Grantee: JASON SCOTT CAVAZOS and wife, CAROL SKY CAVAZOS

Grantee's Mailing Address: 1608 S. Soderquist
Donna, Texas 78537
Hidalgo County

Consideration:

TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of their one certain promissory note of even date herewith in the principal sum of THIRTY-FOUR THOUSAND TWO HUNDRED AND NO/100THS DOLLARS (\$34,200.00), payable to the order of INTER NATIONAL BANK, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default 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 DAVID SALINAS, Trustee.

Property (including any improvements):

Being 1.115 acres of land situated in Hidalgo County, Texas, and being out of Farm Tract 642, Block 177, West Tract Subdivision as per map recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records, and said 1.115 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point on the west line of said Farm Tract 642 for the southwest corner of said tract herein described, said point bears North 00°34' East, 502.02 feet from the southwest corner of said Farm Tract 642;

THENCE, North 00°34' East, 118.51 feet. with the west line of said Farm Tract 642 and with the centerline of Midway Road to a point for the northwest corner of said tract herein described;

THENCE, East, with a line that is parallel to the north line of said Farm Tract 642, at a distance of 30.00 feet pass a 1/2-inch iron pipe with a cotton picker spindle found for reference on the apparent east right of way line of said Midway Road, and continuing for a total distance of 409.48 feet to a 1/2-inch iron pipe with a cotton picker spindle found for the northeast corner of said tract herein described;

THENCE, South, 118.50 feet to a 1/2-inch iron pipe with a cotton picker spindle found for the southeast corner of said tract herein described;

THENCE, West, at a distance of 380.66 feet pass a 1/2-inch iron pipe with a cotton picker spindle found for reference of the apparent east right of way line of said Midway Road and continuing for a total distance of 410.66 feet to the POINT OF BEGINNING.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

Roadways and reservations as shown on the map of West Tract and Adams Tract Subdivision, recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas.

Right of way easement for roadways, canals, drainage ditches etc... in favor of American Rio Grande Land and Irrigation Company, Corporation as shown by instrument dated April 1, 1920, recorded in Volume 105, Page 237 and dated January 10, 1924, recorded in Volume 159, Page 535, Deed Records of Hidalgo County, Texas.

Right of way easement in favor of Carthage Hydrocol, Inc. as shown by instrument dated February 1, 1949, recorded in Volume 656, Page 195, Deed Records of Hidalgo County, Texas.

Right of way easement in favor of Rio Grande valley Gas Company as shown by instrument dated September 12, 1961, recorded in Volume 1028, Page 6, Deed Records of Hidalgo County, Texas.

Right of way easement in favor of Hidalgo Co. as shown by instrument dated September 28, 1961, recorded in Volume 1017, Page 270, Deed Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 5, 1937, by and between Mrs. Josephine Fawcett, as Lessor, and W. Armstrong Price, as Lessee, recorded in Volume 23, Page 388, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).

Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated July 30, 1943, recorded on December 23, 1943, in/under Volume 49, Page 331, Oil and Gas Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated June 15, 1945, recorded in Volume 63, Page 87 and Amendment dated July 1, 1947, recorded in Volume 80, Page 311, Oil and Gas Records of Hidalgo County, Texas.

Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

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.

Taxes for the year 2012 and all subsequent years, 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.

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.

INTER NATIONAL BANK, at the instance and request of the grantees herein, having advanced and paid in cash to the grantors herein that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described THIRTY-FOUR THOUSAND TWO HUNDRED AND NO/100THS DOLLARS (\$34,200.00); the Vendor's Liens, together with the Superior Title to said property, are retained herein for the benefit of said INTER NATIONAL BANK, and the same are hereby TRANSFERRED AND ASSIGNED to said INTER NATIONAL BANK, without recourse on grantor.

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

Wanda Oldham
Lee Oldham, Jr.
Terry Oldham

TERRY LEE OLDHAM, Individually and as Attorney in Fact for LEE OLDHAM and wife, WANDA OLDHAM

Esther Oldham

ESTHER OLDHAM

STATE OF TEXAS §

COUNTY OF HIDALGO §

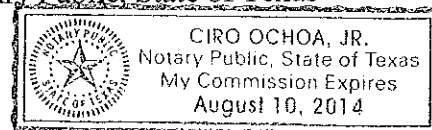
This instrument was acknowledged before me on the 28th day of August, 2012, by **TERRY LEE OLDHAM**, Individually and as Attorney in Fact for **LEE OLDHAM** and wife, **WANDA OLDHAM**

Ciro Ochoa, Jr.

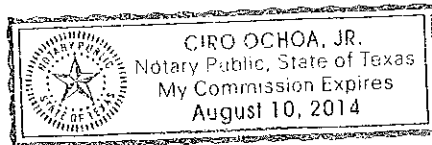
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF HIDALGO §



This instrument was acknowledged before me on the 28th day of August, 2012, by **ESTHER OLDHAM**.



Ciro Ochoa, Jr.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Ciro Ochoa, Jr.
2121 E. Griffin Pkwy., Suite 16
Mission, Texas 78572
GF #130398/AR

AFTER RECORDING RETURN TO:
Jason Scott Cavazos
1608 S. Soderquist
Donna, Texas 78537

LAW OFFICE OF
CIRO OCHOA, JR.

2121 E. Griffin Pkwy., Suite 16 * Mission, Texas 78572 * (956) 580-6300 * Fax (956) 580-6301

November 16, 2012

Mr. Jason Scott Cavazos
1608 S. Soderquist
Donna, Texas 78537

VIA: Regular Mail

Re: Terry Lee Oldham / Jason Scott Cavazos, et ux
Lot 1.115 acres situated in Hidalgo County, Texas

Dear Mr. Cavazos:

Enclosed please find the Original Recorded Warranty Deed with Vendor's Lien on the above referenced property.

Please keep in a safe place for your records.

Should you have any questions regarding the foregoing, please call our office.

Very truly yours,



Rosie A. Garcia, Real Estate Legal Assistant
for Ciro Ochoa, Jr.

encl.

**** Electronically Filed Document ****

**Hidalgo County
Arturo Guajardo Jr.
County Clerk**

Document Number: 2012-2334725
Recorded As : RECORDING ELECTRONIC

Recorded On: August 14, 2012
Recorded At: 04:19:23 pm
Number of Pages: 6

Recording Fee: \$32.00

Parties:
Direct-
Indirect-

Receipt Number: 1297715
Processed By: Imelda Leal

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed herein, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

**CHARGE TO: VLTC
GF #130398 (COJ)**

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CORRECTION WARRANTY DEED

Date: August 14, 2012

Grantor: LEE OLDHAM and wife, WANDA OLDHAM, by and through TERRY LEE OLDHAM, with Power of Attorney

Grantor's Mailing Address (including county):

Rt. 7, Box 43A
Weslaco, Texas 78596
Hidalgo County

Grantee: TERRY LEE OLDHAM

Grantee's Mailing Address (including county):

10110 N. Glasscock Rd.
Mission, Texas 78572
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

See Exhibit "A" attached hereto and made part thereof.

Reservations From and Exceptions to Conveyance and Warranty:

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 year 2009 and all subsequent years, the payment of which Grantee assumes.

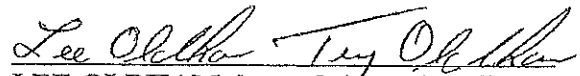
Warranty Deed

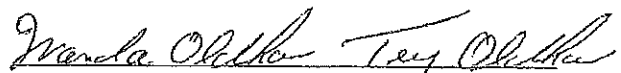
Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, 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 conveyance and warranty.

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

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE AND/OR TAXES TO THIS PROPERTY.

This deed is made as a correction deed in substitution of the deed titled " Warranty Deed" ("Corrected Deed") dated September 18, 2009 and recorded under Document Number 2302373 in the Office of the County Clerk of Hidalgo County, Texas, to correct the following incorrect information: Original deed recited the incorrect legal description as to Tract I. Other than the stated correction, this deed is intended to restate in all respects the Corrected Deed, and the effective date of this correction deed relates back to the effective date of the Corrected Deed.


LEE OLDHAM, by and through TERRY
LEE OLDHAM, with Power of Attorney,
Grantor.


WANDA OLDHAM, by and through
TERRY LEE OLDHAM, with Power of
Attorney, Grantor.

ACCEPTED:


TERRY LEE OLDHAM

Warranty Deed



**ROBLES &
ASSOCIATES, PLLC**

PROFESSIONAL LAND SURVEYORS

P.O. BOX 476

WESLACO, TEXAS 78599-0476

PHONE (956) 968 - 2422

FAX (956) 969 - 2011

**DESCRIPTION OF 1.115 ACRES OF LAND
OUT OF FARM TRACT 642, BLOCK 177**

TRACT 1: WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

Being 1.115 acres of land situated in Hidalgo County, Texas, and being out of Farm Tract 642, Block 177, West Tract Subdivision as per map recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records, and said 1.115 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point on the west line of said Farm Tract 642 for the southwest corner of said tract herein described, said point bears North 00°34' East, 502.02 feet from the southwest corner of said Farm Tract 642;

THENCE, North 00°34' East, 118.51 feet, with the west line of said Farm Tract 642 and with the centerline of Midway Road to a point for the northwest corner of said tract herein described;

THENCE, East, with a line that is parallel to the north line of said Farm Tract 642, at a distance of 30.00 feet pass a ½-inch iron pipe with a cotton picker spindle found for reference on the apparent east right of way line of said Midway Road, and continuing for a total distance of 409.48 feet to a ½-inch iron pipe with a cotton picker spindle found for the northeast corner of said tract herein described;

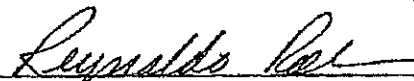
THENCE, South, 118.50 feet to a ½-inch iron pipe with a cotton picker spindle found for the southeast corner of said tract herein described;

THENCE, West, at a distance of 380.66 feet pass a ½-inch iron pipe with a cotton picker spindle found for reference on the apparent east right of way line of said Midway Road and continuing for a total distance of 410.66 feet to the POINT OF BEGINNING and containing 1.115 acres of land more or less.

Surveyed: December 8, 2011

Basis of bearings: north line of this survey

18058
12-12-11


Reynaldo Robles, R.P.L.S. #4032

TRACT 2: A CERTAIN ONE POINT FOUR ONE (1.41) ACRE TRACT OF LAND OUT OF THE NORTHWEST CORNER OF THE SOUTH 20 ACRES OF FARM TRACT 642, BLOCK 177, WEST TRACT SUBDIVISION, LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING at a nail and washer found set on the West line of Farm Tract 642, North 0 degrees, 34 minutes East, 770.53 feet from the Southwest corner of said Farm Tract. Said nail and washer was set for the Northwest corner of the South 20 acres and is the Northwest corner of the following described tract of land;

THENCE: along North line of South 20 acres, EAST, at 30.00 feet pass an iron pipe set on road right of way line, at 408.00 feet set iron pipe for Northeast corner thereof;

THENCE; parallel with the East line, SOUTH 149.99 feet set iron pipe for the Southeast corner thereof;

THENCE: parallel with the South line of said Farm Tract, WEST at 379.48 feet pass iron pipe set on road right of way line, at 409.48 feet set cotton picker spindle on West line of Farm Tract for the Southwest corner thereof;

THENCE: along the West line, 0 degrees, 34 minutes, East, 150.00 feet to **POINT OF BEGINNING**. containing 1.41 acres of land, more or less, of which the West 30 feet comprising 0.10 acre, lies in Public Road.

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540



Instrument Number: 2012-2302373

Recorded On: April 25, 2012

As
Recording

Parties:

To

Billable Pages: 3

Number of Pages: 4

Comment: WARRANTY DEED

**** Examined and Charged as Follows: ****

Recording	24.00
Total Recording:	24.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2012-2302373

Receipt Number: 1272190

Recorded Date/Time: April 25, 2012 04:19P

Record and Return To:

MR TERRY LEE OLDMAN
10119 NORTH GLASSCOCK ROAD
MISSION TX 78572

User / Station: I Hidalgo - Cash Station 04



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER. CHAPTER II, SEC. 11.008, TEXAS PROPERTY CODE.

WARRANTY DEED

DATE: *Sept 18 - 2009*

GRANTORS NAME : LEE OLDHAM AND WIFE, WANDA OLDHAM, BY AND THROUGH TERRY LEE OLDHAM, WITH POWER OF ATTORNEY

GRANTOR'S ADDRESS: RT. 7, BOX 43A, WESLACO, HIDALGO COUNTY, TEXAS 78596

GRANTEES NAME: TERRY LEE OLDHAM

GRANTEES' ADDRESS: 10119 N. GLASSCOCK RD., MISSION, HIDALGO COUNTY, TEXAS 78572

CONSIDERATION: TEN (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATION.

PROPERTY (TO INCLUDE ANY IMPROVEMENTS): TWO TRACTS OF LAND LOCATED IN HIDALGO COUNTY, TEXAS WITH LEGAL DESCRIPTION AS FOLLOWS:

TRACT I: A CERTAIN ONE (1.0) ACRE OF LAND OUT OF THE SOUTH 20.00 ACRES OF FARM TRACT NO. SIX HUNDRED FORTY TWO (642), BLOCK NO. ONE HUNDRED SEVENTY-SEVEN (177), OUT OF THE WEST TRACT SUBDIVISION OF THE LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF NOW OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS; SAID 1.0 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING at the Southeast corner of the South 20 acres of Farm Tract 642 for the Southeast corner of that certain one (1.00) Acre of Land herein conveyed, being described more particularly as follows:

THENCE: West with and along the South boundary line, the center line of a 40 foot public road, a distance of 208.71 feet to a point for the Southwest corner thereof;

THENCE: North, at 30 feet an iron pipe located 10 feet North of the North Right of way line of said road, for line and reference; at a total of 208.71 feet an iron pipe for the Northwest corner of said one acre;

THENCE: East along a line parallel with the South line a distance 208.71 feet to

a point on the East boundary line, an iron pipe for the Northeast corner thereof;

THENCE: South along said East line, at 178.71 feet an iron pipe for line and reference located 10 feet North of the North Right of way of said 40 foot public road; at a total distance of 208.71 feet the Southeast corner of said farm tract, the point of beginning, containing one acre of land, more or less.

TRACT 2: A CERTAIN ONE POINT FOUR ONE (1.41) ACRE TRACT OF LAND OUT OF THE NORTHWEST CORNER OF THE SOUTH 20 ACRES OF FARM TRACT 642, BLOCK 177, WEST TRACT SUBDIVISION, LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING at a nail and washer found set on the West line of Farm Tract 642, North 0 degrees, 34 minutes East, 770.53 feet from the Southwest corner of said Farm Tract. Said nail and washer was set for the Northwester corner of the South 20 acres and is the Northwest corner of the following described tract of land;

THENCE: along North line of South 20 acres, EAST, at 30.00 feet pass an iron pipe set on road right of way line, at 408.00 feet set iron pipe for Northeast corner thereof;

THENCE; parallel with the East line, SOUTH 149.99 feet set iron pipe for the Southeast corner thereof;

THENCE: parallel with the South line of said Farm Tract, WEST at 379.48 feet pass iron pipe set on road right of way line, at 409.48 feet set cotton picker spindle on West line of Farm Tract for the Southwest corner thereof;

THENCE: along the West line, 0 degrees, 34 minutes, East, 150.00 feet to **POINT OF BEGINNING.** containing 1.41 acres of land, more of less, of which the West 30 feet comprising 0.10 acre, lies in Public Road.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE TO CONVEYANCE AND WARRANTY::

ANY OF RECORD

GRANTOR, FOR SUCH CONSIDERATION AND SUBJECT TO THE RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY, GRANT, SELL, AND CONVEY TO THE GRANTEE THE PROPERTY, TOGETHER WITH ALL AND SINGULAR THE RIGHTS AND APPURTENANCES THERETO IN ANY WISE BELONGING, TO HAVE AND HOLD IT TO THE GRANTEE, GRANTEE'S HEIRS, EXECUTORS, ADMINISTRATORS, AND SUCCESSORS TO WARRANTY AND FOREVER

DEFEND ALL AND SINGULAR TO THE GRANTEES AND GRANTEE'S HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS, AGAINST EVERY PERSON WHATSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF, EXCEPT AS TO RESERVATIONS FROM AND EXCEPTIONS TO WARRANTY.

WHEN THE CONTEXT REQUIRES, SINGULAR NOUNS AND PRONOUNS
INCLUDE THE PLURAL.

Lee Oldham

LEE OLDHAM, BY AND THROUGH
TERRY LEE OLDHAM, WITH
POWER OF ATTORNEY, GRANTOR.

Wanda V. Oldham

WANDA OLDHAM, BY AND THROUGH
TERRY LEE OLDHAM, WITH POWER
OF ATTORNEY, GRANTOR

ACKNOWLEDGMENT

STATE OF TEXAS

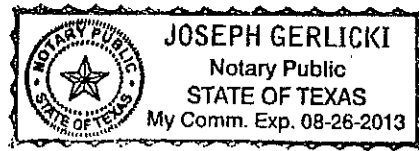
COUNTY OF HIDALGO

18th THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE
DAY OF September, 2009, BY LEE OLDHAM AND WIFE, WANDA
OLDHAM, GRANTORS, BY AND THROUGH TERRY LEE OLDHAM, WITH
POWER OF ATTORNEY, FOR THE PURPOSES AND CONSIDERATION
EXPRESSED THEREIN.

Joseph Gerlicki
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:

MR. TERRY LEE OLDHAM
10119 N. GLASSCOCK ROAD
MISSION, TEXAS 78572



7659

1.00

The State of Texas,
County of HIDALGO.

} Know All Men by These Presents:

That we, LeRoy W. Reed, Jr. and wife, Valda Reed, of Houston,

of the County of Harris, 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 us in hand paid by Lee Oldham and wife, Wanda Oldham, the receipt of
which is hereby acknowledged and confessed,

~~XXXXXXXXXX~~
~~XXXXXXXXXX~~

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said
Lee Oldham and wife, Wanda Oldham, of Weslaco,

of the County of Hidalgo, State of Texas, all that certain
lot, tract or parcel of land lying and being situated in Hidalgo County,
Texas, and more particularly described as follows, to-wit:

A certain One (1.0) Acre of Land out of the South 20.00
Acres of Farm Tract No. Six Hundred Forty-Two (642),
Block No. One Hundred Seventy-Seven (177), out of the
West Tract Subdivision of the Llano Grande Grant, Hidal-
go County, Texas, according to a map or plat thereof now
of record in the office of the County Clerk of Hidalgo
County, Texas; said 1.0 acre of land being more parti-
cularly described by metes and bounds as follows, to-wit:

BEGINNING at the Southeast corner of the South 20 Acres
of Farm Tract 642 for the Southeast corner of that cer-
tain One (1.00) Acre of Land herein conveyed, being
described more particularly as follows:
THENCE: "West" with and along the South boundary line,
the center line of a 40 foot public road, a distance of
208.71 feet to a point for the Southwest corner thereof;

DEED

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of A D 19

(L S)

Notary Public in and for

County, Texas

WIFE'S SEPARATE ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

wife of, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she the said acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of A D 19

(L S)

Notary Public in and for

County, Texas

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF HARRIS.

BEFORE ME the undersigned, a Notary Public in and for said County and State, on this day personally appeared

LeRoy W. Reed, Jr. and Valda Reed, his wife, both

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said

Valda Reed, wife of the said LeRoy W. Reed, Jr.

having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Valda Reed, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 29 day of April, A D 19 65.

(L S)

Evelyn Mossley Evelyn Mossley
Notary Public in and for Harris County Texas

THE STATE OF TEXAS, }
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the day of A D 19 at o'clock M. and was duly recorded by me on the day of A D 19 in Vol. page of the Records of said County

WITNESS MY HAND and the Seal of the County Court of said County, at my office in the day and year last above written

(L S)

County Clerk County, Texas
By Deputy

7659 DEED

Warranty Deed

FROM

LeRoy W. Reed, Jr., et. ux.

TO

Lee Oldham, et, ux.

FILED FOR RECORD

This day of , A D 19
at o'clock M

County Clerk

By Deputy

FILED FOR RECORD THIS DATE

At 8:12 o'clock A.M. A D 19

In MAY 1 1965 County Records

In Book on Page

JULIO GUZMAN

County Clerk

By Deputy

Recording Fee \$

This instrument should be filed immediately with the County Clerk for Record

SMITH, MEICHERAN & TENNILL
ATTORNEYS AT LAW
P O BOX 416
WESLACO, TEXAS



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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-13993

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

Upon the application of:

Name: Marcus Steen

Address: 27220 E. Mile
14 North Rd Unit A
Weslaco TX 78596

Phone: (956) 376-6104

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

Water Supplier: N.A.W-S

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

Account/ESI No.: 201670-24
 Temporary Pole [] Permanent Service

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

Marcus Steen West Tract 1.22 AC of FT 383

[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 Vallejo
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-13993

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

Marcus Steen

Known to me [or proved to me in the oath of THOSE 20755256 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:

1.29 acre tract out of Ft 383, west tract."

[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]

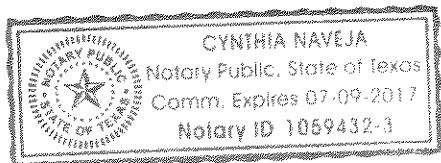
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 Jan 31, 2017, to certify which, witnesses my hand and seal of office.



Cynthia Naveja
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:

1-13993

Sep. 21, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS
TEL 968-4724

WESLACO TX 78596
FAX 447-8612

Prop # 554393
W3800-00-383-0000-05

[1] OWNER: STEEN, MARCUS & RACHEL

P.O BOX 182
PROGRESO, TX 78579

Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION
WEST TRACT 1.22AC BEING A
TR-E308.10' FT 383 EXC NE1.22
FOR IMP 7.44AC NET

LOCATION: 0 FM 1015 & MILE 14 1/2 N.

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[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.: \$200,000

[5] SIZE OF STRUCTURE: 3,554 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL COUNTY SETBACKS & REG.
FRONT 40' REAR 15' SIDES 6' FINISH FLOOR ELEV.
18" ABOVE NATURAL GROUND

**FOR COUNTY USE ONLY
APPLICATION FEES**

Leonel Najera
Prepared by

9/21/16
Date

OTHER _____
TOTAL AMOUNT **\$30.00**

Light [X] Water [X]

Caridad Reina
Approved by

9/21/16
Date

Flood Zone: NO
Panel No. /Suffix: 0450 Pct: 1

Community No.: 480234

Certification of Elevation
Required: YES NO BFE

Leonel Najera
Signature of Owner or Applicant

9/21/16
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.

GIFT WARRANTY DEED

Date: August 24, 2016

Grantor: VICTORIA A. GARZA and husband PABLO GARZA, JR.

Grantor's Mailing Address: P. O. Box 886, Edcouch, Hidalgo County, Texas 78538

Grantee: RACHEL G. STEEN and husband MARCUS E. STEEN

Grantee's Mailing Address: P. O. Box 182, Progreso, Hidalgo County, Texas 78579

Consideration: THE LOVE AND AFFECTION THAT WE HAVE FOR OUR DAUGHTER AND SON-IN-LAW

Property (including any improvements):

SEE ATTACHED EXHIBIT "A"

Reservations from and Exceptions to Conveyance and Warranty:

1. All of record.
2. Taxes for the year 2016 and subsequent years, and any subsequent assessments for prior years due to change in land usage or ownership shall be the responsibility of grantee.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, gives, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to 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 conveyance and warranty.

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

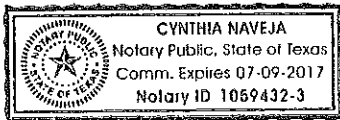
Victoria A. Garza
VICTORIA A. GARZA

Pablo Garza, Jr.
PABLO GARZA, JR.

STATE OF TEXAS *
* (Acknowledgment)
COUNTY OF HIDALGO *

This instrument was acknowledged before me on this the 24th day of September, 2016, by *aw*

VICTORIA A. GARZA and husband, PABLO GARZA JR.



Cynthia Naveja
NOTARY PUBLIC, STATE OF TEXAS

RIO-DELTA SURVEYING
24593 FM 88
Monte Alto, Texas 78538
956-380-5154 956-380-5156 fax
T.B.P.L.S. Firm # 10013900

Metes and Bounds Description

A 1.2 ACRE TRACT OF LAND OUT OF FARM TRACT 383, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED AT THE COUNTY CLERK'S OFFICE OF HIDALGO COUNTY, TEXAS, SAID 1.2 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF FARM TRACT 383, WEST TRACT SUBDIVISION, THENCE N 88°40'04" E, WITH THE NORTH LINE OF SAID FARM TRACT 383, A DISTANCE OF 572.00' TO THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE N 88°40'04" E, CONTINUING WITH SAID NORTH LINE, A DISTANCE OF 170.00' TO THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 01°19'51" E, AT 20.00' PASS A 1/2" ROD WITH RED CAP SET AT THE SOUTH RIGHT OF WAY LINE OF MILE 14 NORTH ROAD, AT 305.56' IN ALL TO A 1/2" ROD WITH RED CAP SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 88°40'06" W, A DISTANCE OF 170.00' TO A 1/2" ROD WITH RED CAP SET AT THE EAST LINE OF THE RUBEN DELGADO TRACT (DOC # 667490 O.R.) FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 01°19'51" W, WITH SAID EAST LINE, AT 285.56' PASS A 1/2" ROD WITH RED CAP SET AT THE SOUTH RIGHT OF WAY LINE OF SAID MILE 14 NORTH ROAD, AT 305.56' IN ALL TO THE POINT OF BEGINNING, CONTAINING 1.2 ACRE OF LAND MORE OR LESS.

Basis of Bearing South Right of Way line of Mile 14 North Road



EXHIBIT "A"



NOE GARZA ENGINEERS, INC.

NSPE / TSPE / TSA

VOL 2757 PAGE 236

METES AND BOUNDS

TRACT ¹ /

An 8.67 Acre Tract of Land out of Farm Tract 383 West Tract
Subdivision, Llano Grande Grant, Hidalgo County, Texas;

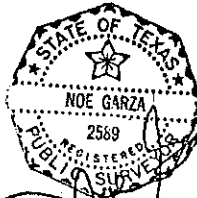
Beginning at the Northwest corner of F.T. 383;

Thence, East, 286.0 feet to a point for the
Northeast corner hereof;

Thence, South, 1320.0 feet to a point for the
Southeast corner hereof;

Thence, West, 286.0 feet to a point for the
Southwest corner hereof;

Thence, North 1320.0 feet to the PLACE OF BEGINNING
AND CONTAINING 8.67 Acres of land more or less.



Handwritten: Noe Garza, PE, RPS
11-23-88

Handwritten signature: Noe Garza

EXHIBIT "G"



NOE GARZA ENGINEERS, INC.

NSPE / TSPE / TSA

VOL 2757 PAGE 237

METES AND BOUNDS

TRACT 2

An 8.67 Acre Tract of Land out of Farm Tract 383 West Tract
Subdivision, Llano Grande Grant, Hidalgo County, Texas:

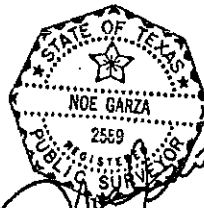
Beginning at a point, East 286.0 feet from the
Northwest corner of F.T. 383;

Thence, East, 286.0 feet to a point for the
Northeast corner hereof;

Thence, South, 1320.0 feet to a point for the
Southeast corner hereof;

Thence, West, 286.0 feet to a point for the
Southwest corner hereof;

Thence, North 1320.0 feet to the PLACE OF BEGINNING
AND CONTAINING 8.67 Acres of land more or less.



Handwritten signature and date: 11-23-88

Handwritten signature: Luis

EXHIBIT "H"

1200 SOUTH 2ND, SUITE B-1, McALLEN, TEXAS 78501 (512) 687-4201



NOE GARZA ENGINEERS, INC.

NSPE / TSPE / TSA

VOL. 2757 PAGE 238

METES AND BOUNDS

TRACT 3

An 8.66 Acre Tract of Land out of Farm Tract 383 West Tract
Subdivision, Llano Grande Grant, Hidalgo County, Texas:

Beginning at a point, East 572.0 feet from the
Northwest corner of F.T. 383;

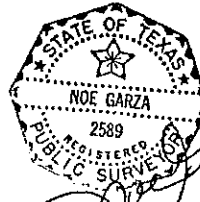
Thence, East, 308.10 feet to a point for the
Northeast corner hereof;

Thence, South, 1054.90 feet to a point for a
corner hereof;

Thence, S 35° 42' W, 344.56 feet to a point for
the Southeast corner hereof;

Thence, West, 88.0 feet to a point for the
Southwest corner hereof;

Thence, North 1320.0 feet to the PLACE OF BEGINNING
AND CONTAINING 8.66 Acres of land more or less.



Noe Garza
11-23-88

*Victoria
Ayala*

EXHIBIT "I"

81 1989

J. Richard Ogata
Pt. 3 Box 412
Waxahatchee, Texas

FILED FOR RECORD
89 MAY 17 AM 11 46
WILLIAM DILLI LEO
COUNTY CLERK
TARRANT COUNTY TEXAS

114525

114525

VOL 2757 PAGE 219

37⁰⁰/₁₀₀ pk

PARTITION DEED

STATE OF TEXAS
COUNTY OF HIDALGO

*
* KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, we, JOSE PIEDAD AYALA, a widower, and all other undersigned JOSE AYALA, JR., SALVADOR AYALA, CONCEPCION AYALA, JUAN AYALA, MANUEL AYALA, ROSA A. RIVERA, GUADALUPE A. BOARDMAN, LUIS AYALA, VICTORIA A. GARZA being all of the surviving heirs at law of FRANCISCA V. AYALA, intestate, and all of which now own certain real estate situated in Hidalgo County, Texas and hereinafter mentioned, and are desirous of making partition of the same;

NOW, THEREFORE, in consideration of the covenants herein contained and the conveyance herein made and to effect such partition, it is hereby CONVENANTED, GRANTED, CONCLUDED, AND AGREED by, between, and among said parties and each of them CONVENANTS, GRANTS, CONCLUDES, AND AGREES, for himself, themselves, his and their heirs, personal representatives, and assigns, that a partition of said properties be made as follows, to wit:

I.

Tract I out of Farm Tract 232 West Tract Subdivision, the full description of Tract is attached as "Exhibit A", hereto, to:

JOSE AYALA, JR., who shall from henceforth have, hold possess, and enjoy, in severalty, by himself and him and his heirs, personal representatives, and assigns, for his part, share, and proportion of the said Property, free from any all all claims of the other parties hereto.

PEÑA, McDONALD,
PRESTIA & ORNELAS
ATTORNEYS AT LAW
503 S. CLOSER
P.O. DRAWER 64
EDINBURG, TX 78840
(817) 263-6281

RIO-DELTA SURVEYING
24593 FM 88
Monte Alto, Texas 78538
956-380-5154 956-380-5156 fax
I.B.P.L.S. Firm # 10013900

Metes and Bounds Description

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COMMENCING AT THE NORTHWEST CORNER OF FARM TRACT 383, WEST TRACT SUBDIVISION, THENCE N 88°40'04" E, WITH THE NORTH LINE OF SAID FARM TRACT 383, A DISTANCE OF 572.00' TO THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

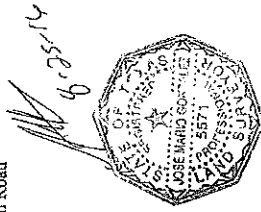
THENCE N 88°40'04" E, CONTINUING WITH SAID NORTH LINE, A DISTANCE OF 170.00' TO THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 01°19'51" E, AT 20.00' PASS A 1/2" ROD WITH RED CAP SET AT THE SOUTH RIGHT OF WAY LINE OF MILE 14 NORTH ROAD, AT 305.56' IN ALL TO A 1/2" ROD WITH RED CAP SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 88°40'06" W, A DISTANCE OF 170.00' TO A 1/2" ROD WITH RED CAP SET AT THE EAST LINE OF THE RUBEN DELGADO TRACT (DOC # 667490 O.R.) FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 01°19'51" W, WITH SAID EAST LINE, AT 285.56' PASS A 1/2" ROD WITH RED CAP SET AT THE SOUTH RIGHT OF WAY LINE OF SAID MILE 14 NORTH ROAD, AT 305.56' IN ALL TO THE POINT OF BEGINNING, CONTAINING 1.2 ACRE OF LAND MORE OR LESS.

Basis of Bearing South, Right of Way line of Mile 14 North Road





PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-14359

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

Upon the application of:

Name: Elida Gonzalez

Address: 12616 Creek

Place
Mercedas TX 78570

Phone: (956) 463-6794

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

Water Supplier: City of Mercedes

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

Account/ESI No.: AA 10032789441873035
 Temporary Pole Permanent Service

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

Indian Hills Lot #411 Block #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 Vallejo
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-14339

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

Elida Gonzalez

Known to me [or proved to me in the oath of Mex. Con. 8808211 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:

Indian Hills Lot #411 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."~~

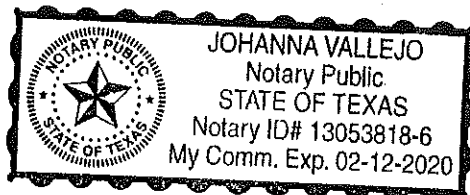
-OR-

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."

Elida Gonzalez (Signature)

SUBSCRIBED AND SWORN TO before me on Jan. 26th, 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:

1-14339

Jan. 26, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

12230-00-001-0411-00

[1] OWNER: GONZALEZ, ELIDA
12616 CREEK PLACE
MERCEDES TX 78570
Telephone No. 463-6794

[7] LEGAL DESC./NAME OF SUBDIVISION
INDIAN HILLS LOT 411 BLK 1

LOCATION: 0 MILE 11 & FM 491

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: CITY

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$3,200

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: MOBILE HOME ZONE X-20

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

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Flood Zone: NO
Panel No. /Suffix: 045DC 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.

Johanna Valls 1/26/2017
Prepared by Date

Gilbert Pecina 1/26/2017
Approved by Date

Elida Gonzalez 1/26/2017
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.

WARRANTY DEED WITH VENDOR'S LIEN

DATE: January 17, 2017

GRANTOR: Robert L. Schwarz, not joined by my wife since the property herein conveyed constitutes no part of our legal homestead

GRANTOR'S MAILING ADDRESS: 2601 E. Mile 3 Rd
Palmhurst, Hidalgo County, Texas 78574

GRANTEE: Elida Gonzalez Guerra

GRANTEE'S MAILING ADDRESS: 12609 Tejas Blvd.
Mercedes, Texas 78570

CONSIDERATION: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of Thirteen thousand Five hundred and NO/100 Dollars (\$13500.00). 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 Mark Twenhafel, Trustee.

PROPERTY (including any improvements):

Lot Four hundred Eleven (411), Block One (1), Indian Hills Subdivision, Hidalgo County, Texas, according to the map and plat of record in Volume 23 Page 180 and 181 and in Volume 24 page 81, Map Records of Hidalgo County, Texas;

RESERVATIONS FROM CONVEYANCE:

SAVE AND EXCEPT all oil, gas and other minerals, all geothermal energy, and wind energy and further SAVE AND EXCEPT (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

As shown on Exhibit "A" attached hereto and made a part hereof for all purposes.

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 instruments other than conveyances of the surface fee estate, that affect the Property; and taxes for 2017 which Grantee assumes and agrees to pay, 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 heir, 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.
Restrictions: See Exhibit A

Those reservations and exceptions on Exhibit A attached hereto and made a part hereto for all purposes.

Grantor, as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative to regulate the structural integrity, appearance, and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (a) the Restrictions touch and concern the Property; (b) privity of estate exists by reason of the ownership of the Property; (c) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (d) the Restrictions are reasonable, their purposes being for the common benefit of Grantor, Grantee and the Affected Property Owners, who are

affected by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the Property, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee, Affected Property Owners, and their successors and assigns forever.

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.

Grantee accepts the herein described property as is, where is and with all faults, and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (1) the condition the property or any element thereof, including, without limitation, warranties related to environmental conditions, suitability for habitation, merchantability or fitness for a particular purpose; (2) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, development potential or otherwise; (3) all warranties created by affirmation of fact or promise by any description of the property; and (4) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

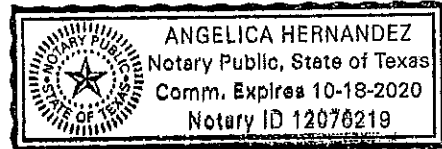
Robert L. Schwarz

Robert L. Schwarz

STATE OF TEXAS) (

COUNTY OF HIDALGO) (

This instrument was acknowledged before me on the 17th day of January, 2017 by Robert L. Schwarz



Angelica Hernandez
Notary Public, State of Texas
Notary's name (printed) :

Notary's commission expires :

BUYER'S ACCEPTANCE OF DEED
01-17-2017

The undersigned buyer(s) hereby accepts and consents to the form of Deed attached hereto including, but not limited to, the provision(s) concerning title exceptions contained therein, and acknowledges the same is in conformity with Buyer's intent, and the terms and provisions of same shall control in the event of any conflict of the contract Buyer has signed regarding the property described in the attached Deed.

Elida Gonzalez

AFTER RECORDING RETURN TO :
Harold Munal
2601 E. Mile 3 Rd.
Palmhurst, Texas 78574

EXHIBIT "A"

1. Minimum floor elevations, setback lines and utility easements as shown on the map of Indian Hills Subdivision, recorded in Volume 23, Page 180 and 181 and amended map recorded in Volume 24, Page 81, Map Records of Hidalgo County, Texas.
2. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9 and easements and restrictions as shown on the recorded and dedicated map of the above described subdivision.
3. Easement and Agreement in favor of Central Power and Light Company, dated January 23, 1984, recorded in Volume 1944, Page 183, Official Records of Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map.
4. Pipeline easement in favor of Rio Grande Valley Gas Company, as shown by instrument dated April 10, 1985, recorded in Volume 2123, Page 740, Official Records of Hidalgo County, Texas.
5. Right of Way Easements in favor of Hidalgo County as shown by instrument dated September 10, 1953, recorded in Volume 782, Page 561, Deed Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by D'Hemecourt Properties, Inc. to Southprot Exploration, Inc., dated March 15, 1982, recorded in Volume 415, Page 232, Oil and Gas Records of Hidalgo County, Texas.
7. Taxes for the year 2017, and all subsequent years and all subsequent assessments for prior years.
8. Subject to Subdivision regulations of the County of Hidalgo State of Texas and/or Zoning and Building Ordinances and Ordinances or government regulations of City holding extra-territorial jurisdiction of said property.
9. Agreement in favor of Valley Electric and Ice Company as set forth in instrument dated August 25, 1925, recorded in Volume 197, Page 291, Deed Records of Hidalgo County, Texas.
10. Agreement by and between Border Pipeline Company, Western Natural Gas Company and Rio Grande Valley Gas Company as to use of pipeline as set forth in instrument dated May 1, 1963, recorded in Volume 1115, Page 285, Deed Records of Hidalgo County, Texas.
11. Pipeline easement in favor of Mercedes Fuel Company as shown by instrument dated April 24, 1937 recorded in Volume 431, Page 254, Deed Records of Hidalgo County, Texas.
12. Terms, stipulations and conditions contained in Oil, Gas and Mineral lease executed by Euchariste M. D'Hemecourt, Individually and as Independent Executor of the Estate of George A. D'Hemecourt, Deceased, to Karl Hoblitzelle, dated February 1, 1956, recorded in Volume 184, Page 37, Oil and Gas Records of Hidalgo County, Texas.
13. Building restrictions, a copy of which has been reviewed with grantee(s) and which are recorded under Doc # 321859 in the office of the County Clerk of Hidalgo County, Texas.

AFTER RECORDING RETURN TO :

Harold Munal

2601 E. Mile 3 Rd.

Palmhurst, Texas 78574

