

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Juan Antonio Mendoza	4-15652
2. Jorge Rodriguez and Melinda Garza	4-16189
COMM. COURT: MARCH 7, 2017	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15052

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

Upon the application of:

Name: Juan Manera

Address: 5714 E.M. 1E 18
Rd

Phone: 956-578-2050

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>EXISTING OSSF</u> <u>2 12/7/17</u>

Water Supplier: NORTH APLMU

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

Account/ESI No.: 143 802 -003
 Temporary Pole Permanent Service

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

The West 1.0 acre of the East 5.0 acres of the West
10. Acres of the North 20.0 acres lot # 11 Section 252
Texas Mexican Railway Co. Survey
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

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

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

-OR-

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

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-15652

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

Juan Mendoza

Known to me [or proved to me in the oath of 14433665 or through driver's license (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:
The west 10ac of the east 5.0 ac of the west 10ac of the N 20ac
5714 E. Mile 18 Rd., Edinburg, TX 78542 lot 11 blk 252 "TEX MEX
Railway Co. Siney

[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]

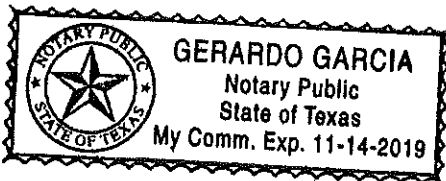
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Juan Mendoza (Signature)

SUBSCRIBED AND SWORN TO before me on February 24th, 2017, to certify which, witnesses my hand and seal of office.



Gerardo Garcia
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

X

Sec. 4
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: March 7, 2016

Grantors': JERRY JACKSON and wife, ISABEL JACKSON

Grantors Mailing Address: 5714 E. Mile 18 Rd.
Edinburg, Texas 78542
Hidalgo County

Grantee: JUAN ANTONIO MENDOZA, as his sole and separate property

Grantee's Mailing Address: 5714 E. Mile 18 Rd.
Edinburg, Texas 78542
Hidalgo County

Consideration: One Dollar (\$1.00) and all the love and affection which Grantors hold for Grantee herein.

Property (including any improvements):

The West 1.0 acre of the East 5.0 acres of the West 10.0 acres of the North 20.0 acres of Lot 11, Section 252, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, Hidalgo County, according to the map recorded in Volume 2, Page 29, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

SUBJECT TO:

1. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
2. Roads, easements and reservations as may appear on the map and dedication of Texas-Mexican Railway Company's Survey, recorded in Volume 2, Page 29, Map Records of Hidalgo County, Texas.
3. Subject to any portion of subject property described herein lying in canal right of way.
4. Water Contract as shown by instrument dated June 22, 1919, recorded in Volume 88, Page 29 and dated April 1, 1921, recorded in Volume 126, Page 463, Deed Records of Hidalgo County, Texas.
5. Right of Way easement in favor of North Alamo Water Supply Corporation as shown by instrument dated February 8, 1991, recorded in Volume 3036, Page 947, Official Records of Hidalgo County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 10, 1952, by and between L.F. Snavley, as Lessor, and Union Production Company, as Lessee, recorded in Volume 134, Page 501, Oil and Gas Records of Hidalgo County, Texas.
7. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated June 27, 1955, recorded in Volume 172, Page 404, Oil and Gas Records of Hidalgo County, Texas.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold 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 when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

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



JERRY JACKSON



ISABEL JACKSON

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

{Certificate of Acknowledgment}

STATE OF TEXAS

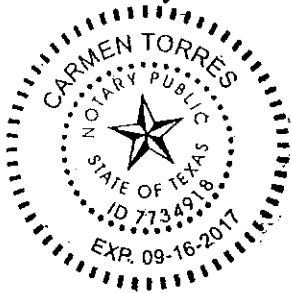
*


COUNTY OF HIDALGO

*

Before me, a notary public in and for the state of Texas, on this day personally appeared JERRY JACKSON and wife, ISABEL JACKSON, who proved to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 7th day of March, 2016.





Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
PRESTIA & ORNELAS
P. O. Box 876
Edinburg, Texas 78540-0876
(956) 383-6251

WARRANTY DEED

Date: *April 22, 1993*

DOC# 348593

Grantor: *Maria Leonor Nieto*

Grantor's Mailing Address (including county):

*2021 Balboa Avenue
McAllen, Hidalgo County, Texas, 78503*

Grantee: *Miguel Nieto and Reyna Nieto*

Grantee's Mailing Address (including county):

*2021 Balboa Avenue
McAllen, Hidalgo County, Texas 78503*

Consideration: *For Ten Dollars (\$10.00) and other valuable consideration.*

Property (including any improvements):

The West One (1) acre of the East Five (5) acres of the West Ten (10) acres of the North Twenty (20) acres of Lot Eleven (11), Section Two Hundred Fifty-Two (252), Texas-Mexican Railway Company Survey of lands, Hidalgo County, Texas as per map or plat thereof recorded in Volume 2, page 29, Map Records, Hidalgo County, Texas.

SUBJECT TO THE FOLLOWING:

- (1) Oil, Gas, and Mineral Lease recorded in Volume 134, Page 501, oil and gas records, Hidalgo County, Texas.*
- (2) Rules, Regulations, rights of way and easements in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.*
- (3) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.*

Reservations from and Exceptions to Conveyance and Warranty:

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to 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.

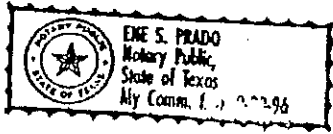
When the context requires, singular nouns and pronouns include the plural.

Maria Leonor Nieto
MARIA LEONOR NIETO

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 15th day of October, 1993
by Maria Leonor Nieto



Ene S. Prado

Notary Public, State of Texas
Notary's name (printed): Ene S. Prado

Notary's commission expires: 03-23-96

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____
of _____
a _____ corporation, on behalf of said corporation.

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

Notary's commission expires:

AFTER RECORDING RETURN TO:

Reyna Nieto
2021 Balboa Avenue
McAllen, Texas 78503

PREPARED IN THE LAW OFFICE OF:

Law Office of Mauro Barreiro
944 W. Nolana Suite B
Pharr, Tx. 78577

FILED FOR RECORD
DOC# 348593 #11
10-15-1993 08:58:03
WILLIAM (BILLY) LEO
HIDALGO COUNTY

97475

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

5/11/84

That I, REYUNDO ORTIZ, JR.

of the County of Hidalgo and State of Texas for and in
consideration of the sum of TEN AND NO/100-----
-----(\$10.00)----- DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of
which is hereby acknowledged.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
MIGUEL NIETO AND MARIA LEONOR NIETO

of the County of Hidalgo and State of Texas, all of

the following described real property in Hidalgo County, Texas, to-wit:
The West One (1) acre of the East Five (5) acres of the West Ten (10) acres of the North
Twenty (20) acres of Lot Eleven (11), Section Two Hundred Fifty-two (252), Texas-Mexican
Railway Company Survey of lands, Hidalgo County, Texas, as per map or plat thereof recorded
in Volume 2, Page 29, Map Records, Hidalgo County, Texas.

SUBJECT TO THE FOLLOWING:

- (1) Oil, Gas and Mineral Lease recorded in Volume 134, Page 501, Oil and Gas Records, Hidalgo County, Texas.
- (2) Rules, regulations, rights of way and easements in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.
- (3) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

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

EXECUTED this 26th day of NOVEMBER, A.D. 1984,

Reyundo Ortiz, Jr.
REYUNDO ORTIZ, JR.

Mailing address of each grantee:

Name: MIGUEL NIETO
Address: Box 835-F
Edinburg, Texas 78539

Name: MARIA LEONOR NIETO
Address: BOX 835- F
Edinburg, Texas 78539

VOL 2076 PAGE 331

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 26th day of NOVEMBER, 19 84,
by REYMUNDO ORTIZ JR.

My commission expires: ANITA S. CASTILLEJA
MY COMMISSION EXPIRES
4-23-85.

Anita S. Castilleja
Notary Public, State of Texas
Notary's printed name:

(Acknowledgment)

STATE OF TEXAS
COUNTY OF }

This instrument was acknowledged before me on the _____ day of JUNE, 19 84,
by REYMUNDO ORTIZ JR.

My commission expires: ANITA S. CASTILLEJA
MY COMMISSION EXPIRES
4-23-85

Notary Public, State of Texas
Notary's printed name:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____, 19 _____,
by _____ of _____ a _____ corporation, on behalf of said corporation.

My commission expires: _____

Notary Public, State of Texas
Notary's printed name:

97475

AFTER RECORDING RETURN TO:

ALAMIA & CANALES
P.O. BOX 988
EDINBURG, TEXAS 78539

CK 1702

FILED FOR RECORD
85 JAN 2 PM 1:57
J. EBBAR RUIZ
COUNTY CLERK
HIDALGO COUNTY, TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:
4-15652
Jun. 3, 2016

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

T2100-00-252-0011-06

[1] OWNER: MENDOZA, JUAN ANTONIO
5714 E. ML 18 RD
EDINBURG, TX. 78542
Telephone No. 578-2052

[7] LEGAL DESC./NAME OF SUBDIVISION
TEX-MEX SURVEY E66'-W396'-N660
LOT 11 BLK 252 1AC NET

LOCATION: 0 N. ALAMO RD & E. ML 18

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA Existing OSSF

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$15,000

[5] SIZE OF STRUCTURE: 912 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 50' SIDE 6'
REAR 15'.

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Prepared by *[Signature]* Date 06/03/16

Light [] Water []
Flood Zone: NO
Panel No. /Suffix: 4803390 Pct: 4

Approved by *A. Hernandez* Date 06/01/16

Community No.: 0325 D

Certification of Elevation
Required: YES NO BFE

Signature of Owner or Applicant *[Signature]* Date 6-3-16

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

[NOTICE]

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

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



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
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Weslaco, TX 78596
956-968-4734
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-16189

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

Upon the application of:

Name: JORGE RODRIGUEZ

Address: 2917 VALCOSTA ST.
EDINBURG, TX 78539

Phone: (956) 454-0100

Approved by Environmental Health:	Temporary Service	Final Service
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>51 023</u>
Date Approved:	<u>1 1</u>	<u>2 12217</u>

Water Supplier: SHARPLAND SUPPLY

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

Account/ESI No.: 217301-003
 Temporary Pole Permanent Service

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

GUZMAN CONSTRUCTION / JORGE R. RODRIGUEZ
m+m lot #11 Block # 04 & 02

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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2401 N. Moorsfield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-16189

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 R. Rodriguez

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

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

Lot #11 Bk. 4 M+M SUBDIVISION 2917 VALCOSTA
EDINBURG, TX 78539

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

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

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

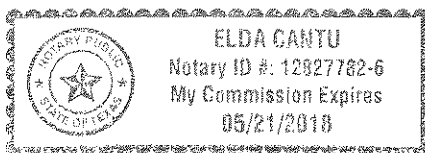
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

J R Rodriguez (Signature)

SUBSCRIBED AND SWORN TO before me on February 2, 2017, to certify which, witnesses my hand and seal of office.



ELDA CANTU
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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 6, 2016

Grantor: NOEMI GARCIA, a single person

Grantor's Mailing Address: 2524 Buddy Owens Blvd.
McAllen, Texas 78504
Hidalgo County

Grantee: JORGE RODRIGUEZ AND MELINDA GARZA

Grantee's Mailing Address: 315 E. 10th St.
San Juan, Texas 78589
Hidalgo County

Consideration: FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00) which said sum represents the first draw on that certain note in the principal amount of ONE HUNDRED SEVENTY-FIVE THOUSAND NINE HUNDRED FIFTY-TWO AND NO/100 DOLLARS (\$175,952.00), of even date herewith, executed by Grantee to BANK OF SOUTH TEXAS, 840 N. Cage Blvd., Pharr, Hidalgo County, Texas 78577. The note is secured by a vendor's lien retained in favor of BANK OF SOUTH TEXAS, in this deed and by a Deed of Trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

TRACT I:

The West 117 feet of the East 371 feet of the North 10 acres of the South 20 acres of Lot Eleven (11), Block Four (4) and Block Two (2), M. AND M. SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 8, Page 20, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

TRACT II:

Easement as created in Easement Agreement of Access dated March 17, 2006, executed by Guadalupe Garza and Noemi E. Garcia in favor of Gabriela Trejo, recorded under Document No. 1639642, Official Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:
Subject To:

Restrictions recorded in Volume 2284, Page 134, Official Records, Hidalgo County, Texas.

Any visible and apparent unrecorded easements on the insured property.

All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.

Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.

Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 1, pursuant to applicable sections of the Texas Water Code.

Rights or claims by Hidalgo County Irrigation District No. 1 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.

Easements and reservations as shown according to the map or plat thereof recorded in Volume 8, Page 20, Map Records of Hidalgo County, Texas.

Right of way easement dated August 22, 1955, granted to J. Arthur Davis, recorded in Volume 839, Page 237, Deed Records, Hidalgo County, Texas.

Easements as reserved in Deed dated February 27, 1946, executed by Robert S. Martin and J. A. Morgan to Maynard Dowell recorded in Volume 576, Page 379, Deed Records, Hidalgo County, Texas.

Easement Agreement of Access dated March 17, 2006, executed by Guadalupe Garza and Noemi E. Garcia in favor of Gabriela Trejo, recorded under Document No. 1639642, Official Records, Hidalgo County, Texas.

Road maintenance agreement as set out in Deed recorded in Volume 2284, Page 134, Official Records, Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 31, 1980, recorded in Volume 389, Page 972, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 31, 1980, recorded in Volume 389, Page 975, Oil and Gas Records of Hidalgo County, Texas.

Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 1377, Page 789, Deed Records of Hidalgo County, Texas.

Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated April 23, 1986, recorded in Volume 2284, Page 134, Official Records of Hidalgo County, Texas, which document contains the following language "SAVE AND EXCEPT any and all oil, gas and other minerals".

Road easement, fifty (50') feet in width, along the North side of said property as per Survey Plat dated February 9, 2006, prepared by Pablo Pena, III of Pena Engineering.

Existing power pole line as per Survey Plat dated February 9, 2006, prepared by Pablo Pena, III of Pena Engineering.

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.

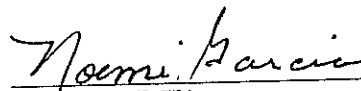
For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the

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.

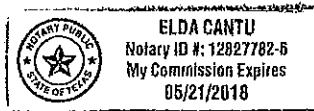
BANK OF SOUTH TEXAS, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the hereinbefore described \$45,000.00 draw, the vendor's lien, together with the superior title to said Property, is retained for the benefit of BANK OF SOUTH TEXAS and the same are hereby transferred and assigned to BANK OF SOUTH TEXAS.

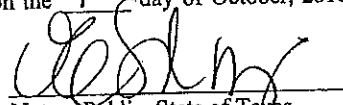

NOEMI GARCIA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the ^{7th} day of October, 2016, by
NOEMI GARCIA.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Jorge Rodriguez and Melinda Garza
315 E. 10th St.
San Juan, Texas 78589

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.: GF#162430446; EC/la

Chapter 232 Texas LGC Application

APPLICATION NO:
4-16189
Nov. 7, 2016

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

M0100-00-000-0000-13

[1] OWNER: RODRIGUEZ, JORGE & GARZA
MELINDA
2524 BUDDY OWENS
MCALLEN, TX 78577
Telephone No. 601-7554

[7] LEGAL DESC./NAME OF SUBDIVISION
M & M W117'-E371'-S251.8'-N170
9' OF BLK 2 0.68AC
09/16/13 SEE TJ FOR ANY PMTS

LOCATION: 0 ROOTH & ML 9

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: NAL

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$105,240

[5] SIZE OF STRUCTURE: 2,651 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Prop. Tel. 224754

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:25' BACK:15' SIDES:6'
MINIMUM ELEV. 18" ABOVE NATURAL GROUND OR CL OF ST

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by

Date

OTHER _____

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: 032510

Pct: 4

Community No.: 480334

Certification of Elevation

Required: YES NO BFE

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

Prepared by

Date

Eli Villegas

Approved by

Date

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

DOC# 428616

Date: DECEMBER 30, 1994

Grantor: ELOY MARTINEZ, conveying his separate property

Grantor's Mailing Address (including county):

3103 N. 46TH STREET
McALLEN, HIDALGO COUNTY, TEXAS 78501

Grantee: HERLINDA PONCE SINGLETERRY, as her separate property

Grantee's Mailing Address (including county):

406 SAN ANTONIO STREET
MISSION, HIDALGO COUNTY, TEXAS 78572

Consideration:

TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SAME NOT CONSTITUTING ANY PART OF THE COMMUNITY ESTATE.

ANY OUTSTANDING PROPERTY TAXES SHALL BE PAID BY BOTH GRANTOR AND GRANTEE IN EQUAL SHARES.

Property (including any improvements):

LOT #3, COURTNEY PALMS SUBDIVISION, THE WEST 117 FEET OF THE EAST 371 FEET OF THE NORTH 10 ACRES OF THE SOUTH 20 ACRES OF LOT II, BLOCK 4 AND 2, M & M SUBDIVISION, SECTION 231, TEXAS MEXICAN RAILWAY SURVEY, HIDALGO COUNTY, TEXAS.

Reservations from and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT any and all oil, gas and other minerals that may be found in, on and under said land premises.
SUBJECT TO easements of record and all visible easements.
SUBJECT TO any recorded property restrictions.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors, to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whosoever 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.

Eloy Martinez
ELOY MARTINEZ, GRANTOR

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 4th day of January, 1995 by ELOY MARTINEZ.

J. R. GONZALES
Notary Public, in and for Hidalgo County

 MR. J. R. GONZALES
540 E. PETER ST.
EDINBURG, TX 78539-3450

J. R. Gonzales
Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

09/30/1996

AFTER RECORDING RETURN TO:
MRS. HERLINDA PONCE SINGLETERRY
406 SAN ANTONIO STREET
MISSION, TEXAS 78572

PREPARED IN THE LAW OFFICE OF:
HON. FELIX RAMOS
ATTORNEY AT LAW
711 NOLANA, STE. 201-A
MCALLEN, TEXAS 78504

Easement Agreement for Access

Date: March 17, 2006

Grantor of Tract I of the Easement Property (herein referred to as "Garza"):

GUADALUPE GARZA, a single person

Garza's Mailing Address: Rt. 1, Box 170
Edinburg, Texas 78539
Hidalgo County, Texas

Grantor of Tract II of the Easement Property (herein referred to as "Garcia"):

NOEMI E. GARCIA, a single person

Garcia's Mailing Address: 2026 East 28th Street
Mission, Texas 78572
Hidalgo County, Texas

Lienholder of Tract II of the Easement Property: TEXAS STATE BANK

Grantor's Lienholder's Mailing Address: 3900 N. 10th
McAllen, Texas 78501-1719
Hidalgo County, Texas

Grantee: GABRIELA TREJO

Grantee's Mailing Address: RR 1, Box 4390
Mission, Texas 78574
Hidalgo County, Texas

Dominant Estate Property:

The West 117 feet of the East 371 feet of the North 10 acres of the South 20 acres of Lot Eleven (11), Block Four (4) and Block Two (2), M. and M. Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 8, Page 20, Map Records, Hidalgo County, Texas. Being commonly known as Lot 3, Courtney Palms (unrecorded).

Easement Property:

TRACT I: The North fifty feet of the West 117 feet of the East 254 feet of the North 10 acres of the South 20 acres of the combined Lot 11, Block 4, and Block 2, M and M Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 8, Page 20, Map Records, Hidalgo County, Texas.

TRACT II: The North fifty feet of the East 137.0 feet of the North 10.0 acres of the South 20.0 acres of combined Lot Eleven (11), Block Four (4) and Block Two (2), M. AND M. SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 8, Page 20, Map Records, Hidalgo County, Texas.

Easement Purpose: For providing free and uninterrupted pedestrian and vehicular ingress to and egress from the Dominant Estate Property, to and from Rooth Road.

Consideration: The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor.

Grant of Easement: Garza for the Consideration grants, sells, and conveys to Grantee and Grantee's heirs, successors, and assigns an easement over, on, and across Tract I of the Easement Property (herewith referenced as "Tract I") for the Easement Purpose and for the benefit of the Dominant Estate Property, together with all and singular the rights and appurtenances thereto in any way belonging (collectively, the "Easement"), to have and to hold the Easement to Grantee and Grantee's heirs, successors, and assigns forever. Garza binds Garza and their heirs, successors, and assigns to warrant and forever defend the title to Tract I in Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the Easement or any part thereof.


Grant of Easement: Garcia for the Consideration grants, sells, and conveys to Grantee and Grantee's heirs, successors, and assigns an easement over, on, and across Tract II of the Easement Property (herewith referenced as "Tract II") for the Easement Purpose and for the benefit of the Dominant Estate Property, together with all and singular the rights and appurtenances thereto in any way belonging (collectively, the "Easement"), to have and to hold the Easement to Grantee and Grantee's heirs, successors, and assigns forever. Garcia binds Garcia and their heirs, successors, and assigns to warrant and forever defend the title to Tract II in Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the Easement or any part thereof.

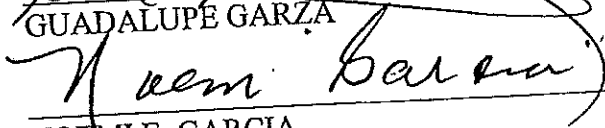
Terms and Conditions: The following terms and conditions apply to the Easement granted by this agreement:

1. *Character of Easement.* The Easement is appurtenant to and runs with all or any portion of the Dominant Estate Property, whether or not the Easement is referenced or described in any conveyance of all or such portion of the Dominant Estate Property. The Easement is nonexclusive and irrevocable. The Easement is for the benefit of Grantee and Grantee's heirs, successors, and assigns who at any time own the Dominant Estate Property or any interest in the Dominant Estate Property (as applicable, the "Holder").
2. *Duration of Easement.* The duration of the Easement is perpetual.
3. *Reservation of Rights.* Grantor reserves for Grantor and Grantor's heirs, successors, and

assigns the right to continue to use and enjoy the surface of the Easement Property for all purposes that do not interfere with or interrupt the use or enjoyment of the Easement by Holder for the Easement Purposes. Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the right to use all or part of the Easement in conjunction with Holder and the right to convey to others the right to use all or part of the Easement in conjunction with Holder, as long as such further conveyance is subject to the terms of this agreement.

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



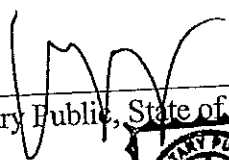
GUADALUPE GARZA


NOEMI E. GARCIA

(Acknowledgment)

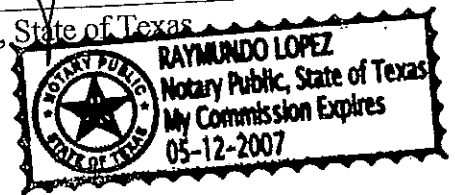
State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 23rd of July, 2006, by
GUADALUPE GARZA.



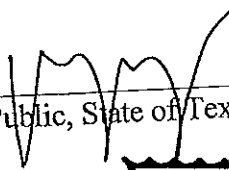
Notary Public, State of Texas

(Acknowledgment)



State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 23rd of June, 2006, by
NOEMI E. GARCIA.



Notary Public, State of Texas

