

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	MARIA G. ELIZONDO	4-16485
2.	MARITA MORALES	4-16507
COMM. COURT: MARCH 21, 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: 4-16485

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

Upon the application of:

Name: MARIA G. ELIZONDO

Address: 606 PINE RIDGE
Edinburg, TX
78539

Phone: (956) 457-1966

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>R. Pico</u> Authorized Signature <u>FASTADO SPECIC</u> <u>3/13/17</u>
Inspection/Permit No:	Date Approved: <u>1/1</u>	

Water Supplier: NAWS

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

Account/ESI No.: 316184-001
 Temporary Pole Permanent Service

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

Subdivision R.B. CURRY LOT No. 15
B/K. No. 4

[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

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 ④

Application No:

4-16485

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

Maria G. Elizondo

Known to me [or proved to me in the oath of _____ or through
TX DL (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:

Subdivision R.B. CURRY LOT# 15 Block# 4 "

[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."~~

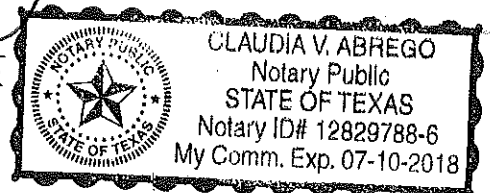
~~-OR-~~

~~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."~~

Maria G. Elizondo (Signature)

SUBSCRIBED AND SWORN TO before me on March 3rd, 2017, to certify which, witnesses my hand and seal of office.

Abrego
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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: February 10th 2017
Grantor: Blue Cactus Properties, LLC

Grantor's Mailing Address: 5111 N. 10th Street
McAllen, TX 78504
(Hidalgo County, Texas)

Grantee: Maria G. Elizondo
(a married woman)

Grantee's Mailing Address: 606 Pine Ridge
Edinburg, TX 78539
(Hidalgo County, Texas)

Consideration: Ten Dollars and other good and valuable consideration, including a Note of even date that is in the principal amount of Twenty Four Thousand Nine Hundred and no/100 Dollars (\$24,900.00) and is executed by Maria G. Elizondo, payable to the order of Blue Cactus Properties, LLC. The Note is secured by a vendor's lien retained in favor of Blue Cactus Properties, LLC in this Deed and by a Deed of Trust of even date from Grantee to Serge Henocque, Trustee.

Property (including any improvements):

A 0.50 acre tract of land out of Lot 15, Block 4, R.B. Curry Survey Nos. 1, 2, 3, and 4, Hidalgo County, Texas, more fully described by metes and bounds as follows, to wit:

BEGINNING at a point on the South line of Lot 15, South 79 deg. 58 min. East, 979.35 feet and North 9 deg. 08 min. 36 sec. East 30.0 feet from the Southwest corner of Lot 15 for the Southwest corner hereof, Said Point the North line of an existing 30.0 foot dedicated road ROW;

Thence, parallel with the South line of Lot 15 and said dedicated ROW line, South 79 deg. 58 min. East 109.71 feet to a point for the Southeast corner thereof;

THENCE, parallel to the West line of Lot 15, North 9 deg. 08 min. 36 sec. East 198.52 feet a point for the Northeast corner hereof;

THENCE, parallel to the North line of Lot 15, North 80 deg.51 min. 24 sec. West 109.71 feet to a point for the Northwest corner hereof;

THENCE, parallel to the West line of Lot 15, South 9 deg. 08 min. 36 sec. West at 198.52 feet the Place of Beginning.

Reservations from Conveyance:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Hidalgo County, Texas.

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 2195, Page 372, Official Records of Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by an taxing authority for the year 2016, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. 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.
- d. 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 and as shown on Survey dated December 9, 2016, prepared by Pablo Pena, III, Registered Professional Land Surveyor.
- e. Easements and reservations as shown according to the map or plat thereof recorded in Volume 2, Page 23, Map Records of Hidalgo County, Texas.
- f. Right of Way Easement dated March 23, 1990 from Pedro Fuentes to North Alamo Water Supply Corporation, recorded in Volume 2896, Page 836, Official Records of Hidalgo County, Texas and as shown on Survey dated December 9, 2016, prepared by Pablo Pena, III, Registered Professional Land Surveyor.
- g. Platting Exemption Affidavit dated November 17, 1998, executed by Pedro Fuentes, filed under Clerk's File No. 726257, Official Records of Hidalgo County, Texas.
- h. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 9, 1943, by and between Leonard Thomsen and Irene Thomsen, as Lessor, and McCollum Oil Company, as Lessee, recorded February 21, 1944 at Volume 49, Page 147, Oil and Gas Lease Records of Hidalgo County, Texas.
- i. Lease for coal lignite, oil, gas or other minerals, together, with rights incident thereto, dated February 15, 2007, by and between Harold D. Munal and wife, Donna Munal, as Lessor, and Buckaroo Fuel Company, LLC, as Lessee, recorded March 1, 2007 at 1728177 of the

Official Records of Hidalgo County, Texas.

- j. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 11, 2007, by and between Harold D. Munal and wife, Donna Munal, as Lessor, and Buckaroo Fuel Company, LLC, as Lessee, recorded May 23, 2007 at 1761874 of the Official Records of Hidalgo County, Texas.
- k. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated June 27, 1985, recorded October 9, 1985 at Volume 295, Page 372 of the Official Records of Hidalgo County, Texas, which document contains the following language "Save and except all oil, gas and other minerals, and all geothermal energy."
- l. Save and Except all water rights reserved in Deed dated June 27, 1985 from Munal Corporation to Pedro Fuentes, recorded in Volume 2195, Page 372, Official Records of Hidalgo County, Texas.
- m. 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.
- n. Building, Zoning, Platting, and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.
- o. Fence does not align with the West boundary line as shown on Survey dated December 9, 2016, prepared by Pablo Pena, III, Registered Professional Land Surveyor.

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 assign 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.

Grantee accepts the Property AS IS.

Grantee is solely responsible for installing and paying for any and all necessary utilities for the Property.

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

Retention of Vendor's Lien: The vendor's lien and superior title to the property are retained for the benefit of Blue Cactus Properties, LLC. At the time that the Note is fully paid according to its terms, this Deed shall then become absolute.

PLATTING EXEMPTION AFFIDAVIT

Family Gift Exception

726257

STATE OF TEXAS §
COUNTY OF HIDALGO §

Before me, the undersigned authority, on this day personally appeared Pedro Fuentes known to me to be the person who subscribed his/her name below, who, after having first been duly sworn by me, on oath deposes and says:

I, Pedro Fuentes, reside at 902 E. Preston, Pharr, Texas 78577. I am over 18 years of age and competent to make this affidavit.

This affidavit is made for the purpose of inducing Hidalgo County to grant an exemption from the platting requirements of the Hidalgo County Subdivision Regulations on the following described property (the "Property"), to-wit:

Makes and Bounds as described in Exhibit "A"

I have granted by Gift Deed, an interest in a portion of the Property to Odilio Fuentes, who is my brother [] sister [] spouse [] child [] grandchild.

Each portion or tract of the Property, as now divided, is (check one):

X Served by an approved public water supply system and connected to a municipal or other sanitary sewer system, and contains at least 7,000 square feet in surface area.

Not served by a municipal or other sanitary sewer system, and contains at least 21,780 square feet in surface area.

Each lot or tract created by the division of the Property has a minimum of fifty (50) feet fronting on street or roadway which has been previously dedicated to the public for its use and benefit and which provides the principal access to each such lot or tract.

Each lot or tract created by the division of the Property otherwise meets the requirements of sections 9.4 and 9.5 of the Hidalgo County Subdivision Regulations pertaining to accessibility and furnishing of water and sewer utilities.





NOE GARZA ENGINEERS, INC.

204 WEST 495 - PHARR, TEXAS 78577

NSPE - TSPS - TSA

FAX (956) 783-1209

(956) 783-1207

**METES AND BOUNDS
LOT 15, BLOCK 4, R.B. CURRY
(0.50 Net Acre Tract)**

A 0.50 Net acre tract of land out of Lot 15, Block 4, R.B. Curry Survey Nos. 1, 2, 3, and 4, Hidalgo County, Texas, more fully described as follows, to wit:

Beginning at a point on the South line of Lot 15, South 79° 58' East, 979.35 FT. and North 9° 08' 36" East 30.0 FT. from the Southwest corner of Lot 15 for the Southwest corner hereof. Said point being the North line of an existing 30.0 foot dedicated road ROW;

Thence, parallel with the South line of Lot 15 and said dedicated ROW line, South 79° 58' East 109.71 feet to a point for the Southeast corner hereof;

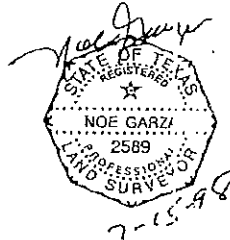
Thence, parallel to the West line of Lot 15, North 9° 08' 36" East at 198.52 Feet A point for the Northeast corner hereof;

Thence, parallel to the North line of lot 15, North 80° 51' 24" West 109.71 feet to a point for the Northwest corner hereof;

Thence, parallel to the West line of Lot 15, South 9° 08' 36" West at 198.52 feet the Place of Beginning and Containing 0.50 Net Acre of Land, More or Less.

OWNER: Pedro Fuentes

NG/jc
(07/15/98)



Chapter 232 Texas LGC Application

APPLICATION NO:

4-16485

Mar. 2, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

C9800-00-004-0015-23

[1] OWNER: ELIZONDO, MARIA
606 PINE RIDGE
EDINBURG, TX 78539
Telephone No. 457-1966

[7] LEGAL DESC./NAME OF SUBDIVISION
CURRY E109.71'-W533.06'-N198.5
-S228.52' LOT 15 BLK 4 0.50AC
T

LOCATION: 0 VALVERDE & CURVE

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$14,500

[5] SIZE OF STRUCTURE: 910 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:40' BACK:15' SIDES:6'

MINIMUM ELEV. 18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 04252 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.

[Signature]
Prepared by 3/2/17
Date

Guillermo Rojas
Approved by 3/2/17
Date

[Signature]
Signature of Owner or Applicant 3/2/17
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.



PLANNING DEPARTMENT

Rev. 06-03-15

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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: 4-16507

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

Upon the application of:

Name: MARITA MORALEZ

Address: PO BOX 202
HARGILL TX, 78849

Phone: 956-261-3638

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>3 / 10 / 17</u>

Water Supplier: North ~~area~~ ^{glamo} water

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:

lot #
2 & 3 block 109 Couch Ave Hargill townsite

[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

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-16507

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

MARITA I MORALEZ

Known to me [or proved to me in the oath of Texas ID 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:

LOT # 2 + 3 BLOCK 109 Couch Ave HARGILL TOWNSITE

[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]

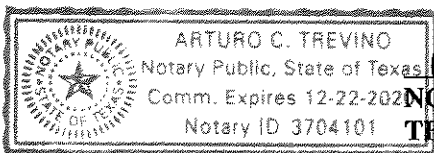
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

X Marita Moralez (Signature)

SUBSCRIBED AND SWORN TO before me on MARCH 10, 2017, to certify which, witnesses my hand and seal of office.



Arturo C. Trevino
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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.

Date: OCTOBER 5, 2016

Grantor: JGF ENTERPRISES, L.P.

Grantor's Mailing Address (including county):

P.O. BOX 1000
MISSION, TEXAS 78573-1000
HIDALGO COUNTY



Grantee: MARITA MORALEZ

Grantee's Mailing Address (including County):

P.O. BOX 202
HARGILL, TX 78549
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of \$17,000.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to DAVID CROOK, Trustee.

Property (including any improvements):

LOTS 2 AND 3, BLOCK 109, HARGILL TOWNSITE, AN ADDITION TO HIDALGO COUNTY, TEXAS, AS DESCRIBED IN VOLUME 1652, PAGE 956, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

Reservations From and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas, and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease;

SUBJECT TO Only one temporary or permanent single-family dwelling may be located on each lot, which is restricted to single family use by the plat of the subdivision and/or by restrictive covenants referred to in this instrument.

SUBJECT TO Declaration of Restrictive Covenants, if any, recorded in the Official Records of Hidalgo County, Texas, and all subsequent Amendments of declaration of restrictive covenants recorded in the Official Records of Hidalgo County, Texas;

SUBJECT TO visible and apparent easements on or across the subject property;

Lots 2 and 3, Block 109, Hargill Townsite, an Addition to Hidalgo County

Special Warranty Deed With Vendor's Lien

Page 1 of 3

SUBJECT TO minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision if available;

SUBJECT TO all recorded restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral severances and other instruments, other than liens and conveyances, that affect the property;

SUBJECT TO Easements, right-of-way, and prescriptive rights, whether of record or not;

SUBJECT TO taxes for the current year and all subsequent years, payment of which are expressly assumed by the Grantee herein.

SUBJECT TO Right of redemption resulting from the property tax foreclosure deed recorded on November 12, 2014 as Document Number 2563197 in the Official Records of Hidalgo County, Texas.

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, executor, 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 claim is by, through or under Grantor, but not otherwise.

Grantor has executed and delivered this Deed and has granted, bargained, sold and conveyed the Property, and Grantee has accepted this Deed and has purchased the 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 (i) the physical condition of the property or any element thereof, including, without limitations, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until Purchase 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.

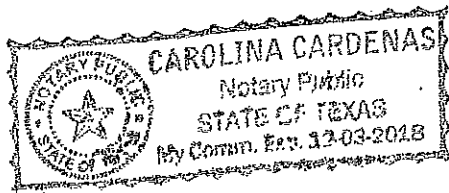
JGF ENTERPRISES, L.P.

BY: JG
J. Gary Frisby, President
JGF LAND CO., INC.
Its sole general partner

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on October 5, 2016
by J. Gary Frisby, President of JGF LAND CO., INC. the sole General Partner of JGF
ENTERPRISES, L.P., a Texas Limited Partnership on behalf of said Partnership.



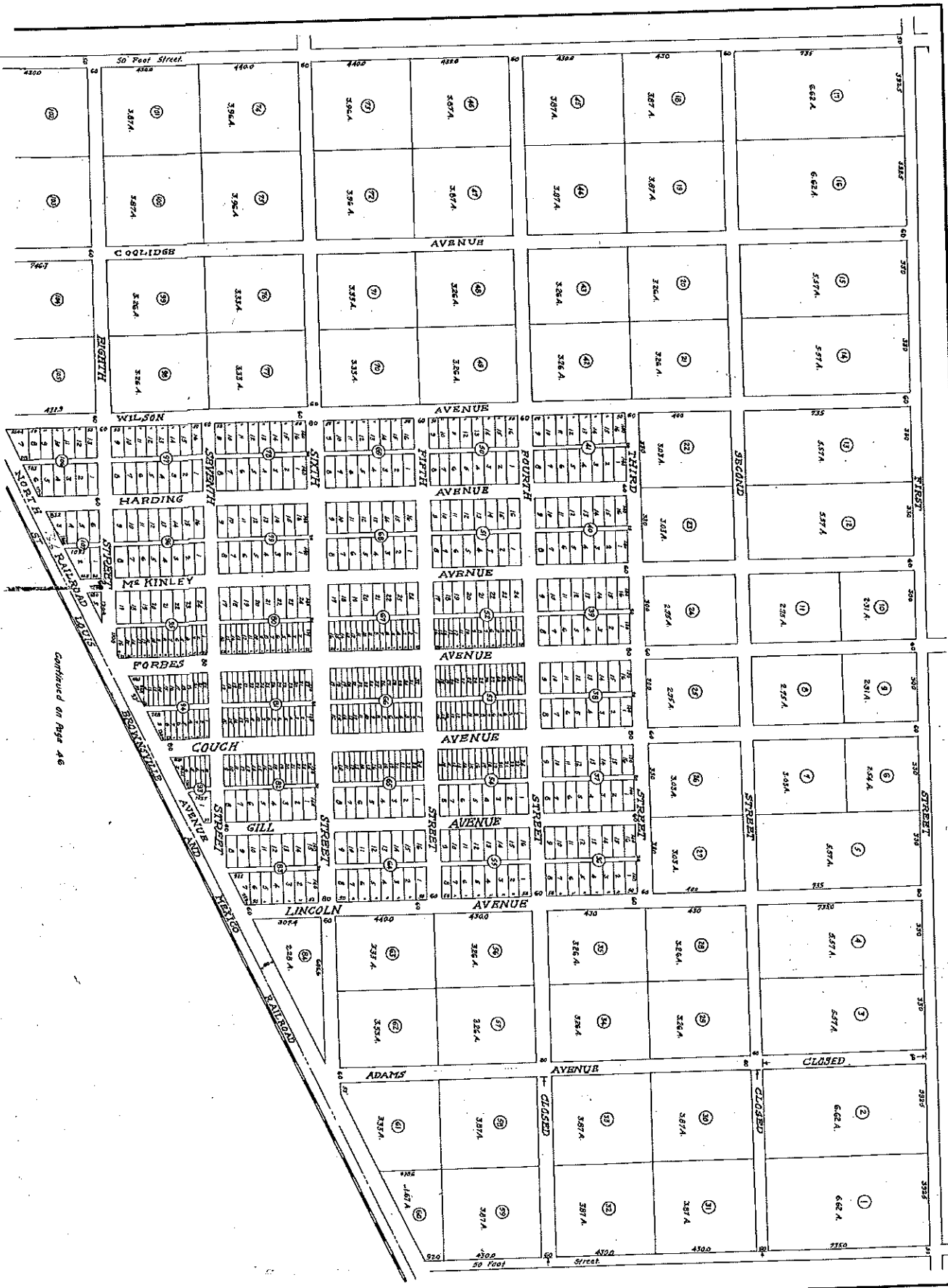
Carolina Cardenas
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

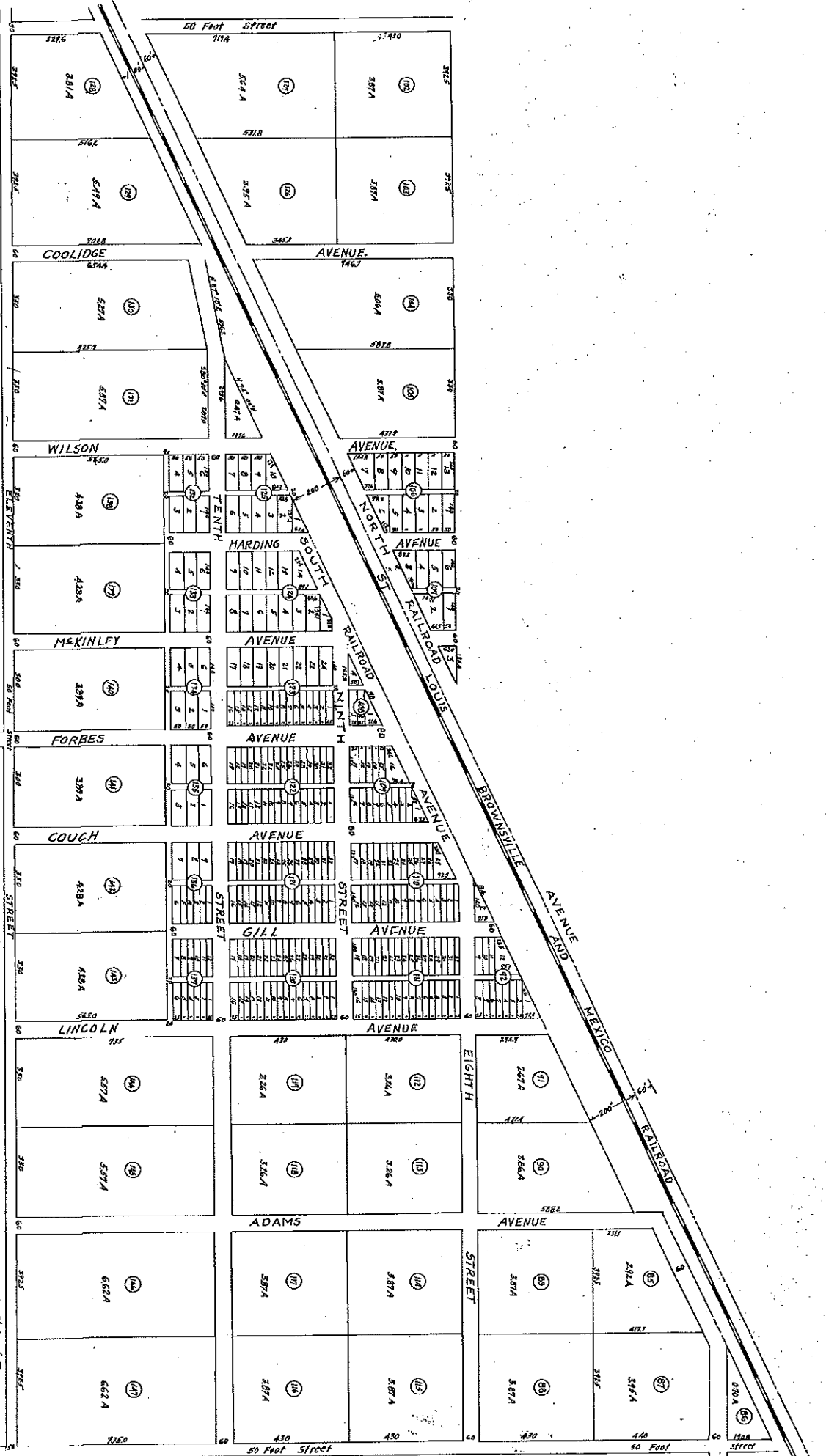
JGF ENTERPRISES, L.P.
P.O. BOX 1000
MISSION, TEXAS 78573-1000

AFTER RECORDING RETURN TO:

MARITA MORALEZ
P.O. BOX 202
HARGILL, TX 78549



Continued on Page 46



State of Texas
County of Hidalgo
City of Hargill
Before me the undersigned authority on this day personally appeared
R. Parks Jantz to me to be the person whose name is subscribed to
the foregoing instrument and acknowledged to me that he
executed the same for the purposes and consideration therein
expressed. Given under my hand and seal of office
this 2nd day of August, 1926

SEP 2 1926
FILED FOR RECORDED

MAP OF HARGILL TEXAS

JANUARY 1926

Notary Public in and for Hidalgo County

SCALE



State of Texas
County of Hidalgo
The dedication in the town of Hargill, of the streets, alleys and road
ways is made with the express intention, in full, subject of the right to
occupy and use said streets, alleys and roadways for the public purposes
and for the purpose of operating lines of transportation for the carriage of freight
and passengers and all of said rights, privileges and franchises in the streets
and roadways shall and shall be the property of and shall be used
and controlled by the said city of Hargill, Texas, in accordance with the
provisions of the laws of the State of Texas in that behalf made, and the
said city of Hargill, Texas, does hereby accept of the same and does hereby
pledge its faith and credit to the support of the same. Witness my hand and
the seal of said city of Hargill, Texas, this 2nd day of August, 1926.

State of Texas
County of Hidalgo
I, CARL E. HILL, County Clerk of
Hidalgo County, Texas, do hereby
certify that the above and foregoing
is a true and correct copy of the
original as the same appears in my
office on this 2nd day of August,
1926.

CARD R. PARKS - ENGINEER
ME. ALLEN - TOLSON