



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: 1-14673

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

Upon the application of:

Name:

Yolanda Montemayor

Address:

221 E. Roosevelt Rd.
Danna, Tx
78537

Phone:

(956) 358-9960

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

Water Supplier: NAUSE

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:

2 acres, more or less Hill Halbert B16 #107

[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



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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-14623

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

Yolanda Montemayor

Known to me [or proved to me in the oath of Tx DL # 26644882 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:

2 acres, more or less Hill Haberdash Block # 107

[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]

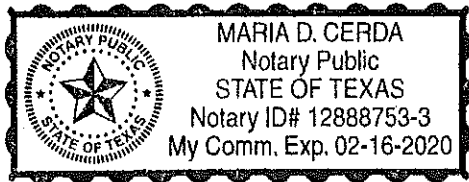
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."~~

Yolanda V. Montemayor (Signature)

SUBSCRIBED AND SWORN TO before me on April 21, 2017, to certify which, witnesses my hand and seal of office.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:

1-14673

Apr. 11, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS
TEL 968-4724

WESLACO TX 78596
FAX 447-8612

H3475-00-107-0000-08

[1] OWNER: MONTEMAYOR, YOLANDA

9427 N FM 493
DONNA TX 78537-9207

Telephone No. 358-9960

[7] LEGAL DESC./NAME OF SUBDIVISION
HILL HALBERT E330'-W660'-N264'
-E10AC-W20AC BLK 107

LOCATION: 0

[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.: \$4,500

[5] SIZE OF STRUCTURE: 700 Sq. Ft.

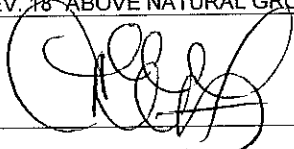
[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESD. ZONE C-44

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:50' BACK 15' SIDES:6'
MINIMUM ELEV. 18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY APPLICATION FEES


Prepared by _____ Date 4/11/17

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Gilbert Pecina
Approved by _____ Date 4/5/17

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

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

Yolanda V. Montemayor
Signature of Owner or Applicant _____ Date 04/11/17

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

[NOTICE]

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

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

WARRANTY DEED

2394944

THE STATE OF TEXAS

COUNTY OF HIDALGO

KNOWN ALL MEN BY THESE PRESENTS:

That I, RAUL DE ANDA, of the County of Hidalgo, State of Texas for and in consideration for the terms listed below, herein named the receipt of which is Hereby acknowledged,

Have granted and conveyed, and by these presents do grant and convey to:

Yolanda Montemayor
9427 N. FM 493
Donna, Texas 78537


Of the County of Hidalgo and State of Texas, all of the following described real Property in Hidalgo County, Texas, to-wit:

Two (2) acres, more or less (including the part thereof underlying and entranced In roadways and canal rights of way, easements for which are hereby reserved), Legal description: Hill Halbert, E330-W660-N264-E10AC-W20AC BLK 107, Roosevelt Road, Acreage: 2.0000

Terms: \$8,000.00 (eight thousand dollars) * sum to be paid in full cash.

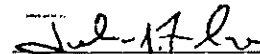
TO HAVE AND TO HOLD the above described premises, together with all and singular The rights and appurtenances thereto in anywise belonging, unto the said grantee, her heirs and assigns forever: and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular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

Executed this 21st day of March, 2013.

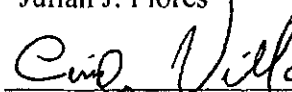


Raul De Anda

WITNESS TO HIS MARK:



Julian J. Flores



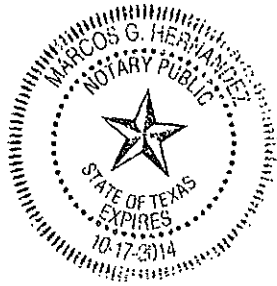
Cynthia Villa

STATE OF TEXAS
COUNTY OF HIDALGO

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 21st day of March, 2013
By RAUL DE ANDA.



M. G. H
Notary Public, State of Texas

Marcos G. Hernandez
Notary's Printed Name
My commission expires: 10-17-2014



M. G. H
Notary Public, State of Texas

Marcos G. Hernandez
Notary's Printed Name
My commission expires: 10-17-2014



M. G. H
Notary Public, State of Texas

Marcos G. Hernandez
Notary's Printed Name
My commission expires: 10-17-2014

AFTER RECORDING RETURN TO:

YOLANDA MONTEMAYOR
9427 N: FM 493
DONNA, TEXAS 78537

PREPARED IN THE OFFICE OF:

FLORES ENTERPRISES
MARCOS G. HERNANDEZ
821 N. REPUBLIC ST.
WESLACO, TEXAS 78596

16353

VOL 2282 PAGE 24

162239

WARRANTY DEED (LONG FORM)

THE STATE OF TEXAS COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

That RAUL DE ANDA, MARIA IGNACIA DE ANDA MONTEMAYOR AND JOSE DE ANDA

of the County of Hidalgo and State of Texas for and in consideration of the sum of TEN AND NO/100THS (\$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

ROSALINDA DE ANDA MOLINA

of the County of Hidalgo and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

Being a 2.0 acre tract of land located in Hidalgo County, Texas, and being out of the East 10 acres of the West 20 acres of Block 107 of the Hill and Halbert Subdivision in El Gato and La Blanca Grants as recorded in Vol. 1, Page 35, Hidalgo County Map Records. Said 2.0 acre tract also being known as tract 3as recorded in Volume 1730, Page 638 of the Hidalgo County Deed Records and said 2.0 acre tract being more particularly described by metes and bounds as follows:

16353 52

COMMENCING FOR REFERENCE at the Southwest corner of said Block 107 and being located on the centerline of Mile 11 North Road (40 foot right-of-way);

THENCE North 89°36' East, 330.00 feet with the South line of said Block 107 and with the centerline of said Mile 11 North Road to a point for corner;

THENCE North 0°24' West, 264.00 feet to the POINT OF BEGINNING of said tract herein described;

THENCE North 0°24' West, 264.00 feet along the West line of said tract herein described to a point for corner;

THENCE North 89°36' East, 330.00 feet with a line that is parallel to and located 264 feet South of the North line of said Block 107 to a point for corner;

THENCE South 0°24' East, 264.00 feet with the East line of said tract herein described to a point for a corner;

THENCE South 89°36' West, 330.00 feet with the South line of said tract herein described to the POINT OF BEGINNING and containing 2.00 acres of land more or less.

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[Faint, illegible text, likely bleed-through from the reverse side of the page]

NO. 5525 SV

JAMES L. DRAY

195730

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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, her heirs and assigns forever; and WE do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 12th day of March, A. D. 19 86.

Raul de Anda
RAUL DE ANDA
Maria Ignacia de Anda Montemayor
MARIA IGNACIA DE ANDA MONTEMAYOR
Jose de Anda
JOSE DE ANDA

Mailing address of each grantee:

Name: ROSALINDA DE ANDA MOLINA
Address: 40 P.O. Box 9066
Wichita TX 76796

Name:
Address:

(Acknowledgment)

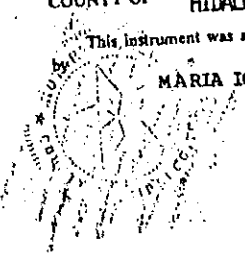
STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 14th day of March, 1986.

MARIA IGNACIA DE ANDA MONTEMAYOR

Gloria Noriega
Notary Public, State of Texas
Notary's name (printed): GLORIA NORIEGA

Notary's commission expires: 02-07-87



5585 SJ

5585 SJ

(Acknowledgment)

VOL 2282 PAGE 27

STATE OF TEXAS
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the
by RAUL DE ANDA

18th day of March, 1986

Belia Noriega

Notary Public, State of Texas
Notary's name (printed): BELIA NORIEGA
Notary's commission expires: 6/6/89

(Acknowledgment)

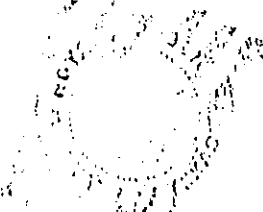
STATE OF TEXAS
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the
by JOSE DE ANDA

27 day of March, 1986

Gloria Castañeda

Notary Public, State of Texas
Notary's name (printed): GLORIA CASTAÑEDA
Notary's commission expires: 2-13-89



(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO }

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

day of , 19

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

Notary's commission expires:

PREPARED IN THE LAW OFFICE OF:

PHIL HARRIS
ATTORNEY AT LAW
P. O. BOX 8066
WESLACO, TEXAS 78089

162239

AFTER RECORDING RETURN TO:

PHIL HARRIS
ATTORNEY AT LAW
P. O. BOX 8066
WESLACO, TEXAS 78089

HIDALGO COUNTY, TEXAS
COUNTY CLERK
J. EDGAR RUIZ

86 APR 30 PM 1 49

FILED FOR RECORD

APR 30 1986

Chapter 232 Texas LGC Application

APPLICATION NO:
1-14673
Apr. 11, 2017

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

H3475-00-107-0000-08

[1] OWNER: MONTEMAYOR, YOLANDA
9427 N FM 493
DONNA TX 78537-9207
Telephone No. 358-9960

[7] LEGAL DESC./NAME OF SUBDIVISION
HILL HALBERT E330'-W660'-N264'
-E10AC-W20AC BLK 107

LOCATION: 0

[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.: \$4,500

[5] SIZE OF STRUCTURE: 700 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

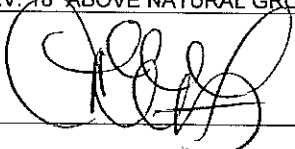
[6] USE OF BUILDING: RESD. ZONE C-44

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:50' BACK 15' SIDES:6'
MINIMUM ELEV. 18" ABOVE NATURAL GROUND

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
TOTAL AMOUNT **\$30.00**


Prepared by _____ Date 4/11/17

Light Water

Gilbert Pecino
Approved by _____ Date 4/5/17

Flood Zone: NO
Panel No. /Suffix: 0425C Pct: 1
Community No.: 480334
Certification of Elevation
Required: YES NO BFE

Yolanda V. Montemayor
Signature of Owner or Applicant _____ Date 04/11/17

- 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.



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Rev. 06-03-15

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Mission, TX 78572
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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-146094

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

Upon the application of:

Name: Matea Cuellar

Address: 1716 Ebon St
Meriden Tex
78570

Phone: (952) 472-4698

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

Water Supplier: NAWS
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:

A tract of land out of the 495 ft of the South 1/2 of
lot 10 BIK #44 Capisallo District Subdivision

[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

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: 1-14694

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

Matea Cuellar

Known to me [or proved to me in the oath of DU#15090587 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:

A tract of land out of the 405 ft of the path 1/2
of lot #10 Bk #44 Capisallo District Subd.

[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~~]

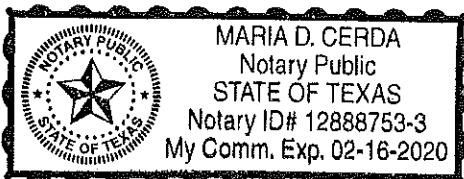
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."~~

Matea Cuellar (Signature)

SUBSCRIBED AND SWORN TO before me on April 21, 2017, to certify which, witnesses my hand and seal of office.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Charge to: VLTC
GF # 149329

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.

File No. 16-173
GF No. 149329

GENERAL WARRANTY DEED

Date: **September 20, 2016**

Grantor: **JOSE CAVAZOS and wife, FLORENTINA CAVAZOS, signing in a pro forma basis only**

Grantor's Mailing Address: **11836 Olive Grove, Mercedes, Hidalgo County, Texas 78570**

Grantee: **MATEA OJEDA CUELLAR, as her sole and separate property**

Grantee's Mailing Address: **1716 Ebony St., Mercedes, Hidalgo County, Texas 78570**

Consideration: **TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration.**

Property (including any improvements):

A tract of land out of the North 495 feet of the South one-half of Lot Ten (10), Block Forty-four (44), CAPISALLO DISTRICT SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume "P", Page 226, Deed Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes, and more particularly described as follows:

The North 165 feet of the South 330 feet of said property, Save and Except any said property which would lie on the East side of the existing irrigation canal which runs across the East end of said property.

Reservations from Conveyance:

NONE

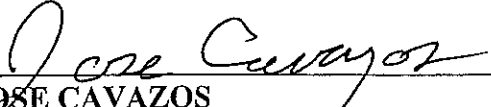
Exceptions to Conveyance and Warranty:

- 1. Statutory easement, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.**
- 2. Roads, easements and reservations as shown on the map and dedication of Capisallo District Subdivision, recorded in Volume "P", Page 226, Deed Records of Hidalgo County, Texas.**
- 3. Subject to any portion of subject property described herein lying in canal right of way.**

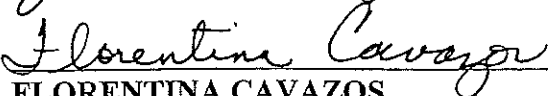
4. Easement for pipe lines, ditches, canals, etc. as shown by instrument dated September 9, 1907, recorded in Volume "S", Page 396, Deed Records of Hidalgo County, Texas.
5. Mineral and/or royalty reservation contained in Deed dated August 17, 1946, recorded in Volume 592, Page 584, Deed Records of Hidalgo County, Texas.
6. Leases for coal, lignite, oil, gas or other mineral, together with rights incident thereto, dated June 25, 1948, recorded in Volume 81, Page 312, dated June 25, 1948, recorded in Volume 81, Page 317, dated March 24, 1960, recorded in Volume 248, Page 594, dated April 19, 1960, recorded in Volume 249, Page 132, dated June 11, 1971, recorded in Volume 334, Page 289, dated July 9, 1971, recorded in Volume 334, Page 292, dated November 18, 1980, recorded in Volume 398, Page 703, dated November 11, 1980, recorded in Volume 398, Page 707, dated November 10, 1980, recorded in Volume 398, Page 711, dated November 11, 1980, recorded in Volume 398, Page 715, dated November 4, 1980, recorded in Volume 399, Page 559, dated November 4, 1980, recorded in Volume 399, Page 566 and dated February 20, 1981, recorded in Volume 400, Page 385, Oil and Gas Records of Hidalgo County, Texas.
7. Visible and apparent easements on or across the property herein described.
8. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
9. 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 Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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



JOSE CAVAZOS



FLORENTINA CAVAZOS

STATE OF TEXAS

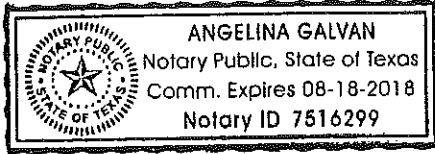
*

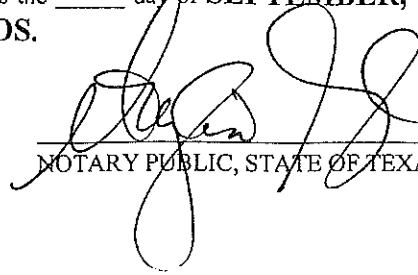
(Acknowledgment)

COUNTY OF HIDALGO

*

This instrument was acknowledged before me on this the 20 day of **SEPTEMBER, 2016**, by **JOSE CAVAZOS and wife, FLORENTINA CAVAZOS.**





NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING,
RETURN TO:

PREPARED IN THE
LAW OFFICE OF:

SARA L. TIPPIT
THE TIPPIT LAW FIRM, LLP
820 W. Nolana, Ste. C
McAllen, Texas 78504

SAME

143608

Prepared by the State Bar of Texas for use by lawyers only
Revised 10-83
© 1983 by the State Bar of Texas

Vol 2853 PAF-F 787 J2-7

WARRANTY DEED

Date: December 23, 1988

Grantor: JOSE CAVAZOS, ELENO CAVAZOS, JR., ROSA ROFFE, PEDRO CAVAZOS,
ADELAIDA LEDESMA, DEORICA GONZALEZ, NORA PEREZ, and EVANGELINA RIVERA
Grantor's Mailing Address (including county):

Grantee: MODESTO CAVAZOS

Grantee's Mailing Address (including county): Rt. 1, Box 25, Santa Rosa, Cameron County,
Texas 78593

Consideration: FOR THE NATURAL LOVE AND AFFECTION FOR OUR BROTHER, PEDRO
CAVAZOS.

Property (including any improvements):

A Tract of land out of the North 495 feet of the South one-half (1/2)
of Lot Ten (10), Block Forty-four (44), CAPITALLO DISTRICT SUBDIVISION,
and more particularly described as follows:

The North 165 feet of the South 330 feet of said property, Save and
Except any said property which would lie on the East side of the exist-
ing irrigation canal which runs across of the East end of said property.

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.

Vol. 2853, PAGE 788
Jose Cavazos
Eleno Cavazos, Jr.
Rosa Roffe
Pedro Cavazos

Adelaida Ledesma
Georica Gonzalez
Nora Perez
Evangelina Rivera

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 10th day of February, 19 89
by JOSE CAVAZOS



JUANA MARIA GUAJARDO
Notary Public
STATE OF TEXAS
My Commission Expires: 3-13-89

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

Notary's commission expires: March 13, 1989

(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):

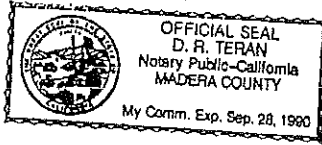
Notary's commission expires:

AFTER RECORDING RETURN TO:
VANBERG & FLORES
ATTORNEYS AT LAW
P.O. BOX 1076
MERCEDES, TEXAS 78570

PREPARED IN THE LAW OFFICE OF:
VANBERG & FLORES
ATTORNEYS AT LAW

STATE OF CALIFORNIA
COUNTY OF MADERA

This instrument was acknowledged before me on the *****25th day of OCTOBER* *, 19 89
by ELENO CAVAZOS, JR.



D. R. Teran
Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires: 9-28-90

STATE OF TEXAS
COUNTY OF Blanco

This instrument was acknowledged before me on the 24 day of August . . . 1989
by ROSA ROFFE

Janette Hoppe
Notary Public, State of Texas
Notary's name (printed): Janette Hoppe
Notary's commission expires: 7-13-93

STATE OF TEXAS
COUNTY OF HIDALGO

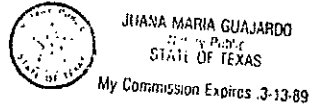
This instrument was acknowledged before me on the 10th day of February .19 89
by PEDRO CAVAZOS



Juana Maria Guajardo
Notary Public, State of Texas
Notary's name (printed): Juana Maria Guajardo
Notary's commission expires: March 13, 1989

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 10th day of February .19 89
by ADELAIDA LEDESMA



Juana Maria Guajardo
Notary Public, State of Texas
Notary's name (printed): Juana Maria Guajardo
Notary's commission expires: March 13, 1989

STATE OF TEXAS
COUNTY OF HIDALGO

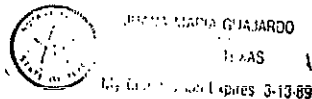
This instrument was acknowledged before me on the 13th day of February .19 89
by DEORICA GONZALEZ



Juana Maria Guajardo
Notary Public, State of Texas
Notary's name (printed): Juana Maria Guajardo
Notary's commission expires: March 13, 1989

STATE OF TEXAS
COUNTY OF HIDALGO

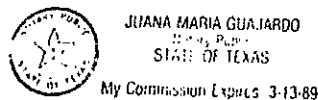
This instrument was acknowledged before me on the 13th day of February .19 89
by NORA PEREZ



Juana Maria Guajardo
Notary Public, State of Texas
Notary's name (printed): Juana Maria Guajardo
Notary's commission expires: March 13, 1989

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 13th day of February .19 89
by EVANGELINA RIVERA



Juana Maria Guajardo
Notary Public, State of Texas
Notary's name (printed): Juana Maria Guajardo
Notary's commission expires: March 13, 1989

AFTER RECORDING RETURN TO:
VanBerg & Flores
Attorneys At Law
P.O. Box 1076
Mercedes, Texas 78570
(512) 565-6331

PREPARED IN THE LAW OFFICE OF:
VanBerg & Flores
Mercedes, Texas 78570

142609

RECORDED
JAN 28 2 11 PM '78
VAN BERG & FLORES
ATTORNEYS AT LAW
MERCEDES TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:

1-14694

Apr. 17, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

C1400-00-044-0010-16

[1] OWNER: CUELLAR, MATEA

1716 EBONY ST
MERCEDDES, TX 78570

Telephone No. 472-4698

[7] LEGAL DESC./NAME OF SUBDIVISION
CAPISALLO N165'-S495' LOT 10 B
LK 44 5.0AC NET

LOCATION: 0 N ML 1 1/2 & ML 10

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: MILI

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING

29-RESIDENTIAL MOVE-IN/RELO.BUILD

[5] SIZE OF STRUCTURE: 1,500 Sq. Ft.

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

[6] USE OF BUILDING: RESD. ZONE X-29

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:50' BACK:15' SIDES:6'

MINIMUM ELEV. 18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

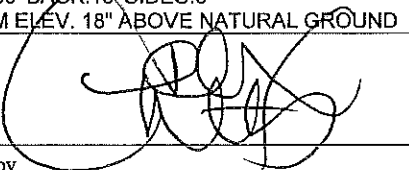
Light [X] Water [X]

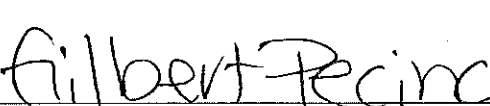
Flood Zone: NO 04JOC Pct: 1
Panel No. /Suffix: _____

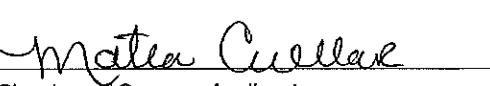
Community No.: 480334

Certification of Elevation
Required: YES NO BFE

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


Prepared by _____ Date 4/17/17


Approved by _____ Date 4/17/17


Signature of Owner or Applicant _____ Date 4/17/17

[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
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: 1-14707

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

Upon the application of:

Name: LUZ IDALIA IBERA

Address: 1409 E of J St

Weslaco TX 78596

Phone: 280-71172

Approved by Environmental Health:	Temporary Service	Final Service
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>/ /</u>	<u>/ /</u>

Water Supplier: N/AWS

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:

R. C Babb #4

lot # 5 Block # 5

[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

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

Precinct No.1 Substation
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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: 1-14707

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

Luz I. Loera

Known to me [or proved to me in the oath of ID#04139567 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:

R.C. Babb NO. 4 lot #05 Block # 07"

[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]

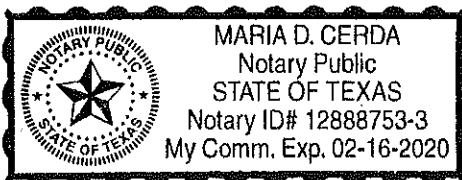
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 Luz I. Loera (Signature)

SUBSCRIBED AND SWORN TO before me on April 21, 2017, to certify which, witnesses my hand and seal of office.



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 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: June 10, 2016

Grantor: B TWIN, LLC

Grantor's Mailing Address:

501 MOCKINGBIRD LANE
MCALLEN, TEXAS 78501
HIDALGO COUNTY

Grantee: LUZ I. LOERA

Grantee's Mailing Address:

1409 East 25th Street
Weslaco, Texas 78596
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 \$21,000.00 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 Marcus C. Barrera, Trustee.

Property (including any improvements):

LOT 5, BLOCK 7, R.C. BABB NO. 4, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 22, PAGE 153, MAP 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 rights 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 any Restrictive Covenants recorded in the Official Records of Hidalgo County, Texas;
SUBJECT TO visible and apparent easements on or across the subject property;

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
PAGE 1 OF 3

B TWIN, LLC

By: *Cayetano E. Barrera*
Cayetano E. Barrera, President

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on June 10, 2016, by Cayetano E. Barrera, President of B Twin, LLC.



Melissa Kalifa
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
BARRERA, SANCHEZ & ASSOCIATES, P.C.
10113 N. 10th Street, Suite A
McAllen, Texas 78504A

AFTER RECORDING RETURN TO:
B Twin, LLC.
10113 N 10th St Ste A
McAllen, Texas 78504

Chapter 232 Texas LGC Application

APPLICATION NO:

1-14707

Apr. 19, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

B0050-04-007-0005-00

[1] OWNER: LOERA, LUZ

1405 E 25TH ST
WESLACO, TX 78596

Telephone No. 246-8603

[7] LEGAL DESC./NAME OF SUBDIVISION
BABB, R C #4 LOT 5 BLK 7

LOCATION: 1417 E 25TH ST

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOBILE HOMES

20-MOBILE HOMES

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

[5] SIZE OF STRUCTURE: 840 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:25' BACK:15' SIDES:6'

MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 052SB 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.

[Signature] Date 4/19/17

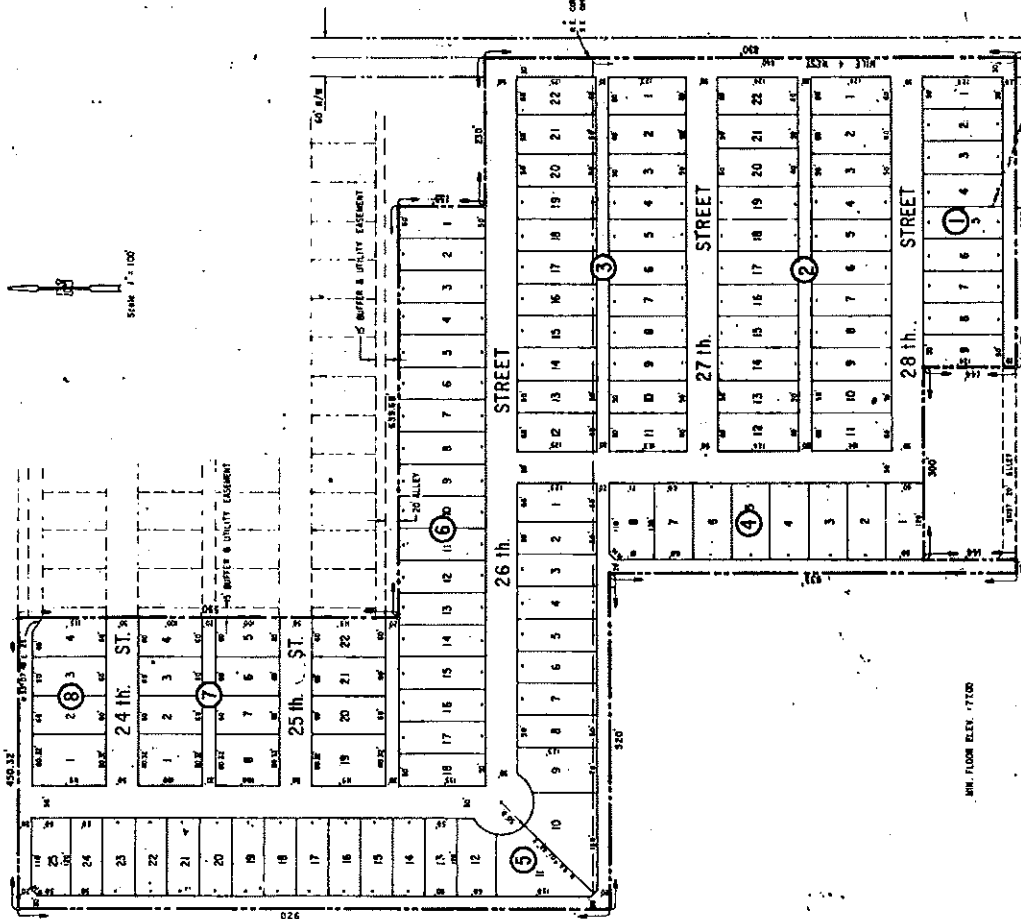
Leonel Najera Approved by Date 4/18/17

Luz Idalia Loera Signature of Owner or Applicant Date 4/19

[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.



The R. C. Babb No. 4 Subdivision, containing 24.86 gross acres, more or less, situated in and a part of Farm Tracts 714 and 745, West Adams Tract, Dallas, Texas, and is more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of this subdivision, which is North a distance of 642.39 ft. from the southeast corner of Farm Tract 745;

THENCE, West, a distance of 482.00 ft., to a point;

THENCE, North, a distance of 144.00 ft., to a point;

THENCE, West, a distance of 306.00 ft., to a point;

THENCE, South, a distance of 144.00 ft., to a point;

THENCE, West, a distance of 21.48 ft., to a point;

THENCE, North, a distance of 435.00 ft., to a point;

THENCE, West, a distance of 50.00 ft., to a point;

THENCE, North, a distance of 234.00 ft., to a point for the northwest corner of this subdivision;

THENCE, East, a distance of 450.22 ft., to a point;

THENCE, South, a distance of 596.00 ft., to a point;

THENCE, East, a distance of 633.48 ft., to a point;

THENCE, South, a distance of 133.48 ft., to a point;

THENCE, West, a distance of 236.00 ft., to a point for the northeast corner of this subdivision;

THENCE, South, a distance of 438.00 ft., to the POINT OF BEGINNING, CONTAINING within these metes and bounds 24.86 gross acres, more or less.

STATE OF TEXAS,
COUNTY OF DALLAS

I, the undersigned, of the County of Dallas, State of Texas, do hereby certify that the above and foregoing plat of the subdivision of the land shown on this plat and designated herein as R. C. Babb No. 4 Subdivision, Dallas, Texas, is a true and correct copy of the original plat of the subdivision, and that the same has been approved by the City of Dallas, Texas, and that the same is being filed for the purpose of recording the same in the public records of the County of Dallas, Texas, and that the same is being filed for the purpose of recording the same in the public records of the County of Dallas, Texas, and that the same is being filed for the purpose of recording the same in the public records of the County of Dallas, Texas.

OWNER:
Attorney General

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed hereto, and acknowledged to me that he executed the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1927, A.D.

Notary Public in and for Tarrant Co., Texas

STATE OF TEXAS
COUNTY OF DALLAS

I, the undersigned, a Registered Public Surveyor in the State of Texas, hereby certify that this plat is true and correctly made and is prepared in accordance with the laws of the State of Texas, and that the same is being filed for the purpose of recording the same in the public records of the County of Dallas, Texas, and that the same is being filed for the purpose of recording the same in the public records of the County of Dallas, Texas, and that the same is being filed for the purpose of recording the same in the public records of the County of Dallas, Texas.

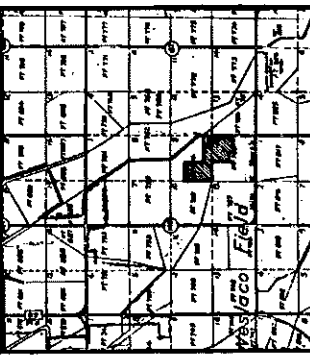
I, the undersigned, Chairman of the Planning and Zoning Commission of the City of Dallas, hereby certify that this plat of the R. C. Babb No. 4 Subdivision meets all requirements of the Subdivision Regulations of this City, whereupon my approval is required.

City of Dallas

I, the undersigned, Mayor of the City of Dallas, hereby certify that this plat of the R. C. Babb No. 4 Subdivision meets all requirements of the Subdivision Regulations of this City, whereupon my approval is required.

Mayor - City of Dallas

CHECKED FOR DRAINAGE
BY: W. J. O. G.



R. C. BABB NO. 4

Approved in Book 22, Page 123
County, Texas
Dallas and Tarrant, Inc.
Surveyors

24th Aug 1927
K. H. Rogers