

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Jose A. Sandoval Ruiz & Rocio Sandoval	4-16764
2.	Luis R. Garza	4-16716
	COMM. COURT: MAY 16, 2017	



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-16716  
05-18-2017

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Luiz R. Garza

Address: 3253 E. Ingle Rd.  
Edinburg, TX 78542

Phone: (956) 800-0566

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>5/19/17</u>

Water Supplier: North Area Water Supply

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

Account/ESI No.: 10032789478341105  
[ ] Temporary Pole [X] Permanent Service

regarding the land described as: Meyenfeldt Sub. Lot #2

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- no A plat has been prepared;
- no A plat has been reviewed and approved by the Commissioners Court;
- no water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- no electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 05-20-17);  
(verified by Mary Garcia);

(verified by M.Mtz J.Gnz);

(verified by M.Mtz J.Gnz);

(verified by Mary Garcia);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-16714

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: Luis R. Garza  
Address: 3253 E. Ingle Rd.  
Edinburg, TX 78542  
Phone: (956) 800-0566

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Meyenfeldt subdivision Lot #2

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

[Signature]  
Requesting Party (Signature)

05-09-17  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) PMT 4-16714

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

05/10/17  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16716

Apr. 18, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

M3830-00-000-0002-00

[ 1] OWNER: GARZA, LUIS ROGELIO

RR 12 BOX 1275  
EDINBURG, TX 78541-9812

Telephone No.

[ 7] LEGAL DESC./NAME OF SUBDIVISION  
MEYENFELDT LOT 2

LOCATION: 0 INGLE RD

[ 2] CONTRACTOR: SELF

[ 8] SEWAGE: INSTA

[ 3] WATER SYSTEM: N AL

[ 9] CONSTRUCTION TYPE: WOOD

[ 4] PURPOSE OF APPLICATION: MOVED BUILDING

29- RESIDENTIAL MOVE-IN/RELO.BUILD

[10] EST. COST OF CONST.: \$25,000

[ 5] SIZE OF STRUCTURE: 900 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6] USE OF BUILDING: RESIDENTIAL

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS AND REGULATIO  
SETBACKS FRONT 35' SIDE 15' REAR 15' SIDE 15'  
MIN. ELEV. 18" CL OF STREET

FOR COUNTY USE ONLY  
APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$60.00

Light [X] Water [X]

Flood Zone: NO 480334  
Panel No. /Suffix: \_\_\_\_\_ Pct: 0

Community No.: 03250

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.

Gilberto Mata  
Prepared by

4-18-17  
Date

Julio Ruiz  
Approved by

04/18/17  
Date

[Signature]  
Signature of Owner or Applicant

04-18-17  
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.

The State of Texas,

} Know All Men by These Presents:

County of Hidalgo

That Sandra D. Womack, dba, S. Davis Enterprise  
Rt 2, Box 1676  
McAllen, Texas

5586 15

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

DOLLARS

to me paid, and secured to be paid, by Luis Rogelio Garza  
Rt 5, Box 2450, Edinburg, Texas 78539

as follows:

CASH and other good and valuable consideration receipt for which is hereby acknowledged.

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said  
Luis Rogelio Garza  
Rt 5, Box 2450, Edinburg, Texas 78539

of the County of Hidalgo State of Texas all that certain

lot, tract or parcel of land situated in Hidalgo County, State Texas, being more fully described as follows, to-wit:

Lot #2, Meyenfeldt Subdivision, City of Edinburg, Hidalgo County, Texas,  
according to the map or plat thereof recorded in Hidalgo County Courthouse.

SAVE AND EXCEPT any and all oil, gas and other minerals that may be found in, on  
and under said land and premises.  
SUBJECT to all visible easements.  
SUBJECT to easements of record.  
SUBJECT to Hidalgo Planning and Zoning Restrictions.

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

Luis Rogelio Garza, 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 Luis Rogelio Garza, his

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any  
part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above  
described property, premises and improvements, until the above described note, and all interest  
thereon are fully paid according to its face and tenor, effect and reading, when this deed shall  
become absolute.

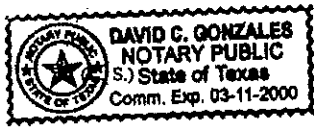
WITNESS my hand at McAllen, Texas  
this 9th day of SEPTEMBER 19 96  
Witness at request of Grantor:

*Sandra D. Womack*  
Sandra D. Womack dba,  
S. Davis Enterprise

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared  
SANDRA D. WOMACK, dba, S. DAVIS ENTERPRISE  
known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to  
me that she executed the same for the purposes and consideration therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the 9th day of SEPTEMBER A. D. 19 98

*David C. Gonzales* HIDALGO  
Notary Public in and for County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared  
known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to  
me that he executed the same for the purposes and consideration therein expressed.

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

(L. S.)

Notary Public in and for County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared  
known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to  
me that he executed the same for the purposes and consideration therein expressed.

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

(L. S.)

Notary Public in and for County, Texas

THE STATE OF TEXAS,  
COUNTY OF

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

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

(L. S.)

County Clerk County, Texas

By, Deputy.

181

**Warranty Deed**  
(WITH VENDORS LIEN)  
FROM

TO

FILED FOR RECORD

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

County Clerk  
Deputy

RECORDED

On day of A.D. 19  
County of Hidalgo, Texas  
at o'clock P.M.

Filed for Record in:  
Hidalgo County, Texas  
County Clerk's Office  
Page 4, of 96  
Recording Fee \$ 11.00

In Book  
Page  
By

Recording Fee \$ 11.00  
This instrument should be filed immediately with the County Clerk for Record.

The Office Company, Publishers, Dallas



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-16764

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Jose A Sandoval Ruiz

Address: 1301 E FAY  
Edinburg TX  
78539

Phone: (956) 720-3397

Approved by Environmental Health:	Temporary Service <i>[Signature]</i> Authorized Signature	Final Service <i>Conzalez</i> <i>for water only</i> <i>[Signature]</i> Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>5 / 1 / 17</u>

Water Supplier: North Glassco WSC

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 317733-001  
 Temporary Pole     Permanent Service

regarding the land described as: Lot 50 Falcon's Crest GARDENS

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 11/1/04);

(verified by *[Signature]*);

(verified by B. Mtz by Conzalez);

(verified by B. Mtz by Conzalez);

(verified by *[Signature]*);

\_\_\_\_\_  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-16764

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: Jose A. Sandoval Ruiz

Address: 1301 E FAY  
Edinburg Tx 78539

Phone: (956) 720-3397

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Falcon Crest Gardens LOT-50

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

[Signature]  
Requesting Party (Signature)

5/1/2017  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) MT

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

05/08/17  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16764

Apr. 28, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

F1552-00-000-0050-00

[ 1 ] OWNER: SANDOVAL, JOSE A.  
SANDOVAL, ROCIO  
1301 E. FAY  
EDINBURG, TX. 78539  
Telephone No. 720-3397

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
FALCONS CREST GARDENS LOT 50

LOCATION: 0 ALAMO & RICHARDSON

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

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

[ 10 ] EST. COST OF CONST.: \$150,000

[ 5 ] SIZE OF STRUCTURE: 3,487 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:      YES  
  X   NO

[ 6 ] USE OF BUILDING: NEW RESIDENCE

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ ALL COUNTY SETBACKS AND REGULATIONS  
SETBACKS FRONT 25' SIDE 6' REAR 40' SIDE 6'  
MIN. ELEV. 18" ABOVE TC

FOR COUNTY USE ONLY  
APPLICATION FEES

Gilberto Mata  
Prepared by

4-28-17  
Date

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

Light [X] Water [X]

Julio Ruiz  
Approved by

4/24/17  
Date

Flood Zone: NO 480534 Pct: 4  
Panel No. /Suffix: \_\_\_\_\_

Community No.: 03250

Certification of Elevation  
Required:      YES   X   NO      BFE

X [Signature]  
Signature of Owner or Applicant

4-28-17  
Date

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

[ NOTICE ]

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

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

Charge to Wingate Law Office  
GF# 100308-bv

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.

## GENERAL WARRANTY DEED

Date: JUNE 10, 2011

Grantor: NYDIA MARIN and spouse, FRANCISCO MARIN

Grantor's Mailing Address:

905 E. PETER STREET  
EDINBURG, TEXAS 78541  
HIDALGO COUNTY

Grantee: JOSE ANTONIO SANDOVAL and wife, ROCIO SANDOVAL

Grantee's Mailing Address:

1301 E. FEY  
EDINBURG, TEXAS 78539  
HIDALGO COUNTY

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

Property (including any improvements):

Lot 50, FALCON'S CREST GARDENS SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to Amended map thereof recorded in Volume 46, Page 92, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

- A. Right-of-Way Easement granted by Juan Antonio Reyes and Lorenzo Reyes, Jr. to North Alamo Water Supply Corporation, by instrument dated October 2, 1990, recorded in Volume 2999, Page 111, Official Records of Hidalgo County, Texas.
- B. Right-of-Way Easement granted by Hidalgo County Water Control and Improvement District No. 1 to the State of Texas, by instrument dated December 14, 1967, recorded in Volume 1194, Page 231, Deed Records of Hidalgo County, Texas.
- C. Easement in favor of Domingo Flores upon each Lot, as shown on the Map recorded in Volume 46, Page 92, Map Records of Hidalgo County, Texas.
- D. A ten feet (10') Electrical and Utility Easement along the rear of subject property as shown on the Map recorded in Volume 46, Page 92, Map Records of Hidalgo County, Texas and in the dedication of said map shown as fifteen feet (15') along the rear of subject property.

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

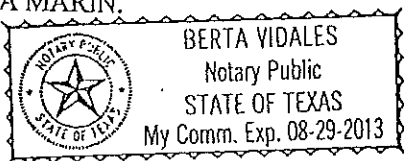
Nydia Marin  
NYDIA MARIN

Francisco Marin  
FRANCISCO MARIN

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on June 10, 2011, by NYDIA MARIN.

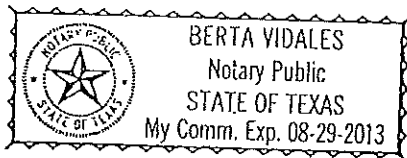


Berta Vdales  
Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on June 10, 2011, by FRANCISCO MARIN.



Berta Vdales  
Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**

GF#100308-BV  
WINGATE LAW OFFICES  
7000 NORTH 10TH STREET  
2ND FLOOR, STE. C5  
McALLEN, TEXAS 78504  
(TITLEDOCS\100308-WD\ea)

**AFTER RECORDING RETURN TO:**

JOSE ANTONIO SANDOVAL and wife, ROCIO SANDOVAL  
1301 E. FEY  
EDINBURG, TEXAS 78539