

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Gary H. Palmer dba J.F. PALMER & SONS PRODUCE, INC.	2-1697
2.	JAVIER REYNOSO	4-16775
3.	Ingrid A. Izaguirre LOTS 1-18, EDUARDO'S NO. 16 SUBDIVISION	BLANKET COVER
4.	Luis Garcia-French Sole, LLC LOTS 1-12, SOL SUBDIVISION	BLANKET COVER
COMM. COURT: JUNE 13, 2017		



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1234

Application No: 2-1697

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: GARY H. PALMER
J.F. Palmer & Sons Produce
Address: PO Box 147
SAN JUAN, TX 79589
Phone: 956-227-5757

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>OSF Existing</u> <u>6 / 2 / 17</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 277 473-002
 Temporary Pole Permanent Service

regarding the land described as: Victory Estates Lot #12

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; 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 3/31/00);
(verified by [Signature]);
(verified by [Signature]);
(verified by [Signature]);
(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

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 2-1097

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: GARY H PALMER
Address: PO Box 147
SAN JUAN, TX 78589
Phone: 956.227.5757

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

Lot 12 Victory Estates Subdivision

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) 6.2.17
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) 2-1097

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

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

06/02/17
Date [Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
2-1697
Mar. 17, 2017

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

V3410-00-000-0012-00

[1] OWNER: J.F. PALMER AND SONS PRODUCE

[7] LEGAL DESC./NAME OF SUBDIVISION
VICTORY ESTATES LOT 12

P.O. BOX 147
SAN JUAN, TX 78589

Telephone No. 263-5694

LOCATION: 0 EARLING & C. CHAVEZ

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[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.: \$95,000

[5] SIZE OF STRUCTURE: 2,100 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:30' BACK:25' SIDES:7'

MINIMUM ELEV.:18" ABOVE TOP OF CURB

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0425C Pct: 2

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

[Signature]
3/17/17

Approved by

Date

Aaron Hernandez
2/3/17

Signature of Owner or Applicant

Date

[Signature]

3/17/17

[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.

Capital Title
GF# 16-276307WC

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: October 24, 2016

Grantor: JORGE ALBERTO BARRIOS

Grantor's Mailing Address:

203 E. Garfield Street
San Juan, Texas 78589

Grantee: J. F. PALMER AND SONS PRODUCE, INC., a Texas corporation

Grantee's Mailing Address:

P.O. Box 147
San Juan, Texas 78589

Consideration:

Ten and No/100ths Dollars (\$10.00) Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 12, VICTORY ESTATES SUBDIVISION, an Addition to the City of San Juan, Hidalgo County, Texas, according to map thereof recorded in Volume 35, Pages 174 through 176, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

1. Restrictive covenants recorded under Document No. 873713, Official Records, Hidalgo County, Texas.
2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
3. All visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use.
4. Rights of tenants, as tenants, as to tenants only, under recorded leases or rental agreements.

5. The following easement(s) and/or building line(s) affecting the subject property as shown on Map or Plat recorded in Volume 35, Page 174-176, Map or Plat Records, Hidalgo county, Texas:
 - 15 foot swale easement along the rear property line(s).
 - 30 foot building along the front property line.
 - 15 irrigation easement along the side property line(s).
 - 10 utility easement along the side and rear property line(s).
6. Right-of-Way Easement executed by Edelmiro De La Garza, et al to Magic Valley Electric Cooperative, Inc., dated June 6, 1995, filed for record on June 12, 1995, under Clerk's File No. 457315, Real Property Records, Hidalgo County, Texas.
7. Statutory rights, rules and regulations in favor of Hidalgo County Irrigation District No. 2 pursuant to applicable sections of the Texas Water Code.
8. Statutory rights, rules and regulations in favor of Hidalgo County Drainage District No. 1 pursuant to applicable sections of the Texas Water Code.
9. Oil, Gas and Mineral Lease executed by Florence A. Chesnutt to Royal Oil and Gas Corp. dated June 8, 1988, recorded in Volume 2628, Page 953, Real Property Records, Hidalgo County, Texas.
10. All oil, gas, and other minerals reserved in Deed dated May 18, 1976, recorded in Volume 1487, Page 243, Deed Records, Hidalgo County, Texas.
11. All rights, titles and interests in and to all portions of the subject property lying within a drainage ditch, drainage pipe, drainage line, a canal or an irrigation line as may be claimed in fee by Hidalgo County Irrigation District No. 2.
12. Standby fees, taxes, and assessments by any taxing authority for the year 2016, and subsequent years due to change in land usage or ownership.

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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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

Jorge A Barrios

JORGE ALBERTO BARRIOS

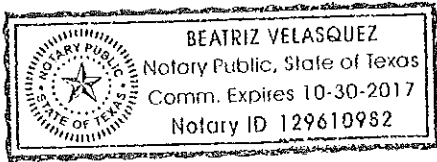
STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on October 24, 2016, by **JORGE ALBERTO BARRIOS**.

Beatriz Velasquez

Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
AFTER RECORDING RETURN TO:

Eugene R. Vaughan, III
JONES, GALLIGAN, KEY & LOZANO L.L.P.
2300 West Pike Blvd., Suite 300
Weslaco, Texas 78596
Tel: (956) 968-5402
Fax: (956) 968-6089



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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1902 Joe Stephens Ave.
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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: 4-10775

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: Javier Reynoso

Address: 3305 Chetamal AVE
Edinburg Tx. 78542.

Phone: (956) 789-5908

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>NAWS</u>
Date Approved:	<u>1 / 1</u>	<u>5 / 24 / 17.</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: N/A
 Temporary Pole Permanent Service

regarding the land described as:

Lot 27 La Quietud Subdivision

on _____, 20 17, 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;
- yes 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 09/14/04);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(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 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 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-10775

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: Javier Reynoso
Address: 3305 Chetumal Ave
Edinburg TX, 78542
Phone: (956) 789-5908

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

lot 27 La Quietud Subdivision

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] 5/16/17
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

04/07/2017 [Signature]
Date County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-16775
May. 3, 2017

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

L1780-00-000-0027-00

[1] OWNER: REYNOSO, JAVIER

3305 CHETUMAL AVE
EDINBURG, TX 78542
Telephone No. 579-4736

[7] LEGAL DESC./NAME OF SUBDIVISION
LA QUIETUD SUB.
LOT #27

LOCATION: 0 2812 & DOOLITTLE

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$149,000

[5] SIZE OF STRUCTURE: 2,206 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 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 30' SIDE 6'
MIN. ELEV. CL OF THE STREET

FOR COUNTY USE ONLY APPLICATION FEES

Gilberto Mata
Prepared by

5-3-17
Date

OTHER _____
TOTAL AMOUNT \$30.00
Light [X] Water [X]

Julio Ruiz
Approved by

3-23-17
Date

Flood Zone: NO
Panel No. /Suffix: 80334 Pct: 4
Community No.: 0325D

Certification of Elevation
Required: YES NO BFE

[Signature]
Signature of Owner or Applicant

5/3/17
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.

PLC

3/7/2019

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: April 27, 2017

Grantor: G&D FINANCIAL SERVICES, L.P.

Grantor's Mailing Address: P.O. Box 1000
Mission, Texas 78573
Hidalgo County

Grantee: JAVIER REYNOSO

Grantee's Mailing Address: 3825 Cessna Ave.
Edinburg, Texas 78542
Hidalgo County

Consideration: SEVENTEEN THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$17,300.00) which said sum represents the first draw on that certain note in the principal amount of ONE HUNDRED THIRTY-THREE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$133,200.00), of even date herewith, executed by Grantee to BANK OF SOUTH TEXAS, 840 N. Cage Blvd., Pharr, Texas 78577. The note is secured by a vendor's lien retained in favor of BANK OF SOUTH TEXAS, in this deed and by a Deed of Trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

Lot 27, of LA QUIETUD SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 45, Page 41, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 10, 2005, under Clerk's File No. 1507091, and Correction filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 31, 2005, under Clerk's File No. 1515689, and recorded in Volume 45, Page 41, Map Records of Hidalgo County, Texas.

Right of way easement granted to The State of Texas, by Eric I. Moum, dated July 24, 1969, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1237, Page 508, Deed Records, Hidalgo County, Texas.

Right of way easement granted to North Alamo Water Supply Corporation, by Eric I. Moum, dated June 13, 1973, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1411, Page 421, Deed Records, Hidalgo County, Texas.

Fifteen foot (15.0') Swale easement along the rear line of the subject land according to the Map or Plat thereof, filed for record in Volume 45, Page 41, Map Records, Hidalgo County, Texas.

Fifteen foot (15.0') utility easement along South 15' of the North 30' of the subject land according to the Map or Plat thereof, filed for record in Volume 45, Page 41, Map Records, Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 45, Page 41, Map Records, Hidalgo County, Texas.

Easements or claims of easements which are not a part of the public record.

Twenty five foot (25.0') building set back line along the front and rear lines of the subject land according to the Map or Plat thereof, filed for record in Volume 45, Page 41, Map Records, Hidalgo County, Texas.

Six foot (6.0') building set back line along the side line of the subject land according to the Map or Plat thereof, filed for record in Volume 45, Page 41, Map Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, dated March 15, 1944, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 54, Page 93, Oil and Gas Records Hidalgo County, Texas and ratified in instrument dated October 20, 1997, filed for record in the Office of the County Clerk of Hidalgo County, Texas on November 12, 1997, under Clerk's Document No. 636089.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, dated May 17, 1993, filed for record on July 22, 1993 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 334331 and amended by instrument filed under Clerk's File No. 458573 and dated March 13, 1997, filed for record in the Office of the County Clerk of Hidalgo County, Texas on July 18, 1997, under Clerk's Document No. 611618.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, dated September 15, 1996, filed for record on October 16, 1995 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 556915.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed dated January 1, 1953, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 786, Page 153, and dated February 28, 1955, recorded in Volume 829, Page 400, Deed Records, Hidalgo County, Texas.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed dated April 2, 2003, filed for record on April 17, 2003 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1189661.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

All ad valorem taxes for the year 2017 and all subsequent years.

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of

any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

BANK OF SOUTH TEXAS, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the hereinbefore described \$17,300.00 draw, the vendor's lien, together with the superior title to said Property, is retained for the benefit of **BANK OF SOUTH TEXAS** and the same are hereby transferred and assigned to **BANK OF SOUTH TEXAS**.

**G&D FINANCIAL SERVICES,
L.P., A TEXAS LIMITED
PARTNERSHIP**

**By: G&D FINANCE COMPANY,
INC., General Partner**

By: *[Signature]*
**JOHN GARY FRISBY,
President**

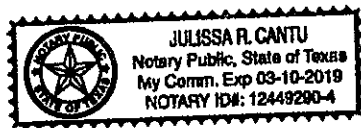
(Acknowledgement)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 1 day of MAY, 2017, by **JOHN GARY FRISBY, President of G&D FINANCE COMPANY INC., General Partner of G&D FINANCIAL SERVICES, L.P.,** a Texas limited partnership, on behalf of said limited partnership.

(SEAL)

[Signature]
Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Javier Reynoso
3825 Cessna Ave.
Edinburg, Texas 78542

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#3172619;JC/la



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

Seiler

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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:

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

Name: Lynid A. Uzaguime

Address: 7413 N. Lattoma Rd.
Mission, TX. 78574

Water Supplier: SWSC

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

Phone: 309-0094

Account/ESI No.: N/A

Temporary Pole Permanent Service

regarding the land described as:

Eduardos NO. 114 195 1-18.

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
yes
yes

A plat has been prepared;
A plat has been reviewed and approved by the Commissioners Court;
water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

(Date approved 5-16-17;

Flor Sejin

(verified by Flor Sejin);

yes

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;

(verified by [Signature]);

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;

(verified by [Signature]);

yes

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(verified by Flor Sejin);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

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956-973-7850

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

SELLER

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: WIA

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: Ingrid A. Icaquiritu

Address: 7413 N. La Homa Rd
Mission TX 78574

Phone: (956) 309-0994

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

Eduardos' No. 14 Lots 1-18

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

X [Signature]
Requesting Party (Signature)

4/27/17
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

5/30/17
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-968-4734
956-973-7850

Precinct No.3 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

OSSF

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: N/A

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: Luis Garcia

Address: 3113 S. 6th Ln.
McAllen, TX 78503

Phone: 802-8404

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

Water Supplier: NHWSC

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

Account/ESI No.: N/A
[] Temporary Pole [] Permanent Service

regarding the land described as:

Self Subdivision lots 1-12

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 5-2-17);

(verified by Flor Sesin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Sesin);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
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956-973-7850

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

055K

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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 Garcia - Fenech Sole, LLC

Address: 3113 S. 6th Lane

McAllen TX 78503

Phone: (956) 802-8404

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

Sol Subdivision UTS 1-12

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Luis Garcia
Requesting Party (Signature)

07/27/2017
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of Subd. plat

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

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

5-8-17
Date

Luis Garcia
County Official

DATE OF PREPARATION: MARCH 20, 2017

SOL SUBDIVISION

BEING 15.00 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING THE NORTH 15.00 ACRES OF LOT 1, BLOCK 36, CAPISILLO DISTRICT SECTIONS 226 AND 227 66ED RECORDS OF HIDALGO COUNTY, TEXAS.

