



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 1 2 3 4

Application No: 1-15139

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

Upon the application of:

Name: Patricia Ramirez

Address: 1304 Sandkast.
San Juan, TX
78589

Phone: (956) 460-5174

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

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:

Azure lot #2

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

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

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

-OR-

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

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-15739

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

Belinda Ramirez

Known to me [or proved to me in the oath of STID# 07530053 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:

AZURE lot # 2"

[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]

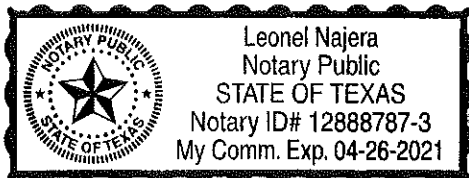
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Belinda Ramirez (Signature)

SUBSCRIBED AND SWORN TO before me on August 16, 2017 to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:
1-15139
Aug. 16, 2017

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

A7050-00-000-0002-00

[1] OWNER: PEREZ, BELINDA & PEREZ
CELESTINO
130 SANDRA ST
SAN JUAN, TX 78589
Telephone No. 460-5774

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

LOCATION: 0 OWASSA & TOWER

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$17,000

[5] SIZE OF STRUCTURE: 1,120 Sq. Ft.

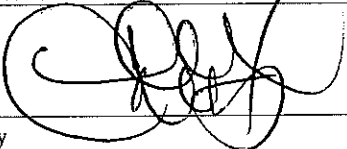
[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:30' BACK:20' SIDES:7'
MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

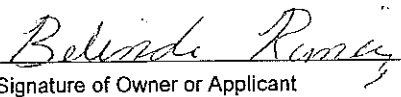
FOR COUNTY USE ONLY APPLICATION FEES


Prepared by _____ Date 8/16/17

OTHER _____
TOTAL AMOUNT \$30.00

Leonel Najera
Approved by _____ Date 8/9/17

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


Signature of Owner or Applicant _____ Date 8-16-17

- 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
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.

GF# 16-258984-ED

Date: JULY 13, 2016

Grantor: PATRICIA L. ZAYAS AND SPOUSE, HECTOR COLON

Grantor's Mailing Address: 8511 BLUE BIRD RD., HOUSTON, TEXAS 77028

Grantee: BELINDA RAMIREZ AND SPOUSE, CELESTINO PEREZ PEREZ

Grantee's Mailing Address: 130 SANDRA ST., SAN JUAN, TEXAS 78589

Consideration: TEN AND NO/100-----(\$10.00)-----DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

AND THE FURTHER CONSIDERATION OF THE EXECUTION AND DELIVERY of a Note of even date that is in the principal amount of \$13,500.00 executed by Grantee, payable to the order of PATRICIA L. ZAYAS. The Note is secured by a Vendor's Lien retained in favor of PATRICIA L. ZAYAS in this Deed and by a Deed of Trust of even date from BELINDA RAMIREZ AND SPOUSE, CELESTINO PEREZ PEREZ to CHARLES H. NEWMAN, TRUSTEE(S).

Property (including any improvements):

LOT TWO (2) AZURE SUBDIVISION, AN ADDITION TO THE CITY OF ALAMO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 16B, MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance 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 hereby 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 Conveyance and Exceptions to Conveyance and Warranty.

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.

The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to PATRICIA L. ZAYAS, its successors and assigns, or heirs and assigns, as appropriate, the Payee named in said Note, without recourse on Grantor.

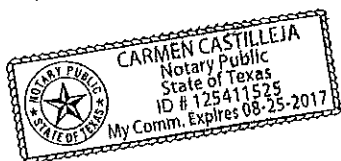
When the context requires, singular nouns and pronouns include the plural.

Patricia L. Zayas
PATRICIA L. ZAYAS
Hector Colon
HECTOR COLON

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Harris

This instrument was acknowledged before me on the 13th day of July, 2014, by PATRICIA L. ZAYAS AND SPOUSE, HECTOR COLON.



Carmen Castilleja
Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires:

NOTICE: This document affects your legal rights. Read it carefully before signing.

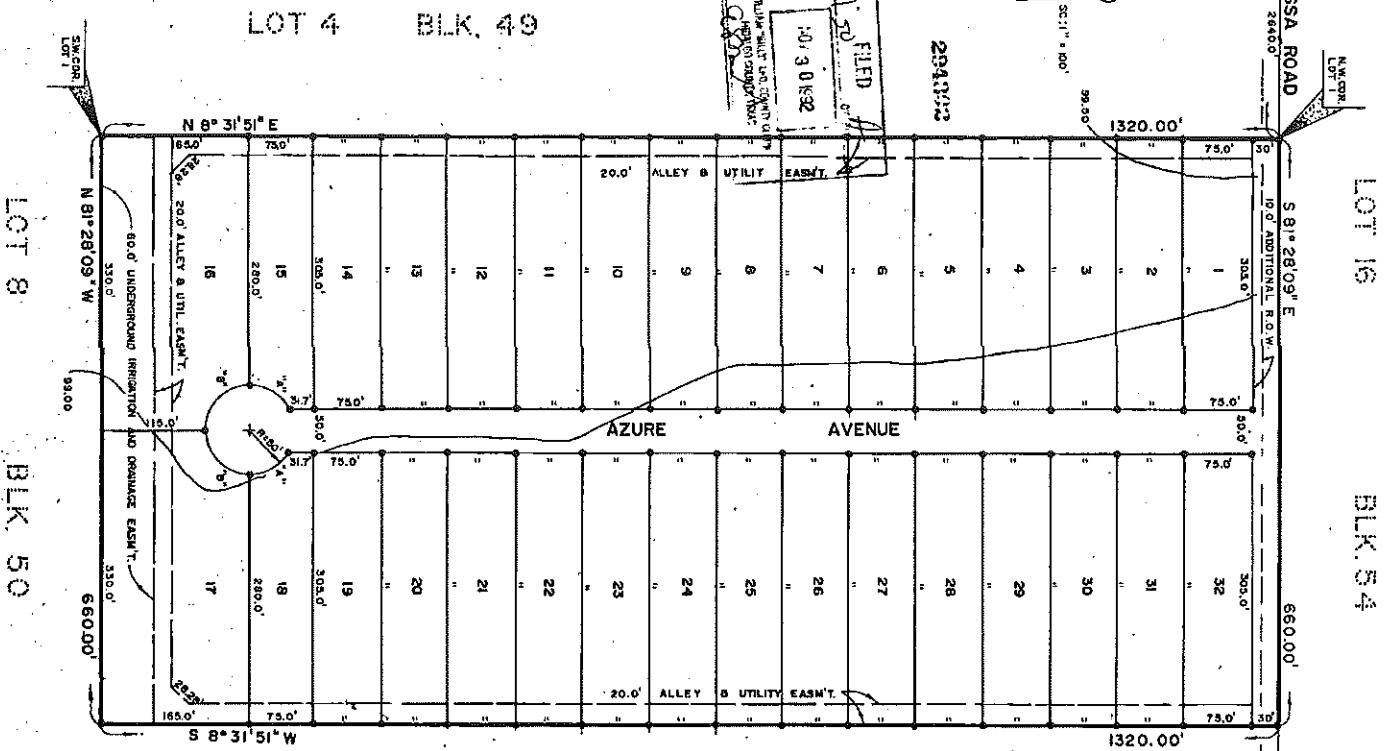
AFTER RECORDING RETURN TO:
BELINDA RAMIREZ AND SPOUSE, CELESTINO
PEREZ PEREZ
130 SANDRA ST.
SAN JUAN, TEXAS 78589

PREPARED IN THE LAW OFFICE OF:
NEWMAN & LAWLER
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
200 BAILEY AVE., SUITE 100
FORT WORTH, TEXAS 76107

ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION

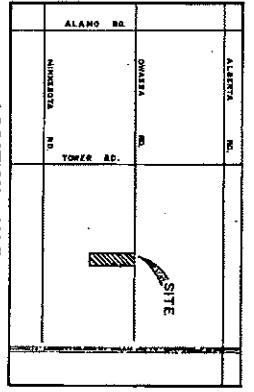
TOWER RD.

OWASSA ROAD



LOT 16
BLK. 54

LOT 8
BLK. 50



AZURE SUBDIVISION

BEING A SUBDIVISION OF THE WEST HALF OF LOT 1, BLOCK 50, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS. (20.00 ACRES)

NOTES AND BOUNDS

A 20.00 ACRES TRACT OF LAND BEING THE WEST HALF OF LOT 1, BLOCK 50, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, IS HEREBY SUBDIVIDED INTO 32 LOTS, 1.00 ACRES EACH, AS SHOWN ON THE PLAT HEREIN. THE BOUNDS OF THE TRACT ARE AS FOLLOWS: BEGINNING AT A 60 PERCENT CORNER OF LOT 1, AND THE NORTHEAST CORNER OF THIS TRACT; THENCE: S 81°28'09" E, ALONG THE NORTH LINE OF LOT 1, AND THE CENTERLINE OF OWASSA ROAD, A TOTAL DISTANCE OF 660.00 FEET TO A 60 PERCENT HALL SET FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE: S 08°31'51" W, PASSING A 1/2" IRON ROD SET AT 30.00 FEET FROM THE SOUTH R.O.W. LINE OF OWASSA ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF LOT 1 FOR THE BOUNDARY CORNER OF THIS TRACT; THENCE: N 81°28'09" W, ALONG THE SOUTH LINE OF LOT 1, A DISTANCE OF 660.00 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF LOT 1, AND THE BOUNDARY CORNER OF THIS TRACT; THENCE: N 08°31'51" E, ALONG THE WEST LINE OF LOT 1, PASSING A 1/2" IRON ROD SET AT 1,250.00 FEET FOR THE SOUTH R.O.W. LINE OF OWASSA ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 20.00 ACRES OF LAND WITHIN IN 1992.

NOTES:

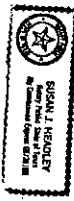
1. NONE DESIGNATION: 30% "C" Water and Sewer, County Approval
2. ONE SINGLE FAMILY DWELLING PER LOT
3. MAP REVERSED: NOVEMBER 18, 1982.
4. MINIMUM FINISH FLOOR ELEVATION: 16' ABOVE CENTERLINE OF STREET
5. THERE ARE NO WATER WELLS WITHIN 150.00 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
6. MINIMUM BUILDING SETBACK LINES:
- FRONT: 30.0'
- REAR: 20.0'
- SIDE: 7.0'
7. ELEVATION: 6'- DENOTES 1/2" FROM ROD SET UNLESS OTHERWISE NOTED.
8. CURVE DATA:
 - R: 45.60' 00"
 - L: 32.28'
 - R: 50.00'

CHECKED FOR DRAINAGE
APPROVED
11-11-92
11-10-92

QUINTANILLA, HEADLEY AND ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
222 E. STURDS ST. EDINBURG, TEXAS 76028, PH: (512) 381-4400

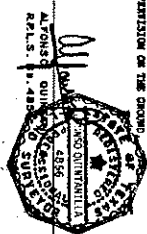
STATE OF TEXAS
COUNTY OF HIDALGO
I, [Signature], CLERK OF THE COUNTY OF HIDALGO, DO HEREBY CERTIFY THAT THE ABOVE SUBDIVISION PLAT IS CORRECTLY FILED FOR RECORD IN THE PUBLIC RECORDS OF THIS COUNTY, TEXAS, AND THAT THE SAME IS SUBJECT TO THE PROVISIONS OF THE SUBDIVISION ACT, CHAPTER 208, CIVIL STATUTES, TEXAS, AND THAT THE SAME IS SUBJECT TO THE PROVISIONS OF THE SUBDIVISION ACT, CHAPTER 208, CIVIL STATUTES, TEXAS, AND THAT THE SAME IS SUBJECT TO THE PROVISIONS OF THE SUBDIVISION ACT, CHAPTER 208, CIVIL STATUTES, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED APOSTLE, ON THIS DAY PERSONALLY APPEARED OTTO HOWLAND AND MELVIN JOHNSON, BOTH OF WHOM ARE KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE TAKEN SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT THEY ARE FULLY CAPABLE OF UNDERSTANDING THE NATURE AND CONSEQUENCES THEREOF, AND THAT THEY HAVE VOLUNTARILY AND WITHOUT COERCION, UNLAWFUL INFLUENCE, AND WITHOUT ANY UNLAWFUL OR UNLAWFUL INTEREST, SIGNED AND CAUSED TO BE SIGNED AND SEALED THE FOREGOING INSTRUMENT.



Susan J. Headley
Notary Public, State of Texas

THIS PLAT APPROVED BY HIDALGO COUNTY JUDICIAL DISTRICT NO. 2, ON THIS 21ST DAY OF NOVEMBER, 1992.
[Signature]
SECRETARY



STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM A FIELD SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER IN GOOD STANDING OF THE SURVEYORS ASSOCIATION OF THE STATE OF TEXAS.
[Signature]
PRESIDENT



APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This on the 20th day of Nov, 1992
WILLIAM T. LEO, County Clerk
Hidalgo County, Texas
By: [Signature] Deputy
At the Request of the Plaintiff and Joint Commission of the City of Edinburg, Texas, I, the undersigned, Clerk of the County of Hidalgo, do hereby certify that the above instrument is a true and correct copy of the original instrument as recorded in the Public Records of this County, Texas.

11-11-92
11-10-92
[Signatures]



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Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-15150

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

Upon the application of:

Name: Jose Grimado

Address: 27609 Jesus

Flores Rd.

Monte Alto Tx

Phone: 361-946-5786

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

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:

Woodruff Subdivision lot 10 and South 1/2 of
lot 11

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT
County of Hidalgo

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-15150

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

Jose Grimablo

Known to me [or proved to me in the oath of TX DL # 35157302 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:

Woodroof subdivision lot 10 and South 1/2 of lot 11

[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]

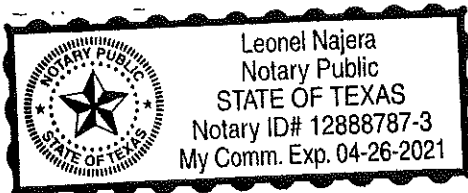
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Jose Grimablo (Signature)

SUBSCRIBED AND SWORN TO before me on 8-18, 2012, to certify which, witnesses my hand and seal of office.



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

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

File No. 16-236
GF No. 3170526

WARRANTY DEED WITH VENDOR'S LIEN

Date: November 30, 2016

Grantor: **THREE CHIEF PRO, L.P.**, a Texas limited partnership

Grantor's Mailing Address: 3700 Dove Suite 100C, McAllen, Hidalgo County, Texas 78504

Grantee: **JOSE GRIMALDO**, a single man

Grantee's Mailing Address: 3324 Los Arcos Circle, Weslaco, Hidalgo County, Texas 78596

Consideration: **TEN AND NO/100THS DOLLARS (\$10.00)** and other valuable consideration; and a note of even date that is in the principal amount of **FORTY-EIGHT THOUSAND AND NO/100THS DOLLARS (\$48,000.00)**, said note is executed by **JOSE GRIMALDO**, Grantees, payable to the order **THREE CHIEF PRO, L.P.**, a Texas limited partnership. The note is secured by a vendor's lien retained in favor of **THREE CHIEF PRO, L.P.**, a Texas limited partnership in this deed and by a deed of trust of even date from Grantee to **SARA L. TIPPIT** or **JOHN L. TIPPIT**, Trustee

Property (including any improvements):

A 15.005 acre tract (Map Record: 15.00 acres) of land, more or less, being all of Lot Ten (10), and the South One-Half (South ½) of Lot Eleven (11), **WOODROOF SUBDIVISION**, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 6, Page 34, Map Records, Hidalgo County, Texas and according to QuitClaim Deed recorded in Volume 647, Page 424, Deed Records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 60 penny nail set in the centerline of Filegonia Road for the Northeast corner of Lot 9, the Southeast corner of Lot 10, and the Southeast corner of this tract, said nail bears North 09 degrees 20 minutes East, a prorated distance of 330.11 feet (Map Record: 330.00 feet) from a concrete monument found at the intersection of the centerlines of Filegonia Road and a 40.00 foot County Road for the Southeast corner of Lot 9, and also bears South 09 degrees 20 minutes West, a prorated distance of 2,310.74 feet (Map Record: 2310.00) feet from a concrete monument found at the intersection of the centerlines of Filegonia Road and a 40.00 foot County Road for the Northeast corner of Lot 16;

THENCE, North 80 degrees 40 minutes West, along the North line of Lot 9, and the South line of Lot 10, passing a ½ inch iron rod 24 inches in length set at 20.00 feet for the West

Right of Way line of Filegonia Road, a total distance of 1,320.00 feet to a ½ inch iron rod 24 inches in length set for the Northwest corner of Lot 9, the Southwest corner of Lot 10, the Southeast corner of Lot 23, and the Southwest corner of this tract;

THENCE, North 09 degrees 20 minutes East, along the West line of Lots 10 and 11, and the East line of Lots 22 and 23, a prorated distance of 495.16 feet (Map Record: 495.00 feet) to a ½ inch iron rod 24 inches in length set for the Southwest corner of the Peter Siemens, Dieter Richter and Rudolf Werner Tract (North ½ of Lot 11, Woodroof Subdivision, according to Warranty Deeds recorded in Volume 2530, Pages 257, 259, 261 and 263, Official Records, Hidalgo County), and the Northwest corner of this tract;

THENCE, South 80 degrees 40 minutes East, along the South line of the Peter Siemens, Dieter Richter and Rudolf Werner Tract, passing a ½ inch iron rod 24 inches in length set at 1,300.00 feet for the West Right of Way line of Filegonia Road, a total distance of 1,320.00 feet to a 60 Penny Nail set on the East line of Lot 11, and in the centerline of Filegonia Road for the Southeast corner of the Peter Siemens, Dieter Richter and Rudolf Werner Tract, and the Northeast corner of this tract;

THENCE, South 09 degrees 20 minutes West, along the East line of Lots 10 and 11, and the centerline of Filegonia Road, a prorated distance of 495.16 feet (Map Record: 495.00 feet) to the POINT OF BEGINNING.

Reservations from Conveyance:

NONE

Exceptions to Conveyance and Warranty:

1. A road easement along the North and East sides of subject property as shown on plat recorded in Volume 6, Page 34, Map Records of Hidalgo County, Texas.
2. Easement granted to Willacy County Water Control & Improvement District No. 1 by W.D. Woodroof, dated January 23, 1946, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 571, Page 493, Deed Records, Hidalgo County, Texas.
3. Water Rights conveyed in Deed dated January 10, 1963, from Hidalgo and Cameron Counties Water Control and Improvement District No. 1 to Mrs. Rosemary Sens, recorded in Volume 1063, Page 402, Deed Records, Hidalgo County, Texas.
4. Easement and Conditions as shown on the Map or Plat thereof, filed for record in Volume 6, Page 34, Map Records, Hidalgo County, Texas.
5. Easements, rights, rules and regulations in favor of Delta Lake Irrigation District.
6. Easements or claims of easements which are not a part of the public record.
7. 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 March 19, 2009, filed for record on May 22, 2009 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2000642, reference to which instrument is made for all intents and purposes.
8. Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.

9. Any claim or allegation that the land described was conveyed in Violation of F.A.T.C. Local Government Code, Sections 212.004, et seq. or 232.001 or in violation of any county or municipal ordinance affecting subdivisions, or any loss of the use of the land by reason thereof.
10. Taxes for the year 2017 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.

By the acceptance of this Deed, Grantee is taking the Property "as is," "where is" and "with all faults", and without any representation or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

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

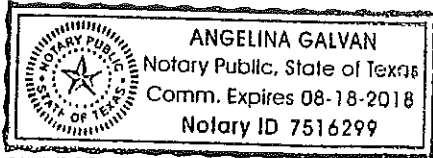
**THREE CHIEF PRO, L.P., a Texas
limited partnership**

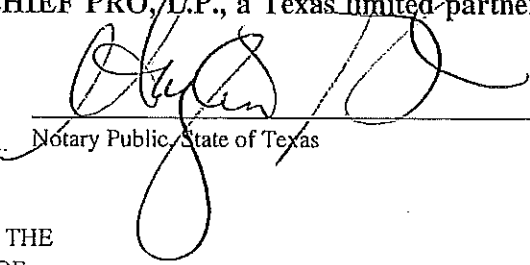
**BY: JOBENVIC INVESTMENTS,
L.L.C., a Texas limited liability
company, Its General Partner**

**BY: _____
JOSE GUZMAN MARTINEZ, Manager**

STATE OF TEXAS §
 § (Acknowledgment)
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 7th day of November, 2016, by JOSE GUZMAN MARTINEZ, Manager of JOBENVIC INVESTMENTS, L.L.C., a Texas limited liability company, General Partner of THREE CHIEF PRO, L.P., a Texas limited partnership, on behalf of said partnership.





Notary Public, State of Texas

AFTER RECORDING, PREPARED IN THE
RETURN TO: LAW OFFICE OF:

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

Chapter 232 Texas LGC Application

APPLICATION NO: 1-15150 Aug. 18, 2017

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

W8000-00-000-0010-00

[1] OWNER: GRIMALDO, JOSE 27609 JESUS FLORES RD. MONTE ALTO TX

[7] LEGAL DESC./NAME OF SUBDIVISION WOODROOF 10 AC L 10 9.85 ACRES NET

Telephone No.

LOCATION: 0 493 & MILE 21 N.

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$5,000

[5] SIZE OF STRUCTURE: 180 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: RESD ZONE X

Special Conditions: No construction allowed over any easements. MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS FRONT50' 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 0350C Panel No./Suffix: Pct: 1

Community No.: 490334

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 [Signature]

Date 8/18/17

Approved by Gilbert Pecina

Date 8/17/17

Signature of Owner or Applicant Jose S. Grimaldo

Date 8-18-17

[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.

6-3A

WOOD ROOF SUBDIVISION
 BEING A
 RE-SUBDIVISION
 OF
 LOT NOS 1, 2, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16
 IN BLOCK NO. 44 OF THE MISSOURI
 TEXAS LAND & IRRIGATION CO SUBD
 OUT OF THE LAS WESTERN GRANT
 HIDALGO COUNTY, TEXAS
 MENDOMS & YOUNG CIVIL ENGINEERS
 HARRINGTON-TEXAS
 SCALE 1"=500'
 5-14-31

NW COR LOT 2 BLK 44		NW COR LOT 11 BLK 44		SW COR LOT 14 BLK 44	
17	10AC	24	10AC	33	14.82 AC
18	10AC	25	10AC	34	14.82 AC
19	10AC	26	10AC	35	14.82 AC
20	10AC	27	10AC	36	14.82 AC
21	10AC	28	10AC	37	14.82 AC
22	10AC	29	10AC	38	14.82 AC
23	10AC	30	10AC	39	14.82 AC
24	10AC	31	10AC	40	14.82 AC
25	10AC	32	10AC		
26	10AC				
27	10AC				
28	10AC				
29	10AC				
30	10AC				
31	10AC				
32	10AC				
33	10AC				
34	10AC				
35	10AC				
36	10AC				
37	10AC				
38	10AC				
39	10AC				
40	10AC				
NE COR LOT 1 BLK 44		NE COR LOT 16 BLK 44		SW COR LOT 14 BLK 44	

THE STATE OF TEXAS
 COUNTY OF COMAL
 I, the undersigned authority, on this day personally examined the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
 My commission expires this 17th day of March, A.D. 1931.
 H. D. HARRINGTON
 Notary Public in and for Comal County, Texas

Recorded March 21-1931
 at 11 o'clock A.M.
 My Notary Public
 H. D. HARRINGTON
 Notary Public in and for Comal County, Texas

6/34

6/34

6/34

6/34