

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Herman Diaz	4-16181
2.	Jennifer Serato & Rodolfo Jaymes, Jr.	4-17035
COMM. COURT: MARCH 6, 2018		



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: 4-17035

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

Upon the application of:

Name: Rodolfo Sarmas
Jennifer Serrano

Address: 1023 N
TOWER Rd
Edinburg TX 78542

Phone: (956) 207-4176

Approved by	Temporary Service	Final Service
Environmental Health:		<u>R. Cis</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>/ /</u>	<u>PENDING SEPTIC</u> <u>02/22/18</u>

Water Supplier: North alam O only for WATER

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

Account/ESI No.: N/A 3271084-001
 Temporary Pole Permanent Service

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

1.00-acre tract of land out of the East 10.0 acres
of lot 8 sec. 249 Texas Mex Railroad CO.

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

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

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

-OR-

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

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office 1304 South 25 th 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
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-17035

**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

Jennifer Serrato, Sayone, Rodolfo

Known to me [or proved to me in the oath of TXDL 35905497 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:

Tex-Mex Survey E330-N132-5528 LTR Sec 049 H13/A TR D-110
1.00 acre tract of land out of the east 10.00 acres of lot 8 Sec. 24th TC
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc] Tex Mex Railroad CO.

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-~~

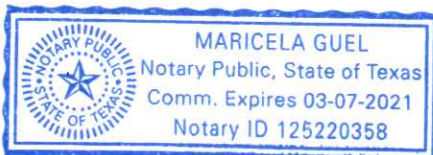
~~3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."~~

[Signature] (Signature)
06 22, 2011

SUBSCRIBED AND SWORN TO before me on 06 22, 2011, 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 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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: **MAY 3, 2016**

Grantor: **INDEFREE PROPERTIES & INVESTMENTS, LLC, BY WEALTH BUILDERS CAPITAL, INC ITS MANAGER**

Grantors' Mailing Address (including county): **4121 N. 10TH ST., #208
MCALLEN, HIDALGO COUNTY, TEXAS 78504**

Grantee: **RODOLFO JAYMES, JR. AND JENNIFER SERRATO**

Grantees' Mailing Address (including county): **7120 TEX-MEX RD.
EDINBURG, HIDALGO COUNTY, TEXAS 78542**

Consideration: Cash and a note of even date executed by Grantee and payable to the order of **INDEFREE PROPETIES & INVESTMENTS, LLC BY WEALTH BUILDERS CAPITAL, INC. ITS MANAFER** in the principal amount of **TWENTY-NINE THOUSAND AND NO/100 DOLLARS (\$29,000.00)**. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to **ARTURO MARTINEZ**, trustee.

Property (including any improvements):

Being a 1.00-acre tract of land out of the East 10.0-acres of Lot 8, Section 249, Texas-Mexican Railroad Company's Survey, Hidalgo County, Texas, as per map recorded in Volume 1, Page 21, Map Records of Hidalgo County, Texas. Said 1.00 acre tract of land is vested to Indefree Properties & Investments, LLC, A Texas Limited Liability Company from Jose Guadalupe Arreguin by virtue of a General Warranty Deed dated March 03, 2016, recorded in Document No. 2700230, Official Records of Hidalgo County, Texas. Said 1.00-acre tract of land being more particularly described by metes and bounds as follows:

Commencing at a Magentic nail set at the Southeast corner of Lot 8, Section 249, Texas-Mexican Railroad Company's Survey; Thence, North 09 degrees 05 minutes 00 seconds East, with the East line of Lot 8, Section 249, Texas-Mexican Railroad Company's Survey, a distance of 396.00 feet to a cotton picker spindle set for the Southeast corner of this tract of land and the **POINT OF BEGINNING**;

THENCE, North 80 degrees 55 minutes 00 seconds West, parallel to the South line of said Lot 8 Section 249, a distance of 20.00 feet pass a No. 4 rebar found at the existing West Right of Way line of Tower Road, continuing for a total distance of 330.00 feet to a No. 4 rebar found for the Southwest corner of this tract of land;

THENCE, North 09 degrees 05 minutes 00 seconds East, parallel to the West line of said Lot 8, Section 249, a distance of 132.00 feet to a No. 4 rebar found for the Northwest corner of this tract of land;

THENCE, South 80 degrees 55 minutes 00 seconds East, parallel to the North line of Lot 8, Section 249, a distance of 310.00 feet pass a No. 4 rebar found at the existing West Right of Way Line of said Tower Road, continuing for a total distance of 330.00 feet to a cotton picker spindle set at the East line of said Lot 8, Section 249, for the Northeast corner of this tract of land;

THENCE, South 09 degrees 05 minutes 00 seconds West, with the East line of said Lot 8, Block 249, a distance of 132.00 feet to a the **POINT OF BEGINNING** and containing 1.00-acres of land, more or less.

Exceptions to Conveyance and Warranty:

- A. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.**
- B. Road, easements and reservations as shown on the map and dedication of Texas-Mexican Railway Company's Survey, recorded in Volume 1, Page 21, Map Records of Hidalgo County, Texas.**
- C. Subject to any portion of subject property described herein lying in canal right of way.**
- D. Easements for roadways and canals as shown by instrument dated February 21, 1925, recorded in Volume 181, Page 253, Deed Records of Hidalgo County, Texas.**
- E. Right of way easement in favor of North Alamo Water Supply Corporation as shown by instrument dated April 14, 1978, recorded in Volume 1605, Page 576, Deed Records of Hidalgo County, Texas.**

- F. Mineral and/or royalty reservation contained in deed dated March 8, 1952, recorded in Volume 764, Page 263 and dated November 20, 1954, recorded in Volume 812, Page 432, Deed Records of Hidalgo County, Texas.
- G. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 23, 1951, by and between Floyd E. Sasser and wife, Frances Dyer Sasser, as Lessor, and Union Producing Co., as Lessee, recorded in Volume 117, page 31, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument and the Company makes no representation as to ownership or holder of such interest(s).
- H. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated August 3, 1955, recorded in Volume 174, Page 373, Oil and Gas Records of Hidalgo County, Texas.
- I. Any claim or allegation that the land, described in Schedule "A" was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
- J. Rights of parties in possession.
- K. Visible and apparent easements on or across the property herein described.
- L. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- M. 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.

NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENTATION CONCERNING THE SALE AND PURCHASE OF THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the 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 will become absolute.

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

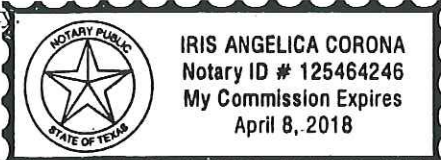
INDEFREE PROPERTIES & INVESTMENTS, LLC BY WEALTH BUILDERS CAPITAL, INC ITS MANAGER


BY: 
CRISPINA TAN, PRESIDENT

(Acknowledgment)

STATE OF TEXAS §
 COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 3rd day of May, 2016 by **CRISPINA TAN, PRESIDENT of WEALTH BUILDERS CAPITAL, INC., MANAGER OF INDEFREE PROPERTIES & INVESTMENTS, LLC**, on behalf of said entity.




 Notary Public, State of Texas

**After Recording Return To:
 The Law Office of Arturo Martinez
 414 South Cage Blvd.
 Pharr, Texas 78577**

**Prepared In The Law Office of Arturo Martinez
 414 South Cage Blvd.
 Pharr, Texas 78577
 Tel.(956) 781-6203/Fax(956) 781-6204**

XO/msm 89-363

VOL 2777 PAGE 178

2251
Prepared by the State Bar of Texas for use by lawyers only.
Revised 10-85.
© 1985 by the State Bar of Texas

WARRANTY DEED

120692

Date: June 06, 1989

Grantor: RAMON ARREGUIN and wife, RUTH ARREGUIN

Grantor's Mailing Address (including county):
115 Dina Street, Cloverdale, California

Grantee: JOSE GUADALUPE ARREGUIN

Grantee's Mailing Address (including county):
200 Arlington Street, Ukiah, California 95482

Consideration:

TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration;

Property (including any improvements):

TRACT D:

A 1.0 acre tract out of the East 10.0 acres out of Lot 8, Section 249, TEX-MEX RAILWAY SUBDIVISION, Hidalgo County, Texas and described as follows:

BEGINNING at the Southeast corner of this tract, said corner being 396.0 feet North of the Southeast corner of Lot 8;
THENCE, West, 330.0 feet to the Southwest corner hereof;
THENCE, North 132.0 feet to the Northwest corner hereof;
THENCE, East, 330.0 feet to the center line of Tower Road and the Northeast corner hereof;
THENCE, South, 132.0 feet to the PLACE OF BEGINNING AND CONTAINING 1.0 acre more or less.

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.

Ramon Arreguin
RAMON ARREGUIN
Ruth Arreguin
RUTH ARREGUIN

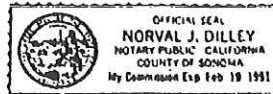
(Acknowledgment)

STATE OF ~~TEXAS~~ California
COUNTY OF ~~Sonoma~~

This instrument was acknowledged before me on the 6 day of June, 19 89
by RAMON ARREGUIN and wife, RUTH ARREGUIN

Norval J. Dilley
Notary Public, State of ~~Texas~~ California
Notary's name (printed): Norval J. Dilley
Notary's commission expires: 2-18-1991

(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:

PENA, McDONALD, PRESTIA &
ORNELAS
P. O. DRAWER 54
EDINBURG, TEXAS 78540-0054
512/383-6251

1260
PREPARED IN THE LAW OFFICE OF:

PENA, McDONALD, PRESTIA &
ORNELAS
P. O. DRAWER 54
EDINBURG, TEXAS 78540-0054
512/383-6251

1260

FILED FOR RECORD
89 JUN 30 PM 4 07
WILLIAM BILLY LEO
COUNTY CLERK
SONOMA COUNTY TEXAS

RECORDED

Chapter 232 Texas LGC Application

APPLICATION NO:

4-17035

Jul. 11, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

T2100-00-249-0008-00

[1] OWNER: JAYMES RODOLFOJR
SERRATO JENNIFER
217 ELBRIDGE AVE APT C
CLOVERDALE, CA 95425-4449

Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION
TEX-MEX SURVEY E330'-N132'-S52
LT 8 SEC 249 A/K/A TR D-E10.0
1.0AC GR .94AC NET

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$0

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: X-25 RES

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT 50 REAR 15' SIDES 6'

FINISH FLORR ELEV. 24" ABOVE GROUND

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO 0375D Pct: 0
Panel No. /Suffix: 420334

Community No.: _____

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.

Aaron Hernandez 7-11-17
Prepared by Date

Aaron Hernandez 7-7-17
Approved by Date

[Signature] 7-11-17
Signature of Owner or Applicant Date

[NOTICE]

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

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



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
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956-318-2840
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Precinct No.1 Substation
1902 Joe Stephens Ave.
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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: 4-16181

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

Upon the application of:

Name: HERMAN DIAZ

Address: 4829 CONCEPCION ST.
EDINBURG, TX 78541

Phone: (956) 393-7041

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>/ /</u>	<u>02/22/18</u>

Water Supplier: N/A

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

Account/ESI No.: # 327345-001
[] Temporary Pole Permanent Service

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

A tract of land out of lot #5, Block 235 Texas-Mexican Railway Company's Survey, Hidalgo County TX

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

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

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

-OR-

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

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
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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:

4-10181

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

HERMAN DIAZ

Known to me [or proved to me in the oath of N/A, personally known 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 Lot 5, Block 235, Texas-Mexican Railway
Company's Survey, Hidalgo County, Texas."

[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]

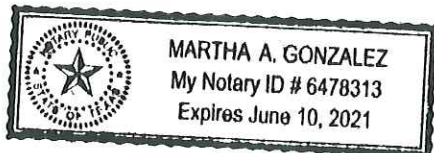
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on February 21, 2018, to certify which, witnesses my hand and seal of office.



Martha A. Gonzalez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

X

TC
124

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: August 5, 2013

Grantor: ARMANDO G. DIAZ, a single man

Grantor's Mailing Address (including county):

400 W. Redbud
McAllen, Texas 78504
Hidalgo County, Texas

Grantee: HERMAN DIAZ

Grantee's Mailing Address (including county):

1709 Russett Street
Edinburg, Texas 78539
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Fifty-four Thousand and 00/100 Dollars (\$54,000.00), 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 IELEANE PUENTE, Trustee.

Property (including any improvements):

A tract of land out of Lot 5, Block 235, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 12, Map 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 by metes and bounds as follows:

BEGINNING at the Northeast corner of Lot 5, thence South a distance of 330 feet to a point being the Northeast corner of the East 2.80 acres of the North 5.0 acres of the South 30.0 acres of Lot 5;

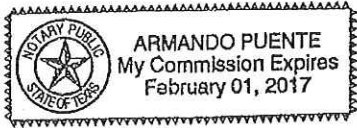
When the context requires, singular nouns and pronouns include the plural.

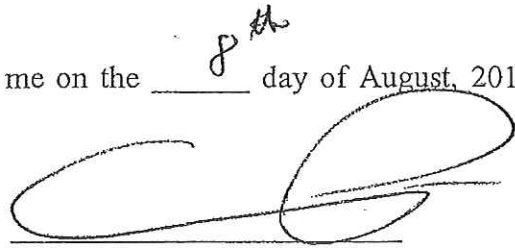

ARMANDO G. DIAZ

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 8th day of August, 2013, by
ARMANDO G. DIAZ.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Law Office of Armando Puente, P.C.
5520 North Tenth Street
McAllen, Texas 78504

PREPARED BY:

Law Office of Armando Puente, P.C.
5520 North Tenth Street
McAllen, Texas 78504

File/GF Number: 13-040.WDVL

WARRANTY DEED

THE STATE OF TEXAS)
COUNTY OF HIDALGO) KNOW ALL MEN BY THESE PRESENTS:

THAT I, DANNIE DILLARD, a single woman, of the County of Hidalgo and State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$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 to GRANT, SELL and CONVEY unto Eric S. Orme, 2001 Oriole, McAllen, Texas 78504, of the County of Hidalgo and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

A tract of land being the West 0.8 of an acre of the East 2.8 acres of the North 5.0 acres of Lot 5, Section 235 of Texas-Mexican Railway Company's Subdivision, Hidalgo County, Texas, according to Map thereof recorded in Vol. 1, pg. 12 of the Map Records, Hidalgo County, Texas, being more particularly described as follows:

BEGINNING at a point said point being West a distance of 528.0 feet from the northeast corner of Lot 5 for the Northeast corner of this tract;

THENCE, parallel to the east line of Lot 5, South a distance of 165.0 feet for the southeast corner of this tract;

THENCE, parallel to the north line of Lot 5 West a distance of 211.2 feet for the southwest corner of this tract;

THENCE, parallel to the east line of Lot 5 North a distance of 165.0 feet to a point in the north line of Lot 5;

THENCE, with and along the north line of Lot 5 East a distance of 211.2 feet to the point of beginning, said tract containing 0.8 of an acre more or less;

EXCEPT that the south 10 feet of said tract is designated as a roadway; and together with the free and uninterrupted use, liberty and privilege of and passage in and along a certain way across the south 10 feet of the North 5 acres of Lot 5, together with free ingress, egress, and regress to and for the heirs of grantees herein; SAVE AND EXCEPT all of the oil, gas and other minerals in and under said land.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- 1. Any existing oil and gas leases of record.
2. 20-foot road easement along west side of five-acre tract as per plat.
3. Easements, rules, regulations and rights in favor of Hidalgo County Water Control & Improvement District No. 1, and all visible easements.

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, its successors and assigns, forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND DEFEND FOREVER all and singular the said premises unto the

said grantee, its successors and assigns, against every person
whosoever lawfully claiming or to claim the same or any part thereof.
EXECUTED this the 12th day of June, A. D. 1991.

Dannie Dillard
DANNIE DILLARD, INDIVIDUALLY AND AS
IND. EXECUTRIX OF THE ESTATE OF
DANIEL WALKER.

THE STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on this the 12th
day of June, 1991, by DANNIE DILLARD.

Judy Richards
NOTARY PUBLIC, STATE OF TEXAS
My commission expires on 12/19/92
NAME OF NOTARY: Judy Richards



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FILED FOR RECORD
91 JUN 13 AM 9 41
WILLIAM DILLY LEO
COUNTY CLERK
TALCO COUNTY TEXAS

216185

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16181

Nov. 4, 2016

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

T2100-00-235-0005-15

[1] OWNER: DIAZ, HERMAN

1709 RUSSET
EDINBURG, TX 78541

Telephone No. 393-7041

[7] LEGAL DESC./NAME OF SUBDIVISION
TEX-MEX SURVEY-S5AC-N15AC EXC
07AC IN VAR TRS LOT 5 SEC 235
93AC NET

LOCATION: 0 M CRISTO & HOEHN

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$35,000

[5] SIZE OF STRUCTURE: 1,080 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES

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

Prop. Id. 294845 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 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: 480334 Pct: 4

Community No.: 0325D

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 11/4/16

Approved by Avron Andz. Date 11/3/16

Signature of Owner or Applicant [Signature] Date 11-4-2016

[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.