

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Lizbeth V. Cuevas	4-812
2.	Leonel Zarate	4-1180
3.	Orlando & Maria Luisa Gonzalez	4-513
4.	Maria D. Tijerina	4-849
COMM. COURT: OCTOBER 23, 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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-812

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

Upon the application of:

Name: Lizbeth Cuevas

Address: 9207 Gitter Dr
Edinburg TX
78542

Phone: (956)5609588

Approved by Environmental Health:	Temporary Service _____	Final Service <u>WRamirez</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>existing septic</u>
Date Approved:	<u>1 1</u>	<u>10/10/18</u>

Water Supplier: Edinburg

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

Account/ESI No.: 10032789428479793
 Temporary Pole Permanent Service

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

Palm Lake S/D Retama
Lot #3 & 4 Block #5

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-812

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

Lizbeth V. Cuevas

Known to me [or proved to me in the oath of DL # 37296207 or through
TX D.L. (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:

Palm Lake S/D Rotame Lot # 384 Block # 5"

[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-

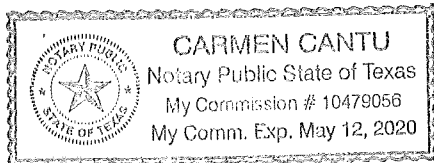
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on October 10, 2018, to certify which, witnesses my hand and seal of office.

Carmen Cantu

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



X



Chapter 232, Texas Local Government Code

6/7/2018 3:17:10 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-812
Receipt No.: 003150
P0900-00-005-0003-00

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

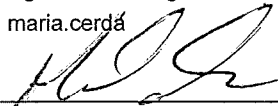
CUEVAS LIZBETH MORRUGARES
7000 TAPADILLO DR
EDINBURG, TX 78541
(956) 560-9588
(956) 560-9588

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 300Sq.Ft.
- [5] Legal Description: PALM LAKE RETAMA LOT 3 & 4 BLK 5
- [6] Location: NORTTH SEMINARY RD.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$1000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: APPLICANT MUST COMPLY WITH ALL
HCPD SET BACKS AND REGULATIONS.
Description: Permit 4-812
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: alex.antons
Inspector: guillermo.rodriguez
Receipt: maria.cerdá

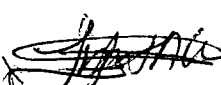


Cashier

06/07/18
Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION 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 ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS 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 VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.



Signature of Owner or Applicant

6-7-18
Date

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: Your Social Security Number or your Driver's License Number.

Date: MAY 25, 2018

Grantor: JGF ENTERPRISES, L.P.

Grantor's Mailing Address (including county):

P.O. BOX 1000
MISSION, TEXAS 78573-1000
HIDALGO COUNTY

Grantee: LIZBETH V. CUEVAS MORRUGARES

Grantee's Mailing Address (including County):

7000 TAPADILLO DR.
EDINBURG, TX 78541
HIDAGO COUNTY

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of \$34,450.00 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 PATRICK MOORE, Trustee.

Property (including any improvements):

LOT# 3 AND 4, BLOCK 5, PALM LAKE SUBDIVISION RETAMA, HIDALGO COUNTY, TEXAS, AS PER AMENDED MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Reservations From and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas, and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease;

SUBJECT TO Only one temporary or permanent single-family dwelling may be located on the above pair of lots, which is restricted to single family use by the plat of the subdivision and/or by restrictive covenants referred to in this instrument.

SUBJECT TO Declaration of Restrictive Covenants, recorded as Document Number 2769650 recorded in the Official Records of Hidalgo County, Texas, and all subsequent Amendments of declaration of restrictive covenants recorded in the Official Records of Hidalgo County, Texas;

SUBJECT TO visible and apparent easements on or across the subject property;

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

JGF ENTERPRISES, L.P.

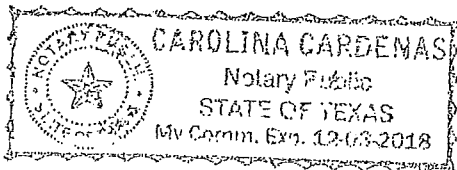
BY: _____

JG
J. Gary Frisby, President
JGF LAND CO., INC.
Its sole general partner

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on May 25, 2018 by J. Gary Frisby, President of JGF LAND CO., INC. the sole General Partner of JGF ENTERPRISES, L.P., a Texas Limited Partnership on behalf of said Partnership.



Carolina Cardenas
Notary Public, State of Texas

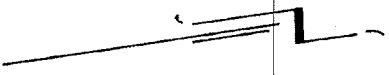
PREPARED IN THE OFFICE OF:

JGF ENTERPRISES, L.P.
P.O. BOX 1000
MISSION, TEXAS 78573-1000

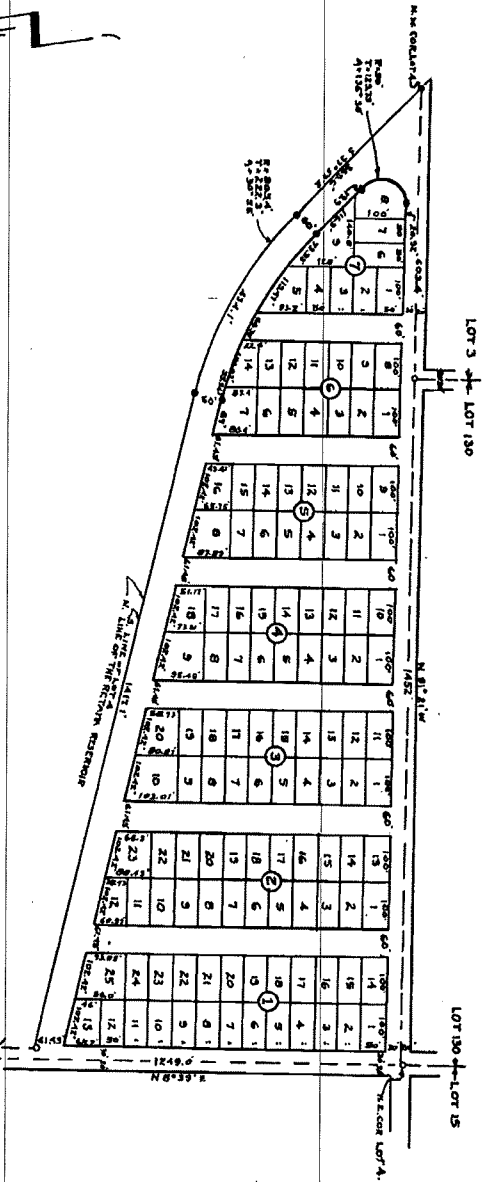
AFTER RECORDING RETURN TO:

LIZBETH V. CUEVAS MORRUGARES
7000 TAPADILLO DR.
EDINBURG, TX 78541

Filed May 11, 1948 3:00 P.M.



PALM LAKE (RETAMA RESERVOIR)



I, C. L. Fabian, Licensed Land Surveyor, do hereby certify the foregoing plat to be a true and correct plat of the subdivision of Lot Number 4 of Seminary Heights, A subdivision of Land out of the East Retama Subdivision, San Salvador del Tule Grant, Hidalgo County, Texas.

C. L. Fabian, Licensed Land Surveyor
C. L. Fabian

State of Texas:
County of Hidalgo:
I, Mike E. George, owner of the property herein described, do hereby adopt, dedicate and confirm the foregoing plat, and do hereby dedicate to the public the roads designated thereon.

Mike E. George
Mike E. George

State of Texas:
County of Hidalgo:

W. H. Fabian
Notary Public in and for
Hidalgo County, Texas.

Subscribed and sworn to before me this 18 day of September A. D. 1948.

TAP
PALM LAKE SUBDIVISION
OF LOT 4 OF SEMINARY HEIGHTS,
A SUBDIVISION OF THE EAST RETAMA SUBDIVISION
OUT OF THE RETAMA PASTURE, SAN SALVADOR DEL TULE GRANT,
HIDALGO COUNTY, TEXAS.

SCALE: 1" = 200'

PREPARED BY
C. L. FABIAN
LICENSED LAND SURVEYOR
MC ALLEN, TEXAS.

DATE: JANUARY 27, 1948.



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
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Edinburg, Texas 78542
956-318-2840
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1902 Joe Stephens Ave.
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956-968-4734
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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: 4-1180

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

Upon the application of:

Name: LEONEL ZARATE

Address: 1036 CITRIAN BT.
SAN JUAN TX.

Phone: 956-223-3213

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>existing septic</u>
Date Approved:	<u>1 1</u>	<u>10 105 118</u>

Water Supplier: NORTH ALAMO WATER SUPPLY

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:

North Alamo Estates Lot # 13

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

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

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

~~-OR-~~

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-1180

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

Leonel Zarate

Known to me [or proved to me in the oath of 24529954 or through TX Driver License (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:

Lot 13 Block ^{LN} 60 North Alamo Estates ^{LN} 5107 Virginia St Edinburg, TX

[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."~~

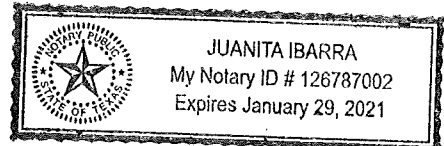
-OR-

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 October 02, 2018, to certify which, witnesses my hand and seal of office.

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





COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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Precinct No. 3 Substation
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Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 4-1180
Receipt No.: 004482
N3100-00-000-0013-00

- ZARATE LEONEL
- 1036 CITRIANA ST
- SAN JUAN, TX 78589
- (956) 223-3213
- (956) 223-3213
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 768Sq.Ft.
- [5] Legal Description: NORTH ALAMO ESTATES LOT 13
- [6] Location: alamo rd and iowa
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$25000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 30', Side 7', Side 7', Corner '
 Special Conditions: must comply with all setbacks and regulations required by the hcpd
 Description: Permit 4-1180
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$50.00

Change Due: \$20.00

Application: maria.cerda

Inspector: danny.sanchez

Receipt: alex.antonis

Cashier

Date

9/24/18

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION 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 ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS 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 VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

Signature of Owner or Applicant

9.24.18
Date

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: **January 19, 2017**

Grantor: **EDUARDO CELEDON and wife, ITZEL Y. CELEDON**

Grantor's Mailing Address: **5107 Virginia St.
Edinburg, Texas 78542
Hidalgo County**

Grantee: **LEONEL ZARATE, a single man**

Grantee's Mailing Address: **1036 Citriana St.
San Juan, Texas 78539
Hidalgo County**

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date that is in the principal amount of TWENTY SIX THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$26,400.00), and is executed by Grantee, payable to the order of SECURITY SERVICE FEDERAL CREDIT UNION, 16211 La Cantera Parkway, San Antonio, Bexar County, Texas 78256-2419. The note is secured by a vendor's lien retained in favor of SECURITY SERVICE FEDERAL CREDIT UNION in this Deed and by a Deed of Trust of even date from Grantee to RUTH W. GARNER, Trustee.

Property (including any improvements):

Lot 13, NORTH ALAMO ESTATES, an Addition to the City of Edinburg, Hidalgo County, Texas, according to map thereof recorded in Volume 26, Page 6B, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:
Subject To:

Water Service Agreement dated February 21, 1989, between North Alamo Water Supply Corporation, and First National Bank in Edinburg, recorded in Volume 2728, Page 943, Official Records, Hidalgo County, Texas.

A ten foot (10') Irrigation and Utility Easement along the rear of subject property as shown on plat recorded in Volume 26, Page 6B, Map Records of Hidalgo County, Texas.

Easements and conditions as shown on the Map recorded in Volume 26, Page 6B, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 2.

Easements, or claims of easements, which are not of public record.

A twenty five foot (25') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 26, Page 6B, Map Records of Hidalgo County, Texas.

A seven foot (7') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 26, Page 6B, Map Records of Hidalgo County, Texas.

A twenty percent (20%) of lot depth Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 26, Page 6B, Map Records of Hidalgo County, Texas.

All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instruments recorded in Volume 1521, Page 715, and Volume 1521, Page 727, Deed Records, Hidalgo County, Texas.

Non-Drilling Agreement recorded in Volume 1152, Page 390, Deed Records, Hidalgo County, Texas.

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.

SECURITY SERVICE FEDERAL CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and superior title to the Property are retained for the benefit of **SECURITY SERVICE FEDERAL CREDIT UNION**, and are transferred to that party without recourse on Grantor.


EDUARDO CELEDON

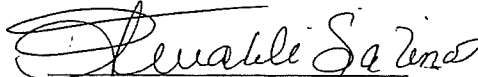

ITZEL Y. CELEDON

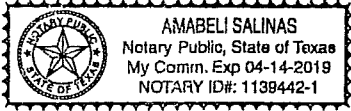
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 20th day of January, 2017, by
EDUARDO CELEDON.

(SEAL)


Notary Public, State of Texas

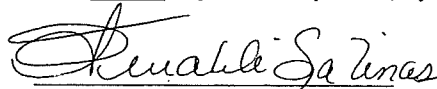


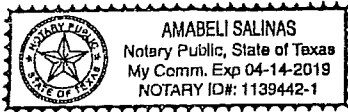
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 20th day of January, 2017, by
ITZEL Y. CELEDON.

(SEAL)


Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Leonel Zarate
1036 Citriana St.
San Juan, Texas 78539

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#3170583;MS/ct



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-513

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

Upon the application of:

Name: Orlando and Maria Luisa Gonzalez
Address: 4829 Mile 9 Rd Edinburg Tx 78541
Phone: 956-467-6399

Approved by Environmental Health:	Temporary Service	Final Service
	_____	<u>51778</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>RPG</u>
		<u>09/21/18</u>

Water Supplier: N/A
Utility Provider: M.V.E.C. AEP
Account/ESI No.: 3348027001
 Temporary Pole Permanent Service

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

4829 Mile 9 Rd Tex Mex complex lot 58459 N15°31'59" E 427.08' B1K 229 1.5ac net
Orlando and Maria Luisa Gonzalez

[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

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Edinburg, Texas 78542
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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-513

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

Maria Luisa Gonzalez

Known to me [or proved to me in the oath of Texas Driver License 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:

4829 Mile 9 Rd. Edinburg TX 78541."

Tex Mex Survey lot 58+59 N153' (S853.3') E 427.08' BK 29 1.5 ac net.
[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]

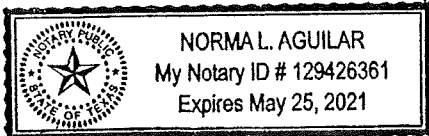
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 September 25 2018, to certify which, witnesses my hand and seal of office.



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

notarized

X



Chapter 232, Texas Local Government Code
COUNTY OF HIDALGO
PLANNING DEPARTMENT

4/4/2018 3:29:14 PM

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

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 4-513
Receipt No.: 002058
T2100-00-229-0058-01

- GONZALEZ ORLANDO & GONZALEZ MARIA LUISA
- 1013 LOYOLA
- EDINBURG, TX 78541
- (956) 532-8804
- (956) 532-8804
- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4350Sq.Ft.
- [5] Legal Description: TEX-MEX SURVEY LOT 58&59-
N153'/S953.3'/E427.08' BLK 229 1.5 AC NET
- [6] Location: MILE 9 & WARE RD
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$250000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340295D
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY WITH ALL COUNTY
 SETBACKS & REGULATIONS
 Description: Permit 4-513
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
 Check/M.O.#: 5541
 Payment: \$30:00
 Change Due: \$0.00
 Application: alex.antons
 Inspector: aaron.hernandez
 Receipt: alex.antons

Cashier

4/4/18
Date

PROP. ID# 294674

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION 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 ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS 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 VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

4-4-18

Signature of Owner or Applicant

Date

Large: 16-VTC
#F# 155764

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.

DEED WITHOUT WARRANTY

Date: February 23, 2018

Grantor: ESMERALDA CANALES and IV HOMERO CANALES, wife and husband

Grantor's Mailing Address:

388 Tsidra St.
Salineno, Texas 78585
Starr County

Grantee: ORLANDO GONZALEZ and MARIA LUISA GONZALEZ, husband and wife

Grantee's Mailing Address:

1013 Loyola Drive
Edinburg, Texas 78541
Hidalgo County

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

The North 153 feet of the South 953.3 feet of a tract described as follows: The East 427.08 feet of combined of Lots 58 and 59, Section 229, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, Hidalgo County, Texas, according to the map recorded in Volume 12, Page 55, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations and Exceptions to Conveyance and Warranty:

Restrictions dated March 16, 1978, recorded in Volume 1272, Page 5, Deed Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.

Roadways as shown on the map of Texas-Mexican Railway Company's Survey, recorded in Volume 12, Page 55, Map Records of Hidalgo County, Texas.

Easements and/or other rights as shown by instrument dated May 12, 1959, recorded in Volume 945, Page 445, Deed Records of Hidalgo County, Texas.

Roadway, utilities and irrigation easement in favor of as shown by instrument dated March 16, 1978, recorded in Volume 1272, Page 5, Deed Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 9, 1981, recorded in Volume 400, Page 961, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 17, 2000, under Document Number 852833, refiled under Document Number 1161677, ratified under Document Number 1093481, dated March 23, 2000 under Document Number 1114390, dated March 20, 2000 under Document Number 1114391 dated March 28, 2000 under Document Number 1114392, dated March 23, 2000 under Document Number 1114393, dated April 14, 2000 under Document Number 1114394, dated April 3, 2000 under Document Number 1114395 and 1114396, dated March 29, 2000 under Document Number 1114397, dated March 28, 2000 under Document Number 1114398, dated March 20, 2000 under Document Number 1114399, dated March 20, 2000 under Document Number 1114400 and dated March 29, 2000 under Document Number 1114401, all Official Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in a Memorandum of Option Agreement, dated August 19, 1998, filed August 19, 1998 under Document Number 702562, Official Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in a Memorandum of Geophysical Permit and Lease Option Agreement, dated July 12, 2004, filed September 16, 2004 under Document Number 1382393, Official Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in a Memorandum of Geophysical Permit and Lease Option Agreement, dated July 9, 2004, filed November 3, 2004 under Document Number 1399600, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deeds dated April 5, 1946, recorded in Volume 581, Page 262, dated March 11, 1959, recorded in Volume 941, Page 345 and dated March 16, 1978, recorded in Volume 1272, Page 5, Deed Records of Hidalgo County, Texas.

Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-

territorial jurisdiction of said property.

Visible and apparent easements on or across the property herein described.

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

Standby fees, taxes and assessments by any taxing authority for the year 2018, and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, 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, without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

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

GRANTOR:

Esmeralda Canales
ESMERALDA CANALES

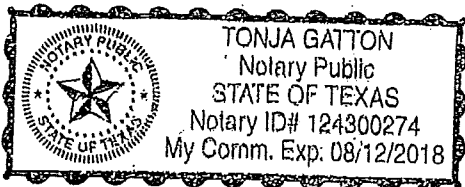
IV Homero Canales
IV HOMERO CANALES

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on February 24, 2018, by
ESMERALDA CANALES.

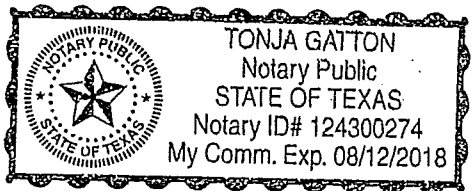
Tonja Gatton
Notary Public, State of Texas
My commission expires: _____



STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on February 24, 2018, by
IV HOMERO CANALES.



Loji Gatto
Notary Public, State of Texas
My commission expires: _____

AFTER RECORDING RETURN TO:
ORLANDO GONZALEZ and MARIA LUISA GONZALEZ
1013 Loyola Drive
Edinburg, Texas 78541
GF: 155764

The State of Texas,
County of HIDALGO

12387
Know All Men by These Presents:

That CITRUS CITY LAKE DEVELOPMENT CORPORATION

a Corporation, duly organized and existing under the Laws of the State of TEXAS

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

----- DOLLARS

to it paid, and secured to be paid, by RUBEN HERNANDEZ REYNOSO AND LUCIA LOPEZ DE HERNANDEZ,
husband and wife
as follows:

One (1) installment vendor's lien note in the original sum of \$4,200.00, dated March 16, 1978, due and payable in monthly installments of \$88.21 each, including interest at the rate of 9% per annum from date until maturity; with the first installment to become due and payable on or before the 16th day of April 1978 and a like installment to become due and payable on or before the 16th day of each and every succeeding month thereafter until the entire principal balance has been paid in full.

has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said

RUBEN HERNANDEZ REYNOSO AND LUCIA LOPEZ DE HERNANDEZ

of the County of _____ State of Tamaulipas, Mexico all that certain lot, tract or parcel of land situated in the County of Hidalgo, State of Texas, more fully described as follows, to-wit:

The North 153' of the South 953.3' out of a tract described as follows: The East 427.08' of the combined Lots 58 and 59, Section 229, Texas-Mexican Railway Company's Survey of lands in Hidalgo County, Texas; SAVE AND EXCEPT any and all oil, gas and other minerals that may be found in, on and under said land and premises.

SUBJECT to property restrictions attached hereto.
SUBJECT to easements of record and grantors reserve the rights unto themselves, their successors and assigns, perpetual easements as follows: an easement covering the west 30' of the east 31' of the subject property, for a roadway; an easement of 5' along the north, south, and west boundaries for utilities and irrigation; and an easement covering the west 10' of the east 41' of the subject property, for utilities and irrigation.
SUBJECT to lien of record.

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

RUBEN HERNANDEZ REYNOSO AND LUCIA LOPEZ DE HERNANDEZ, their

heirs and assigns forever and the said Corporation does hereby bind itself, its successors and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said

RUBEN HERNANDEZ REYNOSO AND LUCIA LOPEZ DE HERNANDEZ, their

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

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

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its duly authorized officers and to be sealed with the Seal of the Corporation, at Mission, Texas

this 16th day of March A. D. 1978

Attest:

William J. Rathmell, Secretary.
(Seal)

CITRUS CITY LAKE DEVELOPMENT CORPORATION

By
Rodger Ellis, Vice President.

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
Rodger Ellis, Vice President
, known to me to be the person and officer
whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said
Citrus City Lake Development Corporation
a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein
expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 11th day of April A. D. 1978

BARBARA K. WELCH
Notary Public In and For
Hidalgo County, Texas
My Commission Expires 6-1-79

Barbara K. Welch
Notary Public in and for Hidalgo County, Texas

THE STATE OF TEXAS,
COUNTY OF

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

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

(L. S.)

County Clerk County, Texas

By Deputy.

152

Merantyl Bed
(BY CORPORATION)
WITH VENDOR'S LIEN
FROM

TO

FILED FOR RECORD

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

By County Clerk
Deputy.

RECORDED

A. D. 19

In County Records

In Book, on Page

By County Clerk
Deputy.

Recording Fee \$

This instrument should be filed immediately with
the County Clerk for record.

The Otis Company, Publishers, Dallas

12387

FILED FOR RECORD THIS DATE
At 9:27 o'clock a M.

APR 12 1978

SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By [Signature] Deputy

Citrus City Lake Res.
P.O. 7804 1538
Mission, TX



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-849

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

Upon the application of:

Name: Marisa D Tijerena

Address: 1904 Jefferson Ave
McAllen TX 78504

Phone: 956 867.1107

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>Marisa Tijerena</u> Authorized Signature
Inspection/Permit No:		Existing Septic
Date Approved:	<u>1 1</u>	<u>10 11 18</u>

Water Supplier: Shary Land Water Supply

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

Account/ESI No.: 100327894/99117212
 Temporary Pole Permanent Service

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

Texas-Mexican Railway Co. Survey
Lot #09 Sect. 235

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



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Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-849

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

Marla D Tyerina

Known to me [or proved to me in the oath of Texas ID # 20878437 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:

Texas Mexican Railway Co. Survey of lands lot #9
Section # 235."

[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]

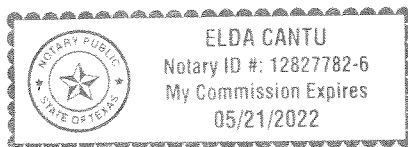
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 October 3, 2018, to certify which, witnesses my hand and seal of office.



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



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 4-849
Receipt No.: 003268
T2100-00-235-0009-09

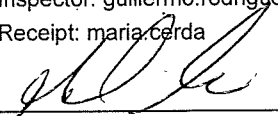
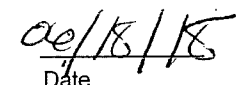
TIJERINA JOSE LUIS
2904 JEFFERSON AVE
MCALLEN, TX 78504
(956) 601-1594
(956) 601-1594

- [1] Contractor:
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2975Sq.Ft.
- [5] Legal Description: TEX-MEX SURVEY LOT 9 W160.5'-E627.2'-N466.7' BLK 235 1.72AC GR 1.65AC NET
- [6] Location: RODGERS & MONMACK
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$160000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: APPLICANT MUST COMPLY WITH ALL HCPD SET BACKS AND REGULATIONS.
Description: Permit 4-849
Price: \$30.00

Total Amount.....\$30.00

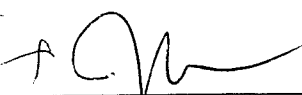
Method of Payment: Check
Check/M.O.#: 30007
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: guillermo.rodriguez
Receipt: maria.cerda


Cashier

Date

PROP. ID# 294878

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION 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 ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS 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 VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.


Signature of Owner or Applicant

6-18-18
Date

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: November 25, 2016

Grantor: OSCAR TIJERINA, a single person; and ROLANDO BENITO TIJERINA, a single person

Grantor's Mailing Address:

OSCAR TIJERINA
2108 FAIRMONT AVENUE
MCALLEN, TEXAS 78504
HIDALGO COUNTY TEXAS

ROLANDO BENITO TIJERINA
2108 FAIRMONT AVENUE
MCALLEN, TEXAS 78504
HIDALGO COUNTY TEXAS

Grantee: JOSE LUIS TIJERINA and MARIA DE LOURDES TIJERINA, a married couple.

Grantee's Mailing Address:

JOSE LUIS TIJERINA and MARIA DE LOURDES TIJERINA
2904 JEFFERSON AVE.
MCALLEN, TEXAS 78504
HIDALGO COUNTY TEXAS

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

A 1.72 acre tract of land, more or less, out of a larger 5.0 acre tract of land out of Lot Nine (9), Section Two Hundred Thirty-five (235), Texas-Mexican Railway Company Survey of Lands, Hidalgo County, Texas, said 1.72 acre tract of land hereby conveyed being more particularly described by metes and bounds as follows;

BEGINNING at a point 466.7 feet West of the Northeast Corner of said Lot 9, Sec. 235, said point being on the North Line of the said Lot 9 in the center of Rogers Road and being the Northeast Corner of the tract hereby conveyed;

THENCE, West with and along the North line of said Lot 9 a distance of 160.5 feet to a point for the Northwest Corner of tract hereby conveyed;

THENCE, South parallel to the East line of the said Lot 9 a distance of 466.7 feet to a point for the Southwest Corner of the tract hereby conveyed;

THENCE, East 160.5 feet parallel to the North line of the said Lot 9 to a point for the Southeast Corner of the tract hereby conveyed; and,

THENCE, North a distance of 466.7 feet parallel to the East line of the said Lot 9 to the Northeast Corner of the tract hereby conveyed and the PLACE OF BEGINNING, containing within these metes and bounds 1.72 acres of land, more or less.

Reservations from Conveyance:

NONE.

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2016, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.


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.

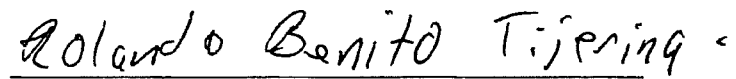
GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN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

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. **THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.**

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

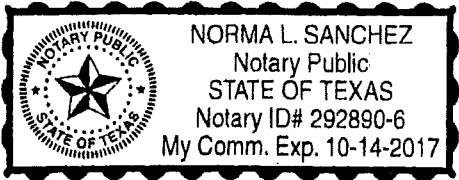
This instrument was prepared based on information furnished by the parties, and no independent title search has been made.


OSCAR TIJERINA


ROLANDO BENITO TIJERINA

STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on January 5th 2017,
by OSCAR TIJERINA.



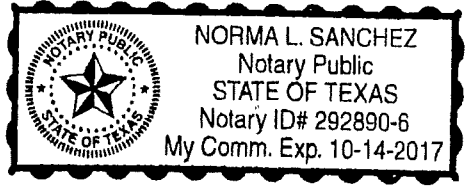
Norma L. Sanchez
Notary Public, State of Texas
My commission expires: 10/14/2017

STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on January 5th 2017,
by ROLANDO BENITO TIJERINA.

Norma L. Sanchez
Notary Public, State of Texas
My commission expires: 10/14/2017

PREPARED IN THE OFFICE OF:
EDUARDO RENDON
ATTORNEY AT LAW



AFTER RECORDING RETURN TO:

JOSE LUIS TIJERINA
2904 JEFFERSON AVE.
MCALLEN, TEXAS 78504
HIDALGO COUNTY TEXAS

Prepared by the State Bar of Texas for use by lawyers only. Reviewed 1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

185727

VOL. 2356 PAGE 468

WARRANTY DEED (LONG FORM)

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That WE, BALDEMAR SOLIS and wife, NINFA SOLIS

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

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
BENITO TIJERINA and wife, MARGARITA TIJERINA, Rt. 4, Box 788-A, Edinburg,

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

All of our undivided interest in and to a 1.72 acre tract of land, more or less, out of
a larger 5.0 acre tract of land out of Lot Nine (9), Section Two Hundred Thirty-five (235),
Texas-Mexican Railway Company Survey of Lands, Hidalgo County, Texas, said 1.72 acre
tract of land hereby conveyed being more particularly described by metes and bounds as
follows:

3120-100

BEGINNING at a point 466.7 feet West of the Northeast Corner of said Lot 9, Sec. 235, said point being on the North line of the said Lot 9 in the center of Rogers Road and being the Northeast Corner of the tract hereby conveyed;

THENCE, West with and along the North line of the said Lot 9 a distance of 160.5 feet to a point for the Northwest Corner of the tract hereby conveyed;

THENCE, South parallel to the East line of the said Lot 9 a distance of 466.7 feet to a point for the Southwest Corner of the tract hereby conveyed;

THENCE, East 160.5 feet parallel to the North line of the said Lot 9 to a point for the Southeast Corner of the tract hereby conveyed; and,

THENCE, North a distance of 466.7 feet parallel to the East line of the said Lot 9 to the Northeast Corner of the tract hereby conveyed and the PLACE OF BEGINNING, containing within these metes and bounds 1.72 acres of land, more or less;

SUBJECT TO any and all prior reservations, if any of record, of oil, gas and other minerals; and,

SUBJECT TO leases, easements, regulations, rules and rights-of-way of record and 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 s , their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees , their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 22nd day of October, A. D. 19 86

Baldemar Solis
BALDEMAR SOLIS
Ninfa Solis
NINFA SOLIS

Mailing address of each grantee:

Name: BENITO TIJERINA and wife,
Address: MARGARITA TIJERINA
Rt. 4, Bpx 788-A
Edinburg, Texas 78539

Name:
Address:

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the
by BALDEMAR SOLIS and NINFA SOLIS

22nd day of October, 1986

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

Notary's commission expires: 9/16/89