

PLANNING DEPARTMENT PCTS. 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
CARLOS REYES	4-2273
ANASTACIA VALERIO	4-3007
IMELDA ARTEAGA	4-2798



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 01-08-20

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

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: 4-2273

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

Upon the application of:

Name: CARLOS REYES

Address: 4201 Mile 7 Road.  
Mc Allen TX

Phone: (956) 222 5247

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	<u>Instal/misg</u>	<u>[Signature]</u>
Date Approved:	<u>05/13/2020</u>	<u>05/20/2020</u>

Water Supplier: N/A

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

Account/ESI No.: # 100 327 894 4406 9110  
 Temporary Pole  Permanent Service

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

Pride of Texas lot # 133 A Tract of land containing 5.00 Acres of land more or less

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

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

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

-OR-

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

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



**PLANNING DEPARTMENT**  
**County of Hidalgo**

Rev. 01-08-20

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1304 South 25<sup>th</sup> Street  
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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-2273

**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

Carlos R. Reyes

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

Pride of Texas Lot # 133 A Tract of land containing  
5.00 Acres of  
land more or less.

[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]

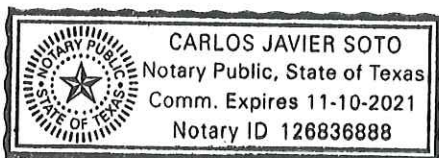
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 05-13, 2020, to certify which, witnesses my hand and seal of office.



Carlos Javier Soto  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

x



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 4-2273  
Receipt No.: 008982  
P8400-00-000-0133-00

- RAMON CARLOS REYES & MERA ELIZABETH REYES
- 5501 N 8TH ST
- MCALLEN, TX 78501
- (956) 821-1001
- (956) 222-5247
- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2600Sq.Ft.
- [5] Legal Description: PRIDE OF TEXAS W5AC LOT 133 5AC GR  
4.62AC NET
- [6] Location: BENTSEN & MILE 7
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$180000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340295D  
 Precinct: 4  
 Certification of Elevation Required: No  
 Setbacks: Front 50', Rear 15', Side S10', Side N40', Corner '  
 Special Conditions: MUST COMPLY WITH ALL COUNTY  
 SETBACKS  
 Description: Permit 4-2273  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Check  
 Check/M.O.#: 456  
 Payment: \$30.00  
 Change Due: \$0.00  
 Application: alex.antons  
 Inspector: aaron.hernandez  
 Receipt: alex.antons  
 \_\_\_\_\_ : 9/9/19  
 Cashier Date

*Prop 10# 262504*

[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

9-9-19  
Date

STG/LS  
SIERRA TITLE  
GF# 3181104

### 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: May 23, 2019

Grantor: SANDRA JEAN WOMACK AND JANE CROSS AS INDEPENDENT CO-EXECUTORS OF THE ESTATE OF CURTIS CLINTON DAVIS, DECEASED

Grantor's Mailing Address: 8300 N. Taylor Rd., Box B  
McAllen, Texas 78504  
Hidalgo County

Grantee: CARLOS RAMON REYES and wife, ELIZABETH MERA REYES

Grantee's Mailing Address: 5501 N. 8<sup>th</sup> St.  
McAllen, Texas 78501  
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of TEXAS FARM CREDIT SERVICES, FLCA, 545 So. Highway 77, Robstown, Nueces County, Texas 78380 in the principal amount of ONE HUNDRED SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$175,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of TEXAS FARM CREDIT SERVICES, FLCA and by a first-lien deed of trust of even date from Grantee to MARK A. MILLER, Trustee.

Property (including any improvements):

A tract of land containing 5.00 acres of land, more or less, situated in Hidalgo County, Texas, being a part or portion of Lot 133, PRIDE O' TEXAS SUBDIVISION, Hidalgo County, Texas, map reference: Volume 5, Pages 58-59, Map Records, Hidalgo County, Texas, and said 5.00 acres of land being all that tract of land deed to Estate of Curtis Clinton Davis, recorded in Document 2929143, Deed Records, Hidalgo County, Texas, and said 5.00 acre also being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the Northwest corner of said Lot 133, Pride O' Texas, within Mile 7 North and Bentsen Road right-of-way, for the Northwest corner of this tract;

THENCE, S 81°27'02" E, with the North line of said Lot 133 and within said Mile 7 North right-of-way, a distance of 660.00 feet, to a Nail found on the Northwest corner of a tract of land deeded to Gabriela Moreno, recorded in Document Number 1790981, Deed Records, Hidalgo County, Texas, for the Northeast corner hereof;

THENCE, S 08°32'58" W, with the common line of said Clinton Davis tract and said Moreno tract, at a distance of 20.00 feet, pass a 1/2" iron rod found on the South right-of-way line of said Mile 7 North Road, continuing a total distance of 330.00 feet, to a 1/2" iron rod found on the South line of said Lot 133 and Southwest corner of said Moreno tract, for the Southeast corner hereof;

THENCE, N 81°27'02" W, with the South line of said Lot 133, at a distance of 640.00 feet, pass a 1/2" iron rod with plastic cap stamped "CVQ LS" set, on the East right-of-way line of said Bentsen Road and continuing a total distance of 660.00 feet, to a PK nail set, on the West line of said Lot 133, for the Southwest corner hereof;

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.

TEXAS FARM CREDIT SERVICES, FLCA, 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 TEXAS FARM CREDIT SERVICES, FLCA, and are transferred to that party without recourse on Grantor.

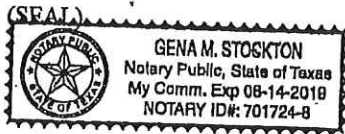
*Sandra Jean Womack*  
SANDRA JEAN WOMACK,  
INDEPENDENT CO-EXECUTOR OF  
THE ESTATE OF CURTIS CLINTON  
DAVIS, DECEASED

*Jane Cross*  
JANE CROSS, INDEPENDENT  
CO-EXECUTOR OF THE  
ESTATE OF CURTIS CLINTON  
DAVIS, DECEASED

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 24 day of May, 2019, by SANDRA JEAN WOMACK, INDEPENDENT CO-EXECUTOR OF THE ESTATE OF CURTIS CLINTON DAVIS, DECEASED.

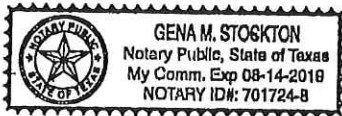


*Genam Stogkton*  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 24 day of May, 2019, by JANE CROSS, INDEPENDENT CO-EXECUTOR OF THE ESTATE OF CURTIS CLINTON DAVIS, DECEASED..



*Genam Stogkton*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Carlos Ramon Reyes and Elizabeth Mera Reyes  
5501 N. 8<sup>th</sup> St.  
McAllen, Texas 78501

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
FileNo.:GF#3181104;GS/ch



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 01-08-20

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
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Precinct No.3 Substation  
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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

4-3007

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

Upon the application of:

Name: Amastacia Valerio

Address: 1013 Champion Dr.  
Donna, Tx 78537

Phone: (956) 354-6907

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		05/19/20
Date Approved:	/ /	/ / existing septic

Water Supplier: N Alamo

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:

Delta Orchards Co. #7 Lot #194

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 01-08-20

Main Office  
1304 South 25<sup>th</sup> Street  
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956-318-2840  
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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

4-3007

### 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

Anastacia Valerio

Known to me [or proved to me in the oath of MX PASSPORT 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:

Delta Orchards Co. UT # 7.

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

LOT # 194

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

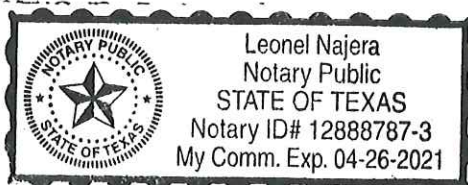
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Anastacia Valerio (Signature)

SUBSCRIBED AND SWORN TO before me on MAY 19<sup>TH</sup>, 2020, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



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

4/29/2020 10:19:34 AM

<b>Main Office</b> 1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844	<b>Precinct No. 1 Substation</b> 1902 Joe Stephens Ave. Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	<b>Precinct No. 3 Substation</b> 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049
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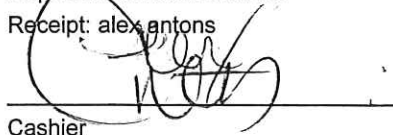
Permit No.: Permit 4-3007  
Receipt No.: 011803  
D3800-07-000-0194-05

MONTANO MARCOS GUZMAN & ANASTACIA VALERIO MORENO  
1013 CHAMPION DR  
DONNA, TX 78537  
(956) 354-6907  
(956) 354-6907  
[1] Contractor: SELF  
[2] Water System: North Alamo WSC  
[3] Class of Work: 44 Mobile homes  
[4] Size of Structure: 400Sq.Ft.  
[5] Legal Description: DELTA ORCHARDS COMPANY UT NO. 7  
LOT 194 1.04AC NET  
[6] Location: FM 493 & MILE 22 1/2  
[7] Sewage: N/A  
[8] Construction Type: Block  
[9] Est. Cost of Construction: \$500  
[10] Flood Zone: Zone X

Community Panel Number: 4803340350C  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 60', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS REGULATION  
Description: Permit 4-3007  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: alex.antons  
Inspector: aaron.hernandez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

4/29/20  
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.

Anastacia Valerio  
Signature of Owner or Applicant

4/29/20  
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: March 31, 2015

Grantor: **BLUE CACTUS SERIES, A SERIES UNDER WIDE VISION VENTURES, L.L.C., A STATE SERIES LIMITED LIABILITY COMPANY**

Grantor's Mailing Address: **601 Trenton Rd. Ste. D #101  
McAllen, Texas 78504  
Hidalgo County**

Grantee: **MARCOS MONTANO GUZMAN and wife, ANASTACIA VALERIO MORENO**

Grantee's Mailing Address: **211 W. Ciro  
San Juan, Texas 78589  
Hidalgo County**

Consideration: **TEN AND NO/100 DOLLARS (\$10.00)** and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of **TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00)**. 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 **JOHN ROBERT KING, Trustee.**

Property (including any improvements):

**Lot 194, DELTA ORCHARDS COMPANY UNIT NO. 7, Hidalgo County, Texas, according to map thereof recorded in Volume 6, Page 46, Map Records of Hidalgo County, Texas.**

Reservations from Conveyance:

Exceptions to Conveyance and Warranty:

**Subject To:**

**Right-of-Way Easement granted to Hidalgo County Water, by instrument dated January 21, 1953 recorded in Volume 765, Page 345, Deed Records of Hidalgo County, Texas.**

**Easements and conditions as shown on the Map recorded in Volume 6 Page 46, Map Records of Hidalgo County, Texas.**

**Easements, rights, rules and regulations in favor of Delta Lake Irrigation District .**

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

**Oil, gas, and other minerals reserved and/or conveyed in Deed recorded in Volume 1499, Page 327, Deed Records of Hidalgo County, Texas.**

**Oil and Gas Leases to Southten Land Co. L.L.C., filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 17, 2006, under Clerk's File Nos. 1639725, 1639726, 1639727, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 21, 2006, under Clerk's File No. 1641791, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 25, 2006, under Clerk's File Nos. 1642696, 1642697, 1642698, and 1642699.**

Oil and Gas Lease to Samson Lone Star Limited Partnership, dated June 28, 2006, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 22, 2006, under Clerk's File No. 1654169.

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 2015 and all subsequent years.

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.

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.

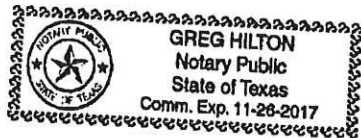
**BLUE CACTUS SERIES, A  
SERIES UNDER WIDE VISION  
VENTURES, L.L.C., A STATE  
SERIES LIMITED LIABILITY  
COMPANY**

By: *Serge Henocque*  
**SERGE HENOCQUE,  
Manager**

(Acknowledgement)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 31 day of March, 2015, by **SERGE HENOCQUE, Manager of BLUE CACTUS SERIES, A SERIES UNDER WIDE VISION VENTURES, L.L.C., A STATE SERIES LIMITED LIABILITY COMPANY**, on behalf of said limited liability company.



*Greg Hilton*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Marcos Montano Guzman and Anastacia Valerio Moreno  
211 W. Ciro  
San Juan, Texas 78589

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#3160396;JT/1a

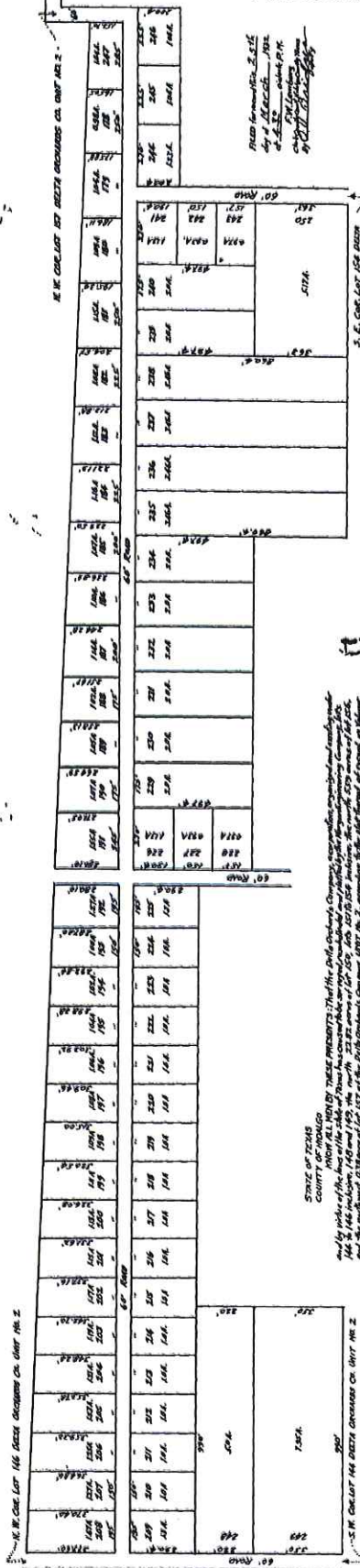


THE STATE OF TEXAS  
 County of Hidalgo  
 I, F. W. LEHNER, Clerk of said County, do hereby certify that the within and foregoing plat was duly recorded in the Public Records of said County, Texas, on the 21st day of APRIL, A. D. 1932, at 10:30 A.M., and that the same is a true and correct copy of the original as filed in my office.

Attest my hand and seal of said County, Texas, this 21st day of APRIL, A. D. 1932.

F. W. LEHNER  
 Clerk of said County

**DELTA ORCHARDS COMPANY**  
**UNIT NO. 7**  
 HIDALGO COUNTY, TEXAS  
 SCALE: 1 INCH = 200 FEET



STATE OF TEXAS  
 COUNTY OF HIDALGO  
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 Clerk of said County

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F. W. LEHNER  
 Clerk of said County

STATE OF TEXAS  
 COUNTY OF HIDALGO  
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F. W. LEHNER  
 Clerk of said County

DELTA ORCHARDS COMPANY  
 UNIT NO. 7  
 HIDALGO COUNTY, TEXAS  
 SCALE: 1 INCH = 200 FEET



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 01-08-20

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

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: 4-2798

### HIDALGO COUNTY

#### CERTIFICATE OF WATER SERVICE AVAILABILITY

UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Imelda Arteaga

Fernando Arteaga

Address: 4700 E. Texas Road

Edinburg, Texas 78542

Phone: (956)-472-4805

Approved by Environmental Health:	Temporary Service	Final Service
<u>HAS NO</u> Inspection/Permit No: <u>SEPTIC VET</u>	Authorized Signature <u>[Signature]</u>	Authorized Signature
Date Approved: <u>05/15/2005</u>		<u>/ /</u>

Water Supplier: N.A.W.S.C.

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

Account/ESI No.: #10032789477965005  
 Temporary Pole  Permanent Service

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

A 4.30 Acre gross tract of land more or less, out of a  
portion of Lot # 1 Block # 60 Amaraland & Sugar Co. S/A

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

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

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

-OR-

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

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



**PLANNING DEPARTMENT**  
**County of Hidalgo**

Rev. 01-08-20

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

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: 4-27-98

**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 Imelda Arteaga

Known to me [or proved to me in the oath of TX I.D. 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 4.3 Acre gross tract of Land more or less out of a Portion of Lot 1 Block 60 Alamo Land & Survey Co. S/D  
[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."

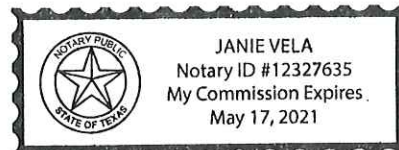
~~OR~~

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."

Maria Imelda Arteaga (Signature)

SUBSCRIBED AND SWORN TO before me on May 15, 2020, to certify which, witnesses my hand and seal of office.

Janie Vela  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS





Chapter 232, Texas Local Government Code

3/6/2020 10:03:59 AM

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 4-2798  
Receipt No.: 011143  
A1800-00-060-0001-02

ARTEAGA IMELDA & FERNANDO  
4700 E TEXAS RD  
EDINBURG, TX 78542  
(956) 472-4805  
(956) 472-4805

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 798Sq.Ft.
- [5] Legal Description: ALAMO LAND & SUGAR CO W175'-S1071'  
LOT 1 BLK 60 4.30AC GR 3.56AC NET
- [6] Location: Cesar ChaveZ & Texas
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$5000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C  
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 4-2798  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Check

Check/M.O.#: 2841

Payment: \$30

Change Due: \$0.00

Application: maria.cerda

Inspector: guillermo.rodriguez

Receipt: maria.cerda

Cashier

Date

*[Handwritten Signature]*  
*[Handwritten Date: 03/06/2020]*

*Prop. 10# 113575*

[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.

*[Handwritten Signature: Imelda Arteaga]*  
Signature of Owner or Applicant  
*[Handwritten Date: 03-06-2020]*  
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: February 7, 2008

Grantor: IMELDA ARTEAGA, formerly known as IMELDA CANTU, also known as MARIA IMELDA ARTEAGA

Grantor's Mailing Address: 4812 East Texas Road  
Edinburg, Texas 78539  
Hidalgo County

Grantee: IMELDA ARTEAGA and husband FERNANDO ARTEAGA

Grantee's Mailing Address: 4812 East Texas Road  
Edinburg, Texas 78539  
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):  
SEE EXHIBIT "A" ATTACHED EHRETO AND MADE A PART HEREOF FOR ALL PURPOSES

Reservations from and Exceptions to Conveyance and Warranty:  
SUBJECT TO All oil, gas, and other mineral reservations of record, if any;  
SUBJECT TO All oil, gas leases and drilling agreements of record, if any;  
SUBJECT TO Easements of record, if any;  
SUBJECT TO Easements and conditions as may be contained in plat of said subdivision, if any;  
SUBJECT TO Easements, rights, rules, and regulations in favor of pertaining water district, if any;  
SUBJECT TO All visible easements and restrictions of record, if any.  
SUBJECT TO All ad valorem taxes for the year 2008 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, (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, and (v) all oil, gas, hydrocarbons and minerals in, on, and under or that may be produced from the Property.

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

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY.

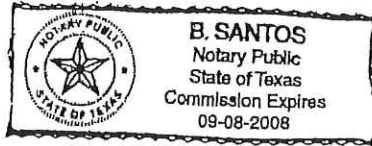
*Imelda Arteaga*  
IMEEDA ARTEAGA

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 12 day of February, 2008, by IMELDA ARTEAGA.

  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
IMELDA AND FERNANDO ARTEAGA  
4812 East Texas Road  
Edinburg, Texas 78539

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#CANTU; EL/avg

EXHIBIT "A"

A 19.0 acre gross tract of land, more or less, out of a Portion of Lot 2, Block 60, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 24, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes; said tract of land is more particularly described by metes and follows:

COMMENCING at the Northwest corner of said Lot 2; Said corner lies on the centerline Texas Road.

THENCE, East, along the North line of said Lot 2 and along the centerline of Texas Road, a distance of 264.5 feet to a point for the POINT OF BEGINNING and a North Northwest corner of this description;

THENCE, East, along the North line of said Lot 2 and along the centerline of Texas Road, a distance of 428.5 feet to a point for the Northeast corner of this description;

THENCE, South 1 degree 25 minutes 36 seconds West (South 1 degree 26 minutes West - Dead Call), a distance of 20.0 feet pass a found 5/8" iron pipe on the South right of way line of Texas Road, at a total distance of 1320.4 feet in all to a set 1/2" iron rod on the South line of said Lot 2 for the Southeast corner of this description;

THENCE, West, along the South line of said Lot 2, a distance of 659.0 feet to a set 1/2" iron rod for reference, at a total distance of 660.0 feet in all to a point located inside an Irrigation Well for the Southwest corner of said Lot 2 for the Southwest corner of this description; Said corner is a common corner to the Southeast corner of Lot 1, the Northeast corner of Lot 8 and the Northwest corner of Lot 7.

THENCE, North, along the West line of said Lot 2, a distance of 1073.0 feet to a set 1/2" iron rod for the West Northwest corner of this description;

THENCE, East, parallel to the North line of said Lot 2, a distance of 264.5 feet to a set 1/2" iron rod for an Interior corner of this description;

THENCE, North, parallel to the West line of said Lot 2, a distance of 227.0 feet pass a set 1/2" iron rod on the South right of way line of Texas Road, at a total distance of 247.0 feet in all to the POINT OF BEGINNING, containing 19.0 acres gross of land, more or less.

EXHIBIT "A"

A 4.30 acre gross tract of land, more or less, out of a Portion of Lot 1, Block 60, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 24, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes; said tract of land is more particularly described by metes and follows:

COMMENCING at a found 60d nail at the Northwest corner of said Lot 1; Said corner lies on the centerline to centerline intersection of Cesar Chavez Road and Texas Road.

THENCE, South, along the West line of said Lot 1 and the centerline of Cesar Chavez Road, a distance of 249.0 feet to a point for the POINT OF BEGINNING and for the Northwest corner of this description;

THENCE, East, parallel to the North line of said Lot 1, a distance of 30.0 feet pass a found 1/2" iron rod on the East right of way line of Cesar Chavez Road, at a total distance of 175.0 feet in all to a set 1/2" iron rod for the Northeast corner of this description;

THENCE, South, parallel to the West line of said Lot 1, a distance of 1071.0 feet to a set 1/2" iron rod on the South line of said Lot 1 for the Southeast corner of this description;

THENCE, West, along the South line of said Lot 1, a distance of 145.0 feet pass to a set 1/2" iron rod on the East right of way line of Cesar Chavez Road, at a total distance of 175.0 feet in all to a found 20d nail on the West line of said Lot 1 and the centerline of Cesar Chavez Road for the Southwest corner of this description;

THENCE, North, along the West line of said Lot 1 and the centerline of Cesar Chavez Road, a distance of 1071.0 feet to the POINT OF BEGINNING, containing 4.30 acres gross of land, more or less.