



PLANNING DEPARTMENT

County of Hidalgo

Rev. 01-08-20

Main Office
1304 South 25th 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 1234

Application No: 1-3352

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

Upon the application of:

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

Name: Alberto Ruiz

Address: 442 Patricia St
Mercedes TX 78570

Phone: 956-756-9718

Water Supplier: N.A.W-5

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 Capisallo District Subdivision, Tract 3042
IACNET

[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. 01-08-20

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T.J. Arredondo, CFM
Director of Planning

Precinct 02 3 4

Application No: 1-3352

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

Alberto Ruiz

Known to me [or proved to me in the oath of _____ 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:

3725 M. to 12 North ^{District} Morales, TX 78570."

[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."

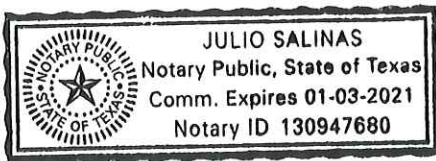
-OR-

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."

Alberto Ruiz (Signature)

SUBSCRIBED AND SWORN TO before me on 7/16, 2020 to certify which, witnesses my hand and seal of office.

Julio Salinas
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





Chapter 232, Texas Local Government Code

7/16/2020 11:48:02 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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 1-3352
Receipt No.: 013301
N3400-00-000-3042-01

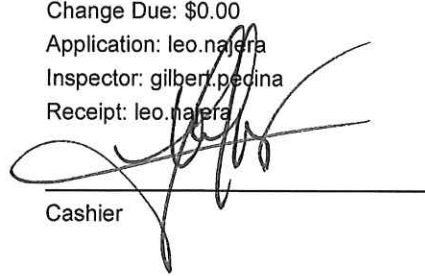
RUIZ ALBERTO
442 PATRICIA AVE
MERCEDES, TX 75170
(956) 975-8990
(956) 975-8990

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 0Sq.Ft.
- [5] Legal Description: NORTH CAPISALLO W208.71'-N208.71' FT
3042 1AC NET
- [6] Location: MILLE 12 N. & FM 491
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$160000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
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 1-3352
Price: \$30.00

Total Amount.....\$30.00

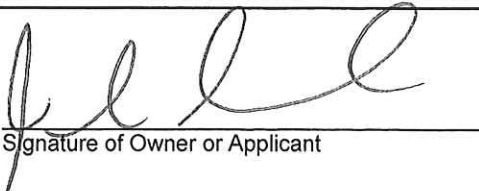
Method of Payment: Check
Check/M.O.#: 1209
Payment: \$30.00
Change Due: \$0.00
Application: leo.najera
Inspector: gilbert.pedina
Receipt: leo.najera


Cashier

7/16/20
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.


Signature of Owner or Applicant

7/16/20
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: July 1, 2020

Grantor: LEE ROY DE LA CERDA joined herein proforma by his wife, STEPHANIE DE LA CERDA

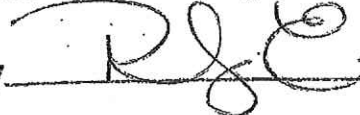
Grantor's Mailing Address: 148 Berkshir Lane
Waxahathle, Texas 75165
Ellis County

Grantee: ALBERTO RUIZ, a married person

Grantee's Mailing Address: 442 Patricia St.
Mercedes, Texas 78570
Hidalgo County

We hereby certify that this is a true and correct copy of the original instrument.

Sierra Title of Hidalgo County, Inc.

By 

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of TEXAS NATIONAL BANK, 4908 S. Jackson Rd., Edinburg, Hidalgo County, Texas 78539 in the principal amount of ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of TEXAS NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to JOE QUIROGA, Trustee.

Property (including any improvements):

One (1) acre tract of land out of Farm Tract No. 3042, NORTH CAPISALLO DISTRICT SUBDIVISION, Hidalgo County, Texas, according to map or plat thereof of record in the Office of the County Clerk of Hidalgo County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at the NW corner of Farm Tract 3042, for the NW corner hereof;

THENCE, East along the North line of Farm Tract 3042, 208.71 feet to a point for the NE corner hereof;

THENCE, South along the North line parallel to the West line of Farm Tract 3042, 208.71 feet to a point for the SE corner hereof;

THENCE, West along a line parallel to the North line of Farm Tract 3042, 208.71 feet to a point on the West line of Farm Tract 3042, for the SW corner hereof;

THENCE, North along the West line of Farm Tract 3042, 208.71 feet to the place of Beginning and containing 1.00 acre.

Reservations from Conveyance:

Subject To:
None

Exceptions to Conveyance and Warranty:

Subject To:

Right of way easement granted to Hidalgo County, by L.L. Van Berg and wife, Elizabeth Jane Van Berg, dated January 15, 1960, filed for record in the Office of the County Clerk

of Hidalgo County, Texas in Volume 970, Page 504, Deed Records of Hidalgo County, Texas.

Right of way easement granted to North Alamo Water Supply Corporation, by Mark Leonard Vanberg and Maribess Jane Vanberg, dated November 9, 1983, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1904, Page 592, Official Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 2, Page 7, Map Records Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 9.

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

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Eugene H. Clark, et ux to Union Sulphur Co., dated March 29, 1934, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1, Page 174, Oil and Gas Lease Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Eugene H. Clark and Florence B. Clark to The Union Sulphur Company, dated March 29, 1934, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 7, Page 604, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Maribess Jane Van Berg and Mark Leonard Van Berg to Amoco Production Company, dated May 14, 1974, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 349, Page 709, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Maribess Jane Van Berg and Mark Leonard Van Berg to Claud B. Hamill, dated June 15, 1979, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 383, Page 996, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Maribess Jane Van Berg and Mark Leonard Van Berg to Claud B. Hamill, dated October 30, 1981, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 411, Page 679, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from O.E. Van Berg and Bessie M. Van Berg to V.E. Cook, Trustee, dated December 4, 1948, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 94, Page 368, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Jerry L. Nelms, et al to Texas Independent Exploration, Inc., dated April 19, 1990, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2956, Page 794, Official Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Maribess Jane Van Berg and Mark Leonard Van Berg to Texas Independent Exploration, Inc., dated June 14, 1990, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 3000, Page 751, Official Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, to Suemaur Exploration & Production LLC, dated March 27, 2001, filed for record on March 30, 2001 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's

Document No. 956514; dated March 19, 2001, filed for record on April 5, 2001, under Clerk's Document No. 958709; dated March 28, 2001, filed for record on April 25, 2001, under Clerk's Document No. 964035; dated March 19, 2001, filed for record on April 25, 2001, under Clerk's Document No. 964038; dated April 24, 2001, filed for record on June 18, 2001, under Clerk's Document No. 979808; dated March 19, 2001, filed for record on June 29, 2001, under Clerk's Document No. 984019; dated November 29, 2001, filed for record on January 9, 2002, under Clerk's Document No. 1040666; dated January 18, 2002, filed for record on April 5, 2002, under Clerk's Document No. 1069269; dated April 23, 2002, filed for record on June 12, 2002, under Clerk's Document No. 1091559; dated April 10, 2002, filed for record on June 12, 2002, under Clerk's Document No. 1091560; dated April 23, 2002, filed for record on August 12, 2002, under Clerk's Document No. 1110335; dated May 22, 2003, filed for record on June 5, 2003, under Clerk's Document No. 1206083 and dated March 15, 2004, filed for record on March 22, 2004, under Clerk's Document No. 1312151.

Memorandum of Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Juan Lino Garza, Jr. as Receiver for Helen Irene Gillespie to Suemaur Exploration & Production, LLC, dated December 5, 2003, filed for record on April 19, 2004 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1324414.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, to Suemaur Exploration & Production LLC, dated May 4, 2005, filed for record on May 27, 2005, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1477026 and dated February 14, 2005, filed for record on June 8, 2005, under Clerk's Document No. 1481510.

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.

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.

All ad valorem taxes for the year 2020 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.

TEXAS NATIONAL BANK, 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 NATIONAL BANK, and are transferred to that party without recourse on Grantor.

Lee Roy de la Cerda
LEE ROY DE LA CERDA

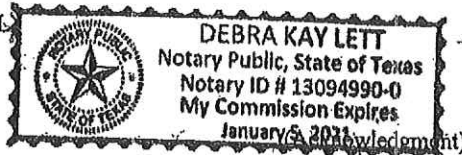
Stephanie de la Cerda
STEPHANIE DE LA CERDA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the 1 day of July, 2020, by
LEE ROY DE LA CERDA.

(SEAL)

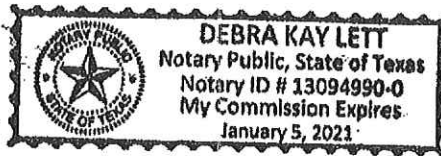


Debra Kay Lett
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF Ellis

This instrument was acknowledged before me on the 1 day of July, 2020, by
STEPHANIE DE LA CERDA.

(SEAL)



Debra Kay Lett
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Alberto Ruiz
442 Patricia St.
Mercedes, Texas 78570

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#3185614;RE/ag

WARRANTY DEED

Date: NOVEMBER 1, 1989

Grantor: SEGUNDO DE LA CERDA AND WIFE, FIDELIA DE LA CERDA

Grantor's Mailing Address (including county):

143 N. VIRGINIA
 MERCEDES, HIDALGO COUNTY, TEXAS 78570

Grantee: LEE ROY DE LA CERDA, A SINGLE MAN

Grantee's Mailing Address (including county):

143 N. VIRGINIA
 MERCEDES, HIDALGO COUNTY, TEXAS 78570

Consideration: THE LOVE AND AFFECTION WHICH WE BEAR FOR OUR SON,
 LEE ROY DE LA CERDA,

Property (including any improvements):

One (1) acre tract of land out of Farm Tract No. 3042, NORTH CAPISALLO DISTRICT SUBDIVISION, Hidalgo County, Texas, according to map or plat thereof of record in the Office of the County Clerk of Hidalgo County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at the NW Corner of Farm Tract 3042, for the NW corner hereof;

THENCE, East along the North line of Farm Tract 3042, 208.71 feet to a point for the NE corner hereof;

THENCE, South along a line parallel to the West line of Farm Tract 3042, 208.71 feet to a point for the SE corner hereof;

THENCE, West along a line parallel to the North line of Farm Tract 3042, 208.71 feet to a point on the West line of Farm tract 3042, for the SW corner hereof;

THENCE, North along the West line of Farm Tract 3042, 208.71 feet to the place of Beginning and containing 1.00 acre.

Reservations from and Exceptions to Conveyance and Warranty:

1. All easements of record, and all visible easements. All covenants, restrictions of record, rules, regulations, and rights-of-way of record.
2. All easements, rules, regulations, etc. of Hidalgo County Water District No. 9.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

EXECUTED THIS 1st day of NOVEMBER, 1989

FILED FOR RECORD
'89 DEC 5 AM 8 13
WILLIAM BILLY LEO
COUNTY CLERK
HIDALGO COUNTY TEXAS

Segundo de la Cerda
SEGUNDO DE LA CERDA

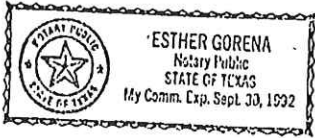
Fidelia de la Cerda
FIDELIA DE LA CERDA

1A0337

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO.

This instrument was acknowledged before me on the 29th day of NOVEMBER, 19 89
by SEGUNDO DE LA CERDA and wife, FIDELIA DE LA CERDA.



Esther Gorena
Notary Public, State of Texas
Notary's name (printed): Esther Gorena
Notary's commission expires: 9-30-92

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19 ____
by _____
of _____
a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

CHG. &
AFTER RECORDING RETURN TO:
JONES, GALLIGAN, KEY & PENA
P. O. DRAWER 1247
Weslaco, Texas 785 96

PREPARED IN THE LAW OFFICE OF:
JONES, GALLIGAN, KEY & PENA

WARRANTY DEED

Date: NOVEMBER 1, 1989

Grantor: SEGUNDO DE LA CERDA AND WIFE, FIDELIA DE LA CERDA

Grantor's Mailing Address (including county):

143 N. VIRGINIA
 MERCEDES, HIDALGO COUNTY, TEXAS 78570

Grantee: LEE ROY DE LA CERDA, A SINGLE MAN

Grantee's Mailing Address (including county):

143 N. VIRGINIA
 MERCEDES, HIDALGO COUNTY, TEXAS 78570

Consideration: THE LOVE AND AFFECTION WHICH WE BEAR FOR OUR SON,
 LEE ROY DE LA CERDA,

Property (including any improvements):

One (1) acre tract of land out of Farm Tract No. 3042, NORTH CAPISALLO DISTRICT SUBDIVISION, Hidalgo County, Texas, according to map or plat thereof of record in the Office of the County Clerk of Hidalgo County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at the NW Corner of Farm Tract 3042, for the NW corner hereof;

THENCE, East along the North line of Farm Tract 3042, 208.71 feet to a point for the NE corner hereof;

THENCE, South along a line parallel to the West line of Farm Tract 3042, 208.71 feet to a point for the SE corner hereof;

THENCE, West along a line parallel to the North line of Farm Tract 3042, 208.71 feet to a point on the West line of Farm tract 3042, for the SW corner hereof;

THENCE, North along the West line of Farm Tract 3042, 208.71 feet to the place of Beginning and containing 1.00 acre.

Reservations from and Exceptions to Conveyance and Warranty:

1. All easements of record, and all visible easements. All covenants, restrictions of record, rules, regulations, and rights-of-way of record.
2. All easements, rules, regulations, etc. of Hidalgo County Water District No. 9.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

EXECUTED THIS 1st day of NOVEMBER, 1989

FILED FOR RECORD
'89 DEC 5 AM 8 13

WILLIAM BILLY LEO
COUNTY CLERK
HIDALGO COUNTY TEXAS

Segundo de la Cerda
SEGUNDO DE LA CERDA

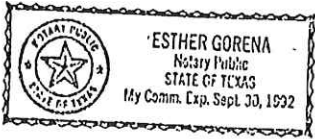
Fidelia de la Cerda
FIDELIA DE LA CERDA

1A0337

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO.

This instrument was acknowledged before me on the 29th day of NOVEMBER, 19 89
by SEGUNDO DE LA CERDA and wife, FIDELIA DE LA CERDA.



Esther Gorena
Notary Public, State of Texas
Notary's name (printed): Esther Gorena
Notary's commission expires: 9-30-92

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19 ____
by _____ of _____
a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

CHG. &
AFTER RECORDING RETURN TO:
JONES, GALLIGAN, KEY & PENA
P. O. DRAWER 1247
Weslaco, Texas 785 96

PREPARED IN THE LAW OFFICE OF:
JONES, GALLIGAN, KEY & PENA