



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-3605

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

Upon the application of:

Name: Juan Esquivel

Address: 4808 Raven Cir
West Edinburg
Tx. 78542.

Phone: (956) 601-4309

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>MR Ramirez</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1 / 1</u>	<u>Septic installed</u> <u>10/27/20</u>

Water Supplier: north alamo water supply.

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

Account/ESI No.: _____
 Temporary Pole Permanent Service

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

~~owner~~ Juan Esquivel
Alberca Meadows Lot # 61

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT
County of Hidalgo

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-3605

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

Nan Esquivel

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

Alberta Meadows Lot 61"

[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 27, 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

8/20/2020 1:18:54 PM

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PLANNING DEPARTMENT

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Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 4-3605

Receipt No.: 013868

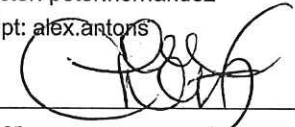
A2454-00-000-0061-00

- ESQUIVEL VIRGINIA & JUAN
- 4808 RAVEN CIR
- EDINBURG, TX 78541
- (956) 601-4309
- (956) 239-0733
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2418Sq.Ft.
- [5] Legal Description: ALBERTA MEADOWS LOT 61
- [6] Location: ALBERTA RD AND ALAMO RD
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$175000
- [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 HCPD SETBACKS AND REGULATIONS
 Description: Permit 4-3605
 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: peter.hernandez
 Receipt: alex.antons



 Cashier

8/20/20

 Date

Prop. 10# 535464

[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

08/20/2020

 Date

Capital Title
GF# 19-442324-ED

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: October 25, 2019

Grantor: Juan Delgado, Jr. and Yolanda Delgado, husband and wife

Grantor's Mailing Address: 315 S. Raul Longoria Rd., Edinburg, TX 785742

Grantee: Virginia Esquivel and Juan Esquivel, wife and husband

Grantee's Mailing Address: 4808 Raven Cir. W., Edinburg, TX 78542

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Security Service Federal Credit Union in the principal amount of \$43,650.00 (Forty Three Thousand Six Hundred Fifty and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Security Service Federal Credit Union and by a first-lien deed of trust of even date from Grantee to Ruth W. Garner, trustee.

Property (including any improvements):

ALL OF LOT 61 OF ALBERTA MEADOWS, BEING A SUBDIVISION OF 40.00 ACRES BEING ALL OF LOT 7, BLOCK 52, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; MAP AND PLAT THEREOF RECORDED IN VOLUME 29, PAGE 105, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Hidalgo County, Texas.

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 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 and to

hold it to Grantee and Grantee's heirs, successors, and assigns to warranty and forever defend all and singular the Property to Grantee and 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 the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

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

EXECUTED this 25 day of October, 2019.

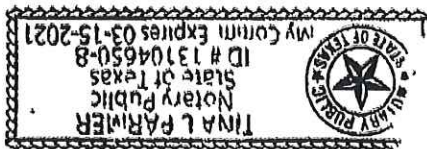
Juan Delgado, Jr.

Juan Delgado, Jr.
Yolanda Delgado

Yolanda Delgado

THE STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

Before me, a Notary Public, the foregoing instrument was acknowledged on 25 day of October, 2019 by Juan Delgado, Jr. and Yolanda Delgado who personally appeared before me, and who is known to me through VALID ID'S to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



Tina L. Parmer

NOTARY PUBLIC, STATE OF
TEXAS

AFTER RECORDING, RETURN TO:
CAPITAL TITLE OF TEXAS LLC

8025 N. 10th St., Suite 100

McAllen, TX 78504

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

2605606

Rev. 05-18-20



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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 26056060

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

Upon the application of:

Name: Sanjuanito Pena
Address: 8616 N Gwin Rd
Edinburgo Tx
78542
Phone: 956-393-1561

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>EXISTING OSSF</u>
Date Approved:	<u>/ /</u>	<u>10 / 21 / 2020</u>

Water Supplier: NAWS

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

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

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

San Juanita Pena
Santa Cruz Gardens UT NO. 2 Lot # 01 Block # 03

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

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

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

-OR-

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

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 120056000

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

San Juanita Pena

Known to me [or proved to me in the oath of Tx DL# 012 012 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:

Santa Cruz Gardens #2
with 1 Block # 3
8616 N. Gwin Rd. Edinburg, Tx. 78542."

[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."

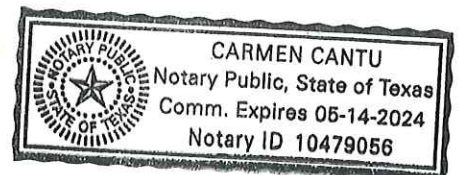
-OR-

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."

San Juanita Pena (Signature)

SUBSCRIBED AND SWORN TO before me on October 21, 2020, to certify which, witnesses my hand and seal of office.

Carmen Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





COUNTY OF HIDALGO
PLANNING DEPARTMENT

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Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 4-3939
Receipt No.: 015016
S1700-02-003-0001-16

PENA SAN JUANITA
8616 N GWIN RD
EDINBURG, TX 78542
(956) 393-1561
(956) 393-1561

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 31 Barns, Recreational Buildings, Pool Houses, Sheds, etc
- [4] Size of Structure: 675Sq.Ft.
- [5] Legal Description: SANTA CRUZ GARDENS UT NO. 2 S103.72'-N154.97'-W240' LOT 1 BLK 3 0.57AC GR 0.50AC NET
- [6] Location: FM 2812 & Doolittle
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$500
- [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 4-3939
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: maria.cerda
Inspector: guillermo.rodriguez
Receipt: maria.cerda



Cashier
Date 10/27/2020

[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

10-27-20
Date

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

WARRANTY DEED

DATE: November 5, 2009

Grantor : SERVANDO CUELLAR
 2459 E FM 2812
 Edinburg, Texas 78541

Grantee: SANJUANITA PENA
 LOT 85 MILE 22 ½
 Edinburg, Texas 78539

Consideration: of the sum of Ten and NO/100THS (\$10.00) Dollars and other good and valuable consideration.

Property (Including Any Improvements) :

TRACT 2:

A 0.57 acre tract of land out of the North 6.625 acres of Lot 1, Block 3, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas, as per map recorded in Volume 8, Pages 28-29, Map Record of Hidalgo County, Texas, said 0.57 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 60-d nail set at the Northwest corner of this tract; said corner bears a South 08 degrees 23' West, a distance of 51.25 feet from the Northwest corner of said Lot 1;

THENCE South 81 degrees 37' East, at 30.0 feet pass a half (½) inch iron rod set at the East R.O.W. of Gwin Rd, at 240.0 feet in all to a half (½) inch iron rod set at the East line of said Lot 1 for the Northeast corner of this tract;

THENCE South 08 degrees 23' West, with East line of said Lot 1, a distance of 103.72 feet to a half (½) inch iron rod set for the Southeast corner of this tract;

THENCE North 81 degrees 37' West, at 219.0 feet pass a half (½) inch iron rod set at the East R.O.W. of said Gwin Road, 240.0 feet in all to 60-d nail set at the West line of said Lot 1 for the Southwest corner of this tract;

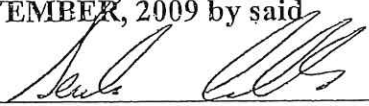
THENCE North 08 degrees 23' East, with the centerline of said Gwin Road, also being the West line of Lot 1, a distance of 103.72 feet to the PLACE OF BEGINNING, and containing 0.57 acres of land more or less.

THIS DOCUMENT WAS PREPARED FROM INFORMATION SUPPLIED TO PREPARE BY ONE OR BOTH PARTIES TO THE DOCUMENT AND NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON THE TITLE TO THIS PROPERTY.

Grantor, for valuable consideration the receipt of which is hereby acknowledged, 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, and successors, or assigns forever. Grantor binds Grantor Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the Property 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 warranty, when the claim is by, through or under Grantor, but not otherwise.

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

EXECUTED this document on this 5th Day of NOVEMBER, 2009 by said
SERVANDO CUELLAR (Grantor).



Servando Cuellar (Grantor)

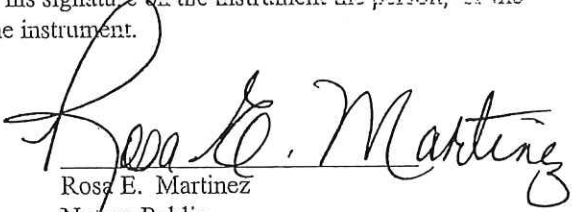
ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF HIDALGO)

On this 5th Day of NOVEMBER, 2009 before me a NOTARY PUBLIC for said State, personally appeared SERVANDO CUELLAR (Grantor) personally proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.





Rosa E. Martinez
Notary Public,
State of Texas,
County of Hidalgo.

My Comm. Exp 08/28/2013

AFTER RECORDING RETURN TO :

SANJUANITA PENA
LOT 85 MILE 22 1/2
EDINBURG, TX. 78539

WARRANTY DEED

DOC# 467556

Date: April 13, 1995

Grantor: Rogelio Gonzalez, Arnoldo Abel Gonzalez, Imelda Gonzalez Salinas, Maricelda Gonzalez

Grantor's Mailing Address (including county): Rt. 5, Box 2014, Edinburg, Texas 78539

Grantee: Irma G. Garza

Grantee's Mailing Address (including county): Rt. 5 Box 2014, Edinburg, Texas 78539

Consideration: -----Ten Dollars and no/100's-----(\$10.00)-----

TRACT 5

Property (including any improvements): A 0.57 acre tract of land out of the North 2.623 acres of lot 1, Block 3, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas, as per map recorded in Volume 8, Pages 28-29 Map Records of Hidalgo County, Texas, said 0.57 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 60-d nail set at the Northwest corner of this tract; said corner bears South 08°23' West, a distance of 362.41 feet from the Northwest corner of said lot 1;

THENCE South 81° 37' East, at 30.0 feet pass a half (1/2) inch iron rod set at the East R.O.W. of Gwin Road, at 240.0 feet in all to a half (1/2) inch iron rod set at the East line of said lot 1 for the Northeast corner of this tract;

THENCE South 68°23' West, with the East line of said lot 1, distance of 103.72 feet to a half (1/2) inch iron rod found for the Southeast corner of this tract;

THENCE North 81°37' West, at 210.0 feet pass a half inch iron rod found at the East R.O.W. of said Gwin Road, 240.0 feet in all to a 60-d nail set at the West line of said lot 1 for the Southwest Corner of this tract;

THENCE North 08°23' East, with the centerline of said Gwin Road, also being the West line of said lot 1, a distance of 103.72 feet to the PLACE OF BEGINNING, and containing 0.57 acres of land more or less.

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.

Rogelio Gonzalez
Rogelio Gonzalez

Arnoldo Abel Gonzalez
Arnoldo Abel Gonzalez

Imelda Gonzalez Salinas
Imelda Gonzalez Salinas

Maricelda Gonzalez
Maricelda Gonzalez

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 07 day of August, 19 95,
by Rogelio Gonzalez,
Arnoldo Abel Gonzalez
Imelda Gonzalez Salinas
Maricelda Gonzalez

Sophie Castillo

Notary Public, State of Texas
Notary's name (printed): *Sophie Castillo*
Notary's commission expires: *3-11-99*

Acknowledgment)



STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19 _____,
by _____

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

AFTER RECORDING RETURN TO:

Irma G. Garza
Rt. 5 Box 2014
Edinburg, Tex 78539

PREPARED IN THE LAW OFFICE OF:

Rodrigo Martinez Jr.
101 N. th Street
Edinburg, Texas 78539

FILED FOR RECORD
DOC# 467556 #11
08-07-1995 09:33:32
JOSE ELOY PULIDO
HIDALGO COUNTY