

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Fabian Del Mar Gonzalez	4-2730
	COMM. COURT: FEBRUARY 2, 2021	



PLANNING DEPARTMENT

Rev. 01-08-20

County of Hidalgo

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 1 2 3 4

Application No: 4-2730

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

Upon the application of:

Name: FABIAN D. GONZALEZ

Address: 2104 N. OPAL ST
EDINBURG, TX 78541

Phone: (956) 221-0669

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

Water Supplier: Sharyland Water

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:

A 1.00 Acre tract of Lot #8 Section #23B
Texas Mexican Railway Co. Survey

[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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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-2730

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

Fabian Del Mar Gonzalez

Known to me [or proved to me in the oath of TX C.D.C. (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 1.00 Acre Tract of Lot # 08 Section # 233. Texas Mexican Railway Co. Survey
[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."

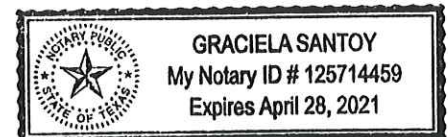
-OR-

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 January 22, 2021, to certify which, witnesses my hand and seal of office.

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





Chapter 232, Texas Local Government Code

2/20/2020 3:46:59 PM

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 4-2730
Receipt No.: 010895
T2100-00-238-0008-06

GONZALEZ FABIAN DELMAR
2104 N. OPAL ST
EDINBURG, TX 78541
(956) 221-0669
(956) 221-0669

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3482Sq.Ft.
- [5] Legal Description: TEX-MEX SURVEY W66'-E944'-S660' LOT 8
BLK 238 1.0AC GR 0.97AC NET
- [6] Location: Chapin & Monmack
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$180000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: Applicant must comply with all HCPD set backs and regulations.

Description: Permit 4-2730
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$30

Change Due: \$0.00

Application: maria.cerda

Inspector: guillermo.rodriguez

Receipt: maria.cerda

Cashier

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

2/20/2020

Date

CHARGE: VLTC
GF# 164090/TS

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: November 13, 2019

Grantor: RBL RENTAL PROPERTIES LLC, a Texas limited liability company

Grantor's Mailing Address: 2017 W. Owassa Road
Edinburg, Texas 78540

Grantee: FABIAN DELMAR GONZALEZ and wife, GLORIA A. GONZALEZ

Grantee's Mailing Address: 2101 N. Opal Street
Edinburg, Texas 78541

Consideration:

TEN AND NO/100THS (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of VETERANS LAND BOARD OF THE STATE OF TEXAS in the principal amount of SIXTY FOUR THOUSAND SIX HUNDRED AND NO/100THS DOLLARS (\$64,600.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of VETERANS LAND BOARD OF THE STATE OF TEXAS, and by a first-lien deed of trust of even date from Grantee to GEORGE P. BUSH, Trustee.

Property (including any improvements):

A 1.00 acre tract of land, more or less, out of the East 330.0 feet of the West 640.0 feet of the South 20.0 acres of Lot 8, Section 238, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to the Map recorded in Volume 1, Page 12, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes; said 1.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point in the centerline of W. Chapin Rd. and in the South line of Lot 8 for the Southeast corner hereof, said BEGINNING point lies West 878.0 feet from the Southeast corner of Lot 8. Said Southeast corner also being the Southwest corner of the Carlos and Norma L. Leal Tract (recorded in V. 3226, P. 766, O/R);

THENCE, West with the centerline of W. Chapin Rd. and along the South line of Lot 8, a distance of 66.0 feet to a point for the Southwest corner hereof. Said Southwest corner also being the Southeast corner of the Ramiro Gonzalez Tract (recorded in V. 2052, P. 108, O/R);

THENCE, North along a line parallel to the East line of Lot 8 and along the East line of the Ramiro Gonzalez Tract, a distance of 30.0 feet pass a found 1/2" iron rod in the existing North right of way line of W. Chapin Rd., at a distance of 30.2 feet pass a found 1/2" iron rod in line for reference, at a total distance of 660.0 feet to a found 1/2" iron rod at the Northeast corner of Ramiro Gonzalez Tract and in the South line of the Monmack Development LLC Tract (recorded in Document No. 2690351, O/R) for the Northwest corner hereof;

THENCE, East along a line parallel to the South line of Lot 8 and along the South line of the Monmack Development LLC Tract, at a distance of 59.2 feet pass a found 1/2" iron rod in line for reference, at a total a distance of 66.0 feet to a set 1/2" iron rod at the Northwest corner of the Carlos and Norma L. Leal Tract for the Northeast corner of this tract;

THENCE, South along a line parallel to the East line of Lot 8 and along the West line of the Carlos and Norma L. Leal Tract, a distance of 630.0 feet pass a found 1/2" iron rod in the existing North right of way line of W. Chapin Rd., at a total distance of 660.0 feet to the PLACE OF BEGINNING.

Reservations to Conveyance: NONE.

Exceptions from Conveyance and Warranty:

1. Statutory easements, rules regulations and rights in favor of Hidalgo County Irrigation District No. 1.
2. 30 foot Road Right of Way along the South side, Right of Way to Sharyland Water Supply Corporation along the North 15 feet of the South 45 feet, as shown on the map and dedication of Texas Mexican Railway Company's Survey, recorded in Volume 1, Page 12, Map Records of Hidalgo County, Texas and as shown on survey prepared by Arturo A. Salinas, R.P.L.S. No. 4802, dated October 4, 2019, Job No. 19-56643.
3. Rights or claims, if any, of adjoining property owner in and to that portion of insured property lying between the fence and East property line, as shown on a survey dated October 4, 2019 by Arturo A. Salinas, Registered Professional Land Surveyor # 4802.
4. Easement for laterals, canals, roadways and other rights as shown by instrument dated October 24, 1919, recorded in Volume 95, Page 233, Deed Records of Hidalgo County, Texas.
5. Highway easement in favor of County of Hidalgo, Texas as shown by instrument dated October 8, 1974, recorded in Volume 1422, Page 127, Deed Records of Hidalgo County, Texas.
6. Right of way easement in favor of Sharyland Water Supply Corporation, as shown by instrument dated February 23, 2016, filed March 10, 2016 under Document Number 2693037 and dated February 23, 2016, filed March 10, 2016 under Document Number 2693038, Official Records of Hidalgo County, Texas.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 26, 1955, recorded in Volume 166, Page 144; dated August 7, 1963, recorded in Volume 279, Page 92; dated September 2, 1963, recorded in Volume 280, Page 265; dated September 25 1974, recorded in Volume 350, Page 665; and dated September 25 1974, recorded in Volume 350, Page 671, Oil and Gas Records of Hidalgo County, Texas.
8. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated April 26, 1965, recorded in Volume 297, Page 224, dated October 4, 1974, recorded in Volume 350, Page 611, dated December 15, 1974, recorded in Volume 352, Page 331, and dated March 21, 1975, recorded in Volume 352, Page 654, Oil and Gas Records of Hidalgo County, Texas.
9. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Lone Wolf Petroleum Inc., dated August 29, 2000, filed on November 1, 2000 under Document Number 917502, Amendment filed August 26, 2003 under Document Number 1236422, Amendment filed September 30, 2003 under Document Number 1249029, and Amendment filed July 25, 2005, under Document Number 2005-1500014, Official Records of Hidalgo County, Texas.
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Lone Wolf Petroleum Inc., dated August 29, 2000, filed November 1, 2000 under Document Number 917515, Amendment filed December 10, 2003 under Document Number 1274710, and Amendment filed July 25, 2005 under Document Number 2005-1500015, Official Records of Hidalgo County, Texas.
11. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Metano Energy, LP, dated February 7, 2004, filed May 3, 2004 under Document Number 1329991; dated February 7, 2004, filed May 3, 2004 under Document Number 1329992; dated February 7, 2004, filed May 3, 2004 under Document Number 1329993 and dated February 7, 2004, filed May 3, 2004 under Document Number 1329994, all in the Official Records of Hidalgo County, Texas.

12. Mineral and/or royalty interest granted in deed dated December 31, 1969, recorded in Volume 1248, Page 32, Deed Records of Hidalgo County, Texas.
13. Mineral and/or royalty interest granted in deed dated June 2, 1977, recorded in Volume 367, Page 143, Oil and Gas Records of Hidalgo County, Texas.
14. Mineral and/or royalty reservation contained in deed dated October 4, 1968, recorded in Volume 1214, Page 943; dated June 2, 1977, recorded in Volume 1535, Page 47; dated August 19, 1977, recorded in Volume 1545, Page 663 and dated May 26, 1978, recorded in Volume 1578, Page 641, all in the Deed Records of Hidalgo County, Texas
15. Any claim or allegation that the land, described in Schedule "A", was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
16. Any portion of the property described herein within the limits or boundaries of W. Chapin Road as shown on survey prepared by Arturo A. Salinas, R.P.L.S. No. 4802, dated October 4, 2019, Job No. 19-56643.
17. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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.

VETERANS LAND BOARD OF THE STATE OF TEXAS, 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. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of VETERANS LAND BOARD OF THE STATE OF TEXAS, and are transferred to VETERANS LAND BOARD OF THE STATE OF TEXAS without recourse against Grantor.

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

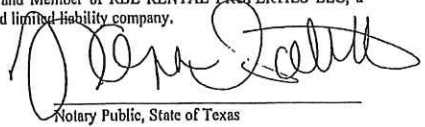
RBL RENTAL PROPERTIES LLC,
a Texas limited liability company

By: 
RODOLFO B. LOPEZ, Manager and
Member

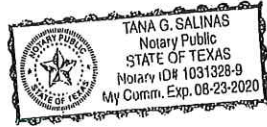
STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 18th day of November, 2019, by RODOLFO B. LOPEZ, as Manager and Member of RBL RENTAL PROPERTIES LLC, a Texas limited liability company, on behalf of said limited liability company.



Notary Public, State of Texas



PREPARED IN THE LAW OFFICE OF:
JEFFERSON A. CRABB
6013 N. 10th Street
McAllen, Texas 78504

AFTER RECORDING RETURN TO:
FABIAN DELMAR GONZALEZ
GLORIA A. GONZALEZ
2101 N. Opal Street
Edinburg, Texas 78541

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.

SHERIFF'S TAX DEED

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HIDALGO

X

That, whereas, by virtue of an Order of Sale issued by the Clerk of the District Court in and for Hidalgo County, dated September 6, 2011 on a certain judgment rendered in said Court on 8th day of June, 2011, in a certain suit **NUMBER T-444-09-G, Edinburg Consolidated Independent School District And South Texas College, Et Al vs. Ramiro Gonzalez, I, Guadalupe "Lupe" Trevino, Sheriff of said County**, did upon September 6, 2011, levy upon and advertise the said premises as described in said Order of Sale, by giving public notice of the time and place of said sale by an advertisement in the English language, published once a week for three (3) consecutive weeks preceding such sale, the first publication appearing not less than twenty (20) days immediately preceding the day of sale, beginning on Sunday, September 11, 2011, in The Monitor, a newspaper published in the County of Hidalgo, stating in said advertisement the authority by virtue of which such sale was to be made, the time of levy, the time and place of sale, a brief description of the property to be sold, the number of acres, the original survey, its locality in the County, and the name by which the land is generally known, and by delivering a similar notice to each of the named Defendants, and on the first Tuesday in October, 2011, beginning at 10:30 AM sold said hereinafter described land or lots at public venue, at the East Side Doors of the Courthouse of said County, at which sale the premises hereinafter described were struck off to:

**EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, TRUSTEE
P O BOX 178
EDINBURG, TX 78540**

for the use and benefit of itself and **SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS COLLEGE, HIDALGO COUNTY IRRIGATION DISTRICT # 01, HIDALGO COUNTY, HIDALGO COUNTY ROAD DISTRICT # 15, HIDALGO COUNTY EMERGENCY SERVICES DISTRICT # 03 and HIDALGO COUNTY DRAINAGE DISTRICT # 01**, there being no bid, other than the bid on behalf of the trustee taxing unit, for as much as the adjudged value of the said property or the amount of the taxes, interest, penalties and costs.

NOW, THEREFORE, I, Guadalupe "Lupe" Trevino, Sheriff aforesaid, by virtue of the authority vested in me by law have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey unto the said Edinburg Consolidated Independent School District, in trust, for the use and benefit of itself and **SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS COLLEGE, HIDALGO COUNTY IRRIGATION DISTRICT # 01, HIDALGO COUNTY, HIDALGO COUNTY ROAD DISTRICT # 15, HIDALGO COUNTY EMERGENCY SERVICES DISTRICT # 03 and HIDALGO COUNTY DRAINAGE DISTRICT # 01** and their assigns all of the estate, right, title and interest which the Defendants in such suit had on the date said judgment was rendered or at any time afterwards, in and to the following described land and premises, as described in the Order of Sale, viz:

PROPERTY DESCRIPTION

1.00 acre, more or less, situated in the Tex-Mex Railway Co. Surveys, Hidalgo County, Texas, as described in deed dated October 24, 1984, from Pedro Ramiro Adames etux, to Ramiro Gonzalez, in Volume 2052, Page 104, Official Records of Hidalgo County, Texas.

TO HAVE AND TO HOLD the above described premises unto the said Edinburg Consolidated Independent School District, as trustee, its successors and assigns forever, as fully and absolute as I, as Sheriff aforesaid, can convey by virtue of said Order of Sale;

Subject, however to the owner's right to redeem the same in the manner and within the time prescribed by Section 34.21 of the Property Tax Code of the State of Texas.

Sale is made subject to delinquent taxes, penalties and interest for the years 2011 and current year taxes should be paid by grantee(s) herein.

This conveyance is made expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, OWNED BY THE DEFENDANT(S) IN SUCH SUIT(S) IN AND TO THE REAL PROPERTY OFFERED.

THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE SHERIFF'S DEPARTMENT OR CONSTABLE WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. ASSUME ALL RISKS.

IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.

ESTA VENTA SE REALIZA CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS POSTORES LICITARÁN POR LOS DERECHOS, TÍTULOS E INTERESES, SI FUESE EL CASO, DE LA PROPIEDAD INMUEBLE QUE SE OFRECE.

LA PROPIEDAD SE VENDE TAL CUAL, DONDE SE ENCUENTRE Y SIN NINGUNA GARANTÍA EXPRESA O IMPLÍCITA. NI EL CONDADO NI EL DEPARTAMENTO DEL ALGUACIL GARANTIZAN O REALIZAN ALGUNA DECLARACIÓN RESPECTO AL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIALIZABILIDAD O APTITUD PARA UN PROPÓSITO PARTICULAR. LOS COMPRADORES SE RESPONSABILIZAN POR TODOS LOS RIESGOS.

EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE SE DESTINA PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIOS DE AGUA POTABLE O ALCANTARILLADO, LA PROPIEDAD PUEDE NO CALIFICAR PARA USO RESIDENCIAL. SI UN COMPRADOR POTENCIAL DESEA MÁS INFORMACIÓN DEBE PREGUNTAR O CONSULTAR A UN ASESOR PRIVADO.

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 14 day of November, 2011.

Lupe Trevino

Guadalupe "Lupe" Trevino
Sheriff, Hidalgo County, Texas

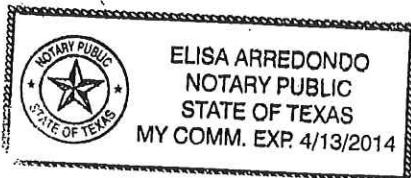
Joseph B. [Signature]
By: Deputy #1059

STATE OF TEXAS X

COUNTY OF HIDALGO X

Before me, the undersigned authority, on this day personally appeared Jorge L. GARZA, Deputy Sheriff of Hidalgo County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes, consideration, and in the capacity therein expressed.

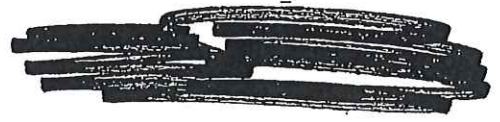
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14th DAY OF November, 2011.



Elisa Arredondo
Notary Public, State of Texas
My Commission Expires: 04/13/2014

After recording return to:

Linebarger Goggan Blair & Sampson, LLP
205 S. Pin Oak Avenue
Edinburg, Texas 78539



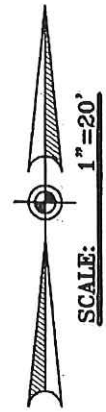
ART SALINAS ENGINEERING & SURVEYING

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5585 FAX: (956) 618-5540

LAND OWNER INFO.
OWNER: FABIAN D. GONZALEZ
RECORDED: DOC. #3065383, O/R

ADJ. LAND OWNER INFO.
OWNER: FABIAN D. GONZALEZ
RECORDED: V. 2052, P. 108, O/R

ADJ. LAND OWNER INFO.
OWNER: CARLOS & NORMA L. LEAL
RECORDED: V. 3226, P. 766, O/R

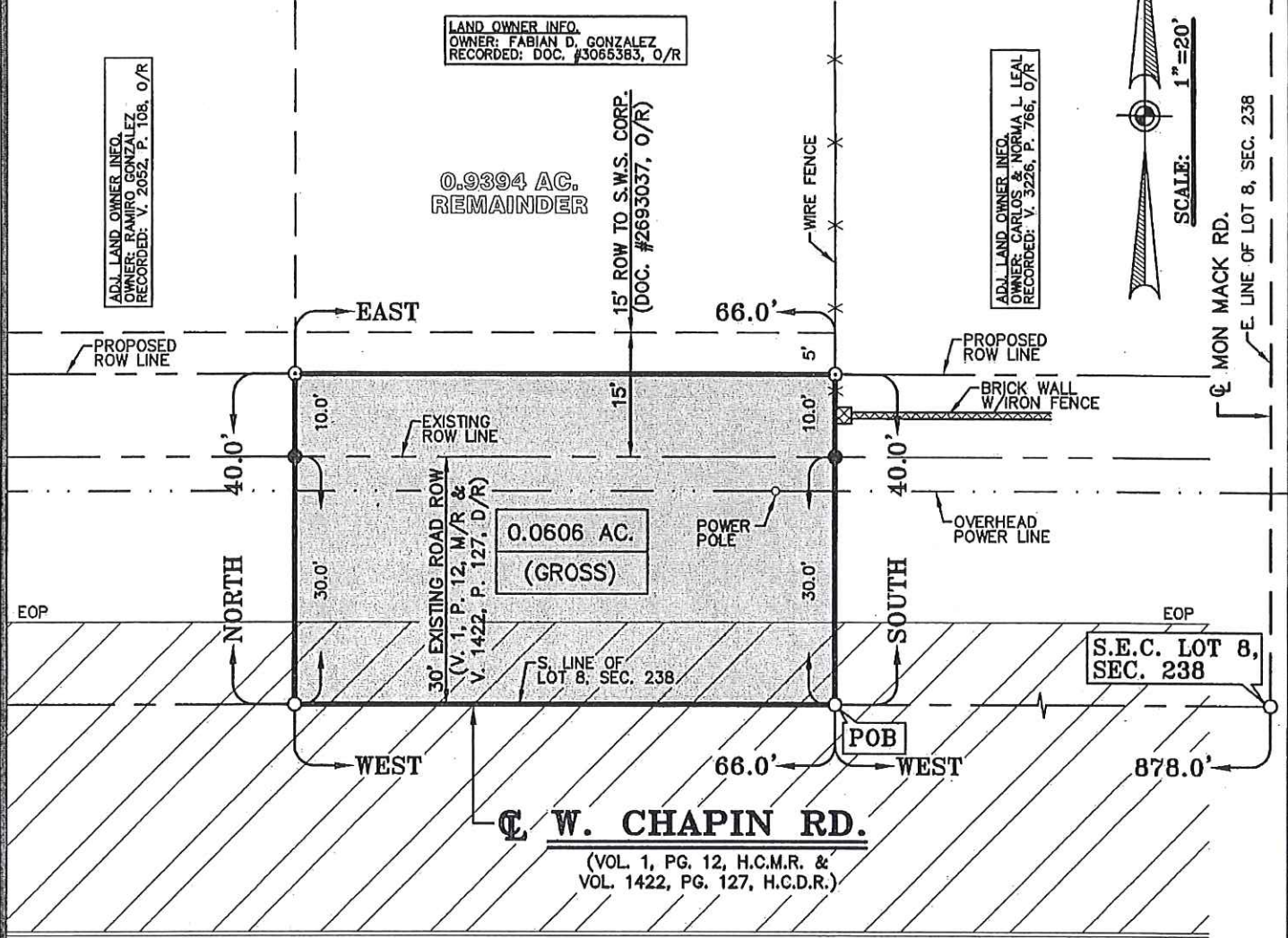


0.9394 AC.
REMAINDER

0.0606 AC.
(GROSS)

S.E.C. LOT 8,
SEC. 238

W. CHAPIN RD.
(VOL. 1, PG. 12, H.C.M.R. &
VOL. 1422, PG. 127, H.C.D.R.)



BOC BOC

SURVEY PLAT OF

A 0.0606 ACRE (2,640.0 S.F.) TRACT OF LAND, MORE OR LESS,
OUT OF A 1.00 ACRE TRACT OUT OF THE EAST 330.0 FEET OF
THE WEST 640.0 FEET OF THE SOUTH 20.0 ACRES OF LOT 8,
SECTION 238, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED
IN VOLUME 1, PAGE 12, MAP RECORDS IN THE OFFICE OF THE
COUNTY CLERK OF HIDALGO COUNTY, TEXAS. (SEE METES AND
BOUNDS DESCRIPTION)

LEGEND

- - DENOTES FOUND 1/2" ROD
- - DENOTES SET 1/2" ROD
- - DENOTES NO MONUMENT
- ROW - DENOTES RIGHT OF WAY
- BOC - DENOTES BACK OF CURB
- EOP - DENOTES EDGE OF PAVEMENT
- POB - DENOTES POINT OF BEGINNING

Job No.: 19-56643A
Date: 01-02-20

Arturo A. Salinas, R.P.L.S. 4802



ART SALINAS ENGINEERING & SURVEYING

1524 DOVE AVENUE

McALLEN, TX 78504

PH: (956) 618-556

FAX: (956) 618-5540

ARTURO A. SALINAS, P.E., R.P.L.S.

METES AND BOUNDS DESCRIPTION: 1.00 Gross Acre Tract

A 1.00 acre tract of land, more or less, out of the East 330.0 feet of the West 640.0 feet of the South 20.0 acres of Lot 8, Section 238, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to the Map recorded in Volume 1, Page 12, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes; said 1.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point in the centerline of W. Chapin Rd. and in the South line of Lot 8 for the Southeast corner hereof, said **BEGINNING** point lies West 878.0 feet from the Southeast corner of Lot 8. Said Southeast corner also being the Southwest corner of the Carlos and Norma L. Leal Tract (recorded in V. 3226, P. 766, O/R);

THENCE, West with the centerline of W. Chapin Rd. and along the South line of Lot 8, a distance of 66.0 feet to a point for the Southwest corner hereof. Said Southwest corner also being the Southeast corner of the Ramiro Gonzalez Tract (recorded in V. 2052, P. 108, O/R);

THENCE, North along a line parallel to the East line of Lot 8 and along the East line of the Ramiro Gonzalez Tract, a distance of 30.0 feet pass a found 1/2" iron rod in the existing North right of way line of W. Chapin Rd., at a distance of 30.2 feet pass a found 1/2" iron rod in line for reference, at a total distance of 660.0 feet to a found 1/2" iron rod at the Northeast corner of Ramiro Gonzalez Tract and in the South line of the Monmack Development LLC Tract (recorded in Document No. 2690351, O/R) for the Northwest corner hereof;

THENCE, East along a line parallel to the South line of Lot 8 and along the South line of the Monmack Development LLC Tract, at a distance of 59.2 feet pass a found 1/2" iron rod in line for reference, at a total a distance of 66.0 feet to a set 1/2" iron rod at the Northwest corner of the Carlos and Norma L. Leal Tract for the Northeast corner of this tract;

THENCE, South along a line parallel to the East line of Lot 8 and along the West line of the Carlos and Norma L. Leal Tract, a distance of 630.0 feet pass a found 1/2" iron rod in the existing North right of way line of W. Chapin Rd., at a total distance of 660.0 feet to the PLACE OF BEGINNING.

Bearing Basis: "S. line of a 1.00 acre tract recorded in Doc. #2740771, O/R"

Job No. 19-56643

Date: 09-19-19

Revised: 10-04-19



Arturo A. Salinas, R.P.L.S. #4802

