

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	IRENE DAVILA	1-6827
2.	ORALIA OCHOA	1-6787
	COMM. COURT: JANUARY 3, 2023	



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840
956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Sta. A
Weslaco, TX 78596
956-968-4734
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-4827

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Irene E. Davila

Address: 25027 Amando St.
Monte ALTO TX
78538

Phone: 956-292-1958

Water Supplier: NAWS

Utility Provider: [] M.V.E.C. [x] AEP

Account/ESI No.: # 10032789459511794
[] Temporary Pole [] Permanent Service

regarding the land described as:

Ayala-Bazan Estates Lot 2

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared; (Date approved 8-22-1992);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by H. Segura);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by H. Segura);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by H. Segura);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by H. Segura);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by H. Segura);

Heather Segura
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

Main Office 2818 S. Business Hwy 281 Edinburg, Texas 78539 956-318-2840 956-318-2844	Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A 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
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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-6827

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Irene E. Davila

Address: 25027 AMANDO ST.
Monte Alto TX. 78538

Phone: 956-292-1958

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

LOT 2 Ayala - BAZAN estates Subdivision V 31, Page 121

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

Irene Davila
Requesting Party (Signature)

12/27/22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) permit

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

12/27/22
Date

Debra Lee
County Official



Chapter 232, Texas Local Government Code

11/29/2022 1:28:36 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539 Ph: 956-318-2840 Fax: 956-318-2844	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049

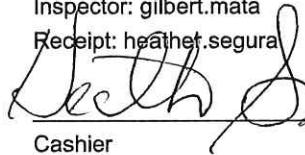
Permit No.: Permit 1-6827
Receipt No.: 026932
A6852-00-000-0002-00

- DAVILA IRENE ESTHER
- 25027 AMANDO ST
- EDCOUCH, TX 78538
- (956) 292-1958
- (956) 292-1958
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2460Sq.Ft.
- [5] Legal Description: AYALA-BAZAN ESTATES LOT 2
- [6] Location: FM 88 & VALDEZ
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$95000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340475B
 Precinct: 1
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 20', Side 6', Side 6', Corner '
 Special Conditions: applicant must comply with all county setbacks and regulations
 Description: Permit 1-6827
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
 Check/M.O.#:
 Payment: \$30.00
 Change Due: \$0.00
 Application: heather.segura
 Inspector: gilbert.mata
 Receipt: heather.segura




 Cashier

11/29/22

 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

11/29/22

 Date

CHARGE: VLTC
GE# 179941/MDL

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 4, 2022

Grantor: MERELDA GONZALEZ, joined herein pro form by her husband,
JOSE MARIO GONZALEZ

Grantor's Mailing Address: 24593 FM 88
Edcouch, Texas 78538

Grantee: IRENE ESTHER DAVILA, a single woman

Grantee's Mailing Address: 23232 N. FM 493
Edcouch, Texas 78538

Consideration:

TEN AND NO/100THS DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of RIO BANK in the principal amount of ONE HUNDRED EIGHTY SEVEN THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$187,500.00), of which, FIFTY SEVEN THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$57,500.00) represents funds advanced towards the purchase price for the property herein secured. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of RIO BANK and by a first-lien deed of trust of even date from Grantee to BRIAN A. HUMPHREYS, JR., Trustee.

Property (including any improvements):

All of Lot 2, AYALA-BAZAN ESTATES SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 31, Page 121, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations to Conveyance: NONE.

Exceptions from Conveyance and Warranty:

1. Restrictive covenants dated August 26, 1997, filed August 27, 1997 under Document Number 619506 and amendment filed July 2, 1998 under Document Number 690242, Official Records and Volume 31, Page 121, Map Records of Hidalgo County, Texas.
2. Easements, rules, regulations and rights in favor of Delta Lake Irrigation District.
3. Minimum floor elevations, setback lines; 25 foot front, 20 foot rear, 6 foot sides, 20 foot utility and drainage swale easement along the West side, culvert requirement for driveway and restrictions as shown on the map of Ayala-Bazan Estates Subdivision, recorded in Volume 31, Page 121, Map Records of Hidalgo County, Texas and as referenced on survey prepared by Jose Mario Gonzalez, R.P.L.S. No. 5571, dated August 4, 2022, Job No. RIO 22 275.
4. Rights or claims, if any, of adjoining property owner in and to that portion of property lying between the fence and West property line, as referenced on a survey prepared by Jose Mario Gonzalez, R.P.L.S. No. 5571, dated August 4, 2022, Job No. RIO 22 275.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 10, 1973, by and between Milton D. Richardson, as Lessor, and Coastal States Gas Producing Co., as Lessee, recorded in Volume 348, Page 156, Oil and Gas Records of Hidalgo County, Texas.

- 6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 24, 1980, by and between Rio Farms, Inc., as Lessor, and Alliance Exploration Corp., as Lessee, recorded in Volume 391, Page 226, Oil and Gas Records of Hidalgo County, Texas.
- 7. Mineral and/or royalty reservation contained in deeds dated April 24, 1936, recorded in Volume 416, Page 258 and dated March 9, 1979, recorded in Volume 1615, Page 261, both in the Deed Records of Hidalgo County, Texas.
- 8. Standby fees, taxes and assessments by any taxing authority for the year 2023, 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.

Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

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.

RIO 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. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of RIO BANK and are transferred to RIO BANK without recourse against Grantor.

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



 MERELDA GONZALEZ

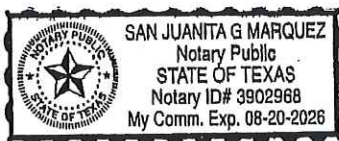


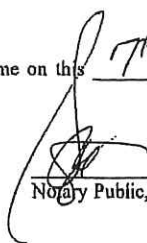
 JOSE MARIO GONZALEZ

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 7th day of November, 2022, by MERELDA GONZALEZ.





 Notary Public, State of Texas

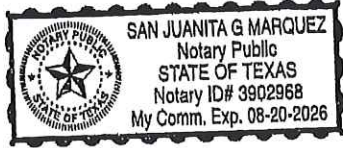
STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 17th day of November, 2022, by JOSE MARIO GONZALEZ.

[Handwritten Signature]

Notary Public, State of Texas



PREPARED IN THE LAW OFFICE OF:
JEFFERSON A. CRABB / vm
6013 N. 10th Street/P.O. Box 720032
McAllen, Texas 78504

AFTER RECORDING RETURN TO:
IRENE ESTHER DAVILA
23232 N. FM 493
Edcouch, Texas 78538



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840
956-318-2844

Precinct No. 1 Substation
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2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-6787

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Oralia Ochoa

Address: 2426 Carnation Circle
Donna, Tx 78537

Phone: 956-376-9897

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

Water Supplier: N.A.W.S

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

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

regarding the land described as:

La. Donna Gardens Lot 31

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared; (Date approved 9.29.2004);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by J. Segura);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by J. Segura);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by J. Segura);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by J. Segura);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by J. Segura);

Heather Segura
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 6-14-22

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-6787

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Oralia Ochoa + Esiquiel Ochoa

Address: 2426 Carnation Circle
Donna, TX 78537

Phone: 956-376-9897

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

La Donna Gardens Lot 31

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

Oralia Ochoa
Requesting Party (Signature)

12/27/2022
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) permit

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

12/27/22
Date

Deather Leg
County Official



Chapter 232, Texas Local Government Code

11/15/2022 10:56:57 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596	2401 N. Moorefield Rd. 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 1-6787
Receipt No.: 026770
L0810-00-000-0031-00

OCHOA ESIQUIEL & ORALIA
467 W HWY 281
DONNA, TX 78537
(956) 376-9897
(956) 376-9897

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1108Sq.Ft.
- [5] Legal Description: LA DONNA GARDENS LOT 31
- [6] Location: SOUTH RIVER & HUTCH
- [7] Sewage: City of Donna
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$70000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340500B
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: applicant must comply with all county setbacks and regulations
Description: Permit 1-6787
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: sonia.vazquez
Inspector: gilbert.mata
Receipt: sonia.vazquez

Sonia Vazquez 11/15/22
Cashier Date

[NOTICE]

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Oralia Ochoa 11/15/22
Signature of Owner or Applicant 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.

CASH WARRANTY DEED

Date: October 25, 2022

Grantors: DENNY JOE GRIFFITH and JO GRIFFITH, husband and wife

Grantor's Mailing Address (including county): 2421 Carnation
Donna, Texas 78537
Hidalgo County, Texas

Grantees: ESIQUIEL OCHOA and ORALIA C. OCHOA

Grantees' Mailing Address (including county): 467 W. Hwy. 281
Donna, Texas 78537
Hidalgo County, Texas

CONSIDERATION: TEN AND NO/100 DOLLARS and other good and valuable consideration.

PROPERTY:

Lot 31, LA DONNA GARDENS SUBDIVISION, as shown on the plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas under Volume 51, Page 117-119.

Reservations from Conveyance Exceptions to Conveyance and Warranty: None.

Grantors, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantees the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantees, Grantees' heirs, executor, administrators, successors or assigns forever. Grantors, acting solely in the fiduciary capacity herein set forth, and his successors are hereby bound, by, through or under his and not otherwise, to warrant and forever defend all and singular the property to Grantees and Grantees' 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.

Grantees by acceptance of this Cash Warranty Deed acknowledge and agree that (i) they have inspected the subject property and has satisfied as to the condition of the same (ii) accepts the subject property "as is where is" and with all faults, and (iii) this deed is executed and delivered without recourse on grantor and without limitation, without implied warranty as to habitability, suitability,

