

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Amanda M. Medina	4-7031
2.	Elias A. Trevino	4-6933
3.	Adriana Villegas	4-6616
4.	Christopher & Cindy M. Barrientes	4-6233
	COMM. COURT: MARCH 7, 2023	



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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-6933

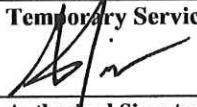
HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Elias A. Trevino

Address: 5011 N. Jackson
Rd. Edinburg, Tx.
78539

Phone: (956) 458-8527

Approved by Environmental Health:	Temporary Service 	Final Service
Inspection/Permit No:	Authorized Signature <u>LIGHT ONLY</u>	Authorized Signature
Date Approved:	<u>2/27/23</u>	<u>/ /</u>

Water Supplier: Sharyland Water

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

Account/ESI No.: 1003278940642702
 Temporary Pole Permanent Service

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

owner - Ramseyer Gardens #1 BIK 52 AN 1R2
TR 5300' - E 726' 2.20 AC GR 2.0660 AC NET.

[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 MARCH 7, 2023, 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. 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. 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
4-6933

T.J. Arredondo, CFM
Director of Planning

Application No: 4-6933

**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

Elias A. Treviño

Known to me or proved to me in the oath of _____ or through
Tx DL _____ (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:

5011 N. Jackson Rd. Edinburg, Tx 78541
Pamleyer founded #1 BIKS2 AN RR TR 300' - ET 20' 2.20 AC FR 2.00 AC NET
[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]

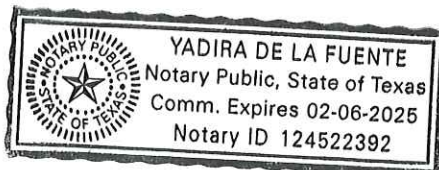
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Elias A. Treviño Yadira De la Fuente
(Signature)

SUBSCRIBED AND SWORN TO before me on 2/23, 2023, to certify which, witnesses my hand and seal of office.



Yadira De la Fuente
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



**COUNTY OF HIDALGO
PLANNING DEPARTMENT**

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

Permit No.: Permit 4-6933
Receipt No.: 027631
R0800-01-000-0052-02

TREVINO ELIAS A
3317 N STEWART RD
MISSION, TX 78573
(956) 458-8527
(956) 458-8527

- [1] Contractor: BRENDA MENDEZ
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3042Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS #1 BLK 52 AN IRR
TR S300'-E726' 2.20 AC GR 2.066 AC NET
- [6] Location: MONTE CRISTO & N JACKSON RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$295000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner'
Special Conditions: **MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS**

Description: Permit 4-6933
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$30

Change Due: \$0.00

Application: melissa.lopez

Inspector: aaron.hernandez

Receipt: melissa.lopez

melissa.lopez
Cashier

1/23/23
Date

10# 200383

[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.

Brenda Mendez
Signature of Owner or Applicant

1/23/23
Date

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE 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.

GIFT DEED

Date: May 26, 2022

Grantor: ELIAS TREVINO AND WIFE, BELINDA T. TREVINO

Grantor's Mailing Address (including county): 3317 N. Stewart Road
Mission, Hidalgo County, Texas 78573

Grantee: ELIAS ANTHONY TREVINO, AS HIS SOLE AND SEPARATE PROPERTY

Grantee's Mailing Address (including county): 3317 N. Stewart Road
Mission, Hidalgo County, Texas 78573

Consideration: For the love and affection Grantor has and bears unto Grantee

Property: Exhibit "A" attached and incorporated herein for all purposes

Reservations from and Exceptions to Conveyance and Warranty:

1. Subject to mineral reservations of record;
2. Subject to Oil, Gas and Mineral Leases of record, if any;
3. Subject to rules, regulations, rights of way and easements in favor of water district which property is located;
4. Subject to all easements and restrictions of record and all visible easements.
5. Taxes for 2022 and subsequent years which Grantee herein assumes and agrees to pay

Grantor, for the consideration indicated above, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, 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 the Property 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

Grantor gives and conveys the Property to Grantee as Grantee's separate property.

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

EXHIBIT "A"

A 2.20 acre tract of land, more or less out of Lot 52, Ramseyer Gardens, Hidalgo County, Texas, according to the map recorded in Volume 9, Page 16, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of Lot 52, for the Northese corner of this tract of land and the POINT OF BEGINNING,

THENCE South 09 degrees, 36 minutes, 35 seconds West with the East line of said Lot 52, a distance of 300.00 feet to the Southeast corner of said Lot 52 for the Southeast corner of this tract of land;


THENCE North 80 degrees, 53 minutes, 25 seconds West, with the South line of said Lot 52, at 20.00 pass a ½ inch iron rod set at the West R.O.W. line of Jackson Road, at 333.26 feet past a ½ inch rod set for reference, at 726.00 in all to a corner of this tract of land;


THENCE North 09 degrees, 06 minutes, 35 seconds East at 49.00 to a corner of this tract of land;

THENCE South 85 degrees, 41 minutes, 33 seconds East at 400.05 feet pass a ½ inch rod set for reference, at 501.55 feet in all to a corner of this tract of land;

THENCE North 27 degrees, 20 minutes, 19 seconds East a distance of 220.04 feet to a ½ inch rod set at the North line of said Lot 52 for a corner of this tract of land;

THENCE South 80 degrees, 53 minutes, 25 seconds East with the North line of said Lot 52, at 140.00 pass a ½ inch rod found at the West R.O.W. line of said Jackson Road at 160.00 in all to the POINT OF BEGINNING

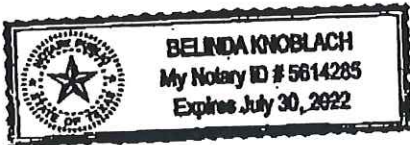

ELIAS TREVINO

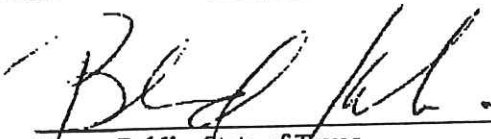

BELINDA T. TREVINO

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 27th day of May, 2022 by Elias Trevino and wife, Belinda T. Trevino.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Elias Anthony Trevino
3317 N. Stewart Road
Mission, Texas 78573

PREPARED BY:
Law Office of Michael J. Daley, PLLC
1801 S. 2nd Street, Suite 370
McAllen, Texas 78503
Misc. 74

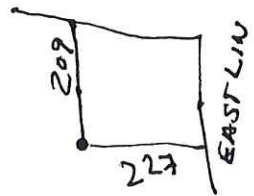
P/5

95610

THE STATE OF TEXAS
COUNTY OF HIDALGO

That ADRIAN BOCANEGREA and wife IRMA BOCANEGRA of the County of Hidalgo State of Texas for and in consideration of the sum of Ten and No/100ths DOLLARS and other good and valuable considerations have sold unto the said MARIA DEL SOCORRO ESQUIVEL of the County of Hidalgo State of Texas; all that certain lot, tract or parcel of land situated in the County of Hidalgo, State of Texas, more fully described as follows to-wit:

A tract of land out of Lot 52, Ramseyer Gardens Subdivision, Hidalgo County, Texas, said tract being described by metes and bounds as follows: from a point on the north boundary of Lot 52, 160 feet westerly from the northeast corner for the point of beginning of said tract; thence along the north boundary of Lot 52 to the northeast corner of said lot; thence southerly to the southeast corner of Lot 52; thence westerly along the south boundary of Lot 52 a distance of 726 feet; thence northerly parallel to the east boundary a distance of 49 feet; thence northeasterly to a point measured at right angles to the boundaries of Lot 52 said point being 227 feet westerly from the east boundary and 209 feet southerly from the north boundary; thence northeasterly to the point of beginning.
SUBJECT to all easements, restrictions and encumbrances of record.



TO HAVE AND TO HOLD unto the said Grantee, her Heirs and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said MARIA DEL SOCORRO ESQUIVEL/her heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS OUR HANDS at 312 Nolana, McAllen Hidalgo County, Texas this day of December, 1988.

Adrian Bocanegra
ADRIAN BOCANEGRA

Irma Bocanegra
IRMA BOCANEGRA

SINGLE ACKNOWLEDGMENT

T H E S T A T E O F T E X A S

COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared ADRIAN BOCANEGRA and wife, IRMA BOCANEGRA known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of December A.D. 1988.

My commission expires:

6/22/89


Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Maria Del Socorro
1716 Ivy
McAllen, Texas 78501

PREPARED IN THE LAW OFFICE OF:

ROBERT H. KERN, III
312 Nolana
McAllen, Texas 78504
(512) 682-7802

95610

HIDALGO COUNTY, TEXAS
COUNTY CLERK
WILLIAM SULLY LEO
88 DEC 30 PM 3 23



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.
Ste. A
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Precinct No.3 Substation
2401 N. Moorefield Rd.
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Precinct 1 2 3 4

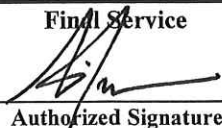
T.J. Arredondo, CFM
Director of Planning

Application No:

4-06016

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 Authorized Signature	Final Service  Authorized Signature
Inspection/Permit No:		<u>54603</u>
Date Approved:	<u> / /</u>	<u>2 / 24 / 23</u>

Name: ADRIANA VILLEGAS

Address: 8246 GARDENIA ST
EDINBURG TX

78542

Phone: (956) 715-2254

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 1000072659
[] Temporary Pole [X] Permanent Service

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

Lot Number 55, San Carlos Estates
8246 GARDENIA ST EDINBURG TX 78542

[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 MARCH 7, 2023, 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. 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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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 (4)

Application No: 4-66014

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

ADRIANA VILLEGAS

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

Lot 55, San Carlos Estates"

[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."

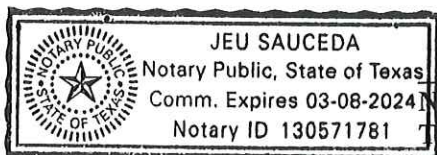
-OR-

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 02/24, 2003, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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 4-6616
Receipt No.: 026329
S0455-00-000-0055-00

Villegas Adriana (new owner)
~~WILLEGAS CARLOS C/O ALEJANDRINA MARTINEZ~~

141 S SKINNER RD
EDINBURG, TX 78542
(956) 715-2254
(956) 715-2254

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2000Sq.Ft.
- [5] Legal Description: SAN CARLOS ESTATES LOT 55
- [6] Location: 107 & VAL VERDE
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$80000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side ', Corner 10'
Special Conditions: MUST COMPLY WITH ALL SET BACKS AND REGULATIONS REQUIRED BY THE HCPD
Description: Permit 4-6616
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: melissa.lopez
Inspector: israel.lozoya
Receipt: melissa.lopez

Melissa Lopez 10/13/2022
Cashier Date

ID# 531234

[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.

Adriana Villegas
Signature of Owner or Applicant

8/13/22
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.**

GENERAL WARRANTY DEED

Date: February 21, 2023

Grantor: Alejandrina Martinez
141 S. Skinner Rd.
Edinburg, Texas 78541

Gantee: Adriana Villegas
141 S. Skinner Rd.
Edinburg, Texas 75841

Consideration:

Ten dollars (\$10.00) Cash and other goods and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

All of Lot fifty five (55), San Carlos Estates, being an addition to the City of San Carlos, Hidalgo County, Texas, according to the map recorded in Volume 29, Page 45, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes, recorded in Doc # 525274, dated on May 21, 1976.

Grantor, for the consideration expressed herein above, grants, sells, and conveys to Grantee in Fee Simple 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's heirs and successors to warrant and forever defend all and singular the Property to Grantees and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under Grantor but not otherwise, except as to the Reservations from and Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO



PLANNING DEPARTMENT County of Hidalgo

Rev. 6-14-22

Main Office
2818 S. Business 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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

4-6233

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

Upon the application of:

Name: Christopher & Cindy M. Barrientes

Address: 1302 Carranza Ave
Edinburg, Tx 78542

Phone: 956-292-1343

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>M. Ramirez</u> Authorized Signature
Date Approved:	/ /	<u>Septics Installed</u> <u>2/13/23</u>

Water Supplier: North Alamo WSC

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

Account/ESI No.: 10032789495405532
[] Temporary Pole [X] Permanent Service

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

Yokum Hall N 1/2 - Lot 10 R/S LOT 14 BLK 63
Alamo Land & Sugar Co TRACT two(2)

[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 March 7, 2023, 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. 6-14-22

Main Office
2818 S. Business 281
Edinburg, Texas 78539
956-318-2840
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Precinct No. 1 Substation
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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

4-6233

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

Cindy M. Barrientes

Known to me ~~or proved to me~~ in the oath of Texas Driver's License 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: TRACT TWO (2)
Yokum Hall N 1/2 - Lot 10 R/S Lot 14 Blk 63 Alamo Land & Sugar Co.

[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]

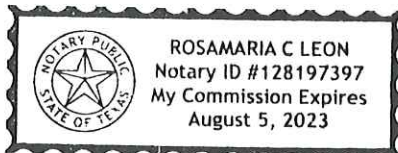
- 3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Cindy Barrientes (Signature)

SUBSCRIBED AND SWORN TO before me on February 10th, 2023, to certify which, witnesses my hand and seal of office.



Rosamaria C Leon
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

6/29/2022 1:16:49 PM

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 4-6233
Receipt No.: 024616
Y2500-00-000-0010-05

BARRIENTES CHRISTOPHER & CINDY M.

1302 CARRANZA AVE
EDINBURG, TX 78542
(956) 292-1343
(956) 292-1343

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3600Sq.Ft.
- [5] Legal Description: YOKUM HALL N1/2-LOT 10 R/S LOT 14 BLK
63 ALAMO LAND & SUGAR CO
- [6] Location: TEXAS RD & CESAR CHAVEZ
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$280000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 10', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS AND REGULATIONS
Description: Permit 4-6233
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: melissa.lopez
Inspector: julio.ruiz
Receipt: melissa.lopez

Melissa Lopez 06/29/22
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.

Christopher & Cindy M. Barrientes
Signature of Owner or Applicant

06-29-22
Date

WARRANTY DEED

Date: August 31, 2019

Grantor: ARMANDO L. VALDEZ

Grantor's Mailing address (including county): 2213 W. Main Ave., Mission, Hidalgo County, Texas

Grantee: CHRISTOPHER BARRIENTES, CINDY MARIE BARRIENTES

Grantee's Mailing Address (including county): 1003 Carranza Ave., Edinburg, Hidalgo County, Texas

Consideration: ONE AND NO/ 100THS DOLLARS (1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED

Property (including any improvements):

Tract two (2) out of lot 10 of the unrecorded Yocum-Hall Subdivision
Out of Lot Fourteen (14), Block Sixty-three (63), Alamo Land and Sugar
Company Subdivision, as recorded in Volume 1, Pages 24-25, Map Records
Of Hidalgo County, Texas, said tract being more particularly described by
Metes and bounds as follows:

BEGINNING at a one-half (1/2) inch diameter iron rod set for the
Southeast corner hereof, said corner being located North 81 deg. 29'
West 720.0 feet with the south boundary line of Lot 14, Thence North 8
Deg. 31' East, at 20.0 feet pass a three-quarter (3/4) inch diameter
Iron pipe found at the North R.O.W. of Texas Road, at 274.4 feet in all
From the Southeast corner of Lot 14;

Thence North 81 deg. 29' west 80.0 feet to a one-half (1/2) inch
Diameter iron rod set for the Southwest corner hereof;

Thence North 8 deg. 31' East 274.4 feet to a five-eighths (5/8) inch
Diameter iron rod set for the Northwest corner hereof;

Thence South 81 deg. 29' east 80.0 feet to a one-half (1/2) inch
Diameter iron rod set for the Northeast corner hereof;

Thence South 8 deg. 31' west 274.4 feet to the place of beginning,
Containing fifty-hundredths (0.50) of an acre, 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 in 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 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.



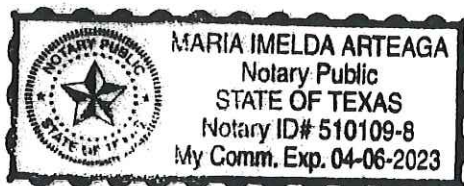
ARMANDO L. VALDEZ

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 31st day of August, 2019

By ARMANDO L. VALDEZ





Notary Public, State of Texas

XO/asg 87-390

2251
Prepared by the State Bar of Texas for use by lawyers only.
Revised 10-85.
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WARRANTY DEED

28683

VOL. 2476 PAGE 250

Date: July 25, 1987

Grantor: MARGARITO VALDEZ and MARIA ANGELICA VALDEZ, husband and wife

Grantor's Mailing Address (including county): Rt. 6, Box 543-G, Edinburg, Hidalgo County, Texas

Grantee: ARMANDO L. VALDEZ

Grantee's Mailing Address (including county): P. O. Box 2081, Mission, Hidalgo County, Texas

Consideration: ONE AND NO/100THS DOLLARS (\$1.00) and all the love and affection which Grantors hold for the Grantee herein;

Property (including any improvements):

Tract Two (2) out of Lot 10 of the unrecorded Yocum-Hall Subdivision out of Lot Fourteen (14), Block Sixty-three (63), Alamo Land and Sugar Company Subdivision, as recorded in Volume 1, Pages 24-25, Map Records of Hidalgo County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a one-half (1/2) inch diameter iron rod set for the Southeast corner hereof, said corner being located North 81 deg. 29' West 720.0 feet with the South boundary line of Lot 14, Thence North 8 deg. 31' East, at 20.0 feet pass a three-quarter (3/4) inch diameter iron pipe found at the North R.O.W. of Texas Road, at 274.4 feet in all from the Southeast corner of Lot 14;

Thence North 81 deg. 29' West 80.0 feet to a one-half (1/2) inch diameter iron rod set for the Southwest corner hereof;

Thence North 8 deg. 31' East 274.4 feet to a five-eighths (5/8) inch diameter iron rod set for the Northwest corner hereof;

Thence South 81 deg. 29' East 80.0 feet to a one-half (1/2) inch diameter iron rod set for the Northeast corner hereof;

Thence South 8 deg. 31' West 274.4 feet to the place of beginning

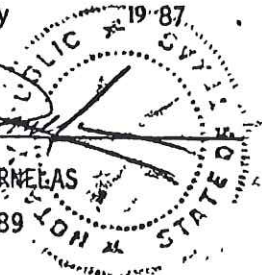
Margarito Valdez
MARGARITO VALDEZ
Maria Angelica Valdez
MARIA ANGELICA VALDEZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 25th day of July
by MARGARITO VALDEZ and MARIA ANGELICA VALDEZ

Xavier Ornelas
Notary Public, State of Texas
Notary's name (printed): XAVIER ORNELAS
Notary's commission expires: 9/16/89



(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:

CH# 7184
AFTER RECORDING RETURN TO:
PENA, McDONALD, PRESTIA & IBANEZ
P. O. DRAWER 54
EDINBURG, TEXAS 78540-0054
512/383-6251

PREPARED IN THE LAW OFFICE OF:
PENA, McDONALD, PRESTIA & IBANEZ
P. O. DRAWER 54
EDINBURG, TEXAS 78540-0054
512/383-6251

VOL. 2476 PAGE 251

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.

XO/asg 87-390

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28683

WARRANTY DEED

VOL. 2476 PAGE 250

Date: July 25, 1987

Grantor: MARGARITO VALDEZ and MARIA ANGELICA VALDEZ, husband and wife

Grantor's Mailing Address (including county): Rt. 6, Box 543-G, Edinburg, Hidalgo County, Texas

Grantee: ARMANDO L. VALDEZ

Grantee's Mailing Address (including county): P. O. Box 2081, Mission, Hidalgo County, Texas

Consideration: ONE AND NO/100THS DOLLARS (\$1.00) and all the love and affection which Grantors hold for the Grantee herein;

Property (including any improvements):

Tract Two (2) out of Lot 10 of the unrecorded Yocum-Hall Subdivision out of Lot Fourteen (14), Block Sixty-three (63), Alamo Land and Sugar Company Subdivision, as recorded in Volume 1, Pages 24-25, Map Records of Hidalgo County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a one-half (1/2) inch diameter iron rod set for the Southeast corner hereof, said corner being located North 81 deg. 29' West 720.0 feet with the South boundary line of Lot 14, Thence North 8 deg. 31' East, at 20.0 feet pass a three-quarter (3/4) inch diameter iron pipe found at the North R.O.W. of Texas Road, at 274.4 feet in all from the Southeast corner of Lot 14;

Thence North 81 deg. 29' West 80.0 feet to a one-half (1/2) inch diameter iron rod set for the Southwest corner hereof;

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Thence South 8 deg. 31' West 274.4 feet to the place of beginning

VOL. 2476 PAGE 251

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.

Margarito Valdez
MARGARITO VALDEZ
Maria Angelica Valdez
MARIA ANGELICA VALDEZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 25th day of July
by MARGARITO VALDEZ and MARIA ANGELICA VALDEZ

Xavier Ornelas
Notary Public, State of Texas
Notary's name (printed): XAVIER ORNELAS
Notary's commission expires: 9/16/89

(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:

CHK# 7184
AFTER RECORDING RETURN TO:
PENA, McDONALD, PRESTIA & IBANEZ
P. O. DRAWER 54
EDINBURG, TEXAS 78540-0054
512/383-6251

PREPARED IN THE LAW OFFICE OF:
PENA, McDONALD, PRESTIA & IBANEZ
P. O. DRAWER 54
EDINBURG, TEXAS 78540-0054
512/383-6251



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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Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

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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: 4-7031

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

Upon the application of:

Name: Amanda M. Medina

Address: 24101 Aguinaga S.R.
Edinburg, Tx

Phone: 956-624-9447

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service _____ Authorized Signature
Inspection/Permit No:	<u>Pending O&SP</u>	_____ Authorized Signature
Date Approved:	<u>2/21/23</u>	_____ Authorized Signature

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 10032789483196696
[] Temporary Pole [] Permanent Service

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

MD-TEX E165-W195-N158.4-S580.8 LOT 15 BLK 69 A/K/A
TR 30.60AC GR 0.55AC NET

[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 MARCH 7, 2023, 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

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.
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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-7031

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

Amanda Marie Medina

Known to me [or proved to me in the oath of photo identification or through Texas Drivers 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:

24101 Arñiñaga Sr, Edinburg, TX
MO-TX E1105'-W495'-N159.4'-S580.8' LOT 15 B1K 09 A/K/A TR 30.60 AC GR
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc] 0.55 AC NET

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."

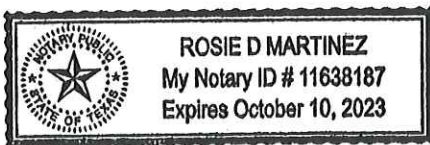
-OR-

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."

AM

(Signature)

SUBSCRIBED AND SWORN TO before me on February 21, 2023, to certify which, witnesses my hand and seal of office.



Rosie D Martinez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

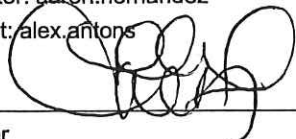
Permit No.: Permit 4-7031
Receipt No.: 028067
M5500-00-069-0015-09

- MEDINA AMANDA M
- 14590 FM 2812
- EDCOUCH, TX 78538
- (956) 624-9447
- (956) 624-9447
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1191Sq.Ft.
- [5] Legal Description: MO-TEX E165'-W495'-N158.4'-S580.8' LOT
15 BLK 69 A/K/A TR 3 0.60AC GR 0.55AC NET
- [6] Location: FM 2812 & FM 493
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$96900
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C
Precinct: 4
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 4-7031
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 655
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: aaron.hernandez
Receipt: alex.antons



Cashier

2/21/23
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

2-21-23
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.

GIFT WARRANTY DEED

Date: July 22, 2016

Grantor: Rosalinda Aguinaga, A/N/A Rosalinda Lopez as her sole and separate property

Grantor's Mailing Address: (including county)

Rosalinda Aguinaga (Lopez)
9101 Charles Green Road.
Edcouch, Hidalgo County, Texas 78538

Grantee: Amanda Marie Medina, as her sole and separate property
14590 FM 2812
Edcouch, Hidalgo County, Texas 78538

Consideration: For the love Grantor has for her niece, Amanda Marie Medina

Property (including any improvements):

A 0.60 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the **MISSOURI-TEXAS AND IRRIGATION COMPANY'S SUBDIVISION** of lands out of the **LAS MESTANAS GRANT** as recorded in Volume 1, Page 29, of the plat records of Hidalgo County, Texas, said 0.60 Acre Tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point for the Southwest corner of this Tract, said point bears South 422.40 feet and West 330.00 feet to the Southwest corner of Lot 15, Block 69, The Missouri-Texas Land and Irrigation Company's Subdivision.

THENCE, North, 158.40 feet to a ½" iron rod set for the Northwest corner of this Tract:

THENCE, East, 165.00 feet to a ½" iron rod set on the center line of a 15.00 foot Private Road easement for the Northeast corner of this Tract;

THENCE, South, 158.40 feet to a ½" iron rod set for the Southeast corner of this Tract;

THENCE, West, 165.00 feet to the **ORIGINAL POINT OF BEGINNING AND CONTAINING** 0.60 Acre Tract of land.

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 Grantee the property, together with all 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.

NO TITLE EXAMINATION OR TAX EXAMINATION WERE REQUESTED NOR PERFORMED IN CONNECTION WITH THE HEREIN DESCRIBED PROPERTY. THE PREPARER OF THIS DOCUMENT EXPRESSES NO OPINION AS TO THE TITLE OR TAXES TO THE PROPERTY.

Rosalinda A Lopez

ROSALINDA AGUINAGA a/n/k
ROSALINDA LOPEZ

ACKNOWLEDGMENT

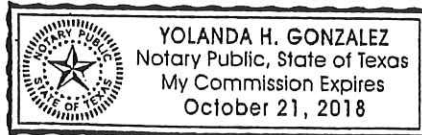
STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 22nd day of July, 2016 by:

ROSALINDA LOPEZ a/n/k ROSALINDA LOPEZ

Yolanda H Gonzalez

Notary Public, State of Texas



After record please return to:
Amanda Marie Medina
14590 FM 2812
Edcouch, Texas 78538

Prepared in the Law Offices of:
Willie McAllen
2102 W. University Dr.
Edinburg, Texas 78539

DEED OF GIFT

VOL. 2482 PAGE 927

23

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HIDALGO §

That I, JUANA GONZALEZ AGUIÑAGA, a widow, of Hidalgo County, Texas, for and in consideration of the love and affection that I have for my children, I hereby GIVE, GRANT and CONVEY to the following of my children the following described real property located in Hidalgo County, Texas:

OFFICIAL RECORDS

I.

To my son, GUADALUPE G. AGUIÑAGA, 7517 Alabonson, Houston, Texas 77088 as his sole and separate property and estate:

A 1.0 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the Missouri-Texas Land and Irrigation Company's Subdivision of lands out of the Las Mestenas Grant as recorded in Volume 1, Page 29, of the Plat Records of Hidalgo County, Texas, said 1.0 Acre Tract of land being more particularly described by metes and bounds as follows:

Beginning at a point for the Southwest corner of this Tract and on the center line of a County Road, said point bears West, 330.00 feet to the Southwest corner of Lot 15, Block 69, The Missouri-Texas Land and Irrigation Company's Subdivision;

Thence, North, first passing a 3/4" iron rod set at 20.00 feet on the North R.O.W. line of a County Road, a total distance of 264.00 feet to a 1/2" iron rod set for the Northwest corner of this Tract;

Thence, East, 165.00 feet to a 1/2" iron rod set on the center line of a Private Road for the Northeast corner of this Tract;

Thence, South, first passing a 3/4" iron rod set at 240.70 feet on the North R.O.W. line of a County Road, a total distance of 264.00 feet to a point for the Southeast corner of this Tract;

Thence, West, 165.00 feet along a County Road to the ORIGINAL POINT OF BEGINNING AND CONTAINING 1.0 Acre Tract of land.

TO, HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto my son, GUADALUPE G. AGUIÑAGA, his heirs and assigns forever, and I bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said GUADALUPE G. AGUIÑAGA, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

II.

To my son, ARMANDO G. AGUIÑAGA, Route 2, Box 41 (Lot 7), Edinburg, Texas 78539, as his sole and separate property and estate:

A 0.60 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the Missouri-Texas Land and Irrigation Company's Subdivision of lands out of the Las Mestenas Grant as recorded in Volume 1, Page 29, of the Plat Records of Hidalgo County, Texas, said 0.60 Acre Tract of land being more particularly described by metes and bounds as follows:

Beginning at a point for the Southwest corner of this Tract, said point bears South 264.00 feet and West 330.00 feet to the Southwest corner of Lot 15, Block 69, Missouri-Texas Land and Irrigation Company's Subdivision:

Thence, North, 158.40 feet to a 1/2" iron rod set for the Northwest corner of this Tract;

Thence, East, 165.00 feet to a 1/2" iron rod set on the center line of a 15.00 foot Private Road easement for the Northeast corner of this Tract;

Thence, South, 158.40 feet to a 1/2" iron rod set for the Southeast corner of this Tract;

Thence, West, 165.00 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 0.60 Acre Tract of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto my son, ARMANDO G. AGUIÑAGA, his heirs and assigns forever, and I bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said ARMANDO G. AGUIÑAGA, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

III.

To my daughter, ROSALINDA AGUIÑAGA, Route 1. Box 88-B, Edcouch, Texas 78538, as her sole and separate property and estate:

A 0.60 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the Missouri-Texas Land and Irrigation Company's Subdivision of lands out of the Las Mestenas Grant as recorded in Volume 1, Page 29, of the Plat Records of Hidalgo County, Texas, said 0.60 Acre Tract of land being more particularly described by metes and bounds as follows:

Beginning at a point for the Southwest corner of this Tract, said point bears South 422.40 feet and West 330.00 feet to the Southwest corner of Lot 15, Block

69, The Missouri-Texas Land and Irrigation Company's
Subdivision;

Thence, North, 158.40 feet to a 1/2" iron rod set for
the Northwest corner of this Tract;

Thence, East, 165.00 feet to a 1/2" iron rod set on the
center line of a 15.00 foot Private Road easement for
the Northeast corner of this Tract;

Thence, South, 158.40 feet to a 1/2" iron rod set for
the Southeast corner of this Tract;

Thence, West, 165.00 feet to the ORIGINAL POINT OF
BEGINNING AND CONTAINING 0.60 Acre Tract of land.

TO HAVE AND TO HOLD the above described premises, together
with all and singular the rights and appurtenances thereto in
anywise belonging, unto my daughter, ROSALINDA AGUIÑAGA, her
heirs and assigns forever, and I bind myself, my heirs, executors
and administrators to warrant and forever defend all and singular
the said premises unto the said ROSALINDA AGUIÑAGA, her heirs and
assigns, against every person whomsoever lawfully claiming or to
claim the same or any part thereof.

IV.

To my daughter, ELIZABETH MEDINA, Route 2, Box 70, Edinburg,
Texas 78539, as her sole and separate property and estate:

A 0.60 Acre Tract of land out of the East half of the
West half of Lot 15, Block 69, of the Missouri-Texas
Land and Irrigation Company's Subdivision of lands out
of the Las Mestenas Grant as recorded in Volume 1, Page
29, of the Plat Records of Hidalgo County, Texas, said
0.60 Acre Tract of land being more particularly
described by metes and bounds as follows:

Beginning at a point for the Southwest corner of this
Tract, said point bears South 580.80 feet and West
330.00 feet to the Southwest corner of Lot 15, Block
69, The Missouri-Texas Land and Irrigation Company's
Subdivision;

Thence, North, 158.40 feet to a 1/2" iron rod set for
the Northwest corner of this Tract;

Thence, East, 165.00 feet to a 1/2" iron rod set on the
center line of a 15.00 foot Private Road easement for
the Northeast corner of this Tract;

Thence, South, 158.40 feet to a 1/2" iron rod set for
the Southeast corner of this Tract;

Thence, West, 165.00 feet to the ORIGINAL POINT OF
BEGINNING AND CONTAINING 0.60 Acre Tract of land.

TO HAVE AND TO HOLD the above described premises, together
with all and singular the rights and appurtenances thereto in
anywise belonging, unto my daughter, ELIZABETH MEDINA, her heirs

and assigns forever, and I bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said ELIZABETH MEDINA, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

V.

To my daughter, CARMEN JACKSON, P. O. Box 667, Edinburg, Texas 78539, as her sole and separate property and estate:

A 0.60 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the Missouri-Texas Land and Irrigation Company's Subdivision of lands out of the Las Mestenas Grant as recorded in Volume 1, Page 29, of the Plat Records of Hidalgo County, Texas, said 0.60 Acre Tract of land being more particularly described by metes and bounds as follows:

Beginning at a point for the Southwest corner of this Tract, said point bears South 739.20 feet and West 330.00 feet to the Southwest corner of Lot 15, Block 69, The Missouri-Texas Land and Irrigation Company's Subdivision;

Thence, North, 158.40 feet to a 1/2" iron rod set for the Northwest corner of this Tract;

Thence, East, 165.00 feet to a 1/2" iron rod set on the center line of a 15.00 foot Private Road easement for the Northeast corner of this Tract;

Thence, South, 158.40 feet to a 1/2" iron rod set for the Southeast corner of this Tract;

Thence, West, 165.00 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 0.60 Acre Tract of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto my daughter, CARMEN JACKSON, her heirs and assigns forever, and I bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said CARMEN JACKSON, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

VI.

To my son, MANUEL G. AGUIÑAGA, JR., P. O. Box 1114, Angleton, Texas 77515, as his sole and separate property and estate:

A 0.60 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the Missouri-Texas Land and Irrigation Company's Subdivision of lands out

of the Las Mestenas Grant as recorded in Volume 1, Page 29, of the Plat Records of Hidalgo County, Texas, said 0.60 Acre Tract of land being more particularly described by metes and bounds as follows:

Beginning at a point for the Southwest corner of this Tract, said point bears South 897.60 feet and West 330.00 feet to the Southwest corner of Lot 15, Block 69, The Missouri-Texas Land and Irrigation Company's Subdivision;

Thence, North, 158.40 feet to a 1/2" iron rod set for the Northwest corner of this Tract;

Thence, East, 165.00 feet to a 1/2" iron rod set on the center line of a 15.00 foot Private Road easement for the Northeast corner of this Tract;

Thence, South, 158.40 feet to a 1/2" iron rod set for the Southeast corner of this Tract;

Thence, West, 165.00 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 0.60 Acre Tract of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto my son, MANUEL G. AGUIÑAGA, JR., his heirs and assigns forever, and I bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said MANUEL G. AGUIÑAGA, JR., his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

VII.

To my son, FELIX G. AGUIÑAGA, 3204 Gayhart Dr., Huntsville, Alabama 35810, as his sole and separate property and estate:

A 1.00 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the Missouri-Texas Land and Irrigation Company's Subdivision of lands out of the Las Mestenas Grant as recorded in Volume 1, Page 29, of the Plat Records of Hidalgo County, Texas, said 1.00 Acre Tract of land being more particularly described by metes and bounds as follows:

Beginning at a point for the Southwest corner of this Tract, said point bears South 1056.00 feet and West 330.00 feet to the Southwest corner of Lot 15, Block 69, The Missouri-Texas Land and Irrigation Company's Subdivision;

Thence, North, 264.00 feet to a 1/2" iron rod set for the Northwest corner of this Tract;

Thence, East, 165.00 feet to a 1/2" iron rod set on the center line of a 15.00 foot Private Road easement for the Northeast corner of this Tract;

Thence, South, 264.00 feet to a 1/2" iron rod set for the Southeast corner of this Tract;

Thence, West, 165.00 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 1.00 Acre Tract of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto my son, FELIX G. AGUIÑAGA, his heirs and assigns forever, and I bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said FELIX G. AGUIÑAGA, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

VIII.

To my son, JUAN G. AGUIÑAGA, P. O. Box 151551, Elsa, Texas 78543, as his sole and separate property and estate:

A 0.66 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the Missouri-Texas Land and Irrigation Company's Subdivision of lands out of the Las Mestenas Grant as recorded in Volume 1, Page 29, of the Plat Records of Hidalgo County, Texas, said 0.66 Acre Tract of land being more particularly described by metes and bounds as follows:

Beginning at a point for the Southwest corner of this Tract, and on a 15.00 foot private road easement, said point bears South 1144.00 feet and West 495.00 feet to the Southwest corner of Lot 15, Block 69, The Missouri-Texas Land and Irrigation Company's Subdivision;

Thence, North, 176.00 feet along a 15.00 foot private road easement to a 1/2" iron rod set for the Northwest corner of this Tract;

Thence, East, 165.00 feet to a 1/2" iron rod set for the Northeast corner of this Tract;

Thence, South, 176.00 feet to a 1/2" iron rod set for the Southeast corner of this Tract;

Thence, West, 165.00 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 0.66 Acre Tract of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto my son, JUAN G. AGUIÑAGA, his heirs and assigns forever, and I bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said JUAN G. AGUIÑAGA, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IX.

To my son, JOSE G. AGUIÑAGA, Route 1, Box 224-G, Edinburg, Texas 78539, as his sole and separate property and estate:

A 0.66 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the Missouri-Texas Land and Irrigation Company's Subdivision, of lands out of the Las Mestenas Grant as recorded in Volume 1, Page 29, of the Plat Records of Hidalgo County, Texas, said 0.66 Acre Tract of land being more particularly described by metes and bounds as follows:

Beginning at a point for the Southwest corner of this Tract, and on a 15.00 foot private road easement, said point bears South 968.00 feet and West 495.00 feet to the Southwest corner of Lot 15, Block 69, The Missouri-Texas Land and Irrigation Company's Subdivision;

Thence, North, 176.00 feet along a 15.00 foot private road easement to a 1/2" iron rod set for the Northwest corner of this Tract;

Thence, East, 165.00 feet to a 1/2" iron rod set for the Northeast corner of this Tract;

Thence, South, 176.00 feet to a 1/2" iron rod set for the Southeast corner of this Tract;

Thence, West, 165.00 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 0.66 Acre Tract of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto my son, JOSE G. AGUIÑAGA, his heirs and assigns forever, and I bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said JOSE G. AGUIÑAGA, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

X.

To my son, ALBERTO G. AGUIÑAGA, Route 1, Box 88-B, Edcouch, Texas 78538, as his sole and separate property and estate:

A 1.00 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the Missouri-Texas Land and Irrigation Company's Subdivision of lands out of the Las Mestenas Grant as recorded in Volume 1, Page 29, of the Plat Records of Hidalgo County, Texas, said 1.00 Acre Tract of land being more particularly described by metes and bounds as follows:

Beginning at a point for the Southwest corner of this Tract, and on a 15.00 foot private road easement, said point bears South 704.00 feet and West 495.00 feet to the Southwest corner of Lot 15, Block 69, The Missouri-Texas Land and Irrigation Company's Subdivision;

Thence, North, 264.00 feet along a 15.00 foot private

road easement to a 1/2" iron rod set for the Northwest corner of this Tract;

Thence, East, 165.00 feet to a 1/2" iron rod set for the Northeast corner of this Tract;

Thence, South, 264.00 feet to a 1/2" iron rod set for the Southeast corner of this Tract;

Thence, West, 165.00 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 1.00 Acre Tract of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto my son, ALBERTO G. AGUIÑAGA, his heirs and assigns forever, and I bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said ALBERTO G. AGUIÑAGA, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

XI.

To my son, RAUL G. AGUIÑAGA, Route 1, Box 88-B, Edcouch, Texas 78538, as his sole and separate property and estate:

A 0.66 Acre Tract of land out of the East half of the West half of Lot 15, Block 69, of the Missouri-Texas Land and Irrigation Company's Subdivision of lands out of the Las Mestenas Grant as recorded in Volume 1, Page 29, of the Plat Records of Hidalgo County, Texas, said 0.66 Acre Tract of land being more particularly described by metes and bounds as follows:

Beginning at a point for the Southwest corner of this Tract, and on a 15.00 foot private road easement, said point bears South 528.00 feet and West 495.00 feet to the Southwest corner of Lot 15, Block 69, The Missouri-Texas Land and Irrigation Company's Subdivision;

Thence, North, 176.00 feet along a 15.00 foot private road easement to a 1/2" iron rod set for the Northwest corner of this Tract;

Thence, East, 165.00 feet to a 1/2" iron rod set for the Northeast corner of this Tract;

Thence, South, 176.00 feet to a 1/2" iron rod set for the Southeast corner of this Tract;

Thence, West, 165.00 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 0.66 Acre Tract of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto my son, RAUL G. AGUIÑAGA, his heirs and assigns forever, and I bind myself, my heirs, executors and

administrators to warrant and forever defend all and singular the said premises unto the said RAUL G. AGUIÑAGA, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

THAT each of the several tracts herein described is SUBJECT TO the following matters of record in Hidalgo County, Texas, to-wit:

- A. Easements, rules, regulations and rights in favor of Engelman Water District No. 6 and easements for roadways as shown on the map of the above described subdivision.
- B. Electric transmission line in favor of Central Power and Light Company as shown by instrument dated January 2, 1930, recorded in Volume 325, Page 359, Deed Records.
- C. Easements as shown by instrument dated December 18, 1929, recorded in Volume 310, Page 323, Deed Records.
- D. Highway easement in favor of State of Texas as shown by instrument dated May 21, 1969, recorded in Volume 1232, Page 801, Deed Records.
- E. Water line easement in favor of North Alamo Water Supply Corporation as shown by instrument dated June 28, 1973, recorded in Volume 1411, Page 489, Deed Records.
- F. Prior reservation of all oil, gas and other minerals as set forth in instrument dated September 3, 1963, recorded in Volume 1070, Page 131, Deed Records of Hidalgo County, Texas.
- G. Oil, Gas and Mineral Lease executed by J. C. Engelman, Inc. and others to McCollum Exploration Company, dated September 10, 1934 recorded in Volume 3, Page 511, Oil & Gas Records of Hidalgo County, Texas.

For the consideration hereinbefore set forth, JUANA GONZALEZ AGUIÑAGA, a widow does additionally GRANT, GIVE and CONVEY unto GUADALUPE G. AGUIÑAGA, ARMANDO G. AGUIÑAGA, ROSALINDA AGUIÑAGA, ELIZABETH MEDINA, CARMEN JACKSON, MANUEL G. AGUIÑAGA, JR., FELIX G. AGUIÑAGA, JUAN G. AGUIÑAGA, JOSE G. AGUIÑAGA, ALBERTO G. AGUIÑAGA, and RAUL G. AGUIÑAGA, an easement appurtenant and private right-of-way for vehicular and pedestrian traffic in order to grant access to the several tracts herein given to my children upon and across the thirty (30') foot private drive which is more particularly described in the survey of the subject property which is attached hereto and made a part hereof for all purposes as Exhibit "A", which adjoins, in part the real property

herein conveyed.

THAT the parties hereto mutually agree that the conveyances herein made by the Grantor results in a partition of the subject property between family members and is not a subdivision and shall in no way ever be construed as a subdivision.

EXECUTED this 1st day of July, 1987.

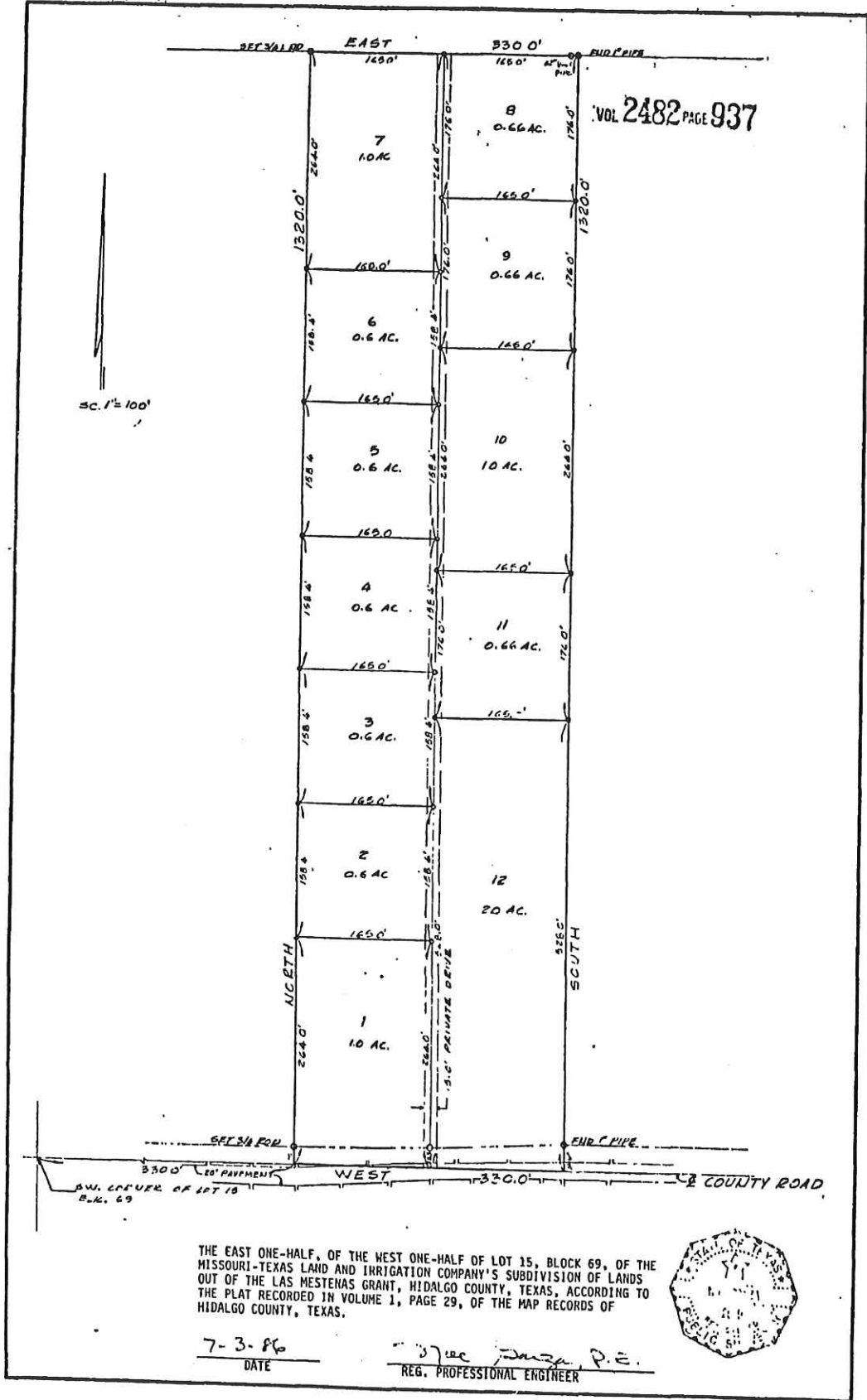
Juana Gonzalez Aguinaga
JUANA GONZALEZ AGUINAGA,
A Widow

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 1st day of July, 1987, by JUANA GONZALEZ AGUINAGA, A Widow.

Estela Villegas
NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires 8-28-87
Estela Villegas
Printed Name of Notary

CHG. & RETURN TO:
FORREST L. JONES
JONES, GALLIGAN, KEY & PENA
P. O. DRAWER 1247
WESLACO, TEXAS 78596



THE EAST ONE-HALF, OF THE WEST ONE-HALF OF LOT 15, BLOCK 69, OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LANDS OUT OF THE LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 29, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

7-3-86
DATE

J. J. [Signature] P.E.
REG. PROFESSIONAL ENGINEER



EXHIBIT "A"

FILED FOR RECORD
27 AUG 18 AM 10 42
HUALGO COUNTY TEXAS

30718

STATE OF TEXAS
COUNTY OF HUALGO
I hereby certify that this instrument was filed
in file number 2482 on the date and at the
time stated herein by me and was duly RECORDED
in the office of Public Records of the County of
Hualgo County, Texas



WILLIAM "BILLY" LEO
COUNTY CLERK
HUALGO COUNTY, TEXAS

PROOF READ