



PLANNING DEPARTMENT

Rev. 7-24-23

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

Anthony Uresti
Assistant Director

Application No: 4-7582

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

Upon the application of:

Name: Dario Herrera
Arma L. Herrera

Address: Big 5 + ML 13 RD.
7100 N Big 5 Rd
Edinburg, TX 78541
Phone: (956) 784-5761

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>10 / 27 / 23</u>

Water Supplier: Sharyland Water Supply Corp.
Utility Provider: M.V.E.C. AEP
Account/ESI No.: N/A
 Temporary Pole Permanent Service

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

The south 18 left of lot 122, Ramseyer
Gardens No. 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 Nov. 14, 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

County of Hidalgo

Rev. 7-24-23

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

Anthony Uresti
Assistant Director

Application No: 4-7582

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

Anna L. Herrera

Known to me [or proved to me in the oath of Texas Driver 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:

South 186 feet Lot 122, Ramseyer Gardens No 2, Hidalgo Co., Texas

[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]

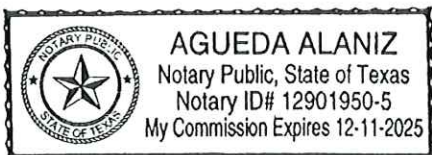
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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.~~"

Anna L. Herrera (Signature)

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



Agueda Alaniz
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	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 4-7582
Receipt No.: 030702
R0800-02-000-0122-00

- HERERRA DARIO HERNANDEZ & ANNA L HERRERA
1300 W TRUMAN ST
PHARR, TX 78577
(956) 221-5358
(956) 221-5358
- [1] Contractor: SELF
 - [2] Water System: North Alamo WSC
 - [3] Class of Work: 44 Mobile homes
 - [4] Size of Structure: 1792Sq.Ft.
 - [5] Legal Description: RAMSEYER GARDEN #2 LT 122-S 4.64AC
4.55AC NET
 - [6] Location: BIG FIVE RD & MILE 13 RD N
 - [7] Sewage: N/A
 - [8] Construction Type: Wood
 - [9] Est. Cost of Construction: \$10000
 - [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS
AND REGULATIONS
Description: Permit 4-7582
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 7/26/23
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.

Dario Hernandez
Signature of Owner or Applicant

26-7-23
Date

CHARGE: VLTC
GF# 179836/JM

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: September 23, 2022

Grantor: JOSE HERIBERTO RODRIGUEZ GOMEZ, a single man

Grantor's Mailing Address: 2122 W. Houston Avenue
McAllen, Texas 78501

Grantee: DARIO HERRERA HERNANDEZ and wife, ANNA LUISA HERRERA

Grantee's Mailing Address: 1300 W. Truman Street
Pharr, Texas 78577

Consideration:

TEN AND NO/100THS DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of JOSE HERIBERTO RODRIGUEZ GOMEZ in the principal amount of ONE HUNDRED THIRTY THOUSAND AND NO/100THS DOLLARS (\$130,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of JOSE HERIBERTO RODRIGUEZ GOMEZ and by a first-lien deed of trust of even date from Grantee to JEFFERSON A. CRABB, Trustee.

Property (including any improvements):

The South 186 feet of Lot 122, RAMSEYER GARDENS NO.2, Hidalgo County, Texas, according to the map recorded in Volume 11, Page 31, 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. Easements, rules, regulations and rights in favor of Santa Cruz Irrigations District No. 15.
2. Roads, easements and reservations as may appear on the map and dedication of Ramseyer Gardens No. 2, recorded in Volume 11, Page 31, Map Records of Hidalgo County, Texas.
3. Subject to any portion of subject property described herein lying within canal right of way.
4. Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated December 6, 1930, recorded in Volume 329, Page 620; Volume 353, Page 38; dated January 12, 1931, recorded in Volume 338, Page 263 and dated February 23, 1932, recorded in Volume 362, Page 182, Deed Records of Hidalgo County, Texas.
5. Pipelines, telephone and telegraph lines easement in favor of Rio Grande Valley Gas Company as shown by instrument dated February 16, 1943, recorded in Volume 505, Page 336, Deed Records of Hidalgo County, Texas.
6. Utility lines and irrigation easement as shown by instrument dated December 28, 1954, recorded in Volume 817, Page 183, Deed Records of Hidalgo County, Texas.
7. Electric transmission line easement in favor of Magic Valley Electric Cooperative as shown by instrument recorded in Volume 1186, Page 641, Deed Records of Hidalgo County, Texas. Said easement was conveyed unto South Texas Electric Cooperative, Inc. by instrument

dated July 10, 2009, filed July 14, 2009 under Document Number 2016222, Official Records of Hidalgo County, Texas.

8. Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated January 21, 1997, filed March 7, 1997 under Document Number 583716, Official Records of Hidalgo County, Texas.
9. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of C.S. Weldon, as Lessee, dated July 24, 1978, recorded in Volume 375, Page 61; dated August 31, 1978, recorded in Volume 376, Page 575; dated August 14, 1978, recorded in Volume 376, Page 580; dated August 31, 1978, recorded in Volume 376, Page 546; dated August 14, 1978, recorded in Volume 376, Page 591; dated August 31, 1978, recorded in Volume 376, Page 600; dated July 26, 1978, recorded in Volume 377, Page 195; dated August 31, 1978, recorded in Volume 377, Page 200; dated July 24, 1978, recorded in Volume 378, Page 26; dated November 14, 1978, recorded in Volume 378, Page 873; dated August 1, 1979, recorded in Volume 364, Page 485, and dated November 30, 1978, recorded in Volume 385, Page 64; Oil and Gas Records of Hidalgo County, Texas.
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Ike Lovelady, Inc., as Lessee, dated November 2, 1979, recorded in Volume 389, Page 357, Oil and Gas Records of Hidalgo County, Texas.
11. Mineral and/or royalty reservation contained in deeds dated December 1, 1954, recorded in Volume 824, Page 216, and dated March 29, 1978, recorded in Volume 1571, Page 319, Deed Records of Hidalgo County, Texas.
12. Mineral and/or royalty reservation contained in deed dated April 19, 2021, filed April 26, 2021 under Document Number 3216715, Official Records of Hidalgo County, Texas.
13. Any claim or allegation that the land was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
14. Any claim of invalidity of the foreclosure and tax sale pursuant to judgment entered in Cause No. T-1723-16-D, District Court of Hidalgo County and as reflected by Constable's Tax Deed as shown by instrument dated October 18, 2019, filed October 29, 2019 under Document Number 3059857, Official Records, Hidalgo County, Texas.
15. Visible and apparent easements on or across the property herein described.
16. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
17. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
18. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

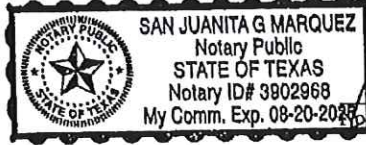
When the context requires, singular nouns and pronouns include the plural.

Jose Heriberto Rodriguez Gomez
JOSE HERIBERTO RODRIGUEZ GOMEZ

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 27th day of September, 2022,
by JOSE HERIBERTO RODRIGUEZ GOMEZ,



San Juanita G Marquez

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:
DARIO HERRERA HERNANDEZ
ANNA LUISA HERRERA
1300 W. Truman Street
Pharr, Texas 78577

114751

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WARRANTY DEED

Date: March 6, 1989

Grantor: SMITH DISPOSAL FACILITY, INC., a Texas corporation, ROBERT C. SMITH and wife, KARON F. SMITH

Grantor's Mailing Address (including county): P. O. Box 669, Alamo, Hidalgo County, Texas 78516

Grantee: HIDALGO FEDERAL CREDIT UNION

Grantee's Mailing Address (including county): 3700 North 12th, (P. O. Box 4829), McAllen, Hidalgo County, Texas 78502

Consideration: TEN DOLLARS (\$10.00) good and other valuable consideration paid to Grantors by Grantee.

Property (including any improvements):

All of Lot 121 and the South 186 feet of Lot 122, RAMSEYER GARDENS NO. 2, Hidalgo County, Texas, according to the map recorded in Volume 11, Page 31, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

Taxes for the year 1989 and subsequent years.
Easements, rules, regulations and rights in favor of Santa Cruz Irrigation District No. 15 and easements for roadways as shown on the map of the above described subdivision.
Easements for electric transmission lines in favor of Central Power and Light Company, dated December 6, 1930, recorded in Volume 329, Page 620 and Volume 353, Page 38; dated January 12, 1931, recorded in Volume 338, Page 263 and dated February 24, 1932, recorded in Volume 362, Page 182, all in the Deed Records, Hidalgo County, Texas.
Easement for pipelines and telephone and telegraph lines in connection therewith in favor of Rio Grande Valley Gas Company, dated February 16, 1943, recorded in Volume 505, Page 336, Deed Records, Hidalgo County, Texas.
Dedication of Roadways as shown on map of Ramseyer Gardens No. 2 and reservation of easements for utility lines and irrigation purposes, dated December 28, 1954, recorded in Volume 817, Page 183, Deed Records, Hidalgo County, Texas.
Electric transmission easement along the West 50.00 feet in favor of Magic Valley Electric Cooperative as set forth in instrument, dated July 18, 1967, recorded in Volume 1186, Page 641, Deed Records, Hidalgo County, Texas.
Oil, Gas and Mineral Leases in favor of C.S. Weldon as set forth in instruments dated July 24, 1978, recorded in Volume 375, Page 619; dated August 31, 1978, recorded in Volume 376, Page 575; dated August 14, 1978, recorded in Volume 376, Page 580; dated August 31, 1978, recorded in Volume 376, Page 596; dated August 14, 1978, recorded in Volume 376, Page 591; dated August 31, 1978, recorded in Volume 376, Page 60; dated August 31, 1978, recorded in Volume 377, Page 200; dated

Hidalgo County, Texas.

Visible or apparent easements on or across the property herein described.

Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances and government regulations of the city holding extra-territorial jurisdiction of said property.

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 hereby binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

SMITH DISPOSAL FACILITY, INC., a Texas corporation

BY: Robert C. Smith
ROBERT C. SMITH

Robert C. Smith
ROBERT C. SMITH

Karon F. Smith
KARON F. SMITH

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 9th day of May, 1989, by ROBERT C. SMITH, PRESIDENT of SMITH DISPOSAL FACILITY, INC., a Texas corporation, on behalf of said corporation.

Marivel Cantu
Notary Public, State of Texas
Notary's printed name:
Marivel Cantu
Notary's commission expires: 5-19-90

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 9th day of ~~March~~, 1989, by KARON F. SMITH.
May

Marivel Cantu
Notary Public, State of Texas
Notary's printed name: Marivel Cantu
Notary's commission expires: 5-19-90

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CH 1043
R. Fredland & Empirion

FILED FOR RECORD
'89 MAY 18 PM 12 47
WILLIAM BILLY LEO
COUNTY CLERK
TARRANT COUNTY TEXAS

114751

6

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

CONFORMS TO STATE BAR FORM 2253 REV.10-85

Date: August 20, 1990

Grantor: HIDALGO FEDERAL CREDIT UNION

Grantor's Mailing Address (including county): 3700 N. 12th Street
McAllen, Texas 78502
Hidalgo County

Grantee: KARON F. SMITH

Grantee's Mailing Address (including county): Rt. 2, Box 1622
McAllen, Texas 78501
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration and a note of even date that is in the principal amount of Ten Thousand One Hundred Eighty Two and 63/100 DOLLARS (\$10,182.63) and is executed by Grantee, payable to the order of HIDALGO SAVINGS AND LOAN ASSOCIATION. The Note is secured by a vendor's lien retained in favor of HIDALGO SAVINGS AND LOAN ASSOCIATION in this deed and by a deed of trust of even date from Grantee to JOSEPH P. BOND, JR., Trustee.

- Property (including any improvements): All of Lot 121 and the South 186 feet of Lot 122, RAMSEYER GARDENS NO. 2, Hidalgo County, Texas, according to the map thereof recorded in Volume 11, Page 31, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

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Reservations from and Exceptions to Conveyance and Warranty: SAVE AND EXCEPT all oil, gas and other minerals which have been heretofore reserved by prior grantors and/or their predecessors in title as set forth in Deeds dated December 1, 1954, recorded in Volume 824, Page 216 and dated March 29, 1978, recorded in Volume 1571, Page 319, both in the Deed Records of Hidalgo County, Texas.

SUBJECT TO THE FOLLOWING:

- (1) Easements, rules, regulations and rights in favor of Santa Cruz Irrigation District No. 15 and easements and restrictions as shown on the recorded and dedication map of the above described subdivision.
- (2) Easements for electric transmission lines in favor of Central Power and Light Company, dated December 6, 1930, recorded in Volume 329, Page 620 and Volume 353, Page 38; dated January 12, 1931, recorded in Volume 338, Page 263 and dated February 24, 1932, recorded in Volume 362, Page 182, all in the Deed Records of Hidalgo County, Texas.
- (3) Easement for pipelines and telephone and telegraph lines in connection therewith in favor of Rio Grande Valley Gas Company, dated February 16, 1943, recorded in Volume 505, Page 336, Deed Records of Hidalgo County, Texas.
- (4) Dedication of Roadways as shown on map of Ramseyer Gardens No. 2 and reservation of easements for utility lines and irrigation purposes, dated December 28, 1954, recorded in Volume 817, Page 183, Deed Records of Hidalgo County, Texas.
- (5) Electric transmission easement along the West 50.00 feet in favor of Magic Valley Electric Cooperative as set forth in instrument dated July 18, 1967, recorded in Volume 1186, Page 641, Deed Records of Hidalgo County, Texas.
- (6) Terms, conditions and stipulations contained in Oil, Gas and Mineral Leases in favor of C. S. Weldon as set forth in instruments dated July 24, 1978, recorded in Volume 375, Page 619; dated August 31, 1978, recorded in Volume 376, Page 575; dated August 14, 1978, recorded in Volume 376, Page 580; dated August 31, 1978, recorded in Volume 376, page 596; dated August 14, 1978, recorded in Volume 376, Page 591; dated August 31, 1978, recorded in Volume 376, Page 600; dated August 31, 1978, recorded in Volume 377, Page 200; dated July 24, 1978, recorded in Volume 378, Page 26; dated July 28, 1978, recorded in Volume 377, Page 195; dated November 14, 1978, recorded in Volume 378, Page 873; dated August 1, 1979, recorded in Volume 384, Page 486; dated November 30, 1978, recorded in Volume 385, Page 646; dated November 2, 1979, recorded in Volume 389, Page 357 and in favor of Ike Lovelady, Inc., dated November 2, 1979, recorded in Volume 389, Page 357, all in the Oil and Gas Records of Hidalgo County, Texas. Said leases have been assigned to I. W. Lovelady.
- (7) Taxes for the year 1990 and subsequent years and subsequent assessments for prior years due to change in land usage or ownership.

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 hereby 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 warranty, when the claim is by through, or under Grantor but not otherwise.

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 shall become absolute.

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

HIDALGO SAVINGS AND LOAN ASSOCIATION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The Vendor's Lien and Superior title to the property are retained for the benefit of HIDALGO SAVINGS AND LOAN ASSOCIATION, and are transferred to that party without recourse on Grantor.

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HIDALGO FEDERAL CREDIT UNION

BY: A. C. Doughty, Pres.
A. C. DOUGHTY, PRESIDENT

(Acknowledgement)

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

Notary's commission expires:

(Corporate Acknowledgement)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 27 day of August, 1990, by
A. C. DOUGHTY PRESIDENT of HIDALGO
FEDERAL CREDIT UNION, a TEXAS corporation, on behalf of said corporation.



[Signature]
Notary Public, State of Texas

FILED FOR RECORD .
'90 SEP 7 PM 8:08
WILLIAM BILLY LEO
COUNTY CLERK
HIDALGO COUNTY TEXAS

177855