

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	JESUS MENDOZA JR	1-9399
2.	ARMANDO & MELBA SALDANA	1-9431
	COMM. COURT: AUGUST 6, 2024	



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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

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

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 1-9399

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Jesus J. Mendoza JR

Address: 2704
Cardinal Dr. Weslaco,
TX 78599

Phone: 956-460-3717

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

Water Supplier: North Alamo WSC

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

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

regarding the land described as:

Eagle's Nest Estates UT III LOT 13 B/K 10

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

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

- yes A plat has been prepared; (Date approved 8.30.2007);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by H Seg);
- NO water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by H Seg);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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Anthony Uresti
Director of Planning

Application No: 1-9399

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

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

PARTY MAKING REQUEST:

Name: Jesus J. Mendora Jr.

Address: 2704 Cardinal Dr.
Weslaco, TX, 78599

Phone: 956-460-3717

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

Lot B, Block 10, Eagle's Nest Estates Subdivision Unit III

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

7/22/24
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/22/24
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code
COUNTY OF HIDALGO
PLANNING DEPARTMENT

7/1/2024 9:15:25 AM

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 1-9399
Receipt No.: 035700
E0155-03-010-0013-00

MENDOZA JESUS JOSE & ANNET ADALI
2704 CARDINAL DR
WESLACO, TX 78599
(956) 460-3717
(956) 777-2451

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1933Sq.Ft.
- [5] Legal Description: EAGLE'S NEST ESTATES UT 3 LOT 13 BLK 10
- [6] Location: mile 6 1/2 & mile 10
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$165000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 25', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks & regulations
Description: Permit 1-9399
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 172
Payment: \$30.00
Change Due: \$0.00
Application: sonia.diaz
Inspector: leo.najera
Receipt: sonia.diaz

Cashier *Sonia* *7/1/24*
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

7-1-24
Date

Charge recording to

Dante Title

LR/MCA24050723

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: June 10, 2024

Grantor: DIANA CRUZ and spouse, FORTINO CORTES RIVERA

2834 1/2 Massey Tompkins Rd., # 29, Baytown, Harris County, Texas 77521

Grantee: JESUS JOSE MENDOZA, JR. and wife, ANNET ADALI MENDOZA

1415 W. Freddy Gonzalez Dr., Apt. 52, Edinburg, Hidalgo County, Texas 78539

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a Note of even date that is in the principal amount of One Hundred Eighty-one Thousand Seven Hundred Eighty-four and 00/100 Dollars (\$181,784.00) of which Sixty-five Thousand One Hundred Twenty and 00/100 Dollars (\$65,120.00) is part purchase money, executed by JESUS JOSE MENDOZA, JR. and ANNET ADALI MENDOZA and payable to the order of BANK OF SOUTH TEXAS (hereafter "Lender"). The Note is secured by a vendor's lien retained in favor of Lender in this Deed and by a Deed of Trust of even date from JESUS JOSE MENDOZA, JR. and ANNET ADALI MENDOZA to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

Lot 13, Block 10, EAGLE'S NEST ESTATES SUBDIVISION UNIT III, Hidalgo County, Texas, according to the plat thereof as recorded in Volume 53, Page 170, Map Records, Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, transfers 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 warranty.

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.

Lender, 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 the superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse on Grantor.

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

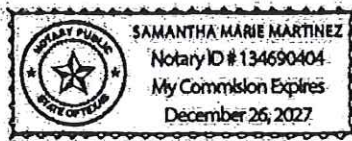
Diana Cruz
DIANA CRUZ

Fortino Cortes Rivera
FORTINO CORTES RIVERA

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 12 day of JUNE 2024, 2024, by DIANA CRUZ.

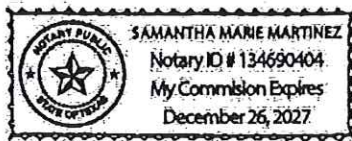


Samantha Martinez
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 12 day of JUNE 2024, 2024, by FORTINO CORTES RIVERA.



Samantha Martinez
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JESUS JOSE MENDOZA, JR.
ANNET ADALI MENDOZA
1415 W. Freddy González Dr., Apt. 52
Edinburg, Texas 78539

PREPARED FOR:
DANTE TITLE, INC.
1012 Martin Ave., Ste. A
McAllen, Texas 78504
File/GF: MCA24050723



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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

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

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 1-9431

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Armando & Melba Saldana

Address: Saldana Estates
Lot 2 (mile 6 N & mile 1 East)
Mercedes, TX 78570

Water Supplier: N/A

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

Phone: 956-472-2512 or
956-343-4133

Account/ESI No.: 10032789420880460
 Temporary Pole Permanent Service

regarding the land described as: Saldana Estates Lot 2

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

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

- yes A plat has been prepared; (Date approved 8.29.2005);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by H. Segura);
- no water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by _____);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 1-9431

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

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

PARTY MAKING REQUEST:

Name: Melba Saldaña
Address: Saldaña Estates Lot 2
Mercedes, TX 78570
Phone: 956-472-2512

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

Saldaña Estates lot 2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature] 7-26-2024
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/29/24
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code
COUNTY OF HIDALGO
PLANNING DEPARTMENT

7/9/2024 10:12:32 AM

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

Permit No.: Permit 1-9431
Receipt No.: 035802
S0135-00-000-0002-00

SALDANA ARMANDO & MELBA S
PO BOX 68
MERCEDDES, TX 78570
(956) 472-2512
(956) 472-2512

- [1] Contractor: SELF
- [2] Water System: City of Mercedes
- [3] Class of Work: 05 Residential, Move In or relocated building
- [4] Size of Structure: 480Sq.Ft.
- [5] Legal Description: SALDANA ESTATES LOT 2
- [6] Location: MILE 6 N. & MILE 1 E.
- [7] Sewage: City of Mercedes
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$15000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340525B
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 15', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-9431
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$100.00
Change Due: \$70.00
Application: sonia.diaz
Inspector: gilbert.pecina
Receipt: sonia.diaz

Cashier *Sonia Diaz* Date 7/9/24

[NOTICE]

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Armando Saldana
Signature of Owner or Applicant

7-9-2024
Date

251169

Our File #92VF4027

2233
Prepared by the State Bar of Texas for use by lawyers only. 3249 PAGE 871
Revised 10-85.
© 1987 by the State Bar of Texas

PK

WARRANTY DEED WITH VENDOR'S LIEN

Date: APRIL 15, 1992

Grantor: DANIEL FRANCO, as his sole and separate property, and joined
pro forma by his wife, DALIA L. FRANCO
Grantor's Mailing Address (including county): 832 S. Indiana, Mercedes, Texas 78570

Grantee: ARMANDO SALDANA et ux MELBA S. SALDANA

Grantee's Mailing Address (including county): P.O. Box 68
Mercedes, Texas 78570
Hidalgo County

Consideration:

Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in the form of a Real Estate Lien Note made payable to the MERCEDES NATIONAL BANK in the original principal sum of Ten Thousand Five Hundred and No/100 (\$10,500.00) Dollars and payable in the terms set out therein; and secured by a Vendor's Lien retained herein, and additionally secured by a Deed of Trust executed by Grantor to RUDY SALINAS, Trustee;

A 3.33 acre tract of land out of Lot 16, Block 66, CAPITAL DISTRICT SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume "P", Page 226, Deed Records in the Office of the County Clerk, of Hidalgo County, Texas, reference to which is here made for all purposes, and being more particularly described netes and bounds as follows to-wit:

BEGINNING at a point 220.00 feet West of the Southeast corner of Lot 16, Block 66, for the Southwest corner of this tract;

THENCE, North a distance of 30.0 feet to a set 1/2 inch rebar marked "SWG" on the North right of way line of a county road, in all 660.0 feet to a set 1/2 inch rebar marked "SWG" for the Northwest corner of this tract;

THENCE, East at 190.00 feet a set 1/2 inch rebar marked "SWG" on the West right of way line of a county road, in all 220.0 feet to a point for the Northeast corner of this tract;



THENCE, South a distance of 660.0 feet to the POINT OF BEGINNING.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

- A. Easements, rules, regulations and rights in favor of Hidalgo County and Cameron Counties Water control and Improvement District No. 9 and easements and restrictions as shown on the recorded and dedication map of the above described subdivision.
- B. Easement for highway purposes across the East 30 feet of said tract and also across the South 30 feet of said tract in favor of Hidalgo County, Texas, dated February 17, 1960, recorded in Volume 976, Page 575, Deed Records of Hidalgo County, Texas.
- C. An undivided 1/2 interest in oil, gas and other minerals has been heretofore reserved by prior grantors as set forth in Deed dated June 1, 1961, recorded in Volume 1008, Page 99, Deed Records of Hidalgo County, Texas.
- D. Rights of Parties in Possession
- E. Visible and apparent easements on or across the party herein described.
- F. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extraterritorial 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, 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.

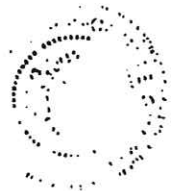
The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.
When the context requires, singular nouns and pronouns include the plural.

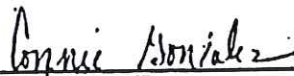

Daniel Franco

Dalia L. Franco

(Acknowldgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 15th day of APRIL, 19 92
by DANIEL FRANCO




Notary Public, State of Texas
Notary's name (printed):
CONNIE GONZALEZ
Notary's commission expires: 9/25/94

(SPOUSAL Acknowldgment)

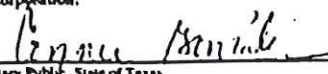
STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 15th day of April, 19 92
by DALIA L. FRANCO

BY
K

corporation or other legal entity.




Notary Public, State of Texas
Notary's name (printed):
Connie Gonzalez
Notary's commission expires: 9/25/94

AFTER RECORDING RETURN TO:
Ernesto Flores, Jr.,
Attorney at Law
P.O. Box 1076
Mercedes, Texas 78570

PREPARED IN THE LAW OFFICE OF:
Ernesto Flores, Jr.
Attorney at Law
P.O. Box 1076
Mercedes, Texas 78570

VALLEY LAW FIRM, P.C.
43,199

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APR 30 PM 3 05
WILLIAM LEO
CLERK
TARRANT COUNTY TEXAS

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