



# 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: 4-8487

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

Upon the application of:

Name: HOMERO SALINAS

Address: 775 E. MINNESOTA  
SAN JUAN TX

Phone: 956. 3585073

Approved by Environmental Health:	Temporary Service <u>Lightonly</u> <u>MRamirez</u> Authorized Signature	Final Service <u>[Signature]</u> Authorized Signature
Inspection/Permit No:	<u>No septic yet</u>	<u>55522</u>
Date Approved:	<u>8/20/24</u>	<u>8/28/24</u>

Water Supplier: NORTH ALAMO WATER SUPPLY

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

Account/ESI No.: NA-1000116927  
 Temporary Pole  Permanent Service

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

ALAMO LAND AND SUGAR CP W9562293'  
N 269'3 Lot 10 BLK 47 0587 AC GR 054 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 \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (~~strike through the statement that does not apply~~)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

[Signature]  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-8487

**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

Homero Cantu Salinas

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

775 E Minnisota Rd San Juan TX 78589."

[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."

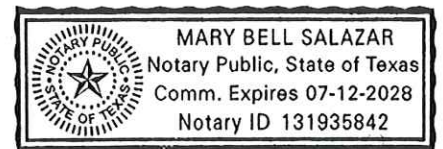
-OR-

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."

Homero Cantu Salinas (Signature)

SUBSCRIBED AND SWORN TO before me on August 19, 2024, to certify which, witnesses my hand and seal of office.

Mary B. Salazar  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS





COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-8487

Receipt No.: 035078

A1800-00-047-0010-19

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

SALINAS HOMERO SR & JULIA Y  
787 E MINNEOSTA RD  
SAN JUAN, TX 78589  
(956) 588-9368  
(956) 588-9368

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3541Sq.Ft.
- [5] Legal Description: ALAMO LAND & SUGAR CP W95'-E293'-  
N269.3' LOT 10 BLK 47 0.587AC GR 0.54AC NET
- [6] Location: MINNESOTA RD & RAUL LONGORIA
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$250000
- [10] Flood Zone: Zone AH

Community Panel Number: 4803340425C  
Precinct: 4  
Certification of Elevation Required: Yes  
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS  
AND REGULATIONS  
Description: Permit 4-8487  
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

*amelissa Lopez* 5/16/24  
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.

*Rodney*  
Signature of Owner of Applicant

5-16-24  
Date

existing South right-of-way line of E. Minnesota Rd., at 269.3 feet in all to a ½-inch iron rod set for the Southeast corner of this tract of land;

THENCE, South 89 degrees 59 minutes 02 seconds West, parallel with the North line of said Lot 10, a distance of 95.0 feet to a 1/2-inch iron rod set for the Southwest corner of this tract of land;

THENCE, North, at 244.3 feet pass a ½-inch iron rod set in the existing South right-of-way line of said E. Minnesota Rd., at 249.3 feet pass the original South right-of-way line of E. Minnesota Rd., at 269.3 feet in all to a point in the centerline of E. Minnesota Rd. and in the North line of said Lot 10 for the Northwest corner of this tract of land;

THENCE, North 89 degrees 59 minutes 02 seconds East (map reference: East), coincident with the centerline of E. Minnesota Rd. and the North line of said Lot 10, a distance of 95.0 feet to the POINT OF BEGINNING, containing 0.587 gross acre of land, more or less, of which 0.055 acre lies in existing E. Minnesota Rd. road right of way.

Reservations From and Exceptions to Conveyance and Warranty:

Mineral and/or royalty grant and/or reservation in instrument(s) dated May 7, 2004, recorded under Clerk's File No. 1335411, Official Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease(s) dated February 2, 1982, recorded in Volume 412, Page 964, Oil and Gas Records, and dated December 1, 1987, recorded in Volume 2551, Page 561, Official Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease(s), dated August 14, 1996, recorded under Clerk's File No. 647875, Official Records, Hidalgo County, Texas, and unitized in instrument dated December 11, 1999, recorded under Clerk's File No. 88450, Official Records, said unitization instrument corrected in instrument dated December 11, 1999, recorded under Clerk's File No. 923924, Official Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in an untitled instrument dated June 19, 1911, recorded in Volume 19, Page 201, Deed Records, Hidalgo County, Texas.

Easement and Right of Way dated January 3, 1930, recorded in Volume 314, Page 547, Deed Records, Hidalgo County, Texas; and assigned in instrument dated March 28, 2013, recorded under Clerk's File NO. 2411901, Official Records, and corrected in instrument dated March 28, 2013, recorded under Clerk's File No 2499329, Official Records, Hidalgo County, Texas.

Right of Way Easement dated June 18, 1998, recorded under Clerk's File No. 688416, Official Records, Hidalgo County, Texas.

Right of Way Agreement dated November 9, 2000, recorded under Clerk's File No. 957789, Official Records, Hidalgo County, Texas.

**Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.**

**Subject to any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.**

**Subject to any portion of the land described herein lying within canal right of way.**

**Easements and reservations as may appear upon the recorded map and dedication of said subdivision.**

**Subject to the subdivision rules of the County of Hidalgo and any appropriate governing body having jurisdiction.**

**Standby fees, taxes, and assessments by any taxing authority for the year 2024 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.

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

**NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT CONCERNING THE CONVEYANCE OF THE ABOVE-DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON THE TITLE AND TAXES TO THIS PROPERTY**

  
\_\_\_\_\_  
Honfero Salinas, Jr.

  
\_\_\_\_\_  
Cecilia Rodriguez

.....  
(Acknowledgment)

THE STATE OF TEXAS 0

COUNTY OF HIDALGO 0

This instrument was acknowledged before me on the 4<sup>th</sup> day of **March 2024**

by **Homero Salinas, Jr.**



Nelda Garcia  
Notary Public, State of Texas

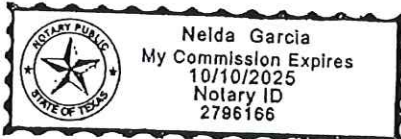
.....  
(Acknowledgment)

THE STATE OF TEXAS 0

COUNTY OF HIDALGO 0

This instrument was acknowledged before me on the 4<sup>th</sup> day of **March 2024**

by **Cecilia Rodriguez.**



Nelda Garcia  
Notary Public, State of Texas

Prepared In The Law Office Of:  
**Elliott & Ritch LLP**  
P.O. Box 630  
125 E. Caffery  
Pharr, Texas 78577  
(956) 787-6261-Voice  
(956) 787-6395-Fax

GF# 919959.NLC

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

**Warranty Deed with Vendor's Lien**

**Date:** November 21, 2018

**Grantor:** Fenech Sole, LLC, a Texas limited liability company

**Grantor's Mailing Address:**

Fenech Sole, LLC  
3113 S. 6th Ln.  
McAllen, TX 78503

**Grantee:** Homero Salinas, Sr.; and Homero Salinas, Jr.

**Grantee's Mailing Address:**

Homero Salinas, Sr.  
Homero Salinas, Jr.  
2408 Gardenia Drive  
San Juan, TX 78589

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of ONE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$190,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to David J. Guerrero, trustee.

**Property (including any improvements):**

A 10.00 acre tract of land, more or less, being the East 330 feet of Lot 10, Block 47, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas, said 10.00-acre tract of land more particularly described by metes and bounds as follows:

COMMENCING at a nail found at the Northeast corner of said Lot 10, Block 47, for the Northeast corner of this tract of land and the POINT OF BEGINNING;

THENCE, South, with the East line of said Lot 10, at 25.00 feet pass a ½-inch iron rod found at the South right-of-way line of Minnesota Road, at 1,320.16 feet (map reference: 1,320.00 feet) in all to a ½-inch iron rod found at the Southeast corner of said Lot 10 for the Southeast corner of this tract of land;

THENCE, South 89 degrees 58 minutes 49 seconds West (map reference: West), with the South line of said Lot 10, a distance of 330.00 feet to a ½-inch iron rod set for the Southwest corner of this tract of land;

THENCE, North, at 1295.18 feet pass a ½-inch iron rod set at the South right-of-way line of said Minnesota Road, at 1,320.18 feet (map reference: 1320.00 feet) in all to a nail set at the North line of said Lot 10 for the Northwest corner of this tract of land;

THENCE, North 89 degrees 59 minutes 02 seconds East (map reference: East), with said North line, a distance of 330.00 feet to the POINT OF BEGINNING, containing 10.00 acres of land, more or less.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Mineral and/or royalty grant and/or reservation in instrument(s) dated May 7, 2004, recorded under Clerk's File No. 1335411, Official Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease(s) dated February 2, 1982, recorded in Volume 412, Page 964, Oil and Gas Records, and dated December 1, 1987, recorded in Volume 2551, Page 561, Official Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease(s) dated August 14, 1996, recorded under Clerk's File No. 647875, Official Records, Hidalgo County, Texas, and unitized in instrument dated December 11, 1999, recorded under Clerk's File No. 888450, Official Records, said unitization instrument corrected in instrument dated December 11, 1999, recorded under Clerk's File No. 923924, Official Records, Hidalgo County, Texas.

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Right of Way Agreement dated November 9, 2000, recorded under Clerk's File No. 957789, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.

Subject to any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

Subject to any portion of the land described herein lying within canal right of way.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Subject to the subdivision rules of the County of Hidalgo and any appropriate governing body having jurisdiction.

Standby fees, taxes and assessments by any taxing authority for the year 2019 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.

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.

IT IS UNDERSTOOD AND AGREED THAT GRANTOR IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY (OTHER THAN GRANTOR'S WARRANTY OF TITLE TO THE PROPERTY AS SET FORTH ABOVE) INCLUDING, BUT NOT LIMITED TO, ALL WARRANTIES OR REPRESENTATIONS AS TO ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITIONS, AVAILABILITY OR ACCESS,

INGRESS OR EGRESS, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY, INCLUDING, WITHOUT LIMITATIONS, (i) THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY OF THE PROPERTY AND (iii) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY. GRANTEE HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ANY REPRESENTATION OR WARRANTY OF GRANTOR OR ANY AGENT OF GRANTOR. GRANTEE REPRESENTS THAT IT IS A KNOWLEDGEABLE PURCHASER OF REAL ESTATE AND THAT IT IS RELYING SOLELY ON ITS OWN EXPERTISE AND THAT OF GRANTEE'S CONSULTANTS IN PURCHASING THE PROPERTY. GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS GRANTEE DEEMS NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND IS RELYING UPON SUCH INSPECTIONS IN ELECTING TO PURCHASE THE PROPERTY. GRANTEE UNDERSTANDS THAT GRANTOR SHALL NOT BE RESPONSIBLE TO GRANTEE FOR ANY ADVERSE PHYSICAL OR ENVIRONMENTAL CONDITIONS THAT ARE (i) REVEALED TO GRANTEE OR (ii) WHICH SHOULD HAVE BEEN REASONABLY DISCOVERED FROM ITS INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AND REVIEW OF THE DOCUMENTS PREVIOUSLY PROVIDED BY GRANTOR. GRANTEE ACCEPTS THE PROPERTY IN ITS CURRENT "AS IS, WHERE IS" CONDITIONS, WITH ALL FAULTS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY BY GRANTOR, ANY AGENT OF GRANTOR OR ANY THIRD PARTY, GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY ORAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON, UNLESS THE SAME ARE SPECIFICALLY SET FOR OR REFERRED TO HEREIN.

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

Fenech Sole, LLC, a Texas limited liability company,



---

Luis F. Garcia, President

STATE OF TEXAS )

COUNTY OF HIDALGO )

Before me, a notary public, on this day personally appeared Luis F. Garcia, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that Luis F. Garcia executed the same as the act of Fenech Sole, LLC, a Texas limited liability company, as its President, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 21<sup>st</sup> day of November, 2018.

*Leticia Balderas*  
\_\_\_\_\_  
Notary Public, State of Texas



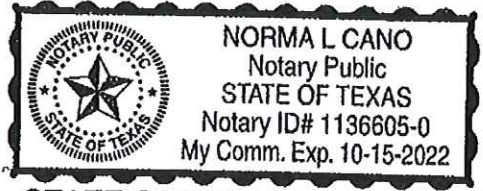
ACCEPTED AND AGREED TO:

*Homero Salinas*  
\_\_\_\_\_  
Homero Salinas, Sr.

*Homero Salinas, Jr.*  
\_\_\_\_\_  
Homero Salinas, Jr.

STATE OF TEXAS )  
COUNTY OF HIDALGO )

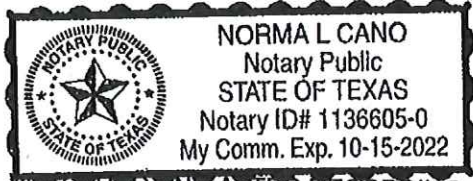
This instrument was acknowledged before me on November 21<sup>st</sup>, 2018, by Homero Salinas, Sr..



*Norma L Cano*  
\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS )  
COUNTY OF HIDALGO )

This instrument was acknowledged before me on November 21<sup>st</sup>, 2018, by Homero Salinas, Jr..



*Norma L Cano*  
\_\_\_\_\_  
Notary Public, State of Texas

PREPARED AND AFTER RECORDING  
RETURN TO THE OFFICE OF:

MEYER & GUERRERO, LLP  
308 North 15th St.  
McAllen, Texas 78501  
Tel: (956) 631-8121