



# 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: 4-8054

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

Upon the application of:

Name: Kana Olga Seem

Address: 5012 Inspire  
Edinburg TX 78542

Phone: 956 272 2634

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>9 / 13 / 24</u>

WATER ONLY  
Permit 058F

Water Supplier: North Alamo

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

Account/ESI No.: 10032789437527122  
[ ] Temporary Pole [x] Permanent Service

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

Lot 14 section 260 Texas-Mexican Railway Company

[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

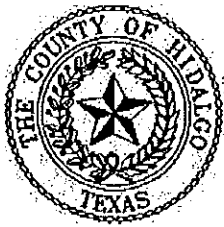
\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Mission, TX 78572  
956-205-7045

Precinct 1 2 3 (4)

**Anthony Uresti**  
Director of Planning

Application No: 4-8854

**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

Maria Olga Saenz

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

lot 14 section 2000 Texas Mexican Parkway

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

Lampson

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."

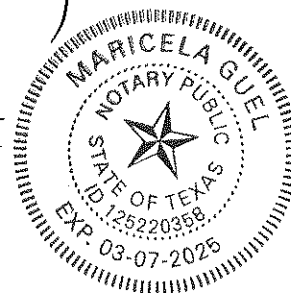
-OR-

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."

Maria O Saenz (Signature)

SUBSCRIBED AND SWORN TO before me on 2007 13 07, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS





COUNTY OF HIDALGO

PLANNING DEPARTMENT

Permit No.: Permit 4-8854

Receipt No.: 036841

T2100-00-260-0014-31

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

SAENZ MARIA OLGA  
3012 JOSEPHINE RD  
EDINBURG, TX 78542  
(956) 272-2634  
(956) 272-2634

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 1200Sq.Ft.
- [5] Legal Description: TEX-MEX SURVEY-W75'-E220'-S115'-N560'  
LOT 14 SEC 260 0.20AC NET
- [6] Location: FM 107 & SKINNER RD
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$10000
- [10] Flood Zone: Zone AH

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: Yes  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS  
AND REGULATIONS  
Description: Permit 4-8854  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$50  
Change Due: \$20.00  
Appllcation: melissa.lopez  
Inspector: julio.ruiz  
Receipt: melissa.lopez

*Melissa Lopez* 9/13/24  
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.

*Maria Olga Saenz*  
Signature of Owner or Applicant

13 9 24  
Date

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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 LICENCE NUMBER.

**Date:** July 18<sup>th</sup>, 2024

**GRANTOR:** Alberto Alejandro Outon

**GRANTOR'S MAILING ADDRESS:** 1321 Jay Ct.  
McAllen, Texas 78504  
Hidalgo County, Texas

**GRANTEE:** Maria Olga Saenz

**GRANTEE'S MAILING ADDRESS:** 3012 Josephine Rd.  
Edinburg, Texas 78542  
Hidalgo County, Texas

**CONSIDERATION:** Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date, and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Javier Villalobos Trustee

**PROPERTY DISCRPTION:** A tract of land containing 0.198 of an acre and being part of Lot 14, Section 260, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, Hidalgo County, Texas, as per map recorded in Volume 2, Page 29, Map Records of Hidalgo County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a set 1/2" diameter iron rod being 560 feet South and 145.0 feet West from the Northeast corner of Lot 14, Section 260, for the Southeast corner of this tract;  
**THENCE**, West 75.00 feet to a set 1/2" diameter iron rod for the Southwest corner hereof;  
**THENCE**, North 115.00 feet to a set 1/2" diameter iron rod for the Northwest corner hereof;  
**THENCE**, East 75.00 feet to a set 1/2" diameter iron rod for the Northeast corner hereof;  
**THENCE**, South 115.00 feet to the **POINT OF BEGINNING** and containing 0.198 of an acre of land, more or less, of which 0.026 of an acre is subject a roadway easement.

**Reservations from and Exceptions to Conveyance and Warranty:** EXHIBIT "A"

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances that affects the property.
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;

9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, and other matters recorded in Map Records, Hidalgo County, Texas.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropiative or otherwise) presently appended or annexed to 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 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 claim is by, through, or under Grantor, but not otherwise.

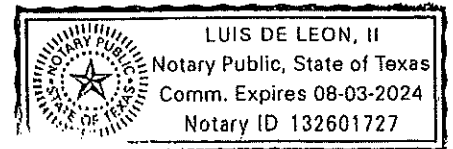
By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of the Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor, and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

\_\_\_\_\_  
Alberto Alejandro Outon

(Acknowledgment)

State of Texas  
County of Hidalgo



This instrument was acknowledged before me on the 19 day of July, 2024 by  
**Alberto Alejandro Outon.**

*Luis de Leon II*  
Notary Public, State of Texas

# EXHIBIT "A"

- a. Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
- b. Roadways and reservations as shown on the map of Texas-Mexican Railway Company Survey, recorded in Volume 2, Page 29, Map Records of Hidalgo County, Texas.
- c. Easement in favor of Hidalgo County as shown by instrument dated September 24, 1990, recorded in Volume 2993, Page 681, Official Records of Hidalgo County, Texas.
- d. Easement in favor of Hidalgo County as shown by instrument dated April 22, 1991, recorded in Volume 3075, Page 866, Official Records of Hidalgo County, Texas.
- e. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated December 3, 1935, by and between Elsie Procter, as Lessor, and McCollum Exploration Co., as Lessee, recorded in Volume 18, Page 210 Oil and Gas Records of Hidalgo County, Texas.
- f. Mineral and/or royalty reservation contained in deed dated January 11, 1952, recorded in Volume 738, Page 43, Deed Records of Hidalgo County, Texas.
- g. Mineral and/or royalty reservation contained in deed dated August 3, 1959, recorded in Volume 954, Page 245, Deed Records of Hidalgo County, Texas.
- h. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records
- i. Any claim or allegation that the land, described in Schedule "A", 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.
- j. Intentionally deleted.
- k. Visible and apparent easements on or across the property herein described.
- l. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- m. Taxes for year 2024 and subsequent years which Grantee assumes and agrees to pay.

P-11

**WARRANTY DEED**

Date: September 17, 1991.

Grantor: MARIA A. CANTU.

Grantor's Mailing Address (including county):  
Edinburg, Hidalgo County, Texas 78539.

Grantee: GUILLERMO CANTU.

Grantee's Mailing Address (including county): P.O. Box 701  
Edinburg, Hidalgo County, Texas 78539.

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements): All of the real property described in Exhibit A attached.

Reservations from and exceptions to Conveyance and Warranty:

1. Any and all easements, right-of-way, restrictions and covenants of record and all visible easements.
2. Any and all mineral reservations and leases of record, if any.
3. Subdivision regulations of the County of Hidalgo and/or ordinances or government regulations of the City hold extraterritorial jurisdiction of said property.

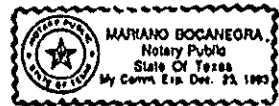
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor 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 claim is by, through or under Grantor but not otherwise.

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

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 17<sup>th</sup> day of September, 1991  
by MARIA A. CANTU.



Mariano Bocanegra  
Notary Public, State of Texas  
Notary's name (printed):  
Notary's commission expires:

(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:

AFTER RECORDING RETURN TO:  
Law office of:  
ALEJANDRO MORENO, JR.  
107 N. 10th  
Edinburg, Texas 78539

PREPARED IN THE LAW OFFICE OF:  
Law office of:  
ALEJANDRO MORENO, JR.  
107 N. 10th  
Edinburg, Texas 78539

## TO WARRANTY DEED TO GUILLERMO CANTU

## TRACT I.

The South 10 acres of the North 20 acres of Lot 14, Section 260, Texas-Mexican Railway Company Survey, Hidalgo County, Texas;

## SUBJECT TO THE FOLLOWING SALES AND CONTRACTS FOR SALE:

- Tract 1: Conveyed to Luisa Vasquez
- Tract 2: Conveyed to Vicente Escobedo
- Tract 3: Conveyed to Roberto Gamboa
- Tract 4: Contract for Sale to Antonio Gomez
- Tract 5: Contract for Sale to Victor Hernandez
- Tract 6: West One-Half: Contract for Sale assigned to Leopoldo Trevino  
East One-Half: Conveyed to Joe Gonzalez
- Tract 7: Contract for Sale to Susana Gonzalez
- Tract 8: East One-Half: Contract to Jose H. Ramos and wife, Jovita Ramos with balance due  
East One-Half of West One-Half: Contract for Sale to Juventino Arce  
West One-Half of West One-Half: Conveyed to Juan Bautista
- Tract 9: Contract for Sale to Hermerejilgo Saldana and wife, Leonarda Saldana
- Tract 10: Contract for Sale to Encarnacion Gonzalez
- Tract 11: Conveyed to Maria Cabrera
- Tract 12: Conveyed to Maria Andrade
- Tract 13: Contract for Sale to Enriqueta Sanchez
- Tract 14: Conveyed to Jose Arjon
- Tract 15: Conveyed to Cayetano Gaytan
- Tract 16: Conveyed to Ramon Arce
- Tract 17: Conveyed to Sabas Arce
- Tract 18: Conveyed to Adan Guerrero
- Tract 19: Conveyed to Adalaido Gaytan
- Tract 20: Conveyed to Adalaido Gaytan
- Tract 21: Conveyed to Maria Cabrera
- Tract 22: Conveyed to Raul Rodriguez, Sr.

## TRACT II

A 0.643 acre tract out of the Northwest 5.0 acres of Lot 31, Section 256, Texas-Mexican Railway Co. Survey as recorded in Volume 2, Page 29, Map Records, Hidalgo County, Texas; said tract also referred to as Tract 2, and being more specifically described by metes and bounds as follows:

TO WARRANTY DEED TO GUILLERMO CANTU  
(CONTINUED)

BEGINNING on the West line of Lot 13, for the Southwest corner of this tract, said point being South 305.10 feet from the Northwest corner of said Lot 31;

THENCE, North along said West line 110.04 feet to the Northwest corner of this tract;

THENCE, East a distance of 254.71 feet to the Northeast corner of this tract, said point being on the East line of above-mentioned Northwest 5.0 acres;

THENCE, South along said East line 110.04 feet to the Southeast corner of this tract;

THENCE, West a distance of 254.71 feet to the point of beginning and containing 0.643 acres of land, more or less.

## TRACT III

A 0.643 acre tract out of the Northwest 5.0 acres of Lot 13, Section 256, Texas-Mexican Railway Co. Survey as recorded in Volume 2, Page 29, Map Records, Hidalgo County, Texas; said tract also referred to as Tract 4, and being more specifically described by metes and bounds as follows:

BEGINNING on the West line of Lot 13, for the Southwest corner of this tract, said point being South 525.18 feet from the Northwest corner of said Lot 13;

THENCE North along said West line 110.04 feet to the Northwest corner of this tract;

THENCE East 254.71 feet to the Northeast corner of this tract, said point being on the East line of above-mentioned Northwest 5.0 acres;

THENCE South along said East line 110.04 feet to the Southeast corner of this tract;

THENCE West, a distance of 254.71 feet to the point of beginning and containing 0.643 acres of land, more or less.

SUBJECT TO CONTRACT OF SALE to Victoriano Lozano

EXHIBIT A

TO WARRANTY DEED TO GUILLERMO CANTU  
(CONTINUED)

TRACT IV

A tract of land containing 0.33 of an acre out of Lot 8, Section 237, Texas-Mexican Railway Company's Survey of lands in Hidalgo County, Texas, also referred to as Lot 27; said 0.33 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point in the South line of said Lot 8, said point being East 695.0 feet from the Southwest corner of said Lot 8 for the point of beginning;

THENCE, parallel with the West line of said Lot 8, North a distance of 180.0 feet to a point;

THENCE, parallel with the South line of said Lot 8, East a distance of 80.0 feet to a point;

THENCE, parallel with the West line of said Lot 8, South a distance of 180.0 feet to a point in the South line of said Lot 8;

THENCE, with and along the South line of said Lot 8, West a distance of 80.0 feet to the point of beginning; said tract containing 0.33 of an acre, more or less, of which the South 30.0 feet lies within Public Road Right-of-Way.

NUMBER RECEIVED VOL 3134 PAGE 721  
SEP 17 11 3 07

200103

LEO  
LEAK  
TEXAS