



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: 4-8945

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

Upon the application of:

Name: Juan G. Martinez
Palmyra Reyes

Address: 32567 N. Expressway 281
Edinburg, Texas
78541

Phone: 956-222 3517

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>55592</u>
Date Approved:	<u>1 1</u>	<u>10 12 2024</u>

Water Supplier: N/A

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

Account/ESI No.: 1000106417
 Temporary Pole Permanent Service

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

Dcl Tule SH 3-512.92AC-E15, 21AC-5103.51AC Survey
7 TR 96.1.66AC GR 1.615AC 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.



Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



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Anthony Uresti
Director of Planning

Application No: 4-8945

**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

Juan G. Martinez & Palmira Reyes

Known to me [or proved to me in the oath of Palmira Reyes or through X-2 (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:

Dcl Tule SH 3-512, 92AC - E 15, 21AC - 5103, 51AC Survey 7 TR 96. 1.66 AC
GR 1.615 AC NET

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

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

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

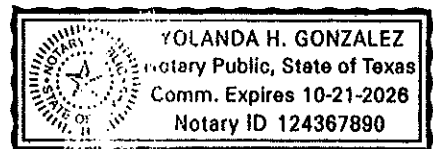
~~-OR-~~

~~3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."~~

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on October 29, 2024, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Ste. A Westaco, 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 4-8945
Receipt No.: 037168
D3200-00-096-0007-50

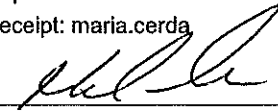
MARTINEZ JUAN G & PALMIRA REYES
905 E VETERANS BLVD
PALMVIEW, TX 78572
(956) 222-3517
(956) 222-3517

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 780Sq.Ft.
- [5] Legal Description: DEL TULE SH 3-S12.92AC-E15.21AC-
S103.51AC SURVEY 7 TR 96 1.66AC GR 1.615AC NET
- [6] Location: HWY 281 & REDGATE WOODFRAME
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$30000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: **MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS**
Description: Permit 4-8945
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$50
Change Due: \$20.00
Application: maria.cerda
Inspector: aaron.hernandez
Receipt: maria.cerda




Cashier

10/07/24
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

10/7/24
Date

Warranty Deed with Vendor's Lien

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.

Date: May 30, 2023

Grantor: JORGE LUIS LOPEZ and wife, LLOLANDA CASTRO LOPEZ A/K/A LLOLANDA LOPEZ

Grantor's Mailing Address: 101 Pennzoil Loop
Edinburg, Texas 78542
Hidalgo County

Grantee: JUAN GONZALEZ MARTINEZ and wife, PALMIRA REYES

Grantee's Mailing Address: 905 605 W. Veterans Blvd.
Palmview, Texas 78572
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of THREE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$320,000.00). 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 JORDAN KING, Trustee.

Property (including any improvements):

TRACT 1:

A tract of land containing 4.69 acres, more or less, out of the East 15.51 acres, less the North 100 feet, being a 4.69 acre tract of land out of the Juan Gonzalez Tract of the JOHN B. PUCKETT RANCH, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 6, Page 30, Map Records of Hidalgo County, Texas and being more particularly described by metes and bounds as follows:

Beginning at the intersection of the South line of said Juan Gonzalez Tract and the West right of way line of U.S. Expressway for the Southeast corner hereof and PLACE OF BEGINNING;

Thence with the South line of said Gonzalez Tract, the centerline of a caliche road, North 81 degrees 00 minutes 30 seconds West 1068.34 feet to the Southwest corner hereof;

Thence with the West line of said 15.51 acres, North 8 degrees 51 minutes 49 seconds East, at 20.00 feet set a one-half (1/2) inch diameter iron rod at the North right of way of said caliche road, at 196.10 feet in all (Deed: North 7 degrees 00 minutes 30 seconds East) to a one-half (1/2) inch diameter iron pipe found for the Northwest corner hereof;

Thence South 80 degrees 28 minutes 39 seconds East 1068.90 feet to a one-half (1/2) inch diameter iron pipe found for the Northeast corner hereof;

Thence with the West right of way of said Expressway, South 9 degrees 00 minutes 53 seconds West, at 166.20 feet set a one-half (1/2) inch diameter iron rod at the North right of way of said caliche road, at 186.20 feet in all (Deed: South 7 degrees 05 minutes 30 seconds West) to the PLACE OF BEGINNING containing four and sixty-nine hundredths (4.69) acres more or less.

Said tract being also known as Shares 6, 7, and 8, of the Partition of the East 15.51 acres, less the North 100 feet out of the Juan Gonzalez Tract of the JOHN B. PUCKETT RANCH, Hidalgo County, Texas. Said Partition being recorded in Volume 1503, Page 17, Deed Records of Hidalgo County, Texas, and being the same property conveyed to Maria Catalina Espinosa in Warranty Deed with Vendor's Lien dated June 18, 1999, filed June 22, 1999, under Document No. 784770.

TRACT 2:

Being a 3.044 acre (132,609 S.F.) tract of land situated in the SAN SALVADOR DEL TULE GRANT, same being Shares 4 and 5, out of the East 15.51 acres, less the North 100 feet of the Juan Gonzalez 33.51 acre tract of the JOHN B. PUCKETT RANCH SUBDIVISION, as recorded in Volume 6, Page 30, of the Hidalgo County Map Records (H.C.M.R.), Texas, said Shares 4 and 5 also shown in the Villarreal Partition, as recorded in Volume 1503, Page 17, of the Hidalgo County Deed Records, said Shares 4 and 5 conveyed to Roberto Villarreal, et ux, as respectively recorded in Document Nos. 804875 and 801775, of the Hidalgo County Official Records (H.C.O.R.), Texas, said 3.044 acre tract more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod found at the intersection of the existing West right of way of US 281 (r.o.w. width varies) and the North right of way line of Red Gate Rd., same being the Southeast corner of that called 4.69 acre tract conveyed to Jorge L. Lopez, as recorded in Document No. 1717401 (H.C.O.R.), Texas;

THENCE, North, 09 degrees 16 minutes 58 seconds East, along the existing West right of way line of said US 281, a distance of 166.27 feet to the POINT OF BEGINNING, for the Southeast corner of the herein described tract;

THENCE, North, 80 degrees 17 minutes 36 seconds West, along the common line of said 4.69 acre tract and aforementioned Share No. 5, a distance of 1068.94 feet to a 1/2-iron pipe found in the East line of that certain 8.00 acre tract conveyed to Samuel Sanchez, as recorded in Document No. 1152762(H.C.O.R.),Texas, same being the common corner of said 4.69 acre tract and said Share No. 5, for the Southwest corner of the herein described tract;

THENCE, North, 09 degrees 12 minutes 32 seconds East, along the common line of said Share No. 5 and said 8.00 acre tract, a distance of 61.41 feet pass a 3/8-inch iron found at the common corner of Shares 5 and 4, continuing for a total distance of 123.80 feet to a ½-iron pipe found at the common corner of said Share 4 and Share 3, conveyed to Lydia and Nino, as recorded in Document No. 2725548 (O.R.H.C.), Texas, for the Northwest corner of the herein described tract;

THENCE, South, 80 degrees 19 minutes 13 seconds East, along the common line of said Shares 4 and 3, a distance of 1069.10 feet to a 5/8-inch iron rod with plastic cap stamped "JMC Surveying" set in the existing West right of way line of said US 281, same being the common corner of Shares 4 and 3, for the Northeast corner of the herein described tract;

THENCE, South, 09 degrees 16 minutes 56 seconds West, along the existing West right of way line of said US 281, at a distance of 62.21 feet pass a 1-inch iron pipe found for the common corner of said Shares No. 4 and 5, continuing for a total distance of 124.30 feet to the POINT OF BEGINNING, containing an area of 3.044 acres (132,609 S.F.), more or less.

TRACT 3:

Share No. Three (3), a 1.533-acre tract of land out of the East 15.51 acre tract of land, less the North 100 feet, of the Juan Gonzalez Tract, JOHN B. PUCKETT RANCH, Hidalgo County, Texas, according to the map recorded in Volume 6, Page 30, Map Records in the office of the County Clerk of Hidalgo County, Texas; Share No. Three (3) being that of the partition deed dated October 2, 1976, recorded in Volume 1503, Page 17 of the Deed Records of Hidalgo County, Texas and more particularly described as follows:

found in the existing West right of way line of said US Highway #281, same being the common corner of Shares 3 and 2, for the Northeast corner of this tract;

Thence, South 9 degrees 13 minutes 32 seconds West (S 09°05'30" W, Vol. 322 Pg. 186), (S 07°05'30" W, Vol. 1503 Pg. 17), along the existing West right of way line of said US Highway #281. A distance of 62.61 feet a 5/8-inch iron rod with plastic cap stamped "JMC Surveying" found, being the Northeast corner of Share 4, conveyed to Jorge Luis Lopez, as recorded in Document No. 2831732 (HCDR), Texas, for the Southeast corner of this tract;

Thence, North 80 degrees 21 minutes 06 seconds West, along the common line of said Share No. 4 and 3, a distance of 1068.91 feet to the POINT OF BEGINNING, containing an area of 1.533 acres (66,776 S.F.), more or less.

Reservations from Conveyance:

Subject To: None

Exceptions to Conveyance and Warranty:

Subject To:

Right of way easement granted to O.L. Cone, by Magdalena G. De Gonzalez and Juan H. Gonzalez, dated October 6, 1930, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 336, Page 36, Deed Records of Hidalgo County, Texas.

Right of way easement granted to North Alamo Water Supply Corporation, by Irene V. Alaniz, Aida Villarreal, Aurora V. Medina, Dora V. Lopez, Sara V. Hernandez, Guadalupe V. Mendoza, Eleuterio Villarreal, Jr., and Anita Villarreal, dated February 2, 1972, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1411, Page 291, Deed Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 6, Page 30, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the plat by instrument filed for record on October 13, 1976 in the Office of the County Clerk of Hidalgo County, Texas in Volume 1503, Page 17, Deed Records of Hidalgo County, Texas.

Easements or claims of easements which are not a part of the public record.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Eleuterio Villarreal, et al, to Aluminium Company of America, dated June 21, 1960, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 254, Page 334, Oil and Gas Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Eleuterio Villarreal, et al to Hale Schaleben, dated March 4, 1963, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 275, Page 510, Oil and Gas Records of Hidalgo County, Texas.

Except to any conflicts that may arise due to subject property fronting a controlled access highway.


Any unrecorded leases or rental agreements, written or oral, together with the rights of any

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.


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.

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



JORGE LUIS LOPEZ



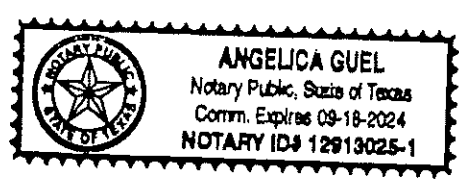
LLOLANDA CASTRO LOPEZ
A/K/A LLOLANDA LOPEZ

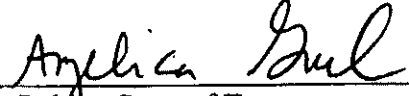
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 31st day of May, 2023, by JORGE LUIS LOPEZ.

(SEAL)





Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 1st day of ^{June} ~~May~~, 2023, by LLOLANDA CASTRO LOPEZ A/K/A LLOLANDA LOPEZ.

2812:

1153
CAG

THE STATE OF TEXAS I
COUNTY OF HIDALGO I

KNOW ALL MEN BY THESE PRESENTS:

That whereas, we, AIDA VILLARREAL MECHLER of Hidalgo County, Texas, SARA VILLARREAL HERNANDEZ of Bexar County, Texas, ANITA VILLARRRAL OCHOA of Hidalgo County, Texas, ELEUTERIO VILLARRREAL, JR., of Washington County, Oregon, GUADALUPE VILLARRREAL MENDOZA of Hidalgo County, Texas, DORA VILLARREAL LOPEZ of Hidalgo County, Texas, AURORA VILLARREAL MEDINA of Hidalgo County, Texas, and IRENE VILLARREAL ALANIZ of Hidalgo County, Texas, have and hold in common the lands hereinafter mentioned and described, and all improvements thereon, to-wit:

The East 15.51 acre tract of land, less the North 100 feet, of the Juan Gonzalez Tract, John B. Puckett Ranch, Tract 96, San Salvador Del Tule Grant, Hidalgo County, Texas, and more particularly described as follows, to-wit:

BEGINNING at the intersection of the West right-of-way line of U.S. Highway #281 with the South Boundary line of Tract 96, San Salvador Del Tule Grant, Hidalgo County, Texas, for the Southeast corner of this tract;

THENCE: North 81° 00 1/2' West for a distance of 1,168.4 feet to a point in the South boundary line of said Tract 96, San Salvador Del Tule Grant, Hidalgo County, Texas, for the Southwest corner hereof;

THENCE: North 7° 05' 00 1/2" East for a distance of 506.9 feet to a point, for the Northwest corner of this tract;

THENCE: South 80° 30' East for a distance of 1,168.4 feet to a point on the West right-of-way line of U.S. Highway #281, for the Northeast corner hereof;

THENCE: South 7° 05' 00 1/2" West for a distance of 496.9 feet along the said West right-of-way line of U.S. Highway #281, to the point of beginning;

And being the same 12.92 acres of land, more or less, out of the 33.51 acre tract in Lot or Share 7 of the John B. Puckett Subdivision of Tract 96 of the Partition of the San Salvador Del Tule Grant in Hidalgo County, Texas, according to the map of said John B. Puckett Subdivision which is recorded in Volume 6, page 30, of the Map Records of Hidalgo County, Texas, said 33.51 acres being that portion of the South 103.50 acres of said Lot or Share 7 which lies East of the East line of the Southern Pacific Railroad Company right-of-way and which tract is described by metes and bounds in that certain deed from Agnes Puckett to Magdalena G. de Gonzalez dated December 16, 1929, which is recorded in Volume 322, Page 586, Deed Records of Hidalgo County, Texas, which tract was subsequently conveyed by the said Magdalena G. de Gonzalez and husband to Ruhen G. Gonzalez by deed which is recorded in Volume 504, Page 586, Deed Records of Hidalgo County,

Texas, and being the same tract which was conveyed by Ruben G. Gonzalez and wife, Hilda C. Gonzalez, to Eleuterio Villarreal by that certain deed dated January 12, 1943, which is recorded in Volume 504, Page 587, Deed Records of Hidalgo County, Texas, it being agreed and understood that the 12.92 acres conveyed hereby consists of all of the East 15.51 acres of said 33.51 acre tract Save and Except a strip of land 100 feet wide off of the North side of said 15.51 acre tract, which 100 foot strip contains 2.59 acres, more or less, the North line of said 12.92 acre tract being a line parallel to the North line of the 33.51 acre tract and the West line of said 12.92 acre tract being a line parallel to the East line of said 33.51 acre tract.

WHEREAS the said parties are desirous of making a partition of said property in accordance with the survey attached hereto and marked as Exhibit "1", and which survey is referred to in this deed for the purposes of identifying the share of the above described tract of land belonging to each of the said parties, and for all other pertinent purposes;

NOW, THEREFORE, in consideration of the premises and to effect such partition, it is hereby covenanted, granted, concluded, and agreed by and between said parties, and each of them covenants, grants, concludes and agrees, for himself, themselves, his, her, and their heirs and assigns, that a partition of said lands, with reference to the attached survey marked as Exhibit "1", be made as follows, to-wit:

No. 1. Aida Villarreal Mechler shall from henceforth have, hold, possess, and enjoy, in severalty, by herself and to her and her heirs and assigns, for her part, share and proportion of the said lands and premises, free from any and all claims of the other parties hereto, all that tract of land identified as Share 1 in the attached survey marked as Exhibit "1"; and the other parties hereto do grant, release, and confirm unto the said Aida Villarreal Mechler the premises above described; to have and to hold in severalty the above-described premises, with all and singular the hereditaments and appurtenances thereunto in anywise belonging unto the said Aida Villarreal Mechler, her heirs and assigns forever. And the other parties hereto do hereby bind themselves, their heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Aida Villarreal Mechler, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

No. 2. Sara Villarreal Hernandez shall from henceforth have, hold, possess, and enjoy, in severalty, by herself and to her and her heirs and assigns, for her part, share and proportion of the said lands, and premises, free from any and all claims of the other parties hereto, all that tract of land identified as Share 2 in the attached survey marked as Exhibit "1"; and the other parties hereto do grant, release, and confirm unto the said Sara Villarreal Hernandez the premises above described; to have and to hold in severalty the above-described premises, with all and singular the hereditaments and appurtenances thereunto in anywise belonging unto the said Sara Villarreal Hernandez, her heirs and assigns forever. And the other parties hereto do hereby bind themselves, their heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Sara Villarreal Hernandez, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

No. 3. Anita Villarreal Ochoa shall from henceforth have, hold, possess, and enjoy, in severalty, by herself and to her and her heirs and assigns, for her part, share and proportion of the said lands and premises, free from any and all claims of the other parties hereto, all that tract of land identified as Share 3 in the attached survey marked as Exhibit "1"; and the other parties hereto do grant, release, and confirm unto the said Anita Villarreal Ochoa the premises above described; to have and to hold in severalty the above-described premises, with all and singular the hereditaments and appurtenances thereunto in anywise belonging unto the said Anita Villarreal Ochoa, her heirs and assigns forever. And the other parties hereto do hereby bind themselves, their heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Anita Villarreal Ochoa, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

No. 4. Eleuterio Villarreal, Jr., shall from henceforth have, hold, possess, and enjoy, in severalty, by himself and to him and his heirs and assigns, for his part, share and proportion of the said lands and premises, free from any and all claims of the other parties hereto,

all that tract of land identified as Share 4 in the attached survey marked as Exhibit "1"; and the other parties hereto do grant, release, and confirm unto the said Eleuterio Villarreal, Jr., the premises above described; to have and to hold in severalty the above-described premises, with all and singular the hereditaments and appurtenances thereunto in anywise belonging unto the said Eleuterio Villarreal, Jr., his heirs and assigns forever. And the other parties hereto do hereby bind themselves, their heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Eleuterio Villarreal, Jr., his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

No. 5. Guadalupe Villarreal Mendoza shall from henceforth have, hold, possess, and enjoy, in severalty, by herself and to her and her heirs and assigns, for her part, share and proportion of the said lands and premises, free from any and all claims of the other parties hereto, all that tract of land identified as Share 5 in the attached survey marked as Exhibit "1"; and the other parties hereto do grant, release, and confirm unto the said Guadalupe Villarreal Mendoza the premises above described; to have and to hold in severalty the above-described premises, with all and singular the hereditaments and appurtenances thereunto in anywise belonging unto the said Guadalupe Villarreal Mendoza, her heirs and assigns forever. And the other parties hereto do hereby bind themselves, their heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Guadalupe Villarreal Mendoza, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

No. 6. Dora Villarreal Lopez shall from henceforth have, hold, possess, and enjoy, in severalty, by herself and to her and her heirs and assigns, for her part, share and proportion of the said lands and premises, free from any and all claims of the other parties hereto, all that tract of land identified as Share 6 in the attached survey marked as Exhibit "1"; and the other parties hereto do grant, release, and confirm unto the said Dora Villarreal Lopez the premises above described; to have and to hold in severalty the above-described premises, with all and singular the hereditaments and appurtenances thereunto in anywise belonging unto the said Dora Villarreal Lopez, her heirs and

assigns forever. And the other parties hereto do hereby bind themselves, their heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Dora Villarreal Lopez, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

No. 7. Aurora Villarreal Medina shall from henceforth have, hold, possess, and enjoy, in severalty, by herself and to her and her heirs and assigns, for her part, share and proportion of the said lands and premises, free from any and all claims of the other parties hereto, all that tract of land identified as Share 7 in the attached survey marked as Exhibit "1"; and the other parties hereto do grant, release, and confirm unto the said Aurora Villarreal Medina the premises above described; to have and to hold in severalty the above-described premises, with all and singular the hereditaments and appurtenances thereunto in anywise belonging unto the said Aurora Villarreal Medina, her heirs and assigns forever. And the other parties hereto do hereby bind themselves, their heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Aurora Villarreal Medina, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

No. 8. Irene Villarreal Alaniz shall from henceforth have, hold, possess, and enjoy, in severalty, by herself and to her and her heirs and assigns, for her part, share and proportion of the said lands and premises, free from any and all claims of the other parties hereto, all that tract of land identified as Share 8 in the attached survey marked as Exhibit "1"; and the other parties hereto do grant, release, and confirm unto the said Irene Villarreal Alaniz the premises above described; to have and to hold in severalty the above-described premises, with all and singular the hereditaments and appurtenances thereunto in anywise belonging unto the said Irene Villarreal Alaniz, her heirs and assigns forever. And the other parties hereto do hereby bind themselves, their heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Irene Villarreal Alaniz, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Further, each party hereto expressly releases the others from any claims and liens that might result by reason of the failure of the title, error in location, shortage in area, or decline in value of the properties exchanged and conveyed hereby, except, however, that this release in nowise releases the covenants of warranty herein contained.

EXECUTED on this the ____ day of September, 1976.

Aida Villarreal Meckler
Aida Villarreal Meckler

Sara Villarreal Hernandez
Sara Villarreal Hernandez

Anita Villarreal Ochoa
Anita Villarreal Ochoa

Eleuterio Villarreal, Jr.
Eleuterio Villarreal, Jr.

Guadalupe Villarreal Mendoza
Guadalupe Villarreal Mendoza

Rosa Villarreal Lopez
Rosa Villarreal Lopez

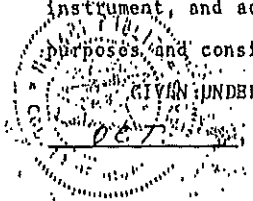
Aurora Villarreal Medina
Aurora Villarreal Medina

Irene Villarreal Alaniz
Irene Villarreal Alaniz

THE STATE OF TEXAS |
COUNTY OF HIDALGO |

ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared AIDA VILLARREAL MECHLER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.



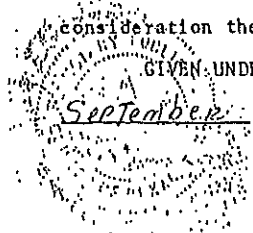
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 2nd day of October, 1976.

Aida Villarreal
Notary Public in and for Hidalgo
County, Texas

THE STATE OF TEXAS |
COUNTY OF BEXAR |

ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared SARA VILLARREAL HERNANDEZ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 22 day of September, 1976.

Margaret R. Lopez
Notary Public in and for Bexar County,
Texas
MARGARET R. LOPEZ,
Notary Public, Bexar County, Texas

THE STATE OF TEXAS |
COUNTY OF HIDALGO |

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ANITA VILLARREAL OCHOA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17th day of September, 1976.

19



R. O. Villarreal
Notary Public in and for Hidalgo
County, Texas

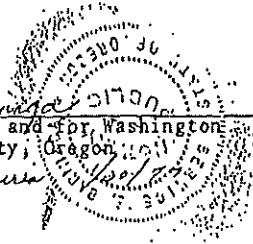
THE STATE OF OREGON I
COUNTY OF WASHINGTON I

ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ELBUTERIO VILLARREAL, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27th day of September, 1976.

Servicio Larrea
Notary Public in and for Washington
County, Oregon
Comisionario exp. 10/18/76



THE STATE OF TEXAS I
COUNTY OF HIDALGO I

ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared GUADALUPE VILLARREAL MENDOZA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17 day of Sept., 1976.

[Signature]
Notary Public in and for Hidalgo
County, Texas

CARLAW V. GONZALEZ, NOTARY PUBLIC
HIDALGO COUNTY, TEXAS

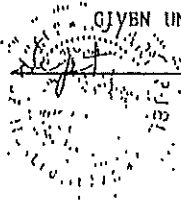


THE STATE OF TEXAS I
COUNTY OF HIDALGO I

ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared DORA VILLARREAL LOPEZ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16 day of Sept, 1976.



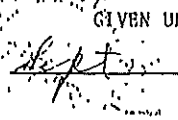
Margarita Hinojosa
Notary Public in and for Hidalgo County, Texas

THE STATE OF TEXAS I
COUNTY OF HIDALGO I

ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared AURORA VILLARREAL MEDINA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17 day of Sept, 1976.



Margarita Hinojosa
Notary Public in and for Hidalgo County, Texas

THE STATE OF TEXAS }
COUNTY OF HIDALGO }

ACKNOWLEDGMENT

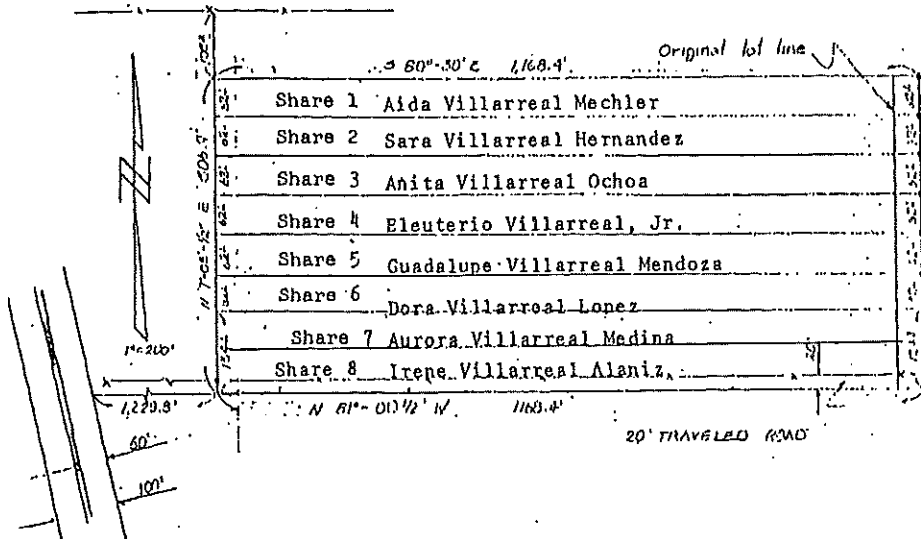
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared IRENE VILLARREAL ALANIZ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17th day of September, 1976.



R. O. Villarreal
Notary Public in and for Hidalgo
County, Texas .

EAST 10.51 AC. LESS NORTH 100 FEET
 JUAN GONZALEZ TRACT



PLAT
 Showing
 SURVEY OF EAST 15.51 ACRES, LESS THE NORTH 100 FEET,
 OF THE JUAN GONZALEZ TRACT, JOHN B. PUCKETT RANCH,
 OF TRACT 96, SAN SALVADOR DEL TULE GRANT,
 HIDALGO COUNTY, TEXAS

I, Charles L. Malden, Civil Engineer and Surveyor, certify that the above is a true and accurate plat of the lands as surveyed under my direction.

Charles L. Malden

CHARLES L. MELDEN
 Civil Engineer and Surveyor
 Edinburg, Texas

Surveyed: June 20, 1973

T129-P46

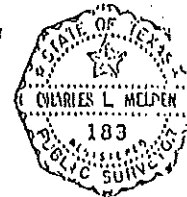


EXHIBIT 1

27

28122

FILED FOR RECORD THIS DATE
AT 11:34 O'CLOCK A.M.
OCT 13 1976
SANTOS SALDANA
County Clerk, Tarrant County, Texas
By [Signature] Deputy

Chas Ret.
A. C. "Tony" Garcia
418 S. Camp
Phon: 2.
78577

The State of Texas,
County of HIDALGO

23814

Know All Men by These Presents:

That I, ELEUTERIO VILLARREAL, JR.,

of the County of _____ State of Texas for and in consideration

of the sum of --Ten and No/100 (\$10.00)-----

and other good and valuable cash considerations DOLLARS

to me paid, ~~and received by~~ DORA VILLARREAL LOPEZ, the receipt of which is hereby acknowledged ~~as follows:~~

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said
DORA VILLARREAL LOPEZ

of the County of Hidalgo State of Texas all that certain
piece, parcel or tract of land described as follows, to-wit:

Share No. Four (4) out of the East 15.51 acre tract of land, less the North 100 feet, of the Juan Gonzales Tract, John B. Puckett Ranch, Tract 96, San Salvador Del Tule Grant, Hidalgo County, Texas, and more particularly described as follows, to-wit:

BEGINNING at the intersection of the West right-of-way line of U.S. Highway #281 with the South Boundary line of Tract 96, San Salvador Del Tule Grant, Hidalgo County, Texas, for the Southeast corner of this tract;

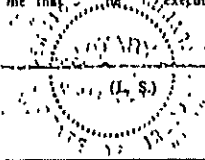
THENCE, North 81° 00' 1/2" West for a distance of 1,168.4 feet to a point in the South boundary line of said Tract 96, San Salvador Del Tule Grant, Hidalgo County, Texas, for the Southwest corner hereof;

OREGON SINGLE ACKNOWLEDGMENT

THE STATE OF ~~TEXAS~~ }
 COUNTY OF *Washington* }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
Eleuterio Villarreal, Jr.

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE,
 this the *27th* day of *April*, A. D. 19 *78*

Bernie E. Savinaga
 Notary Public in and for *State of Oregon* County *Texas*
 SINGLE ACKNOWLEDGMENT *Commission Expires Dec 13, 1980*

THE STATE OF TEXAS, }
 COUNTY OF }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
 this the _____ day of _____ A. D. 19 _____

(L. S.)

Notary Public in and for _____ County, Texas

THE STATE OF TEXAS, }
 COUNTY OF }

CORPORATION ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
 whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said
 a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein
 expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
 this the _____ day of _____ A. D. 19 _____

(L. S.)

Notary Public in and for _____ County, Texas

THE STATE OF TEXAS, }
 COUNTY OF }

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for
 record in my office on the _____ day of _____, A. D. 19 _____ at _____ o'clock _____ M.,
 and was duly recorded by me on the _____ day of _____, A. D. 19 _____
 in Vol. _____ page _____ of the Records of said County.

WITNES MY HAND and the Seal of the County Court of said County, at my office in
 the day and year last above written.

(L. S.)

County Clerk _____ County, Texas

By _____ Deputy.

23814

150

Warranty Deed

XXXXXXXXXXXXXXXXXXXX

FROM

ELEUTERIO VILLARREAL, JR.

TO

DORA VILLARREAL LOPEZ

FILED FOR RECORD

This... day of ... A. D. 19...

at ... o'clock ... M.

County Clerk

By ... Deputy

RECORDED
FILED FOR RECORD THIS DATE

At 2:30 o'clock ... M. A. D. 19...

In ... County Records

JUL 17 1978

In Book ... on Page ...

SANTOS SALDANA

County Clerk - Hidalgo County, Texas

By ... Deputy

Recording Fee \$... OF #118

This instrument should be filed immediately with the County Clerk for Record

Dora Villarreal
Et. al., 1st 93-C
Edinburg, TX

THE ODESS COMPANY, PUBLISHERS, DALLAS