



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

**COMMISSIONERS COURT AGENDA FOR February 26,2020**

Approval of the following Certificates:

- Certificates of Plat & Utility Status under Local Government Code Section 232.028 (b)
- Certificates of Residence Construction under Local Government Code Section 232.029 (c)
- Certificates of Water Service Availability under Local Government Code Section (c) (2)

CERTIFICATES OF PLAT & UTILITY STATUS	<u>3</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>6</u>
<b>TOTAL CERTIFICATES</b>	<u>9</u>





# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-2752

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Maria Isabel Castillo

Address: 509 San Antonio  
Circo Alamo tx  
78516

Phone: 956-684-7875

Approved by	Temporary Service	Final Service
Environmental Health:	_____	<u>MRamirez</u>
Inspection/Permit No:	_____	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>existing septic</u> <u>2/10/2020</u>

Water Supplier: North Alamo Water

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

Account/ESI No.: 10032789491026892  
[ ] Temporary Pole [ ] Permanent Service

regarding the land described as:

Sunset valley Ph2 lot 44

on Feb 26, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved 8-9-13);

(verified by [Signature]);

(verified by MRamirez);

(verified by MRamirez);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 2-26-20

ATTEST:

[Signature]  
Hidalgo County Clerk

Date

2-27-20

Date

[Signature]



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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-2752

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

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

#### PARTY MAKING REQUEST:

Name: Maria Isabel Castillo

Address: 5001 San Antonio Cir  
Alamo tx 78516

Phone: (956) 684-7875

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

Sunset valley ph 2 lot 44

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

+ Maria Isabel Castillo  
Requesting Party (Signature)

02-10-20  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

2/10/20  
Date

[Signature]  
County Official

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN 2445398**

Date: August 24, 2013

Grantor: Sandoval Development, L.P., a Texas Limited Partnership  
Grantor's Mailing Address:  
605 N. Main Street, Suite C  
Donna, Texas 78537

Grantee: Maria Isabel Castillo

Grantee's Mailing Address (including county):  
509 San Antonio Circle  
Alamo, Texas 78516  
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 that is in the principal amount of Thirty-Three Thousand Dollars and No Cents (\$33,000.00), 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 Robert Geissler, Trustee.

Property (including any improvements):

Lot(s) 44, Sunset Valley Subdivision, Phase 2, as shown by the map or plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 2438290

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated May 7, 2012, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 2312955. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easements, rights-of-way, and prescriptive rights, whether of record or not;
5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
6. Rights of adjoining owners in any walls and fences situated on a common boundary;
7. Any discrepancies, conflicts, or shortages an area or boundary lines;
8. Any encroachments or overlapping of improvements;
9. 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;
10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
11. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
12. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Sun Valley Subdivision, Phase 2, as shown on the plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 2438290; and

13. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

**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, appropriative or otherwise) presently appended or annexed to said property.

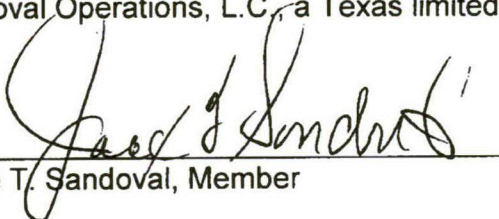
If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

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 the 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 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 Purchase Note is fully paid according to its terms, at which time this deed shall become absolute. When the context requires, singular nouns and pronouns include the plural.

Sandoval Development, L.P., a Texas Limited Partnership  
By Sandoval Operations, L.C., a Texas limited liability company, it's General Partner

BY:   
Jose T. Sandoval, Member

(Acknowledgment)

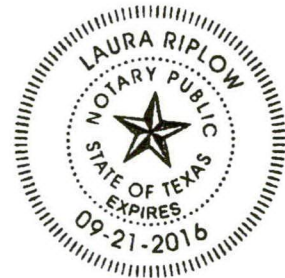
State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 27th day of August, 2013, by Jose T. Sandoval, Member of Sandoval Operations, L.C., a Texas limited liability company in it's capacity as General Partner of Sandoval Development, L.P., a Texas Limited Partnership.

  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN  
TO:  
Sandoval Development, L.P.  
605 N. Main Street, Suite C  
Donna, Texas 78537

Software by ReMerge-It.com  
(956) 630-9401  
[www.ReMerge-It.com](http://www.ReMerge-It.com)





COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office  
1304 South 25th Street  
Edinburg, Texas 78542  
Ph: 956-318-2840  
Fax: 956-318-2844

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
Weslaco, Texas 78596  
Ph: 956-968-4734  
Fax: 956-973-7850

Precinct No. 3 Substation  
2401 N. Moorefield Rd.  
Mission, Texas 78572  
Ph: 956-205-7045  
Fax: 956-205-7049

Permit No.: Permit 1-2752  
Receipt No.: 010708  
S7658-02-000-0044-00

CASTILLO MARIA ISABEL  
509 SAN ANTONIO CIR  
ALAMO, TX 78516  
(956) 684-7875  
(956) 564-2899

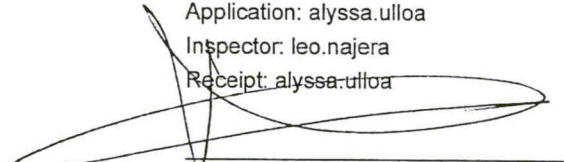
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 1984Sq.Ft.
- [5] Legal Description: SUNSET VALLEY PH 2 LOT 44
- [6] Location: stites & victoria
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$23000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340425C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: must comply with all county setbacks & regulations  
Description: Permit 1-2752  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$100.00  
Change Due: \$70.00

Application: alyssa.ulloa  
Inspector: leo.najera  
Receipt: alyssa.ulloa

  
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.

  
Signature of Owner or Applicant

02-05-20  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-2279

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Kimberly Vargas  
Alexandra Vargas

Address: 23712 Oak Knoll Dr  
Edcouch, 78538

Phone: (956) 250-5146

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>W. Ramirez</u>
Date Approved:	<u>1 / 1</u>	Authorized Signature <u>No Septics yet</u> <u>02/18/2020</u>

Light only

Water Supplier: N.A.W.S.

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

Account/ESI No.: 100327894 11449702  
[ ] Temporary Pole [X] Permanent Service

regarding the land described as:

Oak Hill Ranch Ph 2 lot 68

on Feb 26, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- yes A plat has been prepared; (Date approved 4-21-08);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by W. Ramirez);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by W. Ramirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by W. Ramirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

2-26-20  
Date

ATTEST:

[Signature]  
Hidalgo County Clerk

2-27-20  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 2-26-20 [Signature]



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956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-0079

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

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

### PARTY MAKING REQUEST:

Name: Alexandra Vargas Kimberly Vargas

Address: 23712 Oak Knoll Dr  
Edinburg, TX 78538

Phone: (956) 250-5146

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

Oak Hill Ranch Ph 2 lot 68

### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Kimmy  
Requesting Party (Signature)

2/19/20  
Date

### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

2/19/20  
Date

[Signature]  
County Official

182434529

NR/EC

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

**Warranty Deed with Vendor's Lien**

Date: SEPTEMBER 10, 2018

Grantor: ROBERTO HECTOR GARZA, JR. and SAN JUANITA EDITH CHIAPA

Grantor's Mailing Address: 3408 GABBIE LN.  
EDINBURG, TEXAS 78549  
HIDALGO COUNTY

Grantee: ALEXANDER D. VARGAS and wife, KIMBERLY A. VARGAS

Grantee's Mailing Address: 1408 S. 2<sup>ND</sup> AVE.  
EDINBURG, TEXAS 78549  
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of SECURITY SERVICE FEDERAL CREDIT UNION in the principal amount of FIFTY-FOUR THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$54,900.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of SECURITY SERVICE FEDERAL CREDIT UNION and by a first-lien deed of trust of even date from Grantee to RUTH W. GARNER, Trustee.

Property (including any improvements):

Lot Sixty-Eight (68), OAK HILL RANCH PHASE II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 55, Pages 41-46, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Document No. 1738991, Document No. 1739289, Document No. 1795479, Document No. 1833265, Document No. 1871706, Document No. 1882643, Document No. 2423478, 2646737 and 2646738, Official Records and Volume 55, Pages 41-46, Map Records, Hidalgo County, Texas, Clerks File No. 2793810, Official Public Records of Hidalgo County, Texas, Clerks File No. 2823171, Official Public Records of Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2018, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Rights of tenants in possession under any and all outstanding lease agreement recorded or unrecorded.
- d. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 55, Pages 41-46, Map Records of Hidalgo County, Texas.
- e. Statutory rights, rules, regulations, easements and liens in favor of Engelman Irrigation District No. 6, pursuant to applicable sections of the Texas Water Code.
- f. Easements as reserved in Deed dated November 16, 1929 from Mestenas Water Co. to J.C. Engelman, Jr., recorded in Volume 313, Page 48, Deed Records, Hidalgo County, Texas.

Mansford Plantation, Inc., recorded in Volume 1393, Page 821, Deed Records, Hidalgo County, Texas.

- v. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated January 24, 2006, executed by Starr Feedyards, Ltd. to Jack McClelland, filed under Clerk's File No. 1572966, Official Records, Hidalgo County, Texas, which document contains the following language "For Grantor and Grantor's heirs, successor, and assigns forever, a reservation of all oil, gas and other minerals owned by Grantor, in, on, under, or that may be produced from the above described property".
- w. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and bther minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- x. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.

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.

SECURITY SERVICE FEDERAL CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of SECURITY SERVICE FEDERAL CREDIT UNION and are transferred to SECURITY SERVICE FEDERAL CREDIT UNION without recourse against Grantor.

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

*[Handwritten Signature]*

ROBERTO HECTOR GARZA, JR.

*[Handwritten Signature]*

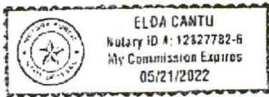
SAN JUANITA EDITH CHAPA

ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 10<sup>th</sup> day of September 2018, by ROBERTO HECTOR GARZA, JR.



*[Handwritten Signature]*

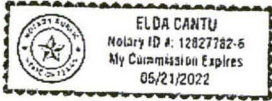
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 10th day of September, 2018, by SAN JUANITA EDITH CHAPA.

*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS



PREPARED IN THE OFFICE OF:  
SLUSHER & ASSOCIATES, PLLC  
4900 N. 10<sup>TH</sup> STREET, SUITE E-2  
McALLEN, TEXAS 78504  
CIF# 182434529

AFTER RECORDING RETURN TO:  
ALEXANDER D. VARGAS and wife, KIMBERLY A. VARGAS  
1408 S. 2<sup>ND</sup> AVE.  
EDINBURG, TEXAS 78539



Chapter 232, Texas Local Government Code

8/21/2019 11:31:49 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office  
1304 South 25th Street  
Edinburg, Texas 78542  
Ph: 956-318-2840  
Fax: 956-318-2844

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
Weslaco, Texas 78596  
Ph: 956-968-4734  
Fax: 956-973-7850

Precinct No. 3 Substation  
2401 N. Moorefield Rd.  
Mission, Texas 78572  
Ph: 956-205-7045  
Fax: 956-205-7049

Permit No.: Permit 1-2279  
Receipt No.: 008776  
00557-02-000-0068-00

VARGAS ALEXANDER D & KIMBERLY A VARGAS  
1408S 2ND AVE  
EDINBURG, TX 78549  
(956) 250-5146  
(956) 457-8456

Community Panel Number: 4803340350C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner '  
Special Conditions: must comply with all county setbacks & Regulations

Description: Permit 1-2279  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 8595  
Payment: \$30.00  
Change Due: \$0.00

Application: alyssa.ulloa  
Inspector: leo.najera  
Receipt: alyssa.ulloa

Cashier

Date

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2974Sq.Ft.
- [5] Legal Description: OAK HILL RANCH PH 2 LOT 68
- [6] Location: fm 88 & mile 20
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$200000
- [10] Flood Zone: Zone X

PROPERTY ID# 727009

[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

Date

8-21-19



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-2769

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Carlos Mares Jr  
~~Maricela Mares~~

Address: 25049  
Jesus Flores Rd  
Monte Alto Ta. 78538

Phone: 956-647-3714  
956-393-1902

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u> / /</u>	<u>02/19/2020</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 10032789433704910  
[ ] Temporary Pole [  ] Permanent Service

regarding the land described as:

Lantana Acres #5 Lot 8

on Feb 26, 2020, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved 6-13-17);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 2-26-20 NO

ATTEST:

[Signature]  
Hidalgo County Clerk

Date

2-26-20

2-27-20

[Signature]



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
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Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-2762

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

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

#### PARTY MAKING REQUEST:

Name: Carlos Mares Jr. / ~~Maricela Mares~~

Address: 25049 Jesus Flores Rd  
Monte Alto Tx. 78538

Phone: 956-647-3714 / 956-393-1902

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

Lantana Acres #5 Lot 8

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]  
Requesting Party (Signature)

2-19-2020  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

2-19-20  
Date

[Signature]  
County Official

20

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

1771754

Date: May 30, 2007

Grantor: The Three Grandes, Ltd., a Texas Limited Partnership  
Grantor's Mailing Address:  
P.O. Box 959  
Edinburg, Texas 78540

Grantee: Carlos Mares Jr. and Maricela Abitua

Grantee's Mailing Address (including county):  
PO Box 4049  
Edcouch, Texas 78538  
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 that is in the principal amount of Twenty-Eight Thousand Five Hundred Dollars and No Cents (\$28,500.00), 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 Carroll Whiteford, Trustee.

Property (including any improvements):

Lot(s) 8, Lantana Acres No. 5 Subdivision, as shown by the map or plat thereof recorded in Volume 49, Pages 154-157, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

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 affect 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 all 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, drainage swale requirements, and other matters shown on the plat of Lantana Acres No. 5 Subdivision, as shown on the plat thereof, recorded in Volume 49, Pages 154-157, of the Map records of Hidalgo County, Texas; and
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

**VE 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, appropriative or otherwise) presently appended or annexed to said property.

If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

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 the 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 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 Purchase Note is fully paid according to its terms, at which time this deed shall become absolute.

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

The Three Grandes, Ltd., a Texas Limited Partnership

BY: El Guy Loco, LLC, a Texas Limited Liability Company, General Partner

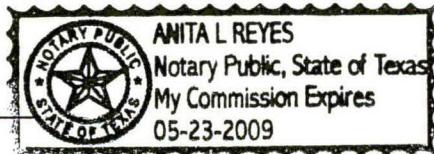
BY:   
Richard W. Ruppert, President

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 30<sup>th</sup> day of May, 2007, by Richard W. Ruppert, President of El Guy Loco, LLC, a Texas Limited Liability Company in its capacity of General Partner of The Three Grandes, Ltd., a Texas Limited Partnership.

  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

The Three Grandes, Ltd.  
P.O. Box 959  
Edinburg, Texas 78540

Software by ReMerge-It, LLC  
(956) 630-9401  
Sales@ReMerge-It.com



Chapter 232, Texas Local Government Code

2/7/2020 3:10:02 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 1-2762  
Receipt No.: 010749  
L2845-05-000-0008-00

MARES CARLOS JR & MARICELA  
8303 YATES ST  
MONTE ALTO, TX 78538  
(956) 393-1902  
(956) 393-1902

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1200Sq.Ft.
- [5] Legal Description: LANTANA ACRES #5 LOT 8
- [6] Location: MILE 22 1/2 N. & JESUS FLORES RD.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$23000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 40', Rear 35', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-2762  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 122  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: gilbert.pecina  
Receipt: alyssa.ulloa

Cashier

2/7/20  
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

2-7-20

Date







**PLANNING DEPARTMENT**  
**County of Hidalgo**

Rev. 01-08-20

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-2744

**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

Paula Lozoya

Known to me [or proved to me in the oath of HK. ID. Consular ID Card 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:

Richardson Heights Lot # 14 & 15 Block # 6."

[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."

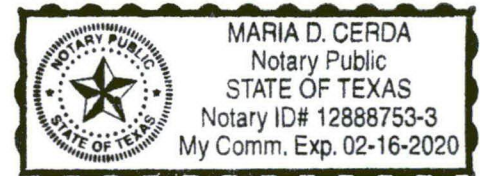
~~OR~~

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."

Paula Lozoya (Signature)

SUBSCRIBED AND SWORN TO before me on 02-05, 2020, to certify which, witnesses my hand and seal of office.

[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: January 21, 2020

Grantor: Aaron L. Shields, not joined herein by my spouse as the property hereby conveyed is no part of my homestead and is my sole and separate property

Grantor's Mailing Address:

24522 Brushline Road

Edinburg, Texas 78542

Hidalgo County, Texas

Grantee: Paula Lozoya

Grantee's Mailing Address:

7940 Live Oak

Monte Alto, Texas 78538

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 that is in the principal amount of Twenty Thousand Dollars and No Cents (\$20,000.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase 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 A. Ewers, Trustee.

Property (including any improvements):

Lot(s) 14 and 15, Block 6, Richardson Heights, an addition to the City of Monte Alto, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 9, Page 32, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Easements, rights-of-way, and prescriptive rights, whether of record or not;
3. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
4. Rights of adjoining owners in any walls and fences situated on a common boundary;
5. Any discrepancies, conflicts, or shortages an area or boundary lines;
6. Any encroachments or overlapping of improvements;
7. 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;
8. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
9. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
10. All Easements, restrictions, setback lines, drainage swale requirements, and other matters shown on the plat of the subdivision in which the property is located;
11. Rules and Regulations of Hidalgo County, Texas pertaining to septic tanks and other sanitary facilities; and

12. Federal and County flood plain elevation regulations.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

**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, appropriative 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 the claim is by, through, or under Grantor, but not otherwise.

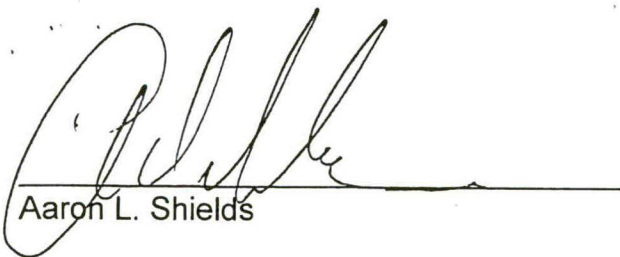
Grantee is taking the property in an arm's-length agreement between the parties. The consideration was bargained on the basis of an "as is, Where is" transaction and reflects the agreement of the parties that there are no representations or express or implied warranties.

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 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 Purchase Note is fully paid according to its terms, at which time this deed shall become absolute.

**NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.**

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

  
Aaron L. Shields

(Acknowledgment)

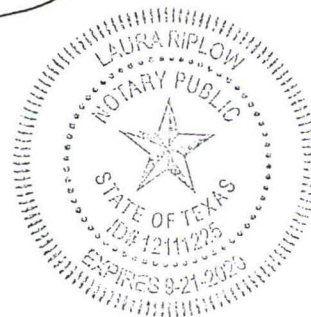
State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 22<sup>nd</sup> day of January, 2020, by Aaron L. Shields.

  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Aaron L. Shields  
24522 Brushline Road  
Edinburg, Texas 78542





Chapter 232, Texas Local Government Code

2/4/2020 2:56:05 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street Edinburg, Texas 78542	1902 Joe Stephens Ave. Weslaco, Texas 78596	2401 N. Moorefield Rd. Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 1-2746  
Receipt No.: 010692  
R3825-00-006-0014-00

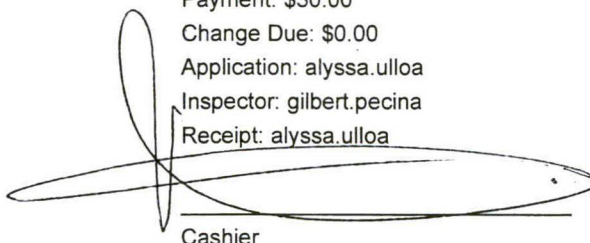
LOZOYA PAULA  
7940 LIVE OAK  
MONTE ALTO, TX 78538  
(956) 309-0331  
(956) 309-0331

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 840Sq.Ft.
- [5] Legal Description: RICHARDSON HEIGHTS LOT 14 & 15 BLK 6
- [6] Location: FM 88 & VALDEZ RD.
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$1500
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 10', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-2746  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: gilbert.pecina  
Receipt: alyssa.ulloa

  
Cashier

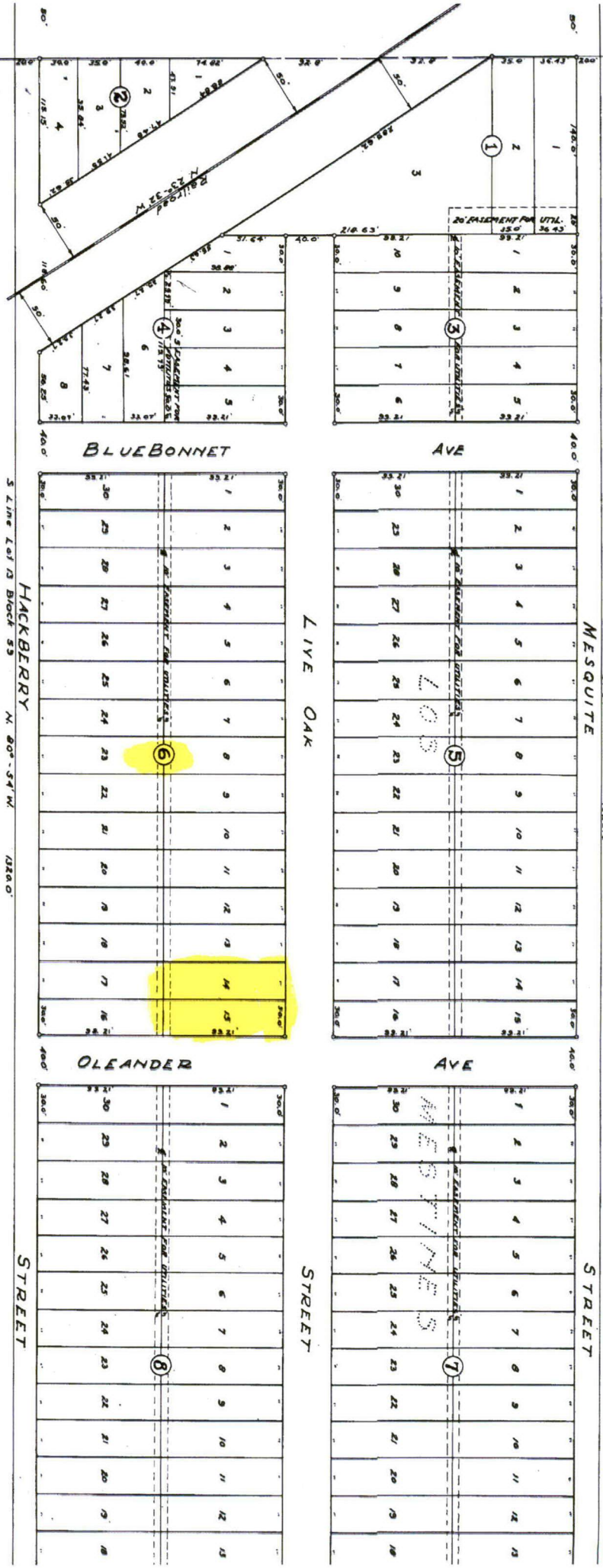
2/4/20  
Date

[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.

Paula Lozoya  
Signature of Owner or Applicant

2-4-2020  
Date



I, SCOTT FORD, owner of the south 1/4 of Block 53 of the No. 1445 ft. of 1443 LOS MESTRINE'S GRANT, acting for myself, acknowledge that this plat was made from an actual survey, and dedicate to the use of the public all streets, alleys, easements and public places thereon shown for the purposes and consideration therein expressed.

*Scott Ford*

STATE OF TEXAS,  
 COUNTY OF HIDALGO.  
 Before me, the undersigned authority, this day personally appeared SCOTT FORD, an individual, known to me to be the person whose name is subscribed hereto and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Witness my hand and seal of office this 21 day of April, A.D. 1946.

*Richardson Heights Ad*  
 Notary Public, Hidalgo County, Texas

SURVEYOR'S ACKNOWLEDGEMENT:

I, hereby, certify that this plat is true and correct according to an actual survey made on the ground by me or under my supervision, of the south 1/4 of Block 53 of the No. 1445 ft. of 1443 LOS MESTRINE'S GRANT, and that the same is a true and correct copy of the original plat on file in the office of the County Clerk of Hidalgo County, Texas.

Witness my hand this day of April, A.D. 1946.

Sworn to and subscribed before me this 21 day of April, A.D. 1946.

*Milton Blumstein*  
 Notary Public, Hidalgo County, Texas

**RICHARDSON HEIGHTS AD**

TO  
 MONTE ALTO HIDALGO CO. TEXAS

SCALE 1" = 40'-0"





# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 01-08-20

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-2028

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

Upon the application of:

Name: Rogelio Balderas Jr.

Address: 4825 mile 9 Rd  
Edinburg TX 78541

Phone: 956 212 8349

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <u>WRamirez</u> Authorized Signature
Inspection/Permit No:	_____ Date Approved: / /	<u>Light only</u> <u>02/18/2020</u>

Water Supplier: Sharyland Water

Utility Provider:  M.V.E.C.     AEP

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

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

TEX-MEX survey N 153' - S 800.3' - E 427.08'  
Lot 58 & 59 BLK 229 1.50 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 Feb 26, 2020, 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

[Signature]  
Hidalgo County Judge  
2-26-20  
Date

ATTEST: [Signature]  
Hidalgo County Clerk    2-27-20  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 2-26-20



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 01-08-20

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

4-2028

### 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

Rogelio Balderas Jr.

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

Tex-Mex survey N153-5800.3'-E427.08' Lot 58:59, BLK 229  
1.50 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]

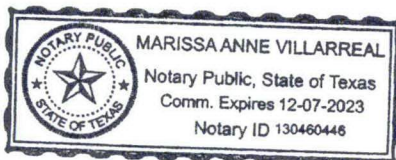
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

~~-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."

Rogelio Balderas Jr. (Signature)

SUBSCRIBED AND SWORN TO before me on Feb. 17<sup>th</sup>, 2020, to certify which, witnesses my hand and seal of office.



Marissa Villarreal  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

6/24/2019 1:55:12 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 4-2028  
Receipt No.: 008040  
T2100-00-229-0058-00

BALDERAS ROGELIO JR  
1413 W GARDENIA AVE  
MCALLEN, TX 78501  
(956) 292-6972  
(956) 720-0280

Community Panel Number: 4803340295D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: Applicant must comply with all HCPD set backs and regulations.  
Description: Permit 4-2028  
Price: \$30.00


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

Method of Payment: Check  
Check/M.O.#: 2527  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: guillermo.rodriguez  
Receipt: alex.antons

Cashier

Date

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3383Sq.Ft.
- [5] Legal Description: TEX-MEX SURVEY N153'-S800.3'-E427.08'  
LOTS 58 & 59 BLK 229 1.50AC NET
- [6] Location: Mile 9 & Ware Rd
- [7] Sewage: City of Edinburg
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$230000
- [10] Flood Zone: Zone X

  
\_\_\_\_\_  
Date 6/24/19

[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 of Applicant

6/24/19  
\_\_\_\_\_  
Date

Charge to VLTC  
GF: 84,668

## WARRANTY DEED

1243896

Date: September 9, 2003

Grantor: MARTHA GARCIA, a single woman

Grantor's Mailing Address (including county): 2004 Fairmont  
McAllen, Hidalgo County, Texas 78504

Grantee: ROGELIO BALDERAS JR., a single man

Grantee's Mailing Address (including county): 1413 Gardenia  
McAllen, Hidalgo County, Texas 78501

Consideration: Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration

Property (including any improvements):

The North 153.0 feet of the South 800.3 feet of a tract described as follows: The East 427.08 feet of combined Lots 58 and 59, Section 229, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to the map recorded in Volume 12, Page 55, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Reservations from and Exceptions to Conveyance and Warranty: To the extent they validly exist:

- A. Blanket easements, rules regulations and rights in favor of Hidalgo County Irrigation District No. 1 and easements and restrictions as shown on the map of the above recorded subdivision.
- B. Road easements as shown on the map of Tex-Mex Subdivision, recorded Volume 12, Page 55, Map Records of Hidalgo County, Texas.
- C. Roadway, utility and irrigation easement as shown by instrument dated March 14, 1978, recorded in Volume 1572, Page 9, Deed Records of Hidalgo County, Texas.
- D. All oil, gas and other minerals have been heretofore reserved and/or conveyed by prior grantors and/or predecessors in title as set forth in Deed dated March 14, 1978, recorded in Volume 1572, Page 9, Deed Records of Hidalgo County, Texas.
- E. Terms, stipulations and conditions contained in Memorandum of Oil, Gas and Mineral Lease executed by Black Stone Minerals Company, L.P. to Coastal Oil & Gas Corporation, dated February 17, 2000, filed March 8, 2000 under Document Number 1161677, Official Records of Hidalgo County, Texas.
- F. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
- G. Restrictive covenants of record dated March 14, 1978, recorded in Volume 1572, Page 9, Deed Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
- H. Standby fees, taxes and assessments by any taxing authority for the year 2003, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, the payment of which Grantee assumes.

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.

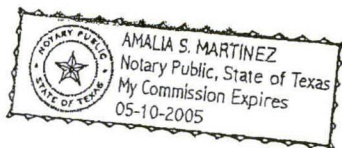
*Martha Garcia*  
MARTHA GARCIA, A SINGLE WOMAN

(Acknowledgement)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 10<sup>th</sup> day of September, 2003, by MARTHA GARCIA.



*Amalia S. Martinez*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO :  
ROGELIO BALDERAS JR.  
1413 Gardenia  
McAllen, Texas 78501

PREPARED IN THE LAW OFFICE OF:  
L.G. "JERRY" CANALES  
2406 West University Drive  
Edinburg, Texas 78539

Filed for Record in:  
Hidalgo County, III  
by J. D. Salinas, III  
County Clerk  
On: Sep 16, 2003 at 09:47A  
As a Recording  
Document Number: 1243896  
Total Fees : 16.00  
Receipt Number - 528055  
By,  
Gilbert Salinas, Deputy

The State of Texas,  
County of HIDALGO

12387  
Know All Men by These Presents:

*John*

That CITRUS CITY LAKE DEVELOPMENT CORPORATION  
a Corporation, duly organized and existing under the Laws of the State of TEXAS  
for and in consideration of the sum of TEN AND NO/100ths (\$10.00)-----  
----- DOLLARS

to it paid, and secured to be paid, by RUBEN HERNANDEZ REYNOSO AND LUCIA LOPEZ DE HERNANDEZ,  
husband and wife  
as follows:

One (1) installment vendor's lien note in the original sum of \$4,200.00, dated March 16, 1978, due and payable in monthly installments of \$88.21 each, including interest at the rate of 9 1/2% per annum from date until maturity; with the first installment to become due and payable on or before the 16th day of April 1978 and a like installment to become due and payable on or before the 16th day of each and every succeeding month thereafter until the entire principal balance has been paid in full.

has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said  
RUBEN HERNANDEZ REYNOSO AND LUCIA LOPEZ DE HERNANDEZ  
of the County of State of Tamaulipas, Mexico all that certain  
lot, tract or parcel of land situated in the County of Hidalgo, State  
of Texas, more fully described as follows, to-wit:

The North 153' of the South 953.3' out of a tract described as follows:  
The East 427.08' of the combined Lots 58 and 59, Section 229, Texas-Mexican  
Railway Company's Survey of lands in Hidalgo County, Texas; SAVE AND EXCEPT  
any and all oil, gas and other minerals that may be found in, on and under  
said land and premises.

SUBJECT to property restrictions attached hereto.  
SUBJECT to easements of record and grantors reserve the rights unto  
themselves, their successors and assigns, perpetual easements as  
follows: an easement covering the west 30' of the east 31' of the subject  
property, for a roadway; an easement of 5' along the north, south, and west  
boundaries for utilities and irrigation; and an easement covering the west 10'  
of the east 41' of the subject property, for utilities and irrigation.  
SUBJECT to lien of record.

TO HAVE AND TO HOLD the above described premises, together with all and singular the  
rights and appurtenances thereto in anywise belonging unto the said

RUBEN HERNANDEZ REYNOSO AND LUCIA LOPEZ DE HERNANDEZ, their  
heirs and assigns forever and the said Corporation does hereby bind itself, its successors and assigns,  
to Warrant and Forever Defend, all and singular the said premises unto the said  
RUBEN HERNANDEZ REYNOSO AND LUCIA LOPEZ DE HERNANDEZ, their  
heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any  
part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above  
described property, premises and improvements, until the above described note , and all interest  
thereon are fully paid according to its face and tenor, effect and reading, when this deed  
shall become absolute.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its duly  
authorized officers and to be sealed with the Seal of the Corporation, at Mission, Texas

this 16th day of March A. D. 1978

Attest:  
*William J. Rathmell*  
William J. Rathmell, Secretary.  
(Seal)

CITRUS CITY LAKE DEVELOPMENT CORPORATION  
By  
*Rodger Ellis*  
Rodger Ellis, Vice President.

CORPORATION ACKNOWLEDGMENT

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  
Rodger Ellis, Vice President  
Citrus City Lake Development Corporation  
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 11th day of April A. D. 1978

BARBARA K. WELCH  
Notary Public In and For  
Hidalgo County, Texas  
My Commission Expires 6-1-79

*Barbara K. Welch*  
Notary Public in and for Hidalgo 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.

WITNESS 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.

182

**Mortgage Deed**  
(BY CORPORATION)  
WITH VENDOR'S LIEN  
FROM

TO

FILED FOR RECORD

This...day of...A. D. 19...  
at...o'clock...M.  
County Clerk  
By...Deputy.

RECORDED

In...A. D. 19...  
County Records  
In Book...on Page...  
County Clerk.  
By...Deputy.

Recording Fee \$.....  
This instrument should be filed immediately with  
the County Clerk for record.

The Odco Company, Publishers, Dallas

12387

FILED FOR RECORD THIS DATE  
At 9:22 o'clock a. M.

APR 12 1978

SANTOS SALDANA  
County Clerk, Hidalgo County, Texas  
By [Signature] Deputy

*Cactus City Lake Dev.*  
*P.O. Box 1538*  
*Mission, TX*



# PLANNING DEPARTMENT

Rev. 01-08-20

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

4-2695

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

Upon the application of:

Name: Maribel S Valdez

Address: 29771 Lincoln Ave  
Hargill TX 78549

Phone: 9564003074

Approved by Environmental Health:	Temporary Service <u>/ /</u>	Final Service <u>2/11/20</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:		<u>Sewer Service</u>

Water Supplier: North Alamo

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

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

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

maribel S. Valdez Hargill Townsite Lot 1 BIK 34

[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 Feb 26, 2020, 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

Ricardo F. Lopez  
Hidalgo County Judge

2-26-20  
Date

ATTEST:

[Signature]  
Hidalgo County Clerk

2-27-20  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 2-26-20

[Signature]



# PLANNING DEPARTMENT

Rev. 01-08-20

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No. 3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

4-24915

### 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

Maribel Valdez

Known to me [or proved to me in the oath of TXDL or through TXDL (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:

Hargill Townsite lot 1 Blk 36"

[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]

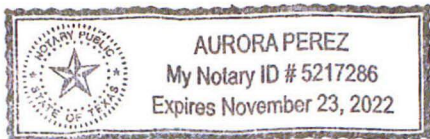
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 11<sup>th</sup> Feb., 2020, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

2/11/2020 11:08:57 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 4-2695  
Receipt No.: 010767  
H1200-00-036-0001-00

SALINAS MARIBEL VALDEZ  
P.O. BOX 188  
HARGILL, TX 78549  
(956) 400-3076  
(956) 400-3076

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 05 Residential, Move In or relocated building
- [4] Size of Structure: 600Sq.Ft.
- [5] Legal Description: HARGILL TOWNSITE LOTS 1 BLK 36
- [6] Location: 493 and 490
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$16000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340250B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side SS6', Side ', Corner 10'  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-2695  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antonis  
Inspector: danny.sanchez  
Receipt: alex.antonis

Cashier

2/11/2020  
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]  
Signature of Owner or Applicant

2-11-2020  
Date

## SPECIAL 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: September 06, 2019

Grantor: Hi Starr Investments, LLC, a Texas Limited Liability Company

Grantor's Mailing Address (including county): P.O. Box 959  
Edinburg, Texas 78540-0959  
Hidalgo County, Texas

Grantee: Maribel Salinas Valdez

Grantee's Mailing Address (including county): P.O. Box 188  
Hargill, TX 78549  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of \$23,150.00 and is executed by Grantee, payable to the order of Grantor. The note is secured by a vendor's lien retained in favor of Grantor in this deed and by a deed of trust of even date from Grantee to Catherine R. Helgeson, Trustee.

Property (including any improvements):

Lot 01, Block 36, Original Townsite of Hargill, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 3, Pages 45-46, Map Records of Hidalgo County, Official Records of Hidalgo County, Texas.

SAVE AND EXCEPT all oil, gas, geothermal, and other minerals in, on, under, or that may be produced from the above described land.

Reservations from and Exceptions to Conveyance and Warranty:

1. Subject to any and all reservations, restrictions, covenants, conditions, easements and oil and gas leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in Hidalgo County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the above described property.
2. Rights of parties in possession;
3. Rights of adjoining owners in any walls and fences situated on a common boundary;
4. Any discrepancies, conflicts or shortages of area or boundary lines;
5. Any encroachments or overlapping of improvements;
6. 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;

7. Subdivision restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, affecting the subject property;
8. Standby fees, taxes and assessments by any taxing authority for the year 2019 and subsequent years.

**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, appropriative or otherwise) presently appended or annexed to said Property.

If the Property is subject to an existing lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the lease.

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

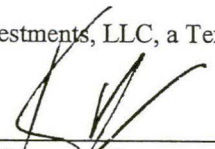
By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and 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 each note described is fully paid according to its terms, at which time this deed shall become absolute.

**NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY.**

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

Hi Starr Investments, LLC, a Texas Limited Liability Company

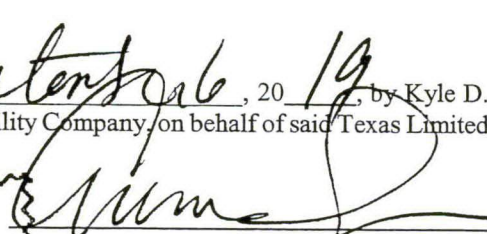
By:   
 Kyle D. Ruppert, Manager

(Acknowledgment)

State of Texas  
 County of Hidalgo

This instrument was acknowledged before me on September 6, 2019, by Kyle D. Ruppert, Manager of Hi Starr Investments, LLC, a Texas Limited Liability Company, on behalf of said Texas Limited Liability Company.



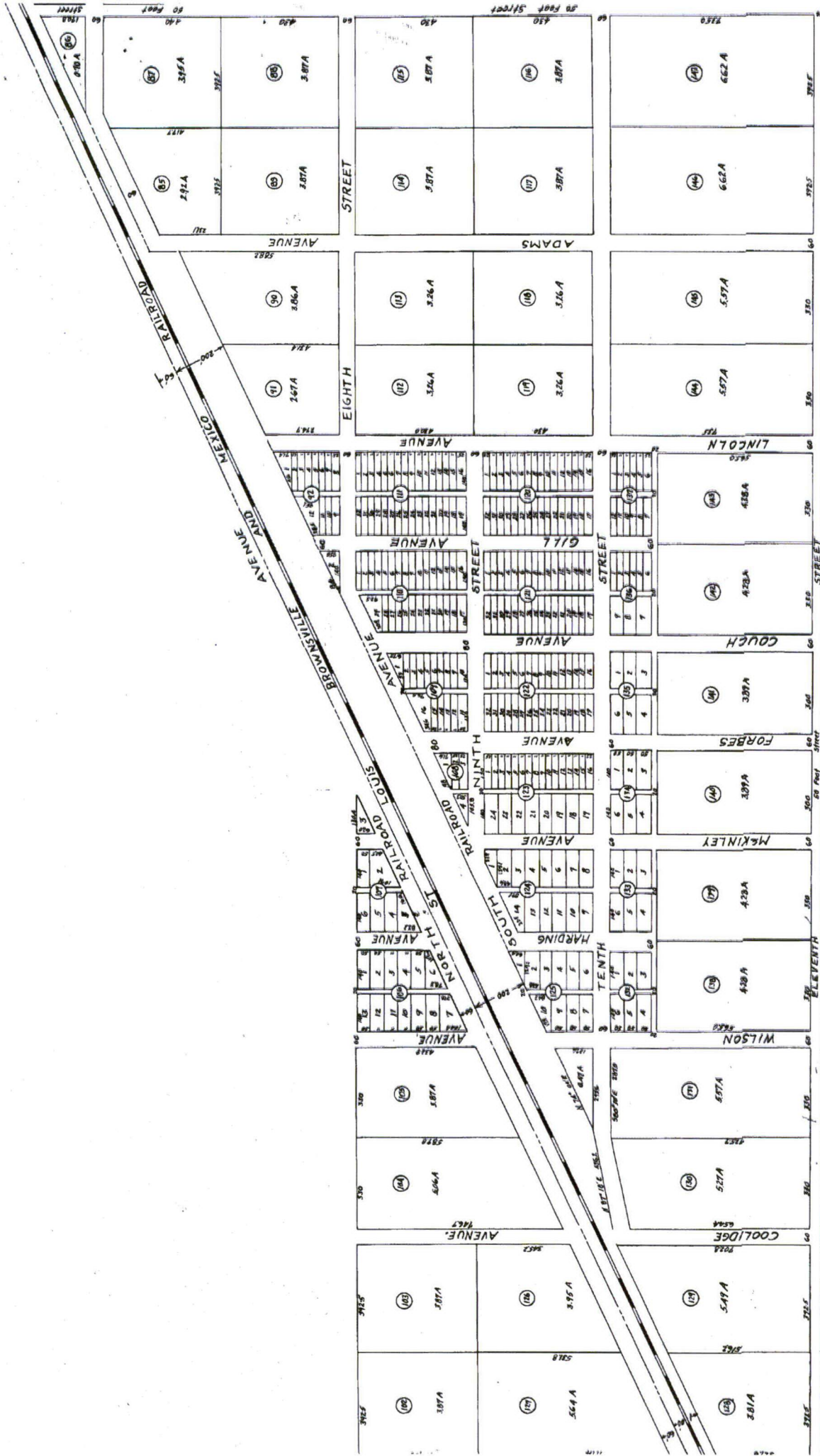
  
 Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Hi Starr Investments, LLC  
P. O. Box 959  
Edinburg, Texas 78540-0959



Continued on Page 46



State of Texas  
County of Hidalgo  
I, R. J. Parks, Surveyor and Civil Engineer, do hereby certify that the Map upon which this is written is a True and Correct Map of Hargill, Texas, as surveyed and plotted by me.  
Witness my hand this 17th day of August 1926.

State of Texas  
County of Hidalgo  
I, R. J. Parks, Surveyor and Civil Engineer, do hereby certify that the Map upon which this is written is a True and Correct Map of Hargill, Texas, as surveyed and plotted by me.  
Witness my hand this 17th day of August 1926.

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State of Texas  
County of Hidalgo  
I, R. J. Parks, Surveyor and Civil Engineer, do hereby certify that the Map upon which this is written is a True and Correct Map of Hargill, Texas, as surveyed and plotted by me.  
Witness my hand this 17th day of August 1926.

MAP OF HARGILL TEXAS  
JANUARY 1926

FILED FOR RECORD THIS DAY  
SEP 2 1926  
A. B. O'NEAL, P. C.  
COUNTY CLERK  
BY: [Signature]

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



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 01-08-20

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-2516

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

Upon the application of:

Name: Isabel Acosta  
Address: 4304 Big five Rd.  
Edinburg, TX  
78542  
Phone: (956) 560-5304

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>Existing OSSF</u>
Date Approved:	<u>1 /</u>	<u>2 / 19 / 20</u>

Water Supplier: N/A  
Utility Provider: [ ] M.V.E.C. [ ] AEP  
Account/ESI No.: 10032789481135473  
[ ] Temporary Pole [x] Permanent Service

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

Ramsayer land #2 lot 98 S 1/2 W 1/2  
N.B. Trac 2.183 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 Feb 26, 20 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

Richard F. Carter  
Hidalgo County Judge  
2-26-20  
Date

ATTEST: [Signature]  
Hidalgo County Clerk  
2-27-20  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 2-26-20  
[Signature]



**PLANNING DEPARTMENT**  
**County of Hidalgo**

Rev. 01-08-20

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-2514

**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 §

*Isabel C. Acosta*

BEFORE ME, the undersigned authority, on this day personally appeared

*c/o*

Known to me *or* proved to me in the oath of Texas Driver License or through  
# \_\_\_\_\_ (description of federal or state government ID card with photograph and signature)],  
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

RAMSEYER GARDEN #2 LOT 98 - S1/2/W1/2/N8. 73 AC 2.183 AC NET  
Big E Rd.

[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."

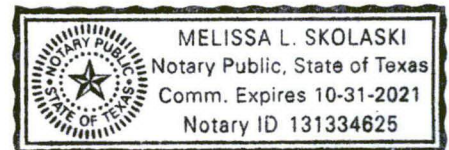
-OR-

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."

*Isabel C. Acosta*  
(Signature)

SUBSCRIBED AND SWORN TO before me on February 20<sup>th</sup> 2010, to certify which, witnesses my hand and seal of office.

*M. Skolaski*  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS





Chapter 232, Texas Local Government Code

12/6/2019 3:57:08 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-2516  
Receipt No.: 010057  
R0800-02-000-0098-01

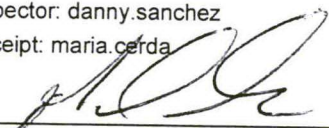
Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street Edinburg, Texas 78542	1902 Joe Stephens Ave. Weslaco, Texas 78596	2401 N. Moorefield Rd. Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

ACOSTA ISABEL C  
3915 POSTWOOD DR  
SPRING, TX 77388  
(956) 381-7959  
(956) 252-3451

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-2516  
Price: \$30.00

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

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

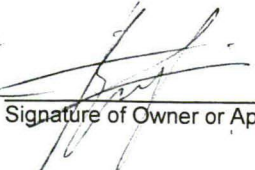
  
\_\_\_\_\_  
Cashier  
12/06/19  
\_\_\_\_\_  
Date

- [1] Contractor: self
- [2] Water System: Sharyland WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 780Sq.Ft.
- [5] Legal Description: RAMSEYER GARDEN #2 LOT 98-  
S1/2/W1/2/N8.73AC 2.183 AC NET
- [6] Location: big five and monte cristo
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$8000
- [10] Flood Zone: Zone X

*Prop. ID# 2100457*

[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

12/6/19  
\_\_\_\_\_  
Date

The State of Texas,

County of HIDALGO

Know All Men by These Presents:

DOC# 378033

THAT Jose Ramon Salazar

of the County of Hidalgo State of Texas

for and in consideration

of the sum of Ten and no/100 ----- DOLLARS

to me in hand paid by Isabel Christina Acosta

as follows:

has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said

Isabel Christina Acosta

whose mailing address is 509 E. 28th St., Houston, Texas  
of the County of Harris State of Texas

all that certain

tract, piece or parcel of land described as follows:

THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTH 8.73 ACRES OF LOT 98  
CONTAINING 2.183 ACRES, MORE OR LESS, RAMSEYER GARDENS SUBDIVISION  
#2, AS DESCRIBED IN VOLUME 2582, PAGE 963, DEED RECORDS OF  
HIDALGO COUNTY, TEXAS.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and  
appurtenances thereto in anywise belonging unto the said Isabel Christina Acosta, her

heirs and assigns forever and I do hereby bind myself, my  
heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

Isabel Christina Acosta  
heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand at Edinburg, Texas.  
this 5th day MAY 19 93

Witness at Request of Grantor:

*Jose Ramon Salazar*

has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said

Isabel Christina Acosta

whose mailing address is 509 E. 28th St., Houston, Texas  
of the County of Harris State of Texas

all that certain

tract, piece or parcel of land described as follows:

THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTH 8.73 ACRES OF LOT 98  
CONTAINING 2.183 ACRES, MORE OR LESS, RAMSEYER GARDENS SUBDIVISION  
#2, AS DESCRIBED IN VOLUME 2582, PAGE 963, DEED RECORDS OF  
HIDALGO COUNTY, TEXAS.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and  
appurtenances thereto in anywise belonging unto the said Isabel Christina Acosta, her

heirs and assigns forever and I do hereby bind myself, my  
heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

Isabel Christina Acosta  
heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand at Edinburg, Texas.  
this 5th day MAY 19 93

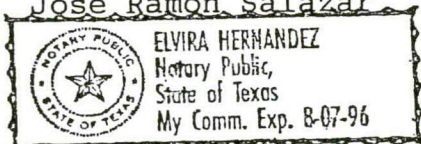
Witness at Request of Grantor:

*Jose Ramon Salazar*  
Jose Ramon Salazar

(Acknowledgment)

STATE OF TEXAS }  
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 5th day of May, 19 93  
by Jose Ramon Salazar



My commission expires:

August 7, 1996

*Elvira Hernandez*  
Notary Public, State of Texas  
Notary's printed name: Elvira Hernandez

# Warranty Deed

FROM

JOSE RAMON SALAZAR

TO

ISABEL CHRISTINA ACOSTA

FILED FOR RECORD

This ..... day of ..... 19 .....

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

County Clerk

By ..... Deputy

RECORDED

In ..... County Records

In Book ..... on Page .....

County Clerk

By ..... Deputy

Recording Fee \$ .....

This instrument should be filed immediately with the County Clerk for record.

WHEN RECORDED RETURN TO:

Isabel Christina Acosta  
~~509 E. 28th Street~~ 910 CYRESSATION DRIVE  
~~Houston, Texas~~ Apt. 802  
Houston, Texas 77090

THE ODEE COMPANY, Publishers, Dallas

STATE OF TEXAS  
COUNTY OF

(Acknowledgement)

by This instrument was acknowledged before me on the

day of

, 19

My commission expires:

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

Notary's printed name:



# PLANNING DEPARTMENT

Rev. 01-08-20

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 ~~0~~ 3 ~~4~~

Application No: 4-2587

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

Upon the application of:

Name: Rogelio Zuniga

Address: 1208 (Rear)  
South Tower Rd  
Alamo TX 78516

Phone: 956-624-0140

Approved by Environmental Health:	Temporary Service <u>R Ar</u> Authorized Signature	Final Service
Inspection/Permit No:	<u>Installs</u>	Authorized Signature
Date Approved:	<u>02/17/2020</u>	/ /

Water Supplier: MILITARY

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

Account/ESI No.: 10032789445997063  
 Temporary Pole  Permanent Service

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

ALAMO LAND & SUGAR CO N 330' EXC 5.70 AC IN  
VAR TRS-LOT 6 BLK 29 4.30 AC GR 4.27 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 Feb 26, 20 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

Ricardo Flores  
Hidalgo County Judge  
2-26-20  
Date

ATTEST: [Signature]  
Hidalgo County Clerk  
2-27-20  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 2-26-20

[Signature]



**PLANNING DEPARTMENT**  
**County of Hidalgo**

Rev. 01-08-20

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1034

Application No:

4-2587

**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

Zuniga Rogelio

Known to me [or proved to me in the oath of Texas Driver License or through  
(description of federal or state government ID card with photograph and signature)],  
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Alamo Land & Sugar Co N 330' EXC 5.70 AC IN VAR TRS-LOT 6 BLK 29 4-30 AC  
GR 4.27 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."

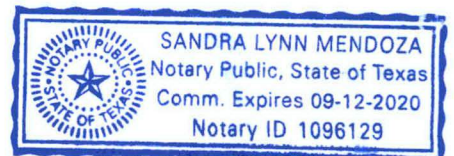
-OR-

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 February 13, 2020, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



**GENERAL WARRANTY DEED**

Superior Abstract & Title  
GF NO SP-039549-2

**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:** 4-30, 2019

**Grantor:** Airdrie Properties, LLC

**Grantor's Address (including County):**

1099 S Pantano Rd, #18522  
Tucson, AZ 85731  
Pima County

**Grantee:** Rogelio Zuniga and David Zuniga

**Grantee's Address (including County):**

330 Rancho Blanco Rd  
Alamo, TX 78516  
Hidalgo County

**Consideration: TEN AND NO/100-----(\$10.00)-----DOLLARS;**  
and other good and valuable considerations in hand paid by the GRANTEE herein named,  
the receipt of which is hereby acknowledged;

**Property (including any improvements):**

See Exhibit "A" attached hereto and made a part hereof for all purposes.

**Reservations from and Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded in validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; all rights, obligations, and other matters arising from and existing as the same appear of record in the Office of the County Clerk of the County in which the above described property is situated.

GRANTOR, for and in 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 successors, 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 context requires, singular nouns and pronouns include the plural.

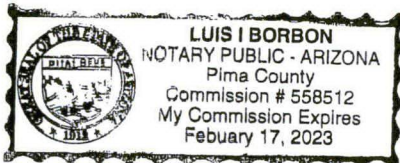
**Airdrie Properties, LLC**

By: *Scott J. Stewart*  
Scott J. Stewart, Member

**ACKNOWLEDGMENT**

THE STATE OF ~~TEXAS~~ Arizona  
COUNTY OF Pima

The foregoing instrument was acknowledged before me on this the 30<sup>th</sup> day of April, 2019, by Scott J. Stewart, as a Member of and on behalf of Airdrie Properties, LLC, in the capacity stated herein.



*Luis I. Borbon*  
NOTARY PUBLIC, STATE OF ~~TEXAS~~ Arizona  
My Commission Expires: 02/17/2023  
Printed Name of Notary: Luis I. Borbon

**AFTER RECORDING RETURN TO:**  
Rogelio Zuniga and David Zuniga  
330 Rancho Blanco Rd  
Alamo, TX 78516



Chapter 232, Texas Local Government Code

1/10/2020 1:47:00 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office  
1304 South 25th Street  
Edinburg, Texas 78542  
Ph: 956-318-2840  
Fax: 956-318-2844

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
Weslaco, Texas 78596  
Ph: 956-968-4734  
Fax: 956-973-7850

Precinct No. 3 Substation  
2401 N. Moorefield Rd.  
Mission, Texas 78572  
Ph: 956-205-7045  
Fax: 956-205-7049

Permit No.: Permit 4-2587

Receipt No.: 010382

A1800-00-029-0006-02

ZUNIGA ROGELIO & DAVID  
1208 S TOWER RD  
ALAMO, TX 78516  
(956) 624-0140  
(956) 624-0140

- [1] Contractor: SELF
- [2] Water System: Military WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 560Sq.Ft.
- [5] Legal Description: ALAMO LAND & SUGAR CO N330' EXC 5.70AC IN VAR TRS-LOT 6 BLK 29 4.30AC GR 4.27AC NET
- [6] Location: TOWER & EL GATO RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$1500
- [10] Flood Zone: Zone B (Shaded)

Community Panel Number: 4803340425C  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 4-2587  
Price: \$30.00

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

Method of Payment: Cash

Check/M.O.#:

Payment: \$40.00

Change Due: \$10.00

Application: alex.antons

Inspector: aaron.hernandez

Receipt: alex.antons

Cashier

1/10/2020  
Date

*Prop ID# 111678*

[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

1-10-2020  
Date

EXHIBIT "A"

A 7.22 acre tract of land out of the North 1/2 of the North 1/2 of Lot 6, Block 29, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 1, Pages 24-26, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said Lot 6, South 8 degrees 45 minutes West, 137.0 feet from the Northwest corner of Lot 6, for the most Westerly Northwest corner of the following described tract of land, said point being in Tower Road;

THENCE, parallel to the North line of Lot 6, South 81 degrees 15 minutes East, at 30.0 feet pass an iron pipe on the East line of said road and at 463.4 feet an iron pin for an interior corner hereof;

THENCE, parallel to the West line of Lot 6, North 8 degrees 45 minutes East, 137.0 feet to an iron pin on the North line of Lot 6, for the most Easterly Northwest corner hereof;

THENCE, with the North line of Lot 6, South 81 degrees 15 minutes East, 856.6 feet to an iron pin at the Northeast corner of Lot 6, for the Northeast corner hereof;

THENCE, with the East line of Lot 6, South 8 degrees 45 minutes West, 330.0 feet to an iron pin at the Southeast corner of the North 1/2 of the North 1/2 of Lot 6, for the Southeast corner hereof;

THENCE, with the South line of the North 1/2 of the North 1/2 of Lot 6, North 81 degrees 15 minutes West, 1130.0 feet to an iron pin for the most Easterly Southwest corner hereof;

THENCE, parallel to the West line of Lot 6, North 8 degrees 45 minutes East, 75.0 feet to an iron pin for a corner hereof;

THENCE, parallel to the North line of Lot 6, South 81 degrees 15 minutes East, 273.4 feet to an iron pin for an interior corner hereof;

THENCE, parallel to the West line of Lot 6, North 8 degrees 45 minutes East 94.0 feet to an iron pin for an interior corner hereof;

THENCE, parallel to the North line of Lot 6, North 81 degrees 15 minutes West, at 433.4 feet pass an iron pin on the East line of Tower Road and at 463.4 feet a point on the West line of Lot 6, for the most Westerly Southwest corner hereof;

THENCE, with the West line of Lot 6, in Tower Road; North 8 degrees 45 minutes East, 24.0 feet to the PLACE OF BEGINNING, of which the West 30.0 feet comprising 0.02 acre lies in Tower Road right-of-way.

SAVE AND EXCEPT, a 2.942 acre tract of land conveyed to the County of Hidalgo, by Right of Way Deed dated May 21, 2007, filed June 25, 2007 under Document Number 2007-1774498, Official Records of Hidalgo County, Texas, being more particularly described as follows:

Being a 2.942-acre tract of land more or less out of a 7.22-acre tract of land out of the North 1/2 of the North 1/2 of Lot 6, Block 29, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, as recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas. Said 7.22-acre tract of land is vested to Michael C. Kondelis and

6, for a distance of 463.40 feet to a No. 4 rebar set for the Northwest corner and POINT OF BEGINNING of said tract herein described;

1. THENCE, East, with and along the North line of said Lot 6, for a distance of 856.60 feet to a No. 4 rebar set for the Northeast corner of said Lot 6 and the Northeast corner of said tract herein described;

2. THENCE, South, with and along the East line of said Lot 6, for a distance of 150.00 feet to a No. 4 rebar set for the Southeast corner of said tract herein described;

3. THENCE, West, parallel to the North line of said Lot 6, for a distance of 831.60 feet to a No. 4 rebar set for an external corner of said tract herein described;

4. THENCE, North, parallel to the West line of said Lot 6, for a distance of 13.00 feet to a No. 4 rebar set for an internal corner of said tract herein described;

5. THENCE, West, parallel to the North line of said Lot 6, for a distance of 25.00 feet to a No. 4 rebar set for the Southwest corner of said tract herein described;

6. THENCE, North, parallel to the West line of said Lot 6, for a distance of 137.00 feet to the POINT OF BEGINNING and containing 2.942-acres, of which 0.295-acres lies in the Existing Hidalgo County Irrigation District No. 2 Drainage Easement, leaving a Proposed Net Taking of 2.647-acres of land, more or less.

SAVE AND EXCEPT, a 0.22 acre tract of land conveyed to the County of Hidalgo, by Right of Way Deed dated August 20, 2007, filed October 4, 2007 under Document Number 2007-1812765, Official Records of Hidalgo County, Texas and being more particularly described as follows:

Being a 0.022-acre tract of land out of a 7.22-acre tract out of the North 1/2, of the North 3 Lot 6, Block 29, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, as recorded in Volume 1, Pages 24'-26, Map Records, Hidalgo County, Texas. Said 7.22-acre tract of land is vested to Michael C. Kondelis and James J. Kondelis, from Mildred Kondelis Downen, by virtue of a Special Warranty Deed, dated December 9, 1992, recorded in Volume 3380, Page 526, Official Records, Hidalgo County, Texas. Said 0.022-acre tract of land being more particularly described by metes and bounds as follows;

Commencing at a Cotton Picker Spindle found at the Northwest corner of Lot 6, THENCE, SOUTH, with and along the West line of Lot 6 and centerline of South Tower Road, a distance of 137.00 feet to a Cotton. Picker Spindle found, for the Northwest corner and POINT OF BEGINNING of the tract herein described;

1. THENCE, EAST, with the North line of said 7.22-acre tract, at a distance of 30.00 feet pass the Existing East Right of Way line of South Tower Road, and at a total distance of 40.00 feet to a No. 4 rebar set on the Proposed East Right of Way line of South Tower Road, for the Northeast corner of the tract herein described;

2. THENCE, SOUTH, with said Proposed Right of Way line, a distance of 24.00 feet to a No. 4 rebar found on a South line of said 7.22-acre tract, for the Southeast corner of the tract herein described;

3. THENCE, WEST, with a South line of the 7.22-acre tract, at a distance of 10.00 feet pass the Existing East line of said South Tower Road, and at a total distance of 40.00 feet to a Cotton Picker Spindle set on the West line of Lot 6, for the Southwest corner of the tract herein described;

4. THENCE, NORTH, with and along the West line of Lot 6 and centerline of South Tower Road, a distance of 24.00 feet to the POINT OF BEGINNING and containing 0.022-acres, of which 0.017-acres lies in the Existing South Tower Road Right of Way, leaving a Proposed Net Taking of 0.005-acres of land, more or less.



THENCE, with the South line of the North 1/2 of the North 1/2 of Lot 6, North 81 degrees 15 minutes West, 1130.0 feet to an iron pin for the most Easterly Southwest corner hereof;

THENCE, parallel to the West line of Lot 6, North 8 degrees 45 minutes East, 75.0 feet to an iron pin for a corner hereof;

THENCE, parallel to the North line of Lot 6, South 81 degrees 15 minutes East, 273.4 feet to an iron pin for an interior corner hereof;

THENCE, parallel to the West line of Lot 6, North 8 degrees 45 minutes East 94.0 feet to an iron pin for an interior corner hereof;

THENCE, parallel to the North line of Lot 6, North 81 degrees 15 minutes West, at 433.4 feet pass an iron pin on the East line of Tower Road and at 463.4 feet a point on the West line of Lot 6, for the most Westerly Southwest corner hereof;

THENCE, with the West line of Lot 6, in Tower Road; North 8 degrees 45 minutes East, 24.0 feet to the PLACE OF BEGINNING, containing 7.22 acres of land, of which the West 30.0 feet comprising 0.02 acre lies in Tower Road right-of-way.

**Reservations from and Exceptions to Conveyance and Warranty:**

1. Reservation of 1/8th of 1/8th Non Participating Royalty Interest contained in instrument dated May 8, 1956, recorded in Volume 861, Page 238, Deed Records, Hidalgo County, Texas.
2. Oil, Gas & Mineral Lease dated December 24, 1952, recorded in Volume 137, Page 266, Oil and Gas Records, Hidalgo County, Texas, and unitized in instrument dated December 31, 1957, recorded in Volume 209, Page 578, Oil and Gas Records, Hidalgo County, Texas.
3. Easement for Right of Way granted to Texas Eastern Transmission Corp., as set forth in instrument recorded in Volume 877, Page 15, Deed Records, Hidalgo County, Texas.
4. Easements, Rules, Regulations and Rights in favor of Hidalgo County Irrigation District No. 2, Hidalgo County, Texas.
5. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
6. Visible and apparent easements on or across property herein described.
7. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

8. Any and all reservations, restrictions, covenants, conditions, easements and oil and gas leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in Hidalgo County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

Grantor, for the consideration indicated above, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained, where the claim is by, through, or under Grantor, but not otherwise.

Grantor gives and conveys the Property to Grantee as Grantee's separate property.

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

*Mildred Kondelis Downen*  
MILDRED KONDELIS DOWNEN

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 7th of November,  
1992 by MILDRED KONDELIS DOWNEN.



*Charles David Crook*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
MR. CHARLES DAVID CROOK  
ATLAS & HALL, L.L.P.  
P.O. DRAWER 3725  
McALLEN, TEXAS 78502-3725

PREPARED IN THE LAW OFFICES OF:  
ATLAS & HALL, L.L.P.

3380 Page 529

QIR Deed  
Page 3 of 4



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-2314

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

Upon the application of:

Name: REY TORRES

Address: 23902 VELDE RIVER  
SAN ANTONIO, TX 78255

Phone: 210-307-0105

Approved by Environmental Health:	Temporary Service _____	Final Service <u>WRamirez</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>Existing septic</u>
Date Approved:	<u>1 / 1</u>	<u>2/6/2020</u>

Water Supplier: CITY OF EDINBURG

Utility Provider:  M.V.E.C.      AEP

Account/ESI No.: A 343135 - 001  
 Temporary Pole      Permanent Service

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

A. 2.09 Acre tract being a portion of Tract 74  
San Salvador Del Tule Grant

[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 Feb 26, 2020, 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

[Signature]  
Hidalgo County Judge  
Date 2-26-20

ATTEST: [Signature]  
Hidalgo County Clerk  
Date 2-27-20

APPROVED BY  
COMMISSIONERS' COURT  
ON: 2-26-20

[Signature]



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office 1304 South 25 <sup>th</sup> Street Edinburg, Texas 78542 956-318-2840 956-318-2844	Precinct No.1 Substation 1902 Joe Stephens Ave. Weslaco, TX 78596 956-968-4734 956-973-7850	Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572 956-205-7045 956-205-7049
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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-2314

**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

REY TORRES

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

A 2.09 acre tract being a portion of Tract # 740 ."  
San Salvador Del Tule Grant

[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."

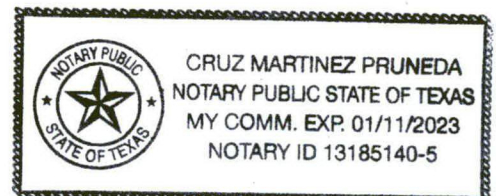
~~-OR-~~

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 February 6<sup>th</sup>, 2020, to certify which, witnesses my hand and seal of office.

[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS





Chapter 232, Texas Local Government Code

9/20/2019 2:36:43 PM

COUNTY OF HIDALGO

PLANNING DEPARTMENT

Permit No.: Permit 4-2314

Receipt No.: 009158

D3200-00-076-0000-45

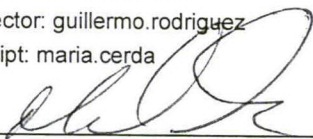
Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

- TORRES REY
- 23902 VERDE RIVER
- SAN ANTONIO , TX 78255
- (210) 307-0105
- (207) 307-0105
- [1] Contractor: self
- [2] Water System: City of Edinburg
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 900Sq.Ft.
- [5] Legal Description: DEL TULE AN IRR TR 116.91'-S188.47'-E801.14'-TR 76 2.09AC AKA TR 2
- [6] Location: Hwy 281
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$35000
- [10] Flood Zone: Zone A

Community Panel Number: 4803340125B  
 Precinct: 4  
 Certification of Elevation Required: Yes  
 Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
 Special Conditions: Applicant must comply with all HCPD set backs and regulations.  
 Description: Permit 4-2314  
 Price: \$30.00

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


Method of Payment: Check  
 Check/M.O.#: 2525  
 Payment: \$30  
 Change Due: \$0.00  
 Application: maria.cerda  
 Inspector: guillermo.rodriguez  
 Receipt: maria.cerda

  
 \_\_\_\_\_  
 Cashier

09/20/19  
 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.

X   
 \_\_\_\_\_  
 Signature of Owner or Applicant

9-20-19  
 \_\_\_\_\_  
 Date

ENCORE TITLE GF# 100691-EG

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.

**GENERAL WARRANTY DEED**

**Date:** February 6, 2019

**Grantor:** Monica A. Rios and husband, Alvaro Alberto Rios and Cynthia Salazar Paez and husband, Raul Paez

**Grantor's Mailing Address:**

Monica A. Rios  
Alvaro Alberto Rios  
4119 Ora St.  
Edinburg, Texas 78539  
Hidalgo County

Cynthia Salazar Paez  
Raul Paez  
2807 Owen Dr.  
Edinburg, Texas 78542  
Hidalgo County

**Grantee:** Rey Torres, a married person

**Grantee's Mailing Address:**

611 Hookberry Trail  
San Antonio, Texas 78256  
Bexar county

**Consideration:** TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

A 2.09 acre tract being a portion of Tract 76, San Salvador Del Tule Grant as recorded in Volume 10, Pages 58 through 60, Map Records, Hidalgo County, Texas, also described in Final Decree recorded in Volume 331, Page 359, Deed Records, Hidalgo County, Texas, also being a portion of that certain Tract I described in Distribution Deed recorded in Document # 1984042, Official Records , Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a set one-half inch iron rod on an existing fence being the East line of said Tract 76 for the Southeast corner of herein described tract. Said point bears N 10°28'00" E 71.56 feet from a set one-half inch iron rod being the most Northerly Southeast corner of said Tract 76 also being the Northeast corner of Tract 77 of said San Salvador Del Tule Grant.

THENCE N 66°16'00" W 798.99 feet parallel to the North line of said Tract 76 to a set one-half inch iron rod on West line of said Tract 76 also being the East Right-of-Way line of U.S. Highway 281 for the Southwest corner of herein described tract.

THENCE N 09°36'37" E 89.85 feet along said West line of Tract 76 also being the East Right-of-Way line of U.S. Highway to a set one-half inch iron rod being the point of curvature of a curve to the right for an interior corner of herein described tract.

THENCE 27.57 feet in a Northerly direction along said East Right-of-Way line of U.S. Highway 281 being a curve to the right whose radius is 5,857.85 feet, whose cord length is 27.57 feet and whose cord bearing is N 09°40'27" E to a set one-half inch iron rod for the Northwest corner of herein described tract.

THENCE S 66°16'00" E 801.14 feet parallel to the North line of said Tract 76 to a set one-half inch iron rod on an existing fence being the East line of said Tract 76 for the Northeast corner of herein described tract.

THENCE S 10°28'00" W 116.91 feet along said existing fence being the East line of said Tract 76 to the point of beginning and containing 2.09 acres of land, more or less.

**Reservations From and Exceptions to Conveyance and Warranty:**

- A. Right of way easement granted to The State of Texas, by Rafael Vela, et ux, et al, dated April 23, 1935, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 402, Page 306, Deed Records Hidalgo County, Texas.
- B. Right of way easement granted to North Alamo Water Supply Corporation, by Agustin S. Garza and wife, Aurora F. Garza, dated December 15, 1972, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1411, Page 273, Deed Records Hidalgo County, Texas and as affected by instrument dated January 31, 1995, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 9, 1995, under Clerk's Document No. 440106.
- C. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 10, Pages 58 through 60, Map Records Hidalgo County, Texas.
- D. Easements or claims of easements which are not a part of the public record.
- E. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Agustin S. Garza, et ux to John T. O'Neil, dated August 8, 1946, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 69, Page 372, Oil and Gas Lease Records Hidalgo County, Texas.
- F. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Agustin S. Garza and wife, Aurora Flores De Garza to Hale Schaleben, dated February 23, 1960, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 247, Page 41, Oil and Gas Lease Records Hidalgo County, Texas.
- G. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Agustin S. Garza, et al to Corpus Christi Leaseholds, Inc., dated August 30, 1977, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 369, Page 489, Oil and Gas Lease Records Hidalgo County, Texas.
- H. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Guadalupe Garza Barrera, et al to MidCoastal Exploration, dated September 9, 1982, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1878, Page 587, Official Records Hidalgo County, Texas.

- I. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Felicitas Torres to Griffith Land Services, Inc., dated February 7, 2002, filed for record on April 22, 2002, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1074673.
- J. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Arturo Garza to Griffith Land Services, Inc., dated February 7, 2002, filed for record on April 22, 2002, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1074674.
- K. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Maria I. Rodriguez to Griffith Land Services, Inc., dated February 7, 2002, filed for record on April 22, 2002, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1074675.
- L. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Eric John Salinas and Claudia Lee Salinas to Griffith Land Services, Inc., dated February 7, 2002, filed for record on April 22, 2002, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1074676.
- M. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Eva Garcia to Griffith Land Services, Inc., dated February 7, 2002, filed for record on April 22, 2002, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1074677.
- N. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Donna Cline to Griffith Land Services, Inc., dated February 7, 2002, filed for record on April 22, 2002, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1074678.
- O. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Maria Natalia Salazar, et al to Griffith Land Services, Inc., dated March 27, 2002, filed for record on June 11, 2002, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1090953.
- P. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Teodoro Garza to Griffith Land Services, Inc., dated June 20, 2002, filed for record on July 26, 2002, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1105414.
- Q. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Teodoro Romulo Garza to Smith Production Inc., dated August 5, 2007, filed for record on September 24, 2007, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1808935.
- R. Any claim or allegation that the land described herein, was conveyed in violation of V.A.T.C Local Government Code, Sections 212.004, et seq. or 232.001, or in violation of any county or municipal ordinance affecting subdivisions, or any loss of the use of the land by reason thereof.
- S. Standby fees, taxes and assessments by any taxing authority for the year 2019 and subsequent years.

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.

*Monica A. Rios*

Monica A. Rios

*Alvaro Alberto Rios*  
Alvaro Alberto Rios

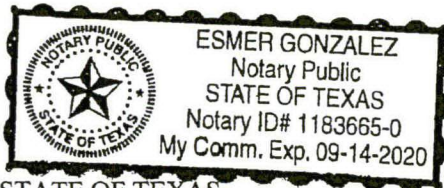
*Cynthia Salazar Paez*  
Cynthia Salazar Paez

*Raul Paez*  
Raul Paez

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on February 6, 2019, by Monica A. Rios.

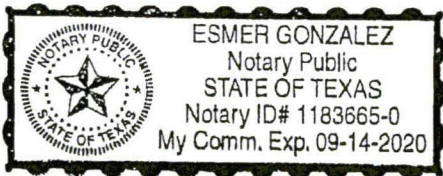


*Esmer Gonzalez*  
Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on February 6, 2019, by Alvaro Alberto Rios.

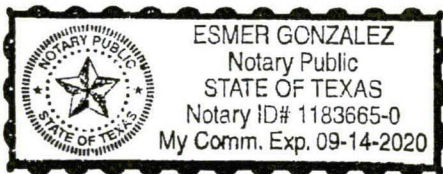


*Esmer Gonzalez*  
Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on February 6, 2019, by Cynthia Salazar Paez.

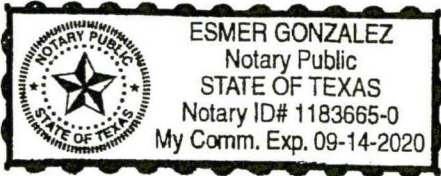


*Esmer Gonzalez*  
Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on February 6, 2019, by Raul Paez.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**

GF#100691 EG  
WINGATE LAW OFFICES, PLLC  
7000 NORTH 10TH STREET  
2ND FLOOR, STE. C5  
McALLEN, TEXAS 78504  
(TITLEDPCS\100691-WD\ag)

**AFTER RECORDING RETURN TO:**

Rey Torres  
611 Hookberry Trail  
San Antonio, Texas 78256

**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.**

**DISTRIBUTION DEED**

**Date:** March 12, 2009

**Grantor:**

Teodoro R. Garza, as Administrator of the Estate of Romulo Garza, Jr., Deceased, Cause No. 17,129-C, Probate Court of Hidalgo County, Texas

**Grantor's Mailing Address (including county):**

Teodoro R. Garza  
P. O. Box 51  
Linn, Texas 78563  
Hidalgo County

**Grantees: (in the proportions herein stated)**

Maria Ignacia G. Rodriguez 1/7  
Arturo G. Garza 1/7  
Teodoro R. Garza 1/7  
Felicitas G. Torres 1/7  
Eva Garcia 1/14  
Bryan Garcia 1/28  
Amanda Garcia 1/28  
Eric John Salinas 1/14  
Claudia Lee Salinas 1/14  
Monica A. Rios 1/14  
Cynthia Salazar 1/14

**Grantees' Mailing Address (including county):**

Maria Ignacia G. Rodriguez  
P.O. Box 806, Edinburg, Texas 78540  
Hidalgo County

Arturo G. Garza  
2245 High Way 285, Falfurrias, Texas 78355-5761  
Brooks County

Teodoro R. Garza  
P. O. Box 51, Linn, Texas 78563  
Hidalgo County

Felicitas G. Torres  
P. O. Box 1851, Edinburg, Texas 78540  
Hidalgo County

Eva Garcia  
659 Roderick Avenue, Oxnard, California 93030  
Ventura County

Bryan Garcia  
105 N.G. Street, Unit 1, Oxnard, California 93030  
Ventura County

Amanda Garcia  
105 N.G. Street, Unit 1, Oxnard, California 93030  
Ventura County

Eric John Salinas  
P. O. Box 1311, Edinburg, Texas 78540  
Hidalgo County

Claudia Lee Salinas  
P. O. Box 1311, Edinburg, Texas 78540  
Hidalgo County

Monica A. Rios  
4119 Ora Street, Edinburg, TX 78539  
Hidalgo County

Cynthia Salazar  
71 S. Currie, Marion, Arkansas 72364  
Crittenden County

**Consideration:** For the purpose of distributing the assets of the Estate of Romulo Garza, Deceased to the heirs named in the Judgment Declaring Heirship.

**Property (including any improvements):**  
**Property:**

**TRACT I:**

A 14.91 acre tract or land located on U.S. 281 North of San Manuel, Hidalgo County, Texas described as that portion of Tract Seventy-six (76), San Salvador del Tule Grant, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 10, Pages 58-60, Map Records, Hidalgo County, Texas, said portion being more fully described by metes and bounds as shown on the legal description attached herein as Exhibit "A."

TRACT II:

An 80.01-acre tract of land located approximately nine (9) miles North of Chapa Road North of San Manuel, Texas, described as an 80.52-acre tract, more or less, out of Share No. 2 of the Partition of Tract No. 60 in Cause No. 192. of the Probate Court of Hidalgo County, Texas, said Tract No. 60 being out of the San Salvador del Tule Grant in Hidalgo County, Texas the said 80.52-acre tract being more particularly described as shown on the legal description attached herein as Exhibit "B"

TRACT III:

A 365.35-acre tract of land located approximately 5.1 miles North of San Manuel, Texas described as 386.39 acre of land, more or less being all of Share "A" of the partition of the Romulo Garza Estate Lands out of Tract 16 of the San Salvador del Tule Grant in Hidalgo, County, Texas, which land were partitioned by Decree dated October 21, 1940 in Cause No. 163 in the Probate Court being of record in Volume 475 at pages 604-643 of the Deed Records of Hidalgo County, Texas, to which reference is here made for all purposes; said land being more fully described as shown on the legal description attached herein as Exhibit "C".

Together with all oil, gas and other mineral rights and interests appertaining to the above described Tracts I, II, and III.

**Reservations from and Exceptions to Conveyance and Warranty:**

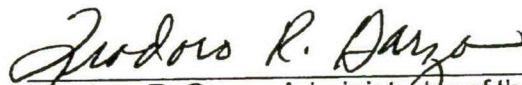
This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance, grants and conveys to Grantees the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantees, Grantees' heirs, executors, administrators, successors, or assigns forever.

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

Grantees assume all ad valorem taxes due on the property for the current year.

It is understood and agreed, however, that (i) Grantor herein is acting herein only in his fiduciary capacity and not otherwise, (ii) that Grantor herein shall never have any individual or corporate liability or responsibility under or by virtue of this Deed for the transaction of which this Deed is a part, and (iii) that the foregoing provisions shall be forever binding upon Grantee, their heirs, legal representatives, and assigns.



Teodoro R. Garza, Administrator of the Estate of Romulo Garza, Jr., Grantor

**ACKNOWLEDGMENT**

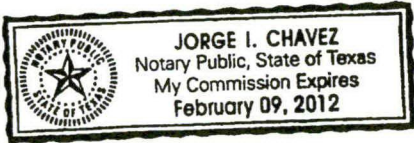
**STATE OF TEXAS**

§  
§  
§

**COUNTY OF HIDALGO**

This instrument was acknowledged before me on March 12, 2009, by Teodoro R. Garza as Administrator of the Estate of Romulo Garza, Jr., Deceased.

  
\_\_\_\_\_  
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:

MEYER & GUERRERO, L.L.P.  
308 North 15th Street  
McAllen, Texas 78501  
(956) 631-8121  
(956) 631-1489 FAX

AFTER RECORDING RETURN TO:

MEYER & GUERRERO, L.L.P.  
308 North 15th Street  
McAllen, Texas 78501  
(956) 631-8121  
(956) 631-1489 FAX

VOL. 2897 PAGE 184

## Legal Description

That portion of Tract seventy-six (76), San Salvador del Tule Grant, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 10, Page 58-60, Map Records, Hidalgo County, Texas, said portion being described by metes and bounds as follows:

BEGINNING at the West line of said Tract for the most Southerly Northwest corner hereof, said corner being located South 9 degrees 28 minutes West 1445.4 feet from the Northwest corner of said Tract;

THENCE, South 67 degrees 50 minutes East, at 4.2 feet found iron rod at the East R.O.W. of U.S. Highway 281, thence continuing with fence, at 588.4 feet in all to an iron rod found at the Southeast corner of a 7.42 acres tract for an inside corner hereof;

THENCE, North 10 degrees 28 minutes East 443.0 feet to an iron rod found for the most Northerly Northwest corner hereof;

THENCE, South 66 degrees 16 minutes East 210.0 feet to an iron rod found for the Northeast corner hereof;

THENCE, South 10 degrees 28 minutes West 454.0 feet with the East fence of said Tract (76) to the Southeast corner hereof;

THENCE, North 78 degrees 42 minutes West 304.5 feet with a Southerly fence of said Tract to a fence corner for a corner hereof;

THENCE, North 58 degrees 36 minutes West 106.0 feet with fence to an iron rod set for an inside corner hereof;

THENCE, North 67 degrees 50 minutes West 383.8 feet to the West line of said Tract for the Southwest corner hereof;

THENCE, North 9 degrees 28 minutes East 58.4 feet with said West line to the place of beginning, containing three (3.0) acres, more or less.

That portion out of Tract 76, San Salvador del Tule Grant, Hidalgo County, Texas, said portion being described by metes and bounds as follows:

Beginning at the Northwest corner hereof; said corner being located South 9° 28' West 878.4 feet from the Northwest corner of Tract 76;

Thence South 66° 16' East, at 27.0 feet found a one-half inch diameter iron rod at the East R.O.W. of U.S. Hwy. 281, at 602.2 feet in all with fence to an iron rod found at the Northwest corner of a one-half (1/2) acre tract, for the Northeast corner hereof;

Thence South 10° 28' West 548.0 feet to an iron rod set for the Southeast corner hereof;

Thence North 67° 50' West, at 584.2 feet set an iron rod at the East R.O.W. of U.S. Hwy. 281, at 588.4 feet in all to the West line of Tract 76, for the Southwest corner hereof;

Thence North 9° 28' East 567.0 feet with said West line to the place of beginning, containing seven and forty-two hundredths (7.42) acres more or less.

**EXHIBIT**

LEC

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That portion of Tract seventy-six (76), in San Salvador del Tule Grant, Hidalgo County, Texas; said Tract being recorded in Volume 10, page 59 of the Map records of said County; said portion herein conveyed being described by metes and bounds as follows: BEGINNING at an iron rod found at the Southeast corner of a four (4.0) acres tract being at the East fence line of said Tract (76) for the Northeast corner hereof; said corner bears South 10°28' West 105.0 feet with said East fence line to an iron rod set for the Southeast corner hereof; THENCE, North 66°16' West 210.0 feet to an iron rod set for the Southwest corner hereof; THENCE, North 10°28' East 105.0 feet to an iron rod set for the Northwest corner hereof; THENCE, South 66°16' East 210.0 feet with the South line of said four (4.0) acres tract to the place of beginning, containing forty-nine hundredths (0.49) acre, more or less.

The South four (4) acres of the North sixteen (16) of Tract 76, San Salvador del Tule Grant, Hidalgo County, Texas, being described by metes and bounds as follows:

Beginning at an iron rod found at the East line of Tract 76 for the Northeast corner hereof, said corner being located South 10°28' West 654.2 feet from the Northeast corner of Tract 76;  
 Thence continuing South 10°28' West 220.5 feet to an iron rod set for the Southeast corner thereof;  
 Thence North 66°16' West, at 746.1 feet set an iron rod at the East ROW of US Hwy 281, at 815.9 feet in all to the West line of Tract 76 for the Southwest corner hereof;  
 Thence North 9°28' East 221.4 feet with said West line to the Northwest corner hereof;  
 Thence South 66°16' East, at 71.3 feet pass the East ROW of US Hwy 281; at 816.2 feet in all to the place of beginning, containing four (4.0) acres, more or less;  
 Including Oil, Gas and other Minerals.

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**Legal Description**

80.52 acre tract, more or less, out of Share No. 2 of the Partition of Tract No. 60 in Cross No. 192 of the Probate Court of Hidalgo County, Texas, said Tract No. 60 being out of the San Salvador del Tule Grant in Hidalgo County, Texas, the said 80.52 acre tract being more particularly described as follows: BEGINNING at a point on the East line of Share No. 2 of Tract No. 60 at the Southeast corner of a certain 57 acre tract previously conveyed to Teodora Garza, said point being South 90° 30' West a distance of 2169.3 feet from the Southeast corner of that certain 114.37 acre tract belonging to Pablo Garza; THENCE, South along the East line of Share No. 2 to a point in said East line which is the Northeast corner of that certain 97 acre tract out of Share No. 2 belonging to the Heirs of Pablo Garza Zamora, Deceased; THENCE, Westerly along the North line of said 97 acre tract to a point in the East line of a certain 178 acre tract belonging to the Heirs of Adelina Vela de Chapa, Deceased; THENCE, Northerly along the East line of said 178 acre tract to a point which is the Southerly South east corner of that certain 32.48 acre tract previously conveyed to Joe E. Chapa and Mike Chapa; THENCE, South 80° 22' 50" East along the South line of said 32.48 acre tract a distance of 522.7 feet to a point; THENCE, South 90° 30' West a distance of 13.52 feet to the Southwest corner of that certain 57 acre tract previously conveyed to Teodora Garza; THENCE, South 80° 12' East along the South line of said 57 acre tract a distance of 1144.6 feet to the place of beginning, containing therein 80.52 acres of land, more or less. The said 60 acre tract herein leased is understood to be all of the above described 80.52 acres, SAVE AND EXCEPT, that certain 20.52 acres which is the North 20.52 acres of the above described 80.52 acres, and the said 20.52 acres is more fully described as TRACT NO. 4 in Exhibit "A" attached to and made a part of that certain Gas Unit Designation for the Geodynamics-Garza 352 acre Gas Unit No. 1-A, dated the 30th day of January, 1981, but effective as of March 3, 1980, said Gas Unit Designation being filed for record at Volume 399, Page 102-106 of the Deed Records of Hidalgo County, Texas, to which reference is hereby made.

0.51 acre tract of land out of Tract Sixty (60), San Salvador del Tule Grant Subdivision as recorded in Volume 10, Page 59, of the Plat Records of Hidalgo County, Texas, said 0.51 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin set for the southeast corner of this tract, said point of beginning bears, N 9 deg. 52' E, 4399.30 feet and N 79 deg. 59' W, 592.00 feet from the southeast corner of Tract 60, San Salvador del Tule Grant Subdivision;  
 THENCE, along the south line of the herein described 0.51 acre tract, N 79 deg. 59' W, 130.00 feet to an iron pin set for the southwest corner;  
 THENCE, along the west line of this tract, N 9 deg. 52' E, 170.00 feet to an iron pin set for the northwest corner;  
 THENCE, along the north line of this tract, S 79 deg. 59' E, 130.00 feet to an iron pin set for the northeast corner;  
 THENCE, along the east line of this tract, S 9 deg. 52' W, 170.00 feet to the place of beginning and containing 0.51 acres of land.

**EXHIBIT**

"B"

## Legal Description

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**PARCEL ONE:** 386.39 acres of land, more or less, being all of Share "A" of the Partition of the Romulo Garza Estate Lands out of Tract 16 of the San Salvador del Tule Grant in Hidalgo County, Texas, which lands were partitioned by Decree dated October 21, 1940 in Cause No. 163 in the Probate being of record in Volume 475 at Pages 604-643 of the Deed Records of Hidalgo County, Texas, to which reference is here made for all purposes.

**PARCEL TWO:** The West 3.96 acres of Share "D" according to the Partition of the Romulo Garza Estate Lands out of Tract 16 of the San Salvador del Tule Grant in Hidalgo County, Texas, which lands were partitioned by Decree dated October 21, 1940 in Cause No. 163 in Probate Court of Willacy County, Texas, a certified copy of which Decree of Partition being of record in Volume 475 at Pages 604-643 of the Deed Records of Hidalgo County, Texas, to which reference is here made for all purposes, said interest representing a 9/320ths undivided interest in said Share "D" as conveyed to Ignacia Zamora de Garza as one of the heirs of Maria Rita Zamora de Garza and Felicitas Cavazos de Zamora by deed dated September 16, 1940 and recorded in Volume 473 at Page 64 of the Deed Records of said county, said 3.96 acres being sometimes referred to as the West 3.50 acres of Share "D" and having been set aside to Lessor by oral partition. It is the intention of Lessor that this lease cover all of his interest in said Share "D", and he hereby grants, leases and lets to said Lessee all of his said interest, whether same be a segregated or undivided interest, in accordance with the terms hereof.

### LESS

25 acres of land out of the Southwest corner of a tract of land containing 386.39 acres which is described as Share A of the Romulo Garza Estate Partition of Tract 16 of the San Salvador del Tule Grant in Hidalgo County, Texas, which 25 acre tract is bounded as follows:

The 25 acres is a parallelogram; the Southeast corner of which is a point in the South boundary of the 386.39 acre tract which is also a point in the North boundary of the 188.28 acre tract known as Share B of the Romulo Garza Estate Subdivision of Tract 16, which point is the Northeast corner of a tract of land containing 107.21 acres which was allotted to Maria Natalia Garza under a partition of two tracts containing 188.28 acres and 183.66 acres, as described in the Affidavit executed on August 28, 1968 by Romulo Garza, Individually and as Administrator of the Estate of Felicitas Garza, which Affidavit is recorded in Volume 984, page 57 of the Deed Records of Hidalgo County, Texas. The East line of said 25 acre tract is a line drawn parallel to the West line of the 386.39 acre tract above described. The West line of the 25 acre tract is the Southern portion of the West line of the 386.39 acre tract above described. The South line is the Western portion of the South line of the 386.39 acre tract above described, and the North line of the 25 acre tract is a line parallel to the South line of the 386.39 acre tract and located so as to embrace within the boundaries aforementioned exactly 25 acres;

EXCEPT, however, that the Grantor, Romulo Garza, reserves for himself, his heirs and assigns, a life estate in and to all the oil, gas and other minerals in and under or that may be produced from the above described property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for the oil, gas and other minerals and removing the same therefrom, such right to be held by Romulo Garza during his lifetime but upon the death of said Romulo Garza, this reservation shall cease and the interest herein reserved for life by the Grantor shall then become vested in the Grantee herein, her heirs and assigns.

**EXHIBIT**

**"C"**

\*\*\*\* Electronically Filed Document \*\*\*\*

**Hidalgo County  
Arturo Guajardo Jr.  
County Clerk**

---

Document Number: 2010-2166310  
Recorded As : RECORDING ELECTRONIC

Recorded On: December 30, 2010  
Recorded At: 02:23:46 pm  
Number of Pages: 25

Recording Fee: \$108.00

Parties:

Direct-  
Indirect-

Receipt Number: 1166885  
Processed By: Carolyn martinez

---

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



STATE OF TEXAS  
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed herein, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.  
County Clerk  
Hidalgo County, TX



G. Rodriguez, Claudia Lee Salinas and Felicitas G. Torres are the sole owners of certain parcels of property collectively described as a 14.91 acre tract identified in deeds and plat attached hereto as Exhibit A (hereinafter referred to as the "Highway 281 Property").

2. That the interests owned by each of the co-owners in said Highway 281 Property are fee simple ownership, in the interests set out as follows:

Maria Ignacia G. Rodriguez	1/7
Arturo G. Garza	1/7
Teodoro R. Garza	1/7
Felicitas G. Torres	1/7
Eva Garcia	1/14
Brian Garcia (a/k/a Bryan Garcia) and Amanda Garcia	1/14
Eric John Salinas and Claudia Lee Salinas	1/7
Monica A. Rios and Cynthia Salazar	1/7

3. That the interests of the co-owners are subject to no mortgages or liens.

4. That the Highway 281 Property is susceptible to fair and equitable partitioning among the parties so as to reflect their respective interests.

5. That the parties do not object to partition of the Highway 281 Property as reflected by this Decree.

IT IS, THEREFORE, ORDERED that the owners of the Highway 281 Property are awarded the following separate tracts:

- Teodoro R. Garza                      Tract 1, identified and described on the attached Exhibit B
- Monica A. Rios and  
Cynthia Salazar                      Tract 2 identified and described on the attached Exhibit C
- Felicitas G. Torres                      Tract 3, identified and described on the attached Exhibit D
- Arturo G. Garza                      Tract 4, identified and described on the attached Exhibit E
- Eva Garcia                              Tract 5A, identified and described on the attached Exhibit F
- Brian Garcia and  
Amanda Garcia                      Tract 5B, identified and described on the attached Exhibit G
- Eric John Salinas and  
Claudia Lee Salinas                      Tract 6, identified and described on the attached Exhibit H
- Maria Ignacia G. Rodriguez                      Tract 7, identified and described on the attached Exhibit I.

IT IS FURTHER ORDERED that the title to each tract described above is awarded to the respective party in fee simple and against each of the other parties and their heirs, executors, administrators and assigns. This Decree shall have the same force and effect as a full warranty deed (subject only to easements, restrictions, encumbrances and conditions, if any, filed of record in the Official Records of Hidalgo County, Texas).

SIGNED this 29 day of December, 2010.



\_\_\_\_\_  
JUDGE PRESIDING

DATE 12-29-10  
 A true copy I certify  
 LARA HINOJOSA  
 District Clerk, Hidalgo County, Texas  
 By [Signature] Deputy

Approved as to Form and Content By:



BARRY E. JONES

Attorney for Teodoro Garza, Arturo G. Garza, Eva Garcia, Brian Garcia, Amanda Garcia, Monica A. Rios, and Cynthia Salazar



DELLA FAY PEREZ

Attorney for Eric John Salinas, Maria Ignacia G. Rodriguez, Claudia Lee Salinas, and Felicitas G. Torres

U:\LITIGATION\Garza, Teodoro - Partition Suit\Interlocutory Decree Of Partition.Hwy 281[2].wpd

EXHIBIT A

Metes and Bounds Descriptions of the parcels

constituting

the 14.91 acre Highway 281 Property

That portion of Tract seventy-six (76), San Salvador del Tule Grant, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 10, Page 58-60, Map Records, Hidalgo County, Texas, said portion being described by metes and bounds as follows:

BEGINNING at the West line of said Tract for the most Southerly Northwest corner hereof, said corner being located South 9 degrees 28 minutes West 1445.4 feet from the Northwest corner of said Tract;

THENCE, South 67 degrees 50 minutes East, at 4.2 feet found iron rod at the East R.O.W. of U.S. Highway 281, thence continuing with fence, at 588.4 feet in all to an iron rod found at the Southeast corner of a 7.42 acres tract for an inside corner hereof;

THENCE, North 10 degrees 28 minutes East 443.0 feet to an iron rod found for the most Northerly Northwest corner hereof;

THENCE, South 66 degrees 16 minutes East 210.0 feet to an iron rod found for the Northeast corner hereof;

THENCE, South 10 degrees 28 minutes West 454.0 feet with the East fence of said Tract (76) to the Southeast corner hereof;

THENCE, North 78 degrees 42 minutes West 304.5 feet with a Southerly fence of said Tract to a fence corner for a corner hereof;

THENCE, North 58 degrees 36 minutes West 106.0 feet with fence to an iron rod set for an inside corner hereof;

THENCE, North 67 degrees 50 minutes West 383.8 feet to the West line of said Tract for the Southwest corner hereof;

THENCE, North 9 degrees 28 minutes East 58.4 feet with said West line to the place of beginning, containing three (3.0) acres, more or less.

That portion out of Tract 76, San Salvador del Tule Grant, Hidalgo County, Texas, said portion being described by metes and bounds as follows:

Beginning at the Northwest corner hereof; said corner being located South 9° 28' West 878.4 feet from the Northwest corner of Tract 76;

Thence South 66° 16' East, at 27.0 feet found a one-half inch diameter iron rod at the East R.O.W. of U.S. Hwy. 281, at 602.2 feet in all with fence to an iron rod found at the Northwest corner of a one-half (1/2) acre tract, for the Northeast corner hereof;

Thence South 10° 28' West 548.0 feet to an iron rod set for the Southeast corner hereof;

Thence North 67° 50' West, at 582.2 feet set an iron rod at the East R.O.W. of U.S. Hwy. 281, at 588.4 feet in all to the West line of Tract 76, for the Southwest corner hereof;

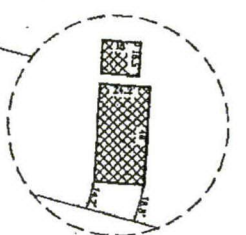
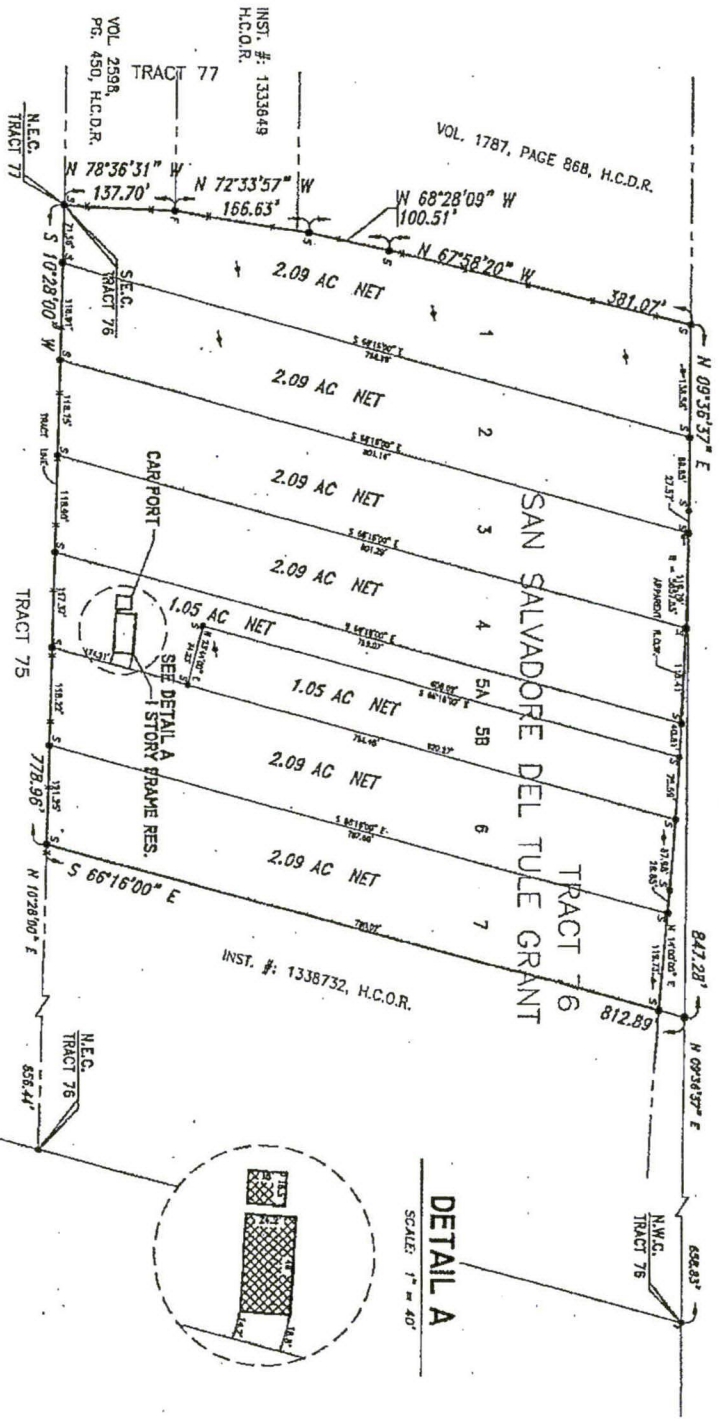
Thence North 9° 28' East 567.0 feet with said West line to the place of beginning, containing seven and forty-two hundredths (7.42) acres more or less.

That portion of Tract seventy-six (76), in San Salvador del Tule Grant, Hidalgo County, Texas; said Tract being recorded in Volume 10, page 50 of the land records of said County; said portion herein conveyed being described by metes and bounds as follows: BEGINNING at an iron rod found at the Southeast corner of a four (4.0) acre tract hereof; said corner bears East fence line of said Tract (76) for the Northeast corner hereof; said corner bears North 10°28' West 105.0 feet with said East fence line to an iron rod set for the Southeast corner hereof; THENCE, North 66°16' West 710.0 feet to an iron rod set for the Southwest corner hereof; THENCE, North 10°28' East 105.0 feet to an iron rod set for the Northwest corner hereof; THENCE, South 66°16' East 710.0 feet with the South line of said four (4.0) acre tract to the place of beginning, containing forty-nine hundredths (0.49) acre, more or less.

The South Four (4) acres of the North sixteen (16) of Tract 76, San Salvador del Tule Grant, Hidalgo County, Texas, being described by metes and bounds as follows:

Beginning at an iron rod found at the East line of Tract 76 for the Northeast corner hereof, said corner being located South 10°28' West 554.2 feet from the Northeast corner of Tract 76;  
 Thence continuing South 10°28' West 220.5 feet to an iron rod set for the Southeast corner thereof;  
 Thence North 66°16' West, at 746.1 feet set an iron rod at the East ROW of US Hwy 281, at 815.9 feet in all to the West line of Tract 76 for the Southwest corner hereof;  
 Thence North 9°28' East 221.4 feet with said West line to the Northwest corner hereof;  
 Thence South 66°16' East, at 71.3 feet pass the East ROW of US Hwy 281, at 816.2 feet in all to the place of beginning, containing four (4.0) acres, more or less; including Oil, Gas and other Minerals.

**U.S. HIGHWAY 281**  
VOL. 1062, PAGE 500, H.C.D.R.



**DETAIL A**  
SCALE: 1" = 40'

SCALE: 1" = 100'  
BEARINGS BASED ON RECORD BEARINGS OF SAN SALVADOR DEL TULE GRANT

FILE:  
FLOOD INSURANCE RATE MAP  
COMMUNITY-PANEL NUMBER  
480234 0125 B  
MAP REVISION: JANUARY 2, 1981

THIS AREA IS IN FLOOD ZONE "X"

**LEGEND:**  
F - FOUND 1/2" IRON ROD  
S - SET 1/2" IRON ROD  
-o- - POWER POLES

**PLAT SHOWING**

A PARTITION OF A 14.83 ACRE TRACT OF LAND BEING A PORTION OF TRACT 76, SAN SALVADOR DEL TULE GRANT, AS RECORDED IN VOLUME 10, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT 1 AS DESCRIBED IN DISTRIBUTION DEED RECORDED IN DOCUMENT #1984042, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**R.E. Garcia**  
ENGINEER

**R.E. Garcia & Associates**  
ENGINEERS, SURVEYORS, PLANNERS

116 NORTH 12th AVE.  
EDINBURG, TEXAS 78541 (359) 381-1881

**REGISTERED PROFESSIONAL LAND SURVEYOR # 4293**

**TITLE**  
PARTITION SURVEY

DATE: NOVEMBER 17, 2010  
SCALE: 1" = 200'  
JOB # J018 2010-1264  
BOOK # N/A

EXHIBIT B

Metes and Bounds Descriptions of the parcel

awarded to

Teodoro R. Garza

## TRACT I

METES AND BOUNDS DESCRIPTION  
FOR A  
2.09 ACRE TRACT

A 2.09 acre tract being a portion of Tract 76, San Salvador Del Tule Grant as recorded in Volume 10, Pages 58 through 60, Map Records, Hidalgo County, Texas, also described in Final Decree recorded in Volume 331, Page 359, Deed Records, Hidalgo County, Texas, also being a portion of that certain Tract I described in Distribution Deed recorded in Document #1984042, Official Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

**BEGINNING** at a set one-half inch iron rod on an existing fence corner being the most northerly southeast corner of said Tract 76 also being the northeast corner of Tract 77 of said San Salvador Del Tule Grant also being the southeast corner of said Tract I described in Distribution Deed recorded in Document #1984042, Official Records, Hidalgo County, Texas, for the southeast corner of herein described tract.

**THENCE** N 78° 36' 31" W 137.70 feet along an existing fence being the recognized south line of said Tract 76 also being the recognized north line of said Tract 77, also being the recognized south line of said Tract I described in Distribution Deed recorded in Document #1984042, Official Records, Hidalgo County, Texas, to a found one-half inch iron rod for an interior corner of herein described tract.

**THENCE** N 72° 33' 57" W 166.63 feet continuing along said existing fence being the recognized south line of said Tract I described in Distribution Deed recorded in Document #1984042, Official Records, Hidalgo County, Texas, to set one-half inch iron rod on an existing fence corner for an interior corner of herein described tract.

**THENCE** N 68° 28' 09" W 100.51 feet continuing along said existing fence being the recognized south line of said Tract I described in Distribution Deed recorded in Document #1984042, Official Records, Hidalgo County, Texas, to a set one-half inch iron rod on an existing fence corner for an interior corner of herein described tract.

**THENCE** N 67° 58' 20" W 381.07 feet continuing along said existing fence being the recognized south line of said Tract I described in Distribution Deed recorded in Document #1984042, Official Records, Hidalgo County, Texas, to a set one-half inch iron rod on west line of said Tract 76 also being the east Right-of-Way line of U. S. Highway 281 for the southwest corner of herein described tract.

**THENCE** N 09° 36' 37" E 136.56 feet along said west line of Tract 76 also being the east Right-of-Way line of U. S. Highway 281 to a set one-half inch iron rod for the northwest corner of herein described tract.

**THENCE** S 66° 16' 00" E 798.99 feet parallel to the north line of said Tract 76 to a set one-half inch iron rod on an existing fence being the east line of said Tract 76 for the northeast corner of herein described tract.

**THENCE** S 10° 28' 00" W 71.56 feet along said existing fence being the east line of said Tract 76 to the point of beginning and containing 2.09 acres of land, more or less.

EXHIBIT C

Metes and Bounds Descriptions of the parcel

awarded to

Monica A. Rios and Cynthia Salazar

## TRACT 2

METES AND BOUNDS DESCRIPTION  
FOR A  
2.09 ACRE TRACT

A 2.09 acre tract being a portion of Tract 76, San Salvador Del Tule Grant as recorded in Volume 10, Pages 58 through 60, Map Records, Hidalgo County, Texas, also described in Final Decree recorded in Volume 331, Page 359, Deed Records, Hidalgo County, Texas, also being a portion of that certain Tract I described in Distribution Deed recorded in Document #1984042, Official Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

**BEGINNING** at a set one-half inch iron rod on an existing fence being the east line of said Tract 76 for the southeast corner of herein described tract. Said point bears N 10°28' 00" E 71.56 feet from a set one-half inch iron rod being the most northerly southeast corner of said Tract 76 also being the northeast corner of Tract 77 of said San Salvador Del Tule Grant.

**THENCE** N 66°16' 00" W 798.99 feet parallel to the north line of said Tract 76 to a set one-half inch iron rod on west line of said Tract 76 also being the east Right-of-Way line of U. S. Highway 281 for the southwest corner of herein described tract.

**THENCE** N 09°36' 37" E 89.85 feet along said west line of Tract 76 also being the east Right-of-Way line of U. S. Highway to a set one-half inch iron rod being the point of curvature of a curve to the right for an interior corner of herein described tract.

**THENCE** 27.57 feet in a northerly direction along said east Right-of-Way line of U. S. Highway 281 being a curve to the right whose radius is 5,857.85 feet, whose cord length is 27.57 feet and whose cord bearing is N 09°40' 27" E to a set one-half inch iron rod for the northwest corner of herein described tract.

**THENCE** S 66°16' 00" E 801.14 feet parallel to the north line of said Tract 76 to a set one-half inch iron rod on an existing fence being the east line of said Tract 76 for the northeast corner of herein described tract.

**THENCE** S 10°28' 00" W 116.91 feet along said existing fence being the east line of said Tract 76 to the point of beginning and containing 2.09 acres of land, more or less.

EXHIBIT D

Metes and Bounds Descriptions of the parcel

awarded to

Felicitas G. Torres

## TRACT 3

METES AND BOUNDS DESCRIPTION  
FOR A  
2.09 ACRE TRACT

A 2.09 acre tract being a portion of Tract 76, San Salvador Del Tule Grant as recorded in Volume 10, Pages 58 through 60, Map Records, Hidalgo County, Texas, also described in Final Decree recorded in Volume 331, Page 359, Deed Records, Hidalgo County, Texas, also being a portion of that certain Tract I described in Distribution Deed recorded in Document #1984042, Official Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

**BEGINNING** at a set one-half inch iron rod on an existing fence being the east line of said Tract 76 for the southeast corner of herein described tract. Said point bears N 10°28' 00" E 188.47 feet from a set one-half inch iron rod being the most northerly southeast corner of said Tract 76 also being the northeast corner of Tract 77 of said San Salvador Del Tule Grant.

**THENCE** N 66°16' 00" W 801.14 feet parallel to the north line of said Tract 76 to a set one-half inch iron rod on the east Right-of-Way line of U. S. Highway 281 for the southwest corner of herein described tract.

**THENCE** 116.79 feet in a northerly direction along said east Right-of-Way line of U. S. Highway 281 being a curve to the right whose radius is 5,857.85 feet, whose cord length is 116.79 feet and whose cord bearing is N 10°23' 27" E to a set one-half inch iron rod for the northwest corner of herein described tract.

**THENCE** S 66°16' 00" E 801.29 feet parallel to the north line of said Tract 76 to a set one-half inch iron rod on an existing fence being the east line of said Tract 76 for the northeast corner of herein described tract.

**THENCE** S 10°28' 00" W 116.75 feet along said existing fence being the east line of said Tract 76 to the point of beginning and containing 2.09 acres of land, more or less.

EXHIBIT E

Metes and Bounds Descriptions of the parcel

awarded to

Arturo G. Garza

TRACT 4

METES AND BOUNDS DESCRIPTION  
FOR A  
2.09 ACRE TRACT

A 2.09 acre tract being a portion of Tract 76, San Salvador Del Tule Grant as recorded in Volume 10, Pages 58 through 60, Map Records, Hidalgo County, Texas, also described in Final Decree recorded in Volume 331, Page 359, Deed Records, Hidalgo County, Texas, also being a portion of that certain Tract I described in Distribution Deed recorded in Document #1984042, Official Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

**BEGINNING** at a set one-half inch iron rod on an existing fence being the east line of said Tract 76 for the southeast corner of herein described tract. Said point bears N 10°28' 00" E 305.22 feet from a set one-half inch iron rod being the most northerly southeast corner of said Tract 76 also being the northeast corner of Tract 77 of said San Salvador Del Tule Grant.

**THENCE** N 66°16' 00" W 801.29 feet parallel to the north line of said Tract 76 to a set one-half inch iron rod on the east Right-of-Way line of U. S. Highway 281 for the southwest corner of herein described tract.

**THENCE** 116.41 feet in a northerly direction along said east Right-of-Way line of U. S. Highway 281 being a curve to the right whose radius is 5,857.85 feet, whose cord length is 116.41 feet and whose cord bearing is N 11°31' 55" E to a set one-half inch iron rod for the northwest corner of herein described tract.

**THENCE** S 66°16' 00" E 799.07 feet parallel to the north line of said Tract 76 to a set one-half inch iron rod on an existing fence being the east line of said Tract 76 for the northeast corner of herein described tract.

**THENCE** S 10°28' 00" W 116.90 feet along said existing fence being the east line of said Tract 76 to the point of beginning and containing 2.09 acres of land, more or less.

EXHIBIT F

Metes and Bounds Descriptions of the parcel

awarded to

Eva Garcia

METES AND BOUNDS DESCRIPTION  
FOR A  
1.05 ACRE TRACT

A 1.05 acre tract being a portion of Tract 76, San Salvador Del Tule Grant as recorded in Volume 10, Pages 58 through 60, Map Records, Hidalgo County, Texas, also described in Final Decree recorded in Volume 331, Page 359, Deed Records, Hidalgo County, Texas, also being a portion of that certain Tract I described in Distribution Deed recorded in Document #1984042, Official Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

**BEGINNING** at a set one-half inch iron rod on an existing fence being the east line of said Tract 76 for the southeast corner of herein described tract. Said point bears N 10°28' 00" E 422.12 feet from a set one-half inch iron rod being the most northerly southeast corner of said Tract 76 also being the northeast corner of Tract 77 of said San Salvador Del Tule Grant.

**THENCE** N 66°16' 00" W 799.07 feet parallel to the north line of said Tract 76 to set one-half inch iron rod on the east Right-of-Way line of U. S. Highway 281 for the southwest corner of herein described tract.

**THENCE** 40.81 feet in a northerly direction along said east Right-of-Way line of U. S. Highway 281 being a curve to the right whose radius is 5,857.85 feet, whose cord length is 40.81 feet and whose cord bearing is N 12°18' 01" E to set one-half inch iron rod for the northwest corner of herein described tract.

**THENCE** S 66°16' 00" E 606.02 feet parallel to the north line of said Tract 76 to a set one-half inch iron rod for an interior corner of herein described tract.

**THENCE** N 23° 44' 00" E 74.23 feet along a line to a set one-half inch iron rod for an interior corner of herein described tract.

**THENCE** S 66°16' 00" E 174.21 feet parallel to the north line of said Tract 76 to a set one-half inch iron rod on an existing fence being the east line of said Tract 76 for the northeast corner of herein described tract.

**THENCE** S 10°28' 00" W 117.37 feet along said existing fence being the east line of said Tract 76 to the point of beginning and containing 1.05 acres of land, more or less.

EXHIBIT G

Metes and Bounds Descriptions of the parcel

awarded to

Brian Garcia and Amanda Garcia

TRACT 5B

METES AND BOUNDS DESCRIPTION  
FOR A  
1.05 ACRE TRACT

A 1.05 acre tract being a portion of Tract 76, San Salvador Del Tule Grant as recorded in Volume 10, Pages 58 through 60, Map Records, Hidalgo County, Texas, also described in Final Decree recorded in Volume 331, Page 359, Deed Records, Hidalgo County, Texas, also being a portion of that certain Tract I described in Distribution Deed recorded in Document #1984042, Official Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

**BEGINNING** at a set one-half inch iron rod for the northeast corner of herein described tract. Said point bears N 10°28' 00" E 539.49 feet and N 66°16' 00" W 174.21 feet from a set one-half inch iron rod being the most northerly southeast corner of said Tract 76 also being the northeast corner of Tract 77 of said San Salvador Del Tule Grant.

**THENCE** S 23° 44' 00" W 74.23 feet along a line to a set one-half inch iron rod for the southeast corner of herein described tract.

**THENCE** N 66°16' 00" W 606.02 feet parallel to the north line of said Tract 76 to a set one-half inch iron rod on the east Right-of-Way line of U. S. Highway 281 for the southwest corner of herein described tract.

**THENCE** 75.59 feet in a northerly direction along said east Right-of-Way line of U. S. Highway 281 being a curve to the right whose radius is 5,857.85 feet, whose cord length is 75.59 feet and whose cord bearing is N 12°52' 10" E to set one-half inch iron rod for the northwest corner of herein described tract.

**THENCE** S 66°16' 00" E 620.27 feet parallel to the north line of said Tract 76 to the point of beginning and containing 1.05 acres of land, more or less.

EXHIBIT H

Metes and Bounds Descriptions of the parcel

awarded to

Eric John Salinas and Claudia Lee Salinas

METES AND BOUNDS DESCRIPTION  
FOR A  
2.09 ACRE TRACT

A 2.09 acre tract being a portion of Tract 76, San Salvador Del Tule Grant as recorded in Volume 10, Pages 58 through 60, Map Records, Hidalgo County, Texas, also described in Final Decree recorded in Volume 331, Page 359, Deed Records, Hidalgo County, Texas, also being a portion of that certain Tract I described in Distribution Deed recorded in Document #1984042, Official Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

**BEGINNING** at a set one-half inch iron rod on an existing fence being the east line of said Tract 76 for the southeast corner of herein described tract. Said point bears N 10°28' 00" E 539.49 feet from a set one-half inch iron rod being the most northerly southeast corner of said Tract 76 also being the northeast corner of Tract 77 of said San Salvador Del Tule Grant.

**THENCE** N 66°16' 00" W 794.48 feet parallel to the north line of said Tract 76 to set one-half inch iron rod on the east Right-of-Way line of U. S. Highway 281 for the southwest corner of herein described tract.

**THENCE** 87.98 feet in a northerly direction along said east Right-of-Way line of U. S. Highway 281 being a curve to the right whose radius is 5,857.85 feet, whose cord length is 87.98 feet and whose cord bearing is N 13°40' 10" E to set one-half inch iron rod being the point of tangency for said curve to the right for an interior corner of herein described tract.

**THENCE** N 14°00' 00" E 28.85 feet along said east Right-of-Way line of U. S. Highway 281 to set one-half inch iron rod for the northwest corner of herein described tract.

**THENCE** S 66°16' 00" E 787.60 feet parallel to the north line of said Tract 76 to set one-half inch iron rod on an existing fence being the east line of said Tract 76 for the northeast corner of herein described tract.

**THENCE** S 10°28' 00" W 118.22 feet along said existing fence being the east line of said Tract 76 to the point of beginning and containing 2.09 acres of land, more or less.

EXHIBIT I

Metes and Bounds Descriptions of the parcel

awarded to

Maria Ignacia G. Rodriguez

TRACT 7

METES AND BOUNDS DESCRIPTION  
FOR A  
2.09 ACRE TRACT

A 2.09 acre tract being a portion of Tract 76, San Salvador Del Tule Grant as recorded in Volume 10, Pages 58 through 60, Map Records, Hidalgo County, Texas, also described in Final Decree recorded in Volume 331, Page 359, Deed Records, Hidalgo County, Texas, also being a portion of that certain Tract I described in Distribution Deed recorded in Document #1984042, Official Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

**BEGINNING** at a set one-half inch iron rod on an existing fence being the east line of said Tract 76 for the southeast corner of herein described tract. Said point bears N 10°28' 00" E 657.71 feet from a set one-half inch iron rod being the most northerly southeast corner of said Tract 76 also being the northeast corner of Tract 77 of said San Salvador Del Tule Grant.

**THENCE** N 66°16' 00" W 787.60 feet parallel to the north line of said Tract 76 to set one-half inch iron rod on the east Right-of-Way line of U. S. Highway 281 for the southwest corner of herein described tract.

**THENCE** N 14°00' 00" E 119.73 feet along said east Right-of-Way line of U. S. Highway 281 to set one-half inch iron rod on the north line of said Tract I described in Distribution Deed recorded in Document #1984042, Official Records, Hidalgo County, Texas, for the northwest corner of herein described tract.

**THENCE** S 66°16' 00" E 787.60 feet along said north line of Tract I described in Distribution Deed recorded in Document #1984042, Official Records, Hidalgo County, Texas, being parallel to the north line of said Tract 76 to set one-half inch iron rod on an existing fence corner on the east line of said Tract 76 being the northeast corner of said Tract I described in Distribution Deed recorded in Document #1984042, Official Records, Hidalgo County, Texas, for the northeast corner of herein described tract.

**THENCE** S 10°28' 00" W 121.25 feet along an existing fence being the east line of said Tract 76 to the point of beginning and containing 2.09 acres of land, more or less.