



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR October 6, 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>4</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>3</u>
TOTAL CERTIFICATES	7

AI-77620

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	Edward Garza Jr.	4-3765
2.	Gilbert Espino	4-3787
3.	Yvonne Alanis & Domingo Rios Jr.	4-3142
4.	Monica Cantu & Cecilio Cantu	4-3786
	COMM. COURT: OCTOBER 6, 2020	



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office
1304 South 25th 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: 4-3765

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: Edward Garza Jr

Address: 609 S Excalibur St

Edinburg TX

78539

Phone: 956-821-0762

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>TPMP</u>	
	<u>9/25/2020</u>	<u>/ /</u>

Water Supplier: North Alamo water

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

Account/ESI No.: 1000007373

Temporary Pole Permanent Service

regarding the land described as:

Ranchos Los Papalotes No.1 Lot 2

on Oct. 6, 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 9/25/20);
- 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;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

10/6/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 10/6/20

ATTEST: [Signature]
Hidalgo County Clerk

10/06/2020
Date



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-3765

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: Edward Garza Jr

Address: 609 S Excalibur St

Edinburg TX 78539

Phone: 956-821-0762

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

Ranchos Los Papalotes No. 1 Lot 2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Edward Garza Jr
Requesting Party (Signature)

9-25-20
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of plat.

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

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

9/30/20
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

9/25/2020 10:51:00 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 4-3765
Receipt No.: 014452
R1157-01-000-0002-00

GARZA EDWARD JR
609 S EXCALIBER ST
EDINBURG , TX 78539
(956) 821-0762
(956) 821-0762

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1000Sq.Ft.
- [5] Legal Description: RANCHOS LOS PAPALOTES NO. 1 LOT 2
- [6] Location: BRUSHLINE RD AND 490
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$100000
- [10] Flood Zone: Zone X

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 HCPD SETBACKS AND REGULATIONS
Description: Permit 4-3765
Price: \$30.00

Total Amount.....\$30.00


Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: peter.hernandez
Receipt: alex.antons


Cashier

9/25/20
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

9-25-20
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: August 29, 2020

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

Grantee: Edward Garza, Jr
Grantee's Mailing Address (including county): 609 S. Excaliber St.
Edinburg, Tx 78539
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 \$114,000.00 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 2, Ranchos Los Papalotes Subdivision No. 1, Hidalgo County, Texas, according to the map or plat thereof recorded as Document Number Volume 53, Page 199, 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 2020 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.

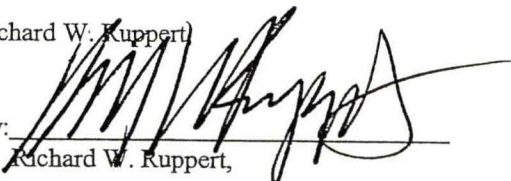
Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, 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.

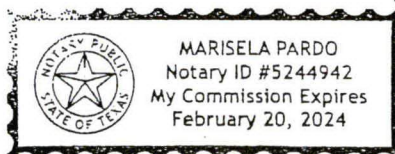
Richard W. Ruppert
By: 
Richard W. Ruppert,

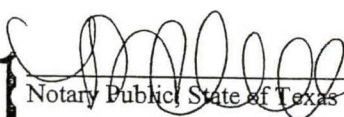
(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on August 29, 2020, by Richard W. Ruppert, of Richard W. Ruppert, , on behalf of said .

AFTER RECORDING RETURN TO:
Richard W. Ruppert
P. O. Box 959
Edinburg, Texas 78540-0959




Notary Public, State of Texas



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4
4-3787

Application No:

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: GUSTAV ESPIN

Address: PO Box 27

La Blanca TX

75558

Phone: (956) 3253399

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>Re Installed OSSF</u>
Date Approved:	<u>1 1</u>	<u>9 12 2020</u>

Water Supplier: North Alamo area

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

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

regarding the land described as:

Villas de Santa Cruz #2 lot 32,

on Oct 6, 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 5/24/19);
- 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;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Ricardo F. Pentez
Hidalgo County Judge Date 10/6/20

APPROVED BY COMMISSIONERS' COURT
ON: 10/6/2020

ATTEST:

[Signature]
Hidalgo County Clerk Date 10/6/2020



PLANNING DEPARTMENT

Rev. 05-18-20

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-3787

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: Guillermo Espino

Address: PO Box 27

La Blanca TX 79555

Phone: (956) 325 3399

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

Villas de Santa Cruz #2 lot 32

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)

Sep 29 2020
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of plat.

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

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

9/30/20
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

9/29/2020 1:58:44 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-3787

Receipt No.: 014521

V3807-02-000-0032-00

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

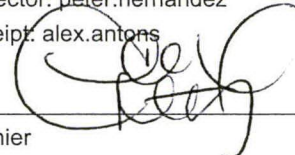
ESPINO GILBERT
PO BOX 27
LA BLANCA , TX 78558
(956) 325-3399
(956) 325-3399

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1980Sq.Ft.
- [5] Legal Description: VILLAS DE SANTA CRUZ NO. 2 LOT 32
- [6] Location: DOO LITTLE RD AND DAVIS RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$90000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 20', Rear 20', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
PLAT RULES AND REGULATIONS
Description: Permit 4-3787
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: peter.hernandez
Receipt: alex.antons



Cashier

9/29/20
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

SEP 29 2020
Date

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

Date: **September 9, 2020**

Grantor: **RIVERA PROPERTIES, INC., a Texas Corporation**

Grantor's Mailing Address (including county):

**3701 Hobbs Drive
Edinburg, Texas 78539
Hidalgo County**

Grantee: **GILBERT ESPINO**

Grantee's Mailing Address (including county):

**P.O. Box 27
La Blanca, Texas 78558
Hidalgo County**

Consideration: **Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.**

Property (including any improvements): **All of Lot 32, VILLAS DE SANTA CRUZ, UNIT NO. 2 SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in on May 24, 2019, under Document Number 3016916, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.**

Reservations from and Exceptions to Conveyance and Warranty:

- 1. Restrictive covenants dated September 11, 2019, filed September 19, 2019 under Document Number 3049175, Official Records and under Document Number 3016916, in the Office of the County Clerk 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.

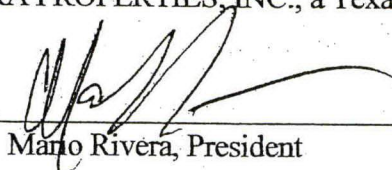
2. Statutory easements, rules, regulations and rights in favor of Santa Cruz Irrigations District No. 15.
3. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Villas De Santa Cruz Unit No. 2 Subdivision, recorded under Document Number 3016916 in the Office of the County Clerk of Hidalgo County, Texas.
4. Easement and Right of Way in favor of Central Power and Light Company, filed January 29, 2003, under Document Number 1162414, Official Records, Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map attached thereto.
5. Right of Way Easement in favor of North Alamo Water Supply Corporation as shown by instrument dated July 17, 2018, filed October 1, 2018 under Document Number 2953908, Official Records of Hidalgo County, Texas.
6. Contract, Easement and Use Restriction in favor of Central Power and Light Company, dated February 15, 2019, filed March 8, 2019, under Document Number 2993918, Official Records, Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map attached thereto.
7. Water Service Agreement in favor of North Alamo Water Supply Corporation, a Texas Corporation as shown by instrument dated March 25, 2019, filed March 28, 2019 under Document Number 2999456, Official Records of Hidalgo County, Texas.
8. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 15, 1944, by and between Santa Cruz Farms Co., as Lessor, and Magnolia Petroleum Company, as Lessee, recorded in Volume 54, Page 93, Oil and Gas Records of Hidalgo County, Texas.
9. Mineral and/or royalty reservation contained in deed dated November 1, 1949, recorded in Volume 677, Page 90, Deed Records of Hidalgo County, Texas.
10. Visible and apparent easements on or across the property here in described.
11. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
12. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years.

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 context requires, singular nouns and pronouns include the plural.

RIVERA PROPERTIES, INC., a Texas Corporation

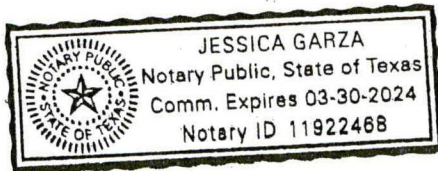
BY:


Mario Rivera, President

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 9th day of September, 2020, by Mario Rivera, President of RIVERA PROPERTIES, INC., a Texas Corporation, on behalf of said Texas Corporation.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Gilbert Espino
404 Hall Acres Road
San Juan, Texas 78589

PREPARED BY:

The Law Office of AURELIO GARZA
1208 S. McColl
Edinburg, Texas 78539
File #20/1273 GF #169572/VLTC



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th 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: 4-3141

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: Ivonne Aranis
Domingo Rios

Address: 501 Beverly Hills
Ln Edinburg TX
78542

Phone: 956-298-2502

Approved by Environmental Health:	Temporary Service <i>List lot only</i> <u>MRamirez</u> Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	<u>no septic yet</u>	
Date Approved:	<u>09/29/20</u>	<u>/ /</u>

Water Supplier: NAWS

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

Account/ESI No.: 10032789443184943
[] Temporary Pole [] Permanent Service

regarding the land described as:

MGM Grand Ranches Ph. IV-B lot 433

on Oct 6, 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 3/2/07);
- 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 MR);
- 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 MR);
- 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 MR);
- 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 Date 10/6/20

ATTEST: [Signature]
Hidalgo County Clerk Date 10/6/2020

APPROVED BY
COMMISSIONERS COURT
ON: 10/6/20 [Signature]



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-3141

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: Domingo Rios, Yvonne Alanis
Address: 501 Beverly Hills Ln
Edinburg Tx, 78542
Phone: 956-298-2502

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

Lot 433, MGM Grand Ranches, Phase IV-B, 501 Beverly Hills Ln, Edinburg Tx 78542

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)

9/29/20
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of Plat

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

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

9/30/20
Date

[Signature]
County Official



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

5/21/2020 9:25:12 AM

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 4-3141
Receipt No.: 012210
M3849-4B-000-0433-00

RIOS DOMINGO JR & YVONNE ALANIZ
1104 N RAVCON ST
ROMA , TX 78584
(956) 298-2502
(956) 298-2502

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3402Sq.Ft.
- [5] Legal Description: MGM GRAND RANCHES PH IV-B LOT 433
- [6] Location: alamo rd and curry
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$279994
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 21', Side NS10', Side ', Corner 65'
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-3141
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: danny.sanchez
Receipt: alex.antons



Cashier

5/21/2020
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 of Owner or Applicant

5/21/2020
Date

Charge to: VLTC
GF# 159957/P9

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: December 26, 2018

Grantor: MIGUEL A. OJEDA CERVANTES and KRYSTAL D. CAVAZOS, a married couple

Grantor's Mailing Address: 1204 W. Kiwi Ave., Apt. C
Pharr, Texas 78577
Hidalgo County

Grantee: DOMINGO C. RIOS, JR. and YVONNE Y. ALANIZ, a married couple

Grantee's Mailing Address: 1104 N. Raucon St.
Roma, Texas 78584
Starr County

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

All of Lot 433, MGM GRAND RANCHES PHASE IV-B, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 52, Pages 114 thru 116, 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

Exceptions to Conveyance and Warranty, to the extent they validly exist:

Restrictive covenants described in instrument dated March 26, 2007, filed March 27, 2007 under Document Number 2007-1738593, Official Records and Volume 52, Pages 114 thru 116, Map 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.

Annual maintenance charge and/or current assessments as set forth in instrument dated March 26, 2007, filed March 27, 2007 under Document Number 2007-1738593, Official Records, Hidalgo County, Texas.

Statutory, 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 described subdivision.

Minimum floor elevations, setback lines, easements and restrictions as shown on the map of MGM Grand Ranches Phase IV-B, recorded in Volume 52, Pages 114 thru 116, Map Records of Hidalgo County, Texas.

Right of way easement in favor of Hidalgo County as shown by instrument dated July 16, 1956, recorded in Volume 865, Page 550, Deed Records of Hidalgo County, Texas.

Irrigation Easement in favor of Hidalgo County Irrigation District No. One as shown by

instrument dated February 21, 1983, recorded in Volume 1890, Page 48, Official Records of Hidalgo County, Texas.

Irrigation Easement in favor of Hidalgo County Irrigation District No. One as shown by instrument dated February 21, 1983, recorded in Volume 1890, Page 50, Official Records of Hidalgo County, Texas.

Irrigation Easement in favor of Hidalgo County Irrigation District No. One as shown by instrument dated July 5, 1983, recorded in Volume 1890, Page 56, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Bill E. Reeves and Paula R. Reeves Lessors to Peter Verhalen, as Lessee, dated May 29, 1982, recorded in Volume 419, Page 215, Oil and Gas Records of Hidalgo County, Texas. Said lease has been assigned unto Pyro Energy Corp. by instrument dated July 12, 1982, recorded in Volume 419, Page 887, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between William F. Killough and wife, Jean M. Killough as Lessors to Yuma Petroleum Company, as Lessee, dated April 8, 1985, recorded in Volume 2175, Page 114, Official R Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Bill E. Reeves and Paula R. Reeves as Lessors to Yuma Petroleum Company, as Lessee, dated April 8, 1985, recorded in Volume 2175, Page 119, Official Records of Hidalgo County, Texas.

Terms, stipulations and conditions as disclosed by Certificate of Resolution and Order of Hidalgo County Irrigation District No. 1, dated August 4, 2008, filed August 12, 2008 under Document Numbers 2008-1918207 and Document Number 2008-1918208, both in the Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed by and between W.G. Killough and wife, France C. Killough as Lessors to Union Producing Co., as Lessee, dated October 1, 1954, recorded in Volume 162, Page 274, Oil and Gas Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated August 13, 2003, filed August 23, 2003 under Document Number 1236088, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated August 11, 2008, filed August 26, 2008 under Document Number 2008-1922388, Official Records of Hidalgo County, Texas.

All water rights reserved as shown by instrument dated August 11, 2008, filed August 26, 2008 under Document Number 2008-1922388, Official Records of Hidalgo County, Texas.

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

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.

GRANTOR AND GRANTEE AGREE THAT GRANTOR HAS CONVEYED THE PROPERTY AND GRANTEE HAS ACCEPTED THE PROPERTY IN ITS "AS IS" CONDITION, WITH ANY AND ALL DEFECTS AND WITHOUT WARRANTY EXCEPT FOR THE WARRANTIES OF TITLE AND THE WARRANTIES IN THE CONTRACT EXECUTED BETWEEN GRANTOR AND GRANTEE.

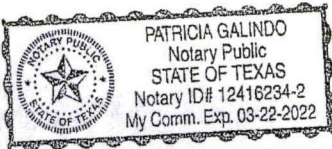
When the context requires, singular nouns and pronouns include the plural.

Miguel A. Ojeda Cervantes
MIGUEL A. OJEDA CERVANTES
Krystal D. Cavazos
KRYSTAL D. CAVAZOS

STATE OF TEXAS)
COUNTY OF HIDALGO)

Before me, the undersigned authority, on this day personally appeared MIGUEL A. OJEDA CERVANTES, proved to me through picture id to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that MIGUEL A. OJEDA CERVANTES, executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 27th day of December, 2018.

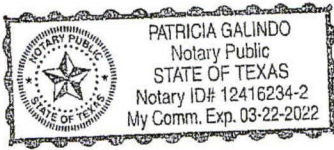


Patricia Galindo
Notary Public, State of Texas
My commission expires: _____
Notary Public ID: _____

STATE OF TEXAS)
COUNTY OF HIDALGO)

Before me, the undersigned authority, on this day personally appeared KRYSTAL D. CAVAZOS, proved to me through picture id to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that KRYSTAL D. CAVAZOS, executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 27th day of December, 2018.



Patricia Galindo
Notary Public, State of Texas
My commission expires: _____
Notary Public ID: _____

PREPARED IN THE OFFICE OF:
LAW OFFICE OF RICHARD A. CANTU, P.C.
6013 N. 10th Street
McAllen, Texas 78504
Tel: (956) 687-7763
Fax: (956) 683-8958
Email: CantuR@valleylandtitleco.com
File/GF No.: 10247-18/159957vltc

AFTER RECORDING RETURN TO:
DOMINGO C. RIOS, JR. and
YVONNE Y. ALANIZ
1104 N. Raven St.
Roma, Texas 78584



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office
1304 South 25th 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: 4-3786

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: Cecilio Cantu
Monica Cantu

Address: Lot 23 Redbird St
Edinburg tx 78542

Phone: (956) 6484333

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

Water Supplier: North Water supply

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

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

regarding the land described as: Cardinal Point lot 23

on Oct. 6, 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 2/10/17);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

10/6/20
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 10/6/20

ATTEST: [Signature]
Hidalgo County Clerk

10/06/2020
Date



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office
1304 South 25th 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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 ④

Application No: 4-3786

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: Monica Cantu + Cecilio Cantu

Address: Lot 23 Redbird St Edinburg
TX 78542.

Phone: (956) 648 4333

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

Cardinal Point lot 23

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Monica Cantu
Requesting Party (Signature)

9-29-2020
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of pmt.

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

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

9/30/20
Date

[Signature]
County Official



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

9/29/2020 1:37:29 PM

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 4-3786
Receipt No.: 014518
C1623-00-000-0023-00

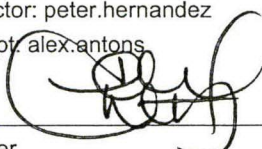
CANTU CECILIO & MONICA
5724 REDBIRD ST
EDINBURG, TX 78542
(956) 457-6326
(956) 457-6326

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 384Sq.Ft.
- [5] Legal Description: CARDINAL POINT LOT 23
- [6] Location: TERRY RD AND RAMSEYER RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$800
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 35', Rear 30', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
Description: Permit 4-3786
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: peter.hernandez
Receipt: alex.antons



Cashier

9/29/20
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.

Monica Cantu
Signature of Owner or Applicant

9-29-2020
Date

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

WARRANTY DEED

DATE: October 5, 2015

Grantors: Elias Cantu
Damaris Cantu
3801 Benito A Ramirez RD
Edinburg Texas, 78542

Grantee: Cecilio Cantu
Monica Cantu
5714 Redbird ST
Edinburg Texas, 78542

Consideration: Twenty Five Thousand Dollars (\$25,000.00) and other valuable considerations as granted to Grantee by Grantors.

Property (Including Any Improvements):

Lot 23, CARDINAL POINT SUBDIVISION, Hidalgo County, Texas, as shown by map or plat thereof recorded in Volume 32, Page 21, Map records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

Subject to Any easements, restrictions and reservations of record if any.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and rights and appurtenances thereto to any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, 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, by, through and under Grantor and no further.

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

Grantee accepts the herein described property as is, where is, and with all faults, and without any representations or warranties whatsoever, express of 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 (1) the condition the property or any element thereof, including, without limitation, warranties related to environmental conditions, suitability for habitation, merchantability or fitness for a particular purpose; (2) the soil conditions existing at the property with respect to any particular purpose, development potential or otherwise; (3) all warranties created by affirmation of fact or promise by any description of the property; and (4) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.



PLANNING DEPARTMENT

Rev. 01-08-20

County of Hidalgo

Main Office
1304 South 25th 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
1-3216

Application No: _____

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

Upon the application of:

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

Name: Jessica D. Ferrer

Address: 2604 Roselawn Dr
PO Box 1203
Westaco, TX 78596

Phone: 956 624-5545

Water Supplier: North Alamo

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

Account/ESI No.: 10032789408158064
[] Temporary Pole [] Permanent Service

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

Rosedale heights lots 1 + 2 Blk 1

[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 Oct. 6, 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.~~

Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

10/6/20
Date

ATTEST:

Antonio Braxton Jr.
Hidalgo County Clerk

10/6/2020
Date

APPROVED BY
COMMISSIONERS' COURT
ON: 10/6/20



PLANNING DEPARTMENT

County of Hidalgo

Rev. 01-08-20

Main Office
1304 South 25th 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: 1-3246

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

Jessica Danielle Ferrer

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

Rosedale heights lots 1+2 Blk 1

[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 Sept. 30, 2020, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Capital Title
GF# 20-489733-wc **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: **June 19, 2020**

Grantor: **MARIO MIGUEL FERRER and wife, SAN JUANITA PEREZ DE FERRER**

Grantor's Mailing Address: **2612 Roselawn Drive
Weslaco, Texas 78596
Hidalgo County**

Grantee: **MARIO MIGUEL FERRER and wife, JESSICA DANIELLE FERRER**

Grantee's Mailing Address: **2522 Granada Drive
Weslaco, Texas 78596
Hidalgo County**

Consideration: **TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00)** which said sum represents the first draw on that certain note in the principal amount of **ONE HUNDRED SEVENTY TWO THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$172,200.00)**, of even date herewith, executed by Grantee to **BANK OF SOUTH TEXAS, 840 N. Cage Blvd., Pharr, Hidalgo County, Texas 78577**. The note is secured by a vendor's lien retained in favor of **BANK OF SOUTH TEXAS** in this deed and by a Deed of Trust of even date from Grantee to **DARRYL K. LEMKE, Trustee**.

Property (including any improvements):

Lot 1, Block 1 and Lot 2, Block 1, ROSEDALE HEIGHTS, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the corrected map or plat thereof recorded in Volume 22, Page 115, Map Records, Hidalgo County, Texas.

Reservations from Conveyance:

Subject To:

None

Exceptions to Conveyance and Warranty:

Subject To:

Restrictive covenants recorded in Volume 1606, Page 243, Real Property Records, Hidalgo County, Texas.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges a. and immunities relating thereto, appearing in the Public Records.

All visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use

Statutory rights, rules and regulations in favor of United Irrigation District pursuant to applicable sections of the Texas Water Code.

The easement(s) and/or building line(s) affecting the subject property as shown on map or plat recorded in map or plat Records, Hidalgo County, Texas.

Terms, conditions and stipulations in Agreement dated October 15, 1980, executed by and between A. Gutierrez, Jr. and h. North Alamo Water Supply Corporation, recorded in Volume 1695, Page 659, Deed Records, Hidalgo County, Texas.

Terms, conditions and Easement reserved in Deed dated November 5, 1979, recorded in Volume 1606, Page 243, Deed Records, Hidalgo County, Texas.

Property lies within the boundaries of Hidalgo County Drainage District No. 1.

Property lies within the boundaries of Hidalgo County ESD No. 1.

Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the Insured against loss, if any, sustained by the Insured under this Policy if such liens have been filed with the County Clerk of Hidalgo County, Texas, prior to the date hereof.

All ad valorem taxes for the year 2020 and all 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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

BANK OF SOUTH TEXAS, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the hereinbefore described \$25,000.00 draw, the vendor's lien, together with the superior title to said Property, is retained for the benefit of **BANK OF SOUTH TEXAS** and the same are hereby transferred and assigned to **BANK OF SOUTH TEXAS**.


MARIO MIGUEL FERRER

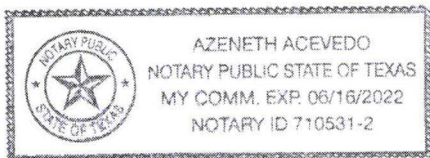

SAN JUANITA PEREZ DE FERRER

(Acknowledgement)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 22nd day of June, 2020, by
MARIO MIGUEL FERRER.

(SEAL)



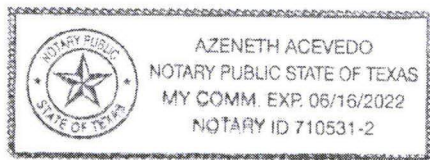
[Handwritten Signature]
Notary Public, State of Texas

(Acknowledgement)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 22nd day of June, 2020, by
SAN JUANITA PEREZ DE FERRER.

(SEAL)



[Handwritten Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Mario Miguel Ferrer and Jessica Danielle Ferrer
2522 Granada Drive
Weslaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#20-489733;YA/ch



Chapter 232, Texas Local Government Code

6/24/2020 3:49:27 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 1-3246
Receipt No.: 012903
R4050-00-001-0001-00

- FERRER MARIO M & ^{AU} ~~SAN JUANITA P.~~
 2612 ROSELAWN DR *Jessica D. Ferrer*
 WESLACO, TX 78596
 (956) 355-9856
 (956) 355-9856
- [1] Contractor: SELF
 - [2] Water System: City of Weslaco
 - [3] Class of Work: 25 Residential, new, Single Family Dwelling
 - [4] Size of Structure: 2838Sq.Ft.
 - [5] Legal Description: ROSEDALE HEIGHTS LOTS 1 & 2 BLK 1
 - [6] Location: MILE 7 N. & MILANO RD.
 - [7] Sewage: City of Weslaco
 - [8] Construction Type: Wood
 - [9] Est. Cost of Construction: \$150000
 - [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 1', Corner 10'
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
Description: Permit 1-3246
Price: \$30.00

Total Amount.....\$30.00


Method of Payment: Check
Check/M.O.#: 831
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt: alyssa.ulloa


Cashier

6/24/20
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

6-24-20
Date

PLAT OF SURVEY SHOWING
ROSEDALE HEIGHTS

BEING A SUBDIVISION OF THE SOUTH 18 1/4 ACRES OF
 FARM TRACT 629, WEST TRACT SUBDIVISION HIDALGO
 COUNTY, TEXAS.

I, HOWARD C. WILSON, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF SURVEY
 IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY MADE BY ME UPON THE
 GROUNDS.
 WITNESSED MY HAND THIS 5TH DAY OF OCTOBER 1947
 Howard C. Wilson

STATE OF TEXAS }
 COUNTY OF HIDALGO } KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARY C. KEARNE, OWNER OF THE ABOVE
 LAND, DO HEREBY ADDIT AND DEDICATE, RATIFY AND CONFIRM THE MORE
 GOING MAP AND PLAT AND DO HEREBY INDICATE TO THE PUBLIC THE STREET
 AND PARK SHOWN AND DESIGNATED THEREON.

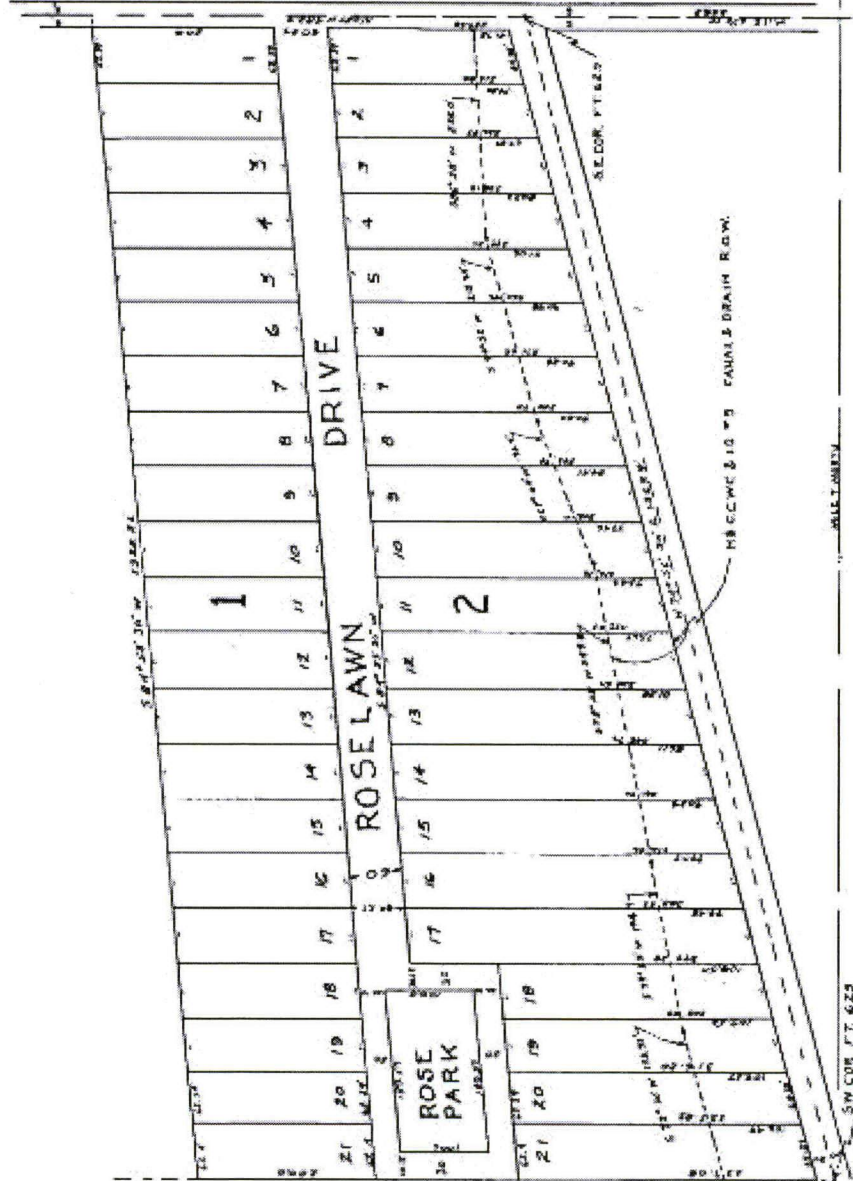
Mary C. Kearne

STATE OF TEXAS }
 COUNTY OF HIDALGO } SUBSCRIBED AND SWORN TO BEFORE ME THIS
 11TH DAY OF OCTOBER 1947 A.D.

My Comm. Expires (with Renewal)
 A. Commissioner - 8-1-50

APPROVED BY THE CITY COMMISSION OF HOUSTON, TEXAS, ON OCTOBER 3, 1947

City Secretary



PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Ricardo Morales	4-3537
2.	Eladio Alvarado Ibarra	4-962
	COMM. COURT: OCTOBER 6, 2020	



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office
1304 South 25th 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
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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-3537

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

Upon the application of:

Name: Ricardo Morales

Address: 29358 FM 493
Hargill TX 78549
P.O. Box 46

Phone: (956) 257 2781

Approved by Environmental Health:	Temporary Service <u>Light only</u> <u>WRamirez</u> Authorized Signature <u>No sewer yet</u>	Final Service
Inspection/Permit No:	Date Approved: <u>09/25/20</u>	Authorized Signature
		<u>/ /</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789413718812
 Temporary Pole Permanent Service

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

Hargill Townsite 10t 18 B1K94

[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 Oct. 6, 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.

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS' COURT
DATE: 10/6/20



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

Main Office 1304 South 25 th 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: 4-3537

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

Ricardo Morales

Known to me [or proved to me in the oath of _____ TX ID 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:

Hargill townside 10+18 B1K94."

[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."

Ricardo Morales (Signature)

SUBSCRIBED AND SWORN TO before me on September 23, 2020 to certify which, witnesses my hand and seal of office.



Melissa Morales
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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 4-3537
Receipt No.: 013587
H1200-00-094-0018-00

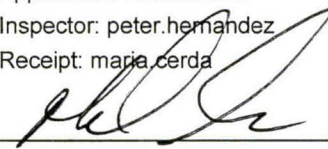
MORALES RICARDO
PO BOX 46
HARGILL, TX 78549
(956) 257-4113
(956) 257-4113

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 05 Residential, Move In or relocated building
- [4] Size of Structure: 384Sq.Ft.
- [5] Legal Description: HARGILL TOWNSITE LOT 18 BLK 94
- [6] Location: 490 AND 493
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$6700
- [10] Flood Zone: Zone C

Community Panel Number: 4803340250B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
AND REGULATIONS
Description: Permit 4-3537
Price: \$30.00

Total Amount.....\$30.00


Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: maria.cerda
Inspector: peter.hernandez
Receipt: maria.cerda


Cashier

08/04/2020
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 of Owner or Applicant

8-4-20
Date

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

GENERAL WARRANTY DEED

Date: June 19, 2020

Grantor: Oscar Cantu

Mailing Address: 3007 Glenhollow Circle
Carrollton, Texas 75007

Grantee: Ricardo Morales

Mailing Address: P.O. Box 46
Hargill, Texas 78549

Consideration: Ten Dollars (\$10.00) and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged.

Property, including any improvements:

Legal Description: Lot eighteen (18), Block Ninety Four (94) in and out of the Townsite of Hargill, Hidalgo County, Texas

Physical Address: 29358 FM 493
Hargill, Texas 78549

Reservations from and Exceptions to Conveyance and Warranty:

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 context requires, singular nouns and pronouns include the plural.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

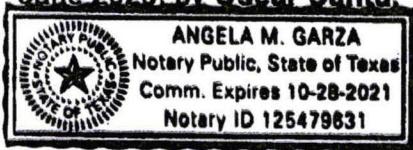
Oscar Cantu
OSCAR CANTU
Grantor

Ricardo Morales
RICARDO MORALES
GRANTEE

(Acknowledgment)

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

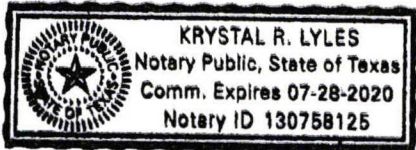
This instrument was acknowledged before me on this the 20th day of June 2020, by Oscar Cantu.



Angela M. Garza
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 20th day of June 2020, by Ricardo Morales



Krystal R. Lyles
NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
GALVAN LAW GROUP
3525 W. Freddy Gonzalez Ste. C
Edinburg, Texas 78539
Telephone: 956-287-7777
Facsimile: 956-435-0038

AFTER RECORDING RETURN TO:
RICARDO MORALES
P.O. BOX 46
Hargill, Texas 78549

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

GENERAL WARRANTY DEED

Date: June 19, 2020

Grantor: Oscar Cantu and wife, Dedina Cantu

Mailing Address: 3007 Glenhollow Circle
Carrollton, Texas 75007

Grantee: Ricardo Morales

Mailing Address: P.O. Box 46
Hargill, Texas 78549

Consideration: Ten Dollars (\$10.00) and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged.

Property, including any improvements:

Legal Description: Lot nineteen (19), Block Ninety Four (94) in and out of the Townsite of Hargill, Hidalgo County, Texas

Physical Address: 29358 FM 493
Hargill, Texas 78549

Reservations from and Exceptions to Conveyance and Warranty:

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 context requires, singular nouns and pronouns include the plural.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

Oscar Cantu
OSCAR CANTU
Grantor

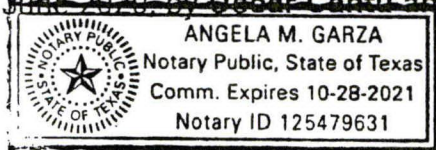
Ricardo Morales
RICARDO MORALES
GRANTEE

Dedina Cantu
DEDINA CANTU
Grantor

(Acknowledgment)

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

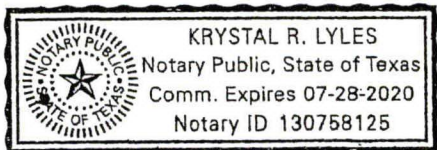
This instrument was acknowledged before me on this the 20th day of ~~June 2020~~, by ~~Oscar Cantu and Dedina Cantu~~.



Angela M. Garza
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 20th day of June 2020, by **Ricardo Morales**



Krystal R. Lyles
NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
GALVAN LAW GROUP
3525 W. Freddy Gonzalez Ste. C
Edinburg, Texas 78539
Telephone: 956-287-7777
Facsimile: 956-435-0038

AFTER RECORDING RETURN TO:
RICARDO MORALES
P.O. BOX 46
Hargill, Texas 78549



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office
1304 South 25th 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: 4-962

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

Upon the application of:

Name: Eladio Alvarado Jr.

Address: P.O. Box 1021
Edinburgh TX
78538-

Phone: 956 451 4835

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>MR Ramirez</u>
Inspection/Permit No:		<u>Septic installed</u>
Date Approved:	<u>1 / 1</u>	<u>09/28/20</u>

Water Supplier: sharyland water s. corp.

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

Account/ESI No.: 10032789479014181
 Temporary Pole Permanent Service

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

Ramseyer Garden #1 E199'-W522'-N15'
Lot 21 & E199'-W522'-S100' lot 22 A/K/A TR10.051ac

[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 Oct. 6, 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.

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 10/6/20



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office 1304 South 25 th 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: 4-962

**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

Eladio Alvarado Ibarra.

Known to me [or proved to me in the oath of Texas Driver Lic 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 farm #1 E199'-N522'-N2S' lot 21 +
E199'-N522'-S100' Lot 22 A/K/A TR 10 0.57ac ."

[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]

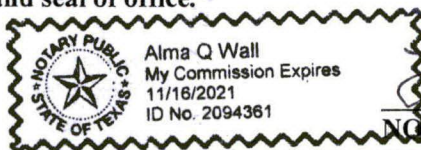
3A. "The land was not sold or conveyed ~~to~~ me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Eladio Alvarado Ibarra (Signature)

SUBSCRIBED AND SWORN TO before me on Sept 28th, 2020 to certify which, witnesses my hand and seal of office.



Alma Q Wall
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

7/19/2018 9:28:24 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.: 4-962
Receipt No.: 003636
R0800-01-000-0021-21

Eladio Alvarado Ibarra

KAMRAN AISHA AMY

4906 CARDINAL LANE

EDINBURG, TX 78541

(956) 207-0294

(956) 207-0294

[1] Contractor: SELF

[2] Water System: Sharyland WSC

[3] Class of Work: 25 Residential, new, Single Family Dwelling

[4] Size of Structure: 801Sq.Ft.

[5] Legal Description: RAMSEYER GARDENS #1 E199'-W522'-
N25' LOT 21 & E199'-W522'-S100' LOT 22 A/K/A TR 10 0.57AC

NET

[6] Location: M.CRISTO & McCOLL

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$22000

[10] Flood Zone: No

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 25', Rear 15', Side W60', Side E6', Corner '

Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS AND REGULATIONS

Description: Permit 4-962

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check

Check/M.O.#: 1856

Payment: \$30.00

Change Due: \$0.00

Application: alex.antons

Inspector: aaron.hernandez

Receipt: alexantons

Cashier

Date

Handwritten signature of Alex Antons

Handwritten date 7/19/18

[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.

Aisha Kamran
Signature of Owner or Applicant

7/19/18
Date

Charge To: VLTC

GF# 168473

XO
20-183

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.

Special Warranty Deed with Vendor's Lien

Date: July 17, 2020

Grantor: AISHA AMY KAMRAN, a single person

Grantor's Mailing Address: 4906 Cardinal Lane
Edinburg, Texas 78542
Hidalgo County

Grantees: ELADIO ALVARADO IBARRA, a single person

Grantees' Mailing Address: 619 Southern Street
Edcouch, Texas 78538
Hidalgo County

Consideration: Ten Dollars and other good and valuable consideration and a note of even date executed by Grantee and payable to the order of AISHA AMY KAMRAN, a single person, in the principal amount of SIXTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$67,500.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantees to XAVIER ORNELAS, Trustee.

Property (including any improvements):

The East 199.00 feet of the West 522.00 feet of the North 25.00 feet of Lot Twenty-One (21) and the East 199.00 feet of the West 522.00 feet of the South 100.00 feet of Lot Twenty-Two (22), RAMSEYER GARDENS SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 9, Page 16, 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 and Exceptions to Conveyance and Warranty:


- a. Statutory easements, rules, regulations and rights in favor of Santa Cruz Irrigations District No. 15.
- b. Roads, easements and reservations as shown on the map and dedication of Ramseyer Gardens Subdivision, recorded in Volume 9, Page 16, Map Records of Hidalgo County, Texas.
- c. Subject to any portion of subject property described herein lying within canal right of way.
- d. Right of Way easement in favor of Trunkline Gas Company as shown by instrument dated July 6, 1950, recorded in Volume 696, Page 519, Deed Records of Hidalgo County, Texas.
- e. Right of Way easement in favor of Trunkline Gas Company as shown by instrument dated November 14, 1952, recorded in Volume 760, Page 87, Deed Records of Hidalgo County, Texas.
- f. Right of Way easement in favor of Central Power and Light Company as shown by instrument dated January 18, 1980, recorded in Volume 1666, Page 533, Deed Records of Hidalgo County, Texas.

- g. Right of Way easement in favor of Southwestern Bell Telephone Company as shown by instrument dated July 13, 1983, recorded in Volume 1851, Page 901, Official Records of Hidalgo County, Texas.
- h. Road and Utility easement as shown by instrument dated December 10, 1983, recorded in Volume 1909, Page 383, Official Records of Hidalgo County, Texas.
- i. Leases for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 31, 1979, recorded in Volume 384, Page 351, Volume 384, Page 355, Volume 384, Page 837, Volume 384, Page 843, Volume 384 Page 851, Volume 384, Page 864, dated August 21, 1979, recorded in Volume 385, Page 741, Volume 385, Page 745, and Volume 385, Page 882, dated September 10, 1979, recorded in Volume 386, Page 238, Volume 385, Page 282, and Volume 385, Page 286, dated September 25, 1979, recorded in Volume 385, Page 42, dated September 26, 1979, recorded in Volume 385, Page 737, and Volume 385, Page 890, and dated October 23, 1979, recorded in Volume 387, Page 234, all in the Oil and Gas Records, and dated November 7, 1983, recorded in Volume 1924, Page 494, Official Records, Hidalgo County, Texas.
- j. Leases for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 19, 1983, recorded in Volume 427, Page 411, and Volume 427, Page 424, dated February 18, 1983, recorded in Volume 427, Page 431, dated February 24, 1983, recorded in Volume 427, Page 827, dated February 25, 1983, recorded in Volume 428, Page 460, and dated February 28, 1983, recorded in Volume 427, Page 663, and Volume 427, Page 825, all in the Oil and Gas Records of Hidalgo County, Texas, and subsequent transfers thereof recorded in the Oil and Gas Records of Hidalgo County, Texas.
- k. Leases for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Metano Energy, LP, filed on July 27, 2005, under Document Numbers 1501846, 1501847, 1501848, 1501849, 1501850, 1501851, 1501852, 1501853, 1501854, 1501856, and 1501857, filed August 18, 2005 under Document Numbers 1510676, 1510677, 1510678, 1510679, filed September 21, 2005 under Document Numbers 1523281, 1523282, and 1523283, filed December 7, 2005 under Document Numbers 1553186, filed December 30, 2005 under Document Numbers 1561002, 1561003, 1561004, 1561005, 1561006, and 1561007, filed January 18, 2006 under Document Numbers 1568309, 1568310, 1568311, 1568312, and 1568313, filed February 2, 2006 under Document Numbers 1573792, 1573793, 1573794, 1573795, 1573796, and 1573798, filed March 8, 2006 under Document Numbers 1587752, 1587753, 1587754, and 1587755, filed March 23, 2006 under Document Numbers 1593547 and 1593548, filed April 20, 2006 under Document Numbers 1604808, 1604810, 1604811, 1604812, 1604813, and 1604814, and filed August 28, 2007 under Document Number 1799551, Official Records of Hidalgo County, Texas.
- l. Mineral and/or royalty reservation contained in Deeds dated April 13, 1962, recorded in Volume 1034, Page 302, Deed Records of Hidalgo County, Texas and dated December 10, 1983, recorded in Volume 1909, Page 383, Official Records of Hidalgo County, Texas.
- m. Any claim or allegation that the land was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
- n. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- o. Dated December 10, 1983, recorded in Volume 1909, Page 383, Official 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.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and 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 when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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


AISHA AMY KAMRAN, a single person

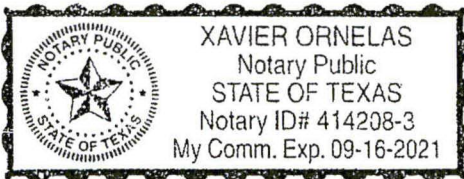
{Certificate of Acknowledgment}

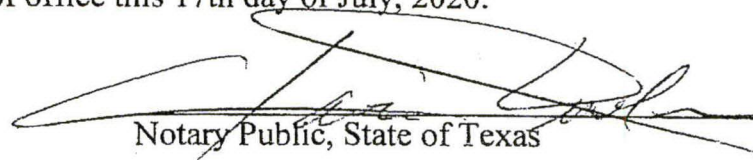
STATE OF TEXAS *

COUNTY OF HIDALGO *

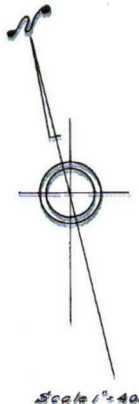
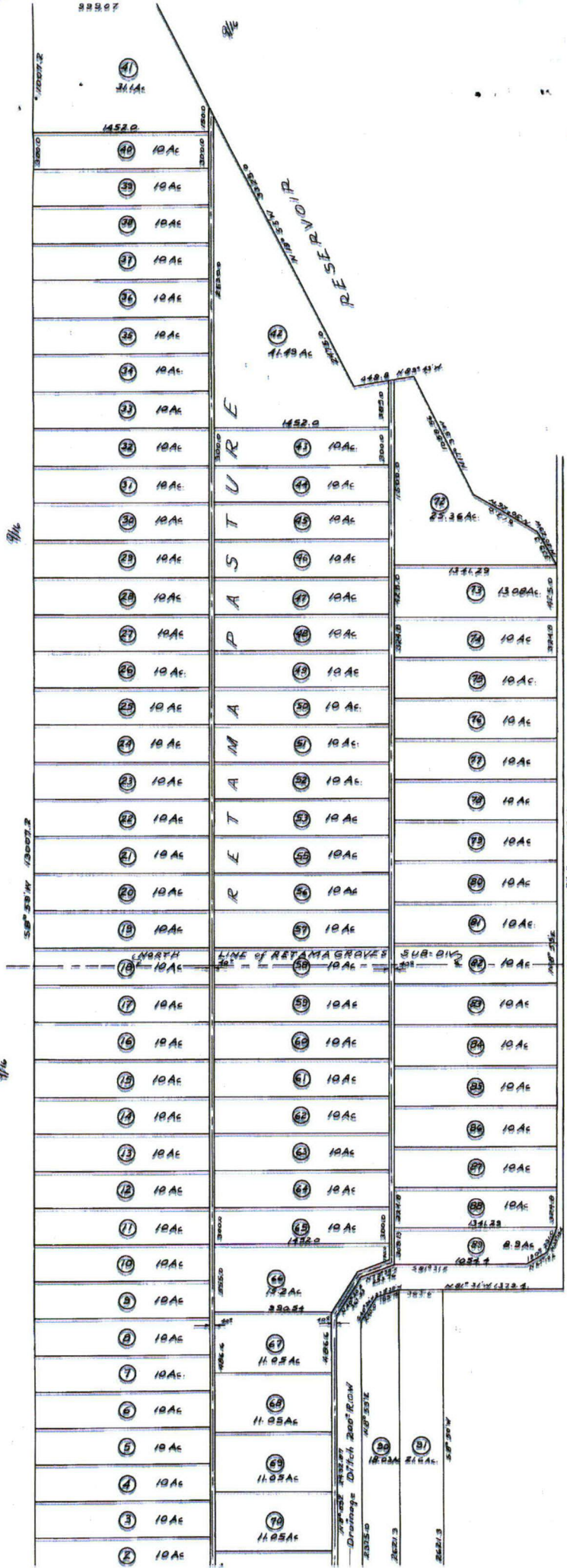
Before me, a notary public in and for the state of Texas, on this day personally appeared AISHA AMY KAMRAN, a single person, who proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17th day of July, 2020.




Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:
PRESTIA & ORNELAS
P. O. Box 876
Edinburg, Texas 78540
Tel: (956) 383-6251
Fax: (956) 381-8183**



NOTE:
 This MAP encompasses certain lands of the "RETAMA GROVES"
 Sub-Division enumerated as follows: All of Blocks 4 & 5. All of Lots
 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 in Block 2, also the East 80% of Lots
 1, 2, 3, 4, 5, 6, 7, 8 & 11 in Block 3. Total Acreage = 442.00.
 The balance (467.12 Ac) of the 1000 Acres herein described is out of "Retama Pasture"

Note
 All dimensions are to
 E of Roads.

MAP
 OF
RAMSEYER GARDENS
 OF A PART OF
THE RETAMA TRACT
 HIDALGO COUNTY TEXAS

Described by Notes & Bounds as follows:
 Beginning at a Point, said Point being the intersection of the West line of R.O.W. of Hidalgo County Water Imp District No 13 Drainage Ditch, with the Center Line of the Monte Christo Road: Thence N 87° 55' E a distance of 243.87 to a Point Thence N 40° 20' E a distance of 367.53 to a Point: Thence N 73° 28' a distance of 228.76 to a Point: Thence S 41° 21' E a distance of 107.44 to a Point: Thence N 67° 10' E a distance of 180.0 to a Point: Thence N 27° 12' E a distance of 230.0 to a Point: Thence N 67° 59' E a distance of 522.2 to a Point: Thence N 20° 42' W a distance of 330.2 to a Point: Thence N 80° 46' W a distance of 613.0 to a Point: Thence N 17° 32' W a distance of 1082.26 to a Point: Thence N 83° 43' W a distance of 440.8 to a Point: Thence N 19° 55' W a distance of 332.0 to a Point: Thence N 81° 37' W a distance of 99.07 to a Point: Thence S 0° 50' W a distance of 1800.2 to a Point on Center Line of Monte Christo Road: Thence along said Center Line a distance of 2467.54 to a Point and Place of beginning: Containing 860.27 Acres ±

Beginning at a Point, said Point being the intersection of the East Row line of the above mentioned Drainage Ditch, with the center line of the Monte Christo Road: Thence N 8° 59' E a distance of 287.50 to a Point: Thence N 40° 20' E a distance of 2400 to a Point: Thence N 73° 28' E a distance of 189.15 to a Point: Thence S 41° 21' E a distance of 367.5 to a Point: Thence S 0° 50' W a distance of 2611.3 to a Point on Center Line of Monte Christo Road: Thence along said Center line a distance of 667.75 to a Point and Place of beginning: Containing 32.63 Acres ± Total acreage in both Tracts = 1000.00 Acres ±

I, J. T. WARD, a Surveyor do hereby certify that the foregoing MAP is true and correct as plotted by me from available data and checked upon the ground, this 9th day of April A. D. 1947
 Signed *J. T. Ward*
 Sworn and subscribed to before me this 9th day of April A. D. 1947
F. Q. Mitchell
 Notary Public in and for: Hidalgo County Texas
 F. Q. Mitchell