



RICHARD F. CORTEZ  
County Judge

# OFFICE OF THE COUNTY JUDGE County of Hidalgo

## CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

### COMMISSIONERS COURT AGENDA FOR May 25, 2021

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	1
CERTIFICATES OF RESIDENCE CONSTRUCTION	0
CERTIFICATES OF WATER SERVICE AVAILABILITY	1
<b>TOTAL CERTIFICATES</b>	<b>2</b>

AI-80921

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

	APPLICANT	APPLICATION NO.
1.	Griego Family Limited Partnership	4-4678
	COMM. COURT: MAY 25, 2021	





# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-4478

### 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: Dr. Enrique Coriego

Address: 905 Inspiration Dr.  
Pharr TX 78577

Phone: 956-453-2263

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

Sendero Trails Ph. 1 lot 21

#### 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)

5-18-21  
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:

5/19/21  
Date

[Signature]  
County Official



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 4-4678  
Receipt No.: 018004  
S2462-01-000-0021-00

- GRIEGO FAMILY LIMITED PARTNERSHIP
- 905 INSPIRATION DR
- PHARR, TX 78572
- (956) 453-2263
- (956) 330-9012
- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4500Sq.Ft.
- [5] Legal Description: SENDERO TRAILS PH 1 LOT 21
- [6] Location: 281 and 490
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$300000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 150', Rear 50', Side 50', Side 50', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-4678  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 1245  
Payment: \$60  
Change Due: \$30.00  
Application: peter.hernandez  
Inspector: danny.sanchez  
Receipt: peter.hernandez

  
\_\_\_\_\_  
Cashier

5/5/2021  
\_\_\_\_\_  
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

5-5-21  
\_\_\_\_\_  
Date

Doc-2935912  
SIERRA TITLE  
STG/MC GF# 278250

## General Warranty Deed

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: July 26, 2018

Grantor: JOSE L. CAZARES, JR. and wife, ARLENE CAZARES

Grantor's Mailing Address: 2412 N. 1st Street  
McAllen, Texas 78501  
Hidalgo County

Grantee: GRIEGO FAMILY LIMITED PARTNERSHIP

Grantee's Mailing Address: 905 Inspiration Dr.  
Pharr, Texas 78577  
Hidalgo County

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

Property (including any improvements):

Lot 21, of SENDERO TRAILS SUBDIVISION PHASE I, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 50, Pages 42 Through 49, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:  
Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 31, 2006, under Clerk's File No. 1598031, amendments thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 20, 2007, under Clerk's File No. 1748916 and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 11, 2008, under Clerk's File No. 1844746, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 22, 2014, under Clerk's File No. 2505773, and Restrictions as shown on Map recorded in Volume 50, Pages 42 through 49, Map Records of Hidalgo County Texas.

Right-of-Way Easement granted by Eladia Gonzalez, a widow to the County of Hidalgo, by instrument dated August 18, 1958 recorded in Volume 922, Page 547, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Anita G. Gonzalez, et al to David Gonzalez, et al, by instrument dated November 7, 1975 recorded in Volume 1466, Page 411, Deed Records of Hidalgo County, Texas

Right-of-Way Easement granted to Central Power and Light Company, by instruments recorded in Volume 354, Page 364 and Volume 1644, Page 384, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement as shown by instrument dated May 19, 1990, recorded in Volume 2917, Page 974, Official Records of Hidalgo County, Texas.

Right-of-Way Easement as shown by instrument dated March 1, 1990, recorded in Volume 2879, Page 718, and Volume 2894, Page 749, both in Official Records of Hidalgo County, Texas.

A ten foot (10') Utility Easement along the West and East sides of subject property as shown on plat recorded in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.

A fifteen foot (15') Utility Easement along the North and South sides, of subject property as shown on plat recorded in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.

Easements and conditions as shown on the Map recorded in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.

Easements, or claims of easements, which are not recorded in the public record.

A one hundred fifty foot (150') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.

A fifty foot (50') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.

A fifty foot (50') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved and/or conveyed in Deeds recorded in Volume 1466, Page 407, and Volume 1466, Page 409, Deed Records of Hidalgo County, Texas, and by instruments filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 31, 2001, under Clerk's File No. 987642, 987643, 987644, 987645.

Lien for assessments as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 3, 2006 under Clerk's File No. 1598031, amendments thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 20, 2007, under Clerk's File No. 1748916 and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 11, 2008, under Clerk's File No. 1844746.

No building permitted over any easements as shown on plat recorded in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.


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.

All ad valorem taxes for the year 2018 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.

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

  
JOSE L. CAZARES, JR.

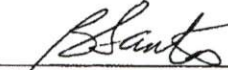
  
ARLENE CAZARES

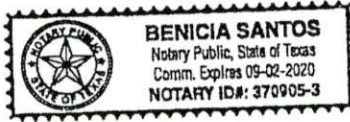
(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 26 day of July, 2018, by  
**JOSE L. CAZARES, JR.**

(SEAL)

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

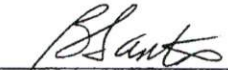


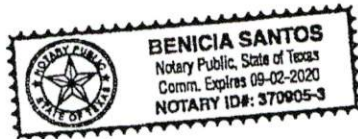
(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 26 day of July, 2018, by  
**ARLENE CAZARES.**

(SEAL)

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



AFTER RECORDING RETURN TO:  
GRIEGO FAMILY LIMITED PARTNERSHIP  
905 Inspiration Dr.  
Pharr, Texas 78577

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#3178250;BS/ch



# PLANNING DEPARTMENT

## County of Hidalgo



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

Precinct No. 1 Substation  
1900 Joe Stephens Ave.  
Ste. A  
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: 4-4710

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

Upon the application of:

Name: Jaime Martinez Gonzalez

Address: 6216 Slots Drive  
Edinburg, TX 78542

Phone: (956) 369-3982

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>MR Ramirez</u> Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>existing septic</u> <u>05/14/21</u>

Water Supplier: North Alamo Water Supply

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 1000023770  
 Temporary Pole     Permanent Service

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

Lot 4 Block 9, Santa Cruz Gardens, Unit No. 2  
24631 Brushline Rd Edinburg, TX, 78542

[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 May 25, 2021, 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

APPROVED BY  
COMMISSIONERS COURT  
ON: 5/25/21

Richard F. Carter  
Hidalgo County Judge

5/25/21  
Date

ATTEST:

Patricia Benjamins  
Hidalgo County Clerk

5/26/21  
Date



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

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

Precinct No. 1 Substation  
1900 Joe Stephens Ave.  
Ste. A  
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: 4-4710

### 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

JAIME MARTINEZ GONZALEZ

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

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

Lot 4 Block 9 Santa Cruz Gardens, Unit No. 2 ."

[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]

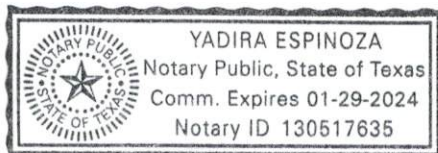
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Jaime M (Signature)

SUBSCRIBED AND SWORN TO before me on May 14, 2021, to certify which, witnesses my hand and seal of office.



[Signature]  
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 4-4710  
Receipt No.: 018118  
S1700-02-009-0004-06

MARTINEZ JAIME  
6216 Slots Dr.  
Edinburg , TX 78542  
(956) 369-3982  
(956) 800-3703

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1216Sq.Ft.
- [5] Legal Description: SANTA CRUZ GARDENS UT NO. 2  
N247.56' LOT 4 BLK 9 A/K/A TR 1 2.0AC GR 1.82AC NET
- [6] Location: BRUSHLINE RD & FM 2812
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$65000
- [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 all county setbacks and easements  
Description: Permit 4-4710  
Price: \$30.00

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

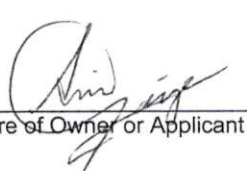
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30  
Change Due: \$0.00  
Application: maria.cerda  
Inspector: julio.ruiz  
Receipt: maria.cerda

  
Cashier

05/11/2021  
Date

[NOTICE]

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Signature of Owner or Applicant

05/11/2021  
Date

SIERRA TITLE  
CLOSER AMS GF# 318790e

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: November 23, 2020

Grantor: JUAN M. ZUNIGA A/K/A JUAN MANUEL ZUNIGA, a single man

Grantor's Mailing Address: 1101 Austin Ave.  
Aurora, Illinois 60505  
Kane County

Grantee: JAIME MARTINEZ GONZALEZ, a single man

Grantee's Mailing Address: 6216 Slots Dr.  
Edinburg, Texas 78542  
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of NAVY ARMY COMMUNITY CREDIT UNION, 2814 Rodd Field Road, Corpus Christi, Nueces County, Texas 78414 in the principal amount of SEVENTY TWO THOUSAND AND NO/100 DOLLARS (\$72,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of NAVY ARMY COMMUNITY CREDIT UNION and by a first-lien deed of trust of even date from Grantee to KEVIN M. MARAIST, Trustee.

Property (including any improvements):  
2.0 acre of land out of Lot 4, Block 9, SANTA CRUZ GARDENS, UNIT #2 AMENDED, Hidalgo County, Texas.

BEGINNING at the Northeast corner of Lot 4, for the Northeast corner of the following described tract of land. Said point being in 60.0 foot Brushline Road.

THENCE, with the North line of Lot 4, North 82 deg. 35 min. 04 sec. West, at 30.0 feet pass an iron pipe on the West line of Brushline Road; and at 348.5 feet an iron pipe, on the Northwest corner of Lot 4 for the Northwest corner thereof;

THENCE, with the West line of Lot 4; South 8 deg. 23 min. West, 247.56 feet to an iron pipe for the Southwest corner hereof;

THENCE, parallel to the North line of Lot 4; South 81 deg. 37 min. East, at 316.96 feet pass an iron pipe on the West line of 60.0 foot Brushline Road and at 346.96 feet a point on the East line of Lot 4, for the Southeast corner hereof;

THENCE, with the East line of Lot 4, in Brushline Road; North 8 deg. 43 min. 13 sec. East, 253.45 feet to the PLACE OF BEGINNING. Containing 2.0 acres of land, more or less, of which the East 30.0 feet comprising 0.18 acre, lies in Brushline Road right-of-way.

Reservations from Conveyance:

Subject To:

None

Exceptions to Conveyance and Warranty:  
Subject To:

Right of way easement granted to Carthage Hydrocol, Inc., by Pummill Development Company, dated January 21, 1949, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 656, Page 162, Deed Records of Hidalgo County, Texas.

Rights of ingress and egress as described in instrument dated August 12, 2002, filed for record on August 27, 2002, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1115238.

Water rights reserved in Deed dated August 12, 2002, from R.L. Jinks to Juan M. Zuniga, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 27, 2002, under Clerk's File No. 1115238.

Road easements along the South and East sides of the subject land according to the Map or Plat thereof, filed for record in Volume 8, Pages 28 and 29, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 8, Pages 28 and 29, Map Records of Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Santa Cruz Irrigation District No. 15.

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

Mineral interest, together with all rights relative thereto, express or implied, as described in that certain instruments dated December 6, 1952, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 820, Page 537; dated December 29, 1954, recorded in Volume 818, Page 464 and Corrected in instrument recorded in Volume 820, Page 462, Deed Records of Hidalgo County, Texas.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed dated September 16, 1985, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2187, Page 624, Official Records of Hidalgo County, Texas.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed dated August 12, 2002, filed for record on August 27, 2002, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1115238.

Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.

Except to the encroachment of those certain fences, and to any claim or assertion of ownership by adjacent land owner(s) in and to that land lying between the established property line of the insured land and said fence, the approximate location(s) of which is(are) shown on the survey prepared by Rio Delta Surveying, Jose Mario Gonzalez,, Registered Professional Land Surveyor No. 5571, last dated December 16, 2010.

Except to Gas Line, The approximate location(s) of which is(are) shown on the survey prepared by Rio Delta Surveying, Jose Mario Gonzalez, Registered Professional Land Surveyor No. 5571, last dated December 16, 2010.

All ad valorem taxes for the year 2021 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.

NAVY ARMY COMMUNITY CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and superior title to the Property are retained for the benefit of NAVY ARMY COMMUNITY CREDIT UNION, and are transferred to that party without recourse on Grantor.

  
JUAN M. ZUNIGA  
A/K/A JUAN MANUEL ZUNIGA

(Acknowledgment)

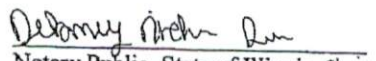
STATE OF ILLINOIS *Ohio*  
COUNTY OF ~~KANE~~ *Lucas*

This instrument was acknowledged before me on the 24<sup>th</sup> day of November, 2020, by JUAN M. ZUNIGA A/K/A JUAN MANUEL ZUNIGA.

(SEAL)



DELANEY NICHOLE DUSSEAU  
Notary Public, State of Ohio  
My Commission Expires:  
August 27, 2025

  
Notary Public, State of ~~Illinois~~ *Ohio*

AFTER RECORDING RETURN TO:  
JAIME MARTINEZ GONZALEZ  
6216 Slots Dr.  
Edinburg, Texas 78542

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
FileNo.:GF#3187906;AG/ch

## TRUSTEE'S DEED (BY SUBSTITUTE TRUSTEE)

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

WHEREAS, on **May 1, 2001**, **Fernando Tijerina Jr. and Maria I. Tijerina**, hereinafter "Debtors," whether one or more, executed and delivered to **RONALD A. CASE**, as Trustee, a Deed of Trust of said date, which is of record in the Office of the Hidalgo County Clerk, Hidalgo County, Texas, Document No. **972850**, whereby, for the purpose of securing the payment of certain indebtedness set out in said Deed of Trust, Debtors granted, sold and conveyed to the said **RONALD A. CASE**, in trust, the following described property, situated, lying, and being in the County of Hidalgo, State of Texas, viz:

**As described on Exhibit "A," attached hereto and made a part hereof for all purposes..**

Subject to: Those reservations and exceptions set forth on Exhibit "B," attached hereto and made a part hereof for all purposes; and

WHEREAS, pursuant to the Deed of Trust, **R. L. Jinks**, the holder of the said indebtedness, appointed the undersigned **Victor Perez**, as substitute trustee, hereinafter "Substitute Trustee;" and

WHEREAS, default has been made in the payment of said indebtedness and **R. L. Jinks**, the holder of said indebtedness has, since said default, requested the undersigned, as Substitute Trustee, sell said property in accordance with the provisions of said Deed of Trust, for the purpose of paying said indebtedness; and

WHEREAS, pursuant to said request and the provisions of said Deed of Trust, I proceeded to sell said property at public auction, on the steps or terrace adjacent to the east entrance to the lobby of the Hidalgo County Courthouse, said area being the area designated by the Commissioners' Court of Hidalgo County, Texas, by Resolution recorded in Volume 2518, Page 418, Official Records, Hidalgo County, State of Texas, on Tuesday, **April 2, 2002**, at 12:00 p.m., and after having given notice of the earliest time, place and terms of such sale, as prescribed by the terms of said Deed of Trust and by law, and after first posting or causing to be posted written notice thereof for at least twenty one (21) days preceding the day of sale at the Courthouse door of said County, and after first filing written notice thereof with the County Clerk of Hidalgo County, Texas, at least twenty one (21) days preceding the day of sale in compliance with law, and after first serving written notice, at least twenty-one (21) days preceding the day of the proposed sale by certified mail to the Debtors' most current address as shown by the holder's records, on each Debtor obligated to honor the terms of the indebtedness and the Deed of Trust; and

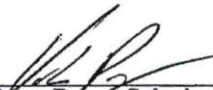
WHEREAS, at such sale said property was by me struck off to **R. L. Jinks**, hereinafter "Grantee," for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, such Grantee being the best and highest bidder for the same, and said consideration being the best and highest bid therefor.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I, **Victor Perez**, of Hidalgo County, Texas, Substitute Trustee as aforesaid, by virtue of the powers granted to me by said Deed of Trust, and in consideration of the foregoing premises and of the value expressed above conveyed to me by Grantee, the receipt and sufficiency of which is hereby acknowledged, have granted, sold and conveyed, and by these presents do grant, sell and convey unto Grantee the

property hereinbefore described. Grantee's mailing address is **800 North McColl, McAllen, Texas 78501**.

TO HAVE AND TO HOLD, the said property, together with all and singular, the rights and appurtenances thereto and in anywise belonging unto the said Grantee, its successors and assigns forever, and for and on behalf of the said Debtors, the grantor(s) in said Deed of Trust, and their heirs, executors and administrators, I do hereby bind the said Debtors and their heirs, executors and administrators, to warrant and forever defend, all and singular, the said property, insofar as is authorized by said Deed of Trust, unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS MY HAND on **April 2, 2002**.

  
\_\_\_\_\_  
**Victor Perez**, Substitute Trustee

THE STATE OF TEXAS  
COUNTY OF HIDALGO

§  
§  
§

This instrument was acknowledged before me on March 19, 2002,  
by **Victor Perez**.



*Angelica Rodriguez*  
Notary Public, State of Texas

My Commission Expires: 08-21-04

AFTER RECORDING RETURN TO:

José Cano  
ATLAS & HALL, L.L.P.  
P. O. Box 3725  
McAllen, Texas 78502-3725

EXHIBIT "A"

OCTOBER 1, 1985

FIELD NOTES FOR SURVEY OF 2.0 ACRE OF LAND OUT OF LOT 4, BLOCK 9, SANTA CRUZ GARDENS, UNIT #2 AMENDED, HIDALGO COUNTY, TEXAS.

BEGINNING at on the Northeast corner of Lot 4, for the Northeast corner of the following described tract of land, said point being in 60.0 foot Brushline Road.

THENCE, with North line of Lot 4, North 82 deg. 35 min. 04 sec. West, at 30.0 feet pass an iron pipe on the West line of Brushline Road; and at 348.5 feet an iron pipe, on the Northwest corner of Lot 4 for the Northwest corner

THENCE, with the West line of Lot 4; South 9 deg. 23 min. West, 247.56 feet to an iron pipe for the Southwest corner hereof.

THENCE, parallel to the North line of Lot 4; South 81 deg. 37 min. East, at 316.96 feet pass an iron pipe on the West line of 60.0 foot Brushline Road and at 346.96 feet a point on the East line of Lot 4, for the Southeast corner

THENCE, with the East line of Lot 4, in Brushline Road; North 8 deg. 43 min. 13 sec. East, 253.45 feet to the PLACE OF BEGINNING. Containing 2.0 acres of land, more or less, of which the East 30.0 feet comprising 0.18 acre, lies in Brushline Road right-of-way.

FABIAN NELSON & MEDINA, INC.  
By *[Signature]*

SAVE AND EXCEPT all oil, gas and other minerals, and all geothermal energy and further SAVE AND EXCEPT (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriate or otherwise) presently appended or annexed to said property.

EXHIBIT "B"

Subject to:

1. Easements and reservations as may be reflected by the map and plat of record in Volume 8, Pages 18 and 19, Map Records of Hidalgo County, Texas.
2. All visible and apparent easements.
3. Right-of-Way Easement dated January 21, 1949, from Purnmill Development Co., Inc. to Carbage Hydrocol, Inc., recorded in Volume 656, Page 162, Deed Records of Hidalgo County, Texas.
4. Rights, rules, regulations, easements and liens in favor of Santa Cruz Irrigation District No. 15.
5. Standby fees, Taxes and assessments by any taxing authority for the year 2004 and subsequent taxes and assessments by an taxing authority for prior years due to change in land usage or ownership.
6. Easements or claims of easements which are not recorded in the public records.
7. Any portion of the above described property lying within the boundaries of dedicated or existing roadways which may be sued for road or street purposes.
8. Rights of adjacent property owners and the public to ingress and egress along the roadway that lies on subject property.
9. Subdivision regulations of the County of Hidalgo, State of Texas and/or Zoning and Building Ordinances and Ordinances or government regulations of City holding extra-territorial jurisdiction of said property.

Filed for Record in:  
Hidalgo County  
by J. D. Salinas, III  
County Clerk

On: Apr 02, 2002 at 12:35P

As a Recording

Document Number: 1067877  
Total Fees : 22.00

Receipt Number - 410975

By,  
Imelda Leal, Deputy