



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR May 13th, 2025

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 ©
- Certificates of Water Service Availability under Local Government Code Section (c) (2)

CERTIFICATES OF PLAT & UTILITY STATUS	<u>0</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>2</u>
TOTAL CERTIFICATES	<u>2</u>

MAY 2025

SUBMITTAL

DATE	FOR APPROVAL BY							ROUTING	RETURNED	RECEIVED BY
05/07/25	C.COURT ON 05/13/25							STAFF	DATE	STAFF
	APPLICANT	LEGAL DESCRIPTION	LOT	BLOCK	PERMIT#	REQUEST	STAFF		BY C.COURT	
4/25/2025	URSULA GONZALEZ	SANTA CRUZ GARDENS NO. 2	2	20	4-9238	LIGHT	AA			
5/1/2025	CAMELOT DESIGN & CON	TEX MEX SURVEY	31 &32	229	4-9480	UTILITIES	AA			



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9238

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	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	1 / 1	9 / 25 / 25

Name: Ursula Gonzalez

Address: 1802 E. Ingle Rd
Edinburg, TX 78542

Water Supplier: NA

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

Phone: 956-330-8555

Account/ESI No.: 10032789417877464
[] Temporary Pole [] Permanent Service

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

owner of land

Santa Cruz Gardens UT No 2 W100' - E250 Lot 2 blk 20 1.0 AC GR 0.93 AC Net.

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on May 13, 2025, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

[Signature]
Planning Department Authorized Signature

Ricardo F. Uresti 5-13-25
Hidalgo County Judge Date

ATTEST: [Signature] 5/15/25
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 5-13-25 MM
AJ-99369



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
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Edinburg, Texas 78539
956-318-2840

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956-968-4734

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9238

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

Ursula A. Gonzalez

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

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

Santa Cruz Gardens UT No 2 W100 - E20 Lot 2 blk 20 1.0 AC GRD. 93 AC
NE

[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 April 25, 2025, to certify which, witnesses my hand and seal of office



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

AI-99363

Planning Department

CC CONSENT AGENDA SPECIAL MTG

Meeting Date: 05/13/2025

Submitted For: Iliana Rocha, PLANNING DEPT.

Submitted By: Iliana Rocha

Department: PLANNING DEPT.

Information

CAPTION

Certificate of Water Service Availability under Texas Local Government Code Section 232.029 (c) (2)

BACKGROUND

Fiscal Impact

Attachments

URSULA GONZALEZ SAN TA CRUZ GARDENS 2 4-9238

CLAUDIA LARA TEX-MEX SURVEY 4-9480

Form Review

Inbox

Reviewed By

Date

(Originator)

Iliana Rocha

05/07/2025 04:08 PM

Form Started By: Iliana Rocha

Started On: 05/07/2025 04:08 PM



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-9238

Receipt No.: 038494

S1700-02-020-0002-02

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
Edinburg, Texas 78539	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

- GONZALEZ ABEL & URSULA
- 1712 E INGLE RD
- EDINBURG, TX 78542
- (956) 974-1715
- (956) 974-1715
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1456Sq.Ft.
- [5] Legal Description: SANTA CRUZ GARDENS UT NO. 2 W100'-E250' LOT 2 BLK 20 1.0AC GR 0.93AC NET
- [6] Location: INGLE RD & JASMIN RD
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$180528
- [10] Flood Zone: Zone AH

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: Yes
 Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS
 Description: Permit 4-9238
 Price: \$30.00
Total Amount.....\$30.00
 Method of Payment: Cash
 Check/M.O.#:
 Payment: \$40
 Change Due: \$10.00
 Application: melissa.lopez
 Inspector: julio.ruiz
 Receipt: melissa.lopez

Melissa Lopez 1/9/25
 Cashier Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

Abel & Ursula
 Signature of Owner or Applicant

1-9-25
 Date

CASH WARRANTY DEED

703709

Date: April 20, 1994

Grantor: ROEL A. RODRIGUEZ, SAM DIAZ and RICHARD A. GARZA

Grantor's Mailing Address (including county):

ROEL A. RODRIGUEZ	SAM DIAZ	RICHARD A. GARZA
P.O. Box 2	P.O. Box 2	P.O. Box 2
Edinburg, Texas	Edinburg, Texas	Edinburg, Texas
78540	78540	78540
Hidalgo County	Hidalgo County	Hidalgo County

Grantee: ABEL GONZALEZ and wife, URSULA GONZALEZ

Grantee's Mailing Address (including County):

ABEL GONZALEZ	URSULA GONZALEZ
Rt. 3, Box 40V-4	Rt. 3, Box 40V-4
Edinburg, Texas 78539	Edinburg, Texas 78539
Hidalgo County	Hidalgo County

CONSIDERATION: A cash consideration paid pursuant to a contract for deed between Grantor as seller and Grantee as buyer dated December 23, 1986.

PROPERTY (including any improvements):

A 1.00 Acre Tract of land out of Lot 1 and Lot 2, Block 20, Santa Cruz Gardens Unit #2 as recorded in Volume 8, Page 18 of the Plat Records in Hidalgo County, Texas, said 1.00 Acre Tract being more particularly described by metes and bounds as follows:

Beginning at a point for the Northwest corner of this Tract, said point bears West, 250.00 feet to the Northwest corner of Lot 1, Block 20, Santa Cruz Gardens Unit #2;

Thence, East, 100.00 feet along Ingle Road center line to a point for the Northeast corner of this Tract;

Thence, South, first passing a 1/2 inch iron set at 30.00 feet on the South line of Ingle Road, a total distance of 435.60 feet to a 1/2 inch iron rod set for the Southeast corner of this Tract;

Thence, West, 100.00 feet to a 1/2 inch iron rod set for the Southwest corner of this Tract;

Thence, North, first passing a 1/2 inch iron rod set at 405.60 feet on the South Right-of-Way line of Ingle Road, a total distance of 435.60 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 1.00 Acre Tract of which 0.07 Acre lies within a Road Right-of-Way.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

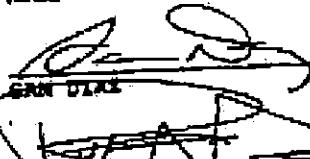
SAVE AND EXCEPT all oil, gas and other minerals. Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions oil and gas leases, mineral severances and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the Hidalgo County Improvement District in which the property is located, if any;

taxes for the year 1986, the payment of which Grantee assumes and subsequent assessments for that and prior years due to change in land usage, ownership or both, the payment of which Grantee assumes and all title exceptions, defects and other things created, happened, occurred, permitted or suffered on and after December 23, 1986.

Grantor, for the consideration, receipt of which is acknowledged, 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, executor, administrators, successors or assigns forever. Grantor's heirs, executors, administrators and successors are hereby bound to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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


ROEL A. RODRIGUEZ

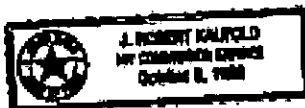

RICHARD A. GARCIA


ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on June 15, 1994, by ROEL A. RODRIGUEZ.



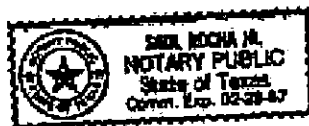

Notary Public, State of Texas

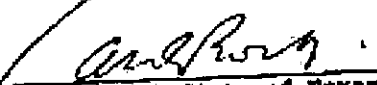
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HARRIS WE88

This instrument was acknowledged before me on JUNE 21, 1994, by SAM DIAZ.



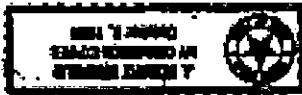

Notary Public, State of Texas

Filed for Record in
Hidalgo County, Texas
by Jose Eliaz Pulido
County Clerk
On Aug 25, 1998 at 10:56A
As a
Recording
Document Number:
703709
Total Fees
13.00
Receipt Number - 170479
By,
Ben Cruz

AFTER RECORDING RETURN TO:
ARL CORRAL
P.O. Box 404-4
Edinburg, Texas 78539

PREPARED IN THE OFFICE OF:
L. G. JERRY CARLIS
1238 E. McIntyre
Edinburg, Texas 78539

Jose Eliaz Pulido
Notary Public, State of Texas



This instrument was acknowledged before me on June 15, 1994, by RICHARD V. GARY.

COUNTY OF HIDALGO

STATE OF TEXAS

ACKNOWLEDGMENT

CASH WARRANTY DEED

703708

Date: June 15, 1994

Grantor: RICHARD A. GARZA, SAM DIAZ and ROEL A. RODRIGUEZ

Grantor's Mailing Address (Including county):

106 S. 12th
Edinburg, Texas 78539
Hidalgo County

Grantee: ABEL GONZALEZ and wife, URSULA GONZALEZ

Grantee's Mailing Address (Including County):

ABEL GONZALEZ
715 W. Van Week
Edinburg, Texas 78539
Hidalgo County

URSULA GONZALEZ
715 W. Van Week
Edinburg, Texas 78539
Hidalgo County

Consideration: A cash consideration paid over a term of approximately Seven (7) years pursuant to a contract for deed between Grantor as seller and Grantee as buyer dated February 24, 1987.

Property (Including any Improvements):

A 1.00 acre tract of land out of Lot 2, Block 20, SANTA CRUZ GARDENS UNIT NO. 2 as recorded in Volume 8, Page 18 of the Plat Records in Hidalgo County, Texas, said 1.00 acre tract being more particularly described by metes and bounds as follows:
BEGINNING at a point for the Northwest corner of this Tract, said point bears West, 50.00 feet from the Northwest corner of Lot 2, Block 20, Santa Cruz Gardens Unit #2;
THENCE, East, 100.00 feet along Ingle Road center line to a point for the Northeast corner of this tract;
THENCE, South, First passing a 1/2 inch iron rod set at 30.00 feet on the South line of Ingle Road, a total distance of 435.60 feet to a 1/2 inch iron rod set for the Southeast corner of this tract;
THENCE, West, 100.00 feet to a 1/2 inch iron rod set for the Southwest corner of this Tract;
THENCE, North, first passing a 1/2 inch iron rod set at 405.60 feet on the south Right-of-way line of Ingle Road, a total distance of 435.60 feet to the ORIGINAL POINT OF BEGINNING AND CONTAINING 1.00 Acre Tract of which 0.07 Acre lines within a Road Right-of-Way. (Street Address: Ingle Road, Edinburg, Hidalgo County, Texas.)

Reservations From and Exceptions to Conveyance and Warranty:
SAVE AND EXCEPT all oil, gas and other minerals.

Easements, right-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect

the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the Hidalgo County Improvement District, if any, in which the property is located; taxes for 1987 the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes; all title exceptions, defects and other things created, happened, occurred, permitted or suffered on and after October 17, 1987.

Grantor, for the consideration, receipt of which is acknowledged, 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, executor, administrators, successors or assigns forever. Grantor's heirs, executors, administrators and successors are hereby bound to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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


RICHARD A. GARZA

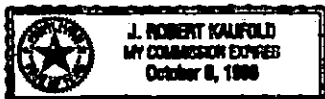

SAM DIAZ

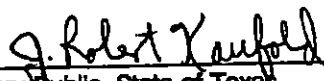

ROEL A. RODRIGUEZ

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on June 16, 1994, by
RICHARD A. GARZA.




Notary Public, State of Texas
Notary's Printed Name:

My Commission Expires: _____

ACKNOWLEDGMENT

**STATE OF TEXAS
COUNTY OF HIDALGO**

This instrument was acknowledged before me on June 16, 1994, by
ROEL A. RODRIGUEZ.



J. Robert Kaufold
Notary Public, State of Texas
Notary's Printed Name:

My Commission Expires: _____

ACKNOWLEDGMENT

**STATE OF TEXAS
COUNTY OF HIDALGO-
WEBB**

This instrument was acknowledged before me on JUNE 21, 1994, by SAM
DIAZ.



Saul Rocha Jr.
Notary Public, State of Texas
Notary's Printed Name:

My Commission Expires: Feb 28, 97
PREPARED IN THE OFFICE OF:

L. G. "JERRY" CANALES
123B E. McIntyre
Edinburg, Texas 78539

AFTER RECORDING RETURN TO:

Abel Gonzalez
715 W. Van Week
Edinburg, Texas 78539

Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk

On: Aug 25, 1998 at 10:26A

As a
Recording

Document Number: 703708
Total Fees: 13.00

Receipt Number - 170479
By:
Bea Cruz



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

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

Precinct 1 2 3(4)

Anthony Uresti
Director of Planning

Application No: 4-9480

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

Upon the application of:

C/O S.C.
Name: Claudia Lara
Camelot Designs & Construction
Address: 3202 S Sugar Rd.
Edinburg, Tx 78539

Phone: 956-454-6922

Approved by	Temporary Service	Final Service
Environmental Health:		
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Exhib 05F</u> <u>05/01/25</u>

Water Supplier: Sharyland Water
Utility Provider: M.V.E.C. AEP
Account/ESI No.: 10000129198
 Temporary Pole Permanent Service

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

Claudia Lara, Owner

Tex-Mex Survey W133.23 Lot 31 & 32 5501 Mile 8 1/2 North Road
ELP-23' SEC 229 5-0AC 484 AC NET
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f),
on May 13, 2025, 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

Ricardo F. Cuiter 5-13-25
Hidalgo County Judge Date

ATTEST: Anton Guajardo 5/15/25
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 5-13-25 MM
AJ-99363



PLANNING DEPARTMENT
County of Hidalgo

Rev. 12-21-23

Main Office 2818 S. Business Hwy 281 Edinburg, Texas 78539 956-318-2840	Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Weslaco, TX 78596 956-968-4734	Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572 956-205-7045
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Precinct 1 2 3/4

Anthony Uresti
Director of Planning

Application No: 4-9480

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

C/O ^{S.L.} Claudia Lara Camelot Designs & Construction

Known to me [or proved to me in the oath of _____ or through Drivers 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:

Tex-Mex Survery W133.23 Lot 31 & 32 5501 Mile 8 1/2 North Road ."

E49.23' SEC 229 S.04C 4.84AE NET

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

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

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

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

-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on May 1, 2025, 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 2818 S Business Hwy 281 Edinburg, Texas 78539
Ph: 956-318-2840 Fax: 956-318-2844
Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596
Ph: 956-968-4734 Fax: 956-973-7850
Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572
Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 4-9480
Receipt No.: 039883
T2100-00-229-0031-01

- CAMELOT DESIGNS & CONSTRUCTION LLC
3202 S SUGAR RD
EDINBURG, TX 78539
(956) 454-6922
(956) 609-9032
[1] Contractor: CAMELOT DESIGNS & CONSTRUCTION LLC
[2] Water System: Sharyland WSC
[3] Class of Work: 44 Mobile homes
[4] Size of Structure: 1000Sq.Ft.
[5] Legal Description: TEX-MEX SURVEY-W133.23' LOT 31 & E49.23' LOT 32 SEC 229 5.0AC GR 4.84AC NET
[6] Location: MILE 8 1/2 RD & N SHARY RD
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$6500
[10] Flood Zone: Zone A

Community Panel Number: 4803340295D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS AND REGULATIONS
Description: Permit 4-9480
Price: \$200.00
Description: Flood Zone Area
Price: \$200.00

Total Amount.....\$400.00

Method of Payment: Check
Check/M.O.#: 21267
Payment: \$400.00
Change Due: \$0.00
Application: alex.antons
Inspector: aaron.hernandez
Receipt: alex.antons

Cashier (Signature)

Date 4/3/25

[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 (Signature)

Date 4/3/25

Warranty Deed with Vendor's Lien

COPY

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: April 9, 2019

Grantor: REBECCA ADRIANA BROWN, a single person

Grantor's Mailing Address: 875 E. Wayda Ave., Apt. 12
Salina, Kansas 67401
Saline County

761 COMMANCHE AVE
SALINA, KS 67401
SALINE COUNTY

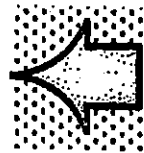
Grantee: CAMELOT DESIGNS & CONSTRUCTION LLC, A TEXAS LIMITED LIABILITY COMPANY

Grantee's Mailing Address: 3313 N. McColl Rd.
McAllen, Texas 78501
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, P.O. Box 81349, Corpus Christi, Nueces County, Texas 78468 in the principal amount of ONE HUNDRED SIXTY FIVE THOUSAND SIX HUNDRED AND NO/100 (\$165,600.00). 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):

A tract of land containing 5.0-acres out of the West 3.65-acres of Lot 31, and the East 1.35-acres out of Lot 32, Section 229, of Lots 18 to 34, Tex-Mex Subdivision, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 12, Page 22, Map Records of Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:



BEGINNING at a point in the centerline of Mile 8 1/4 North Road, said point being North, 80 degrees 23 minutes 29 seconds West, 166.78 calculated (166.98 feet recorded) from the Northeast corner of Lot 31, for the Northwest corner of a 5.00-acre tract of land vested in Bernardo and Celia R. Salazar (Volume 2831, Page 626, Deed Records, Hidalgo County, Texas), and the Northeast corner of this said tract;

THENCE, South, 09 degrees 01 minutes 00 seconds West, with the West line of said 5.00-acre tract of land vested in Bernardo and Celia R. Salazar, a distance of 40.00 feet to a No. 4 rebar set on the South Right-of-Way line of Mile 8 1/4 North Road, continuing for a total distance of 1,192.75 feet to a No. 4 rebar set on the North line of a 2.02-acre tract of land vested in Joel Tamez (Document #2764275, Official Records, Hidalgo County, Texas), and the Southwest corner of said 5.00-acre tract of land vested in Bernardo and Celia R. Salazar, and the Southeast corner of this said tract;

THENCE, North, 80 degrees 59 minutes 00 seconds West, with the North line of said 2.02-acre tract of land vested in Joel Tamez, a distance of 133.23 feet pass the Southeast corner of Lot 31 and the Southwest corner of Lot 32, continuing for a total distance of 182.46 feet to a No. 4 rebar found for the Southwest corner of this tract;

THENCE, North, 09 degrees 01 minutes 00 seconds East, with the East line of Resqueez Solis Subdivision (Volume 28, Page 166B, Map Records, Hidalgo County, Texas), a distance of 1,154.64 feet past a No. 4 rebar found in the South Right-of-Way line of Mile 8 1/4 North Road, continuing for a total distance of 1,194.64 feet to a point on the North line of

said Lot 32 and the centerline of Mile 8 1/2 North Road, for the Northwest corner of this tract;

THENCE, South, 80 degrees 23 minutes 29 seconds East, with the North line of said Lot 32, a distance of 49.23 feet pass the Northeast corner of Lot 32 and Northwest corner of Lot 31, continuing for a total distance of 182.47 feet to the Northeast corner of this said tract and the POINT OF BEGINNING, said tract containing 5.0 acres, of which 0.17- acres lies in existing Road Right-of-Way, leaving a Net of 4.83-acres, more or less.

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

Right of way easement granted to City of McAllen, by Franklin Bouie Brown and wife, Rebecca A. Brown, dated July 17, 1992, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 3338, Page 364, Official Records Hidalgo County, Texas.

Forty feet (40.0') road easement along the North line of the subject land according to the Map or Plat thereof, filed for record in Volume 12, Page 22, Map Records Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 12, Page 22, Map Records Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of United Irrigation District.

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

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Bergerud Carr, Inc., a Texas Corporation to John Shandor and wife, Marian Shandor, dated April 13, 1974, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1403, Page 35, Deed Records Hidalgo County, Texas.

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 that certain Hog Wire fence, 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 W & L Mangum Surveying, William A. Mangum, Registered Professional Land Surveyor No. 4353, last dated March 22, 2019.

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.

All ad valorem taxes for the year 2019 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.

Rebecca G. Brown
REBECCA ADRIANA BROWN

(Acknowledgment)

STATE OF
COUNTY OF

✓ This instrument was acknowledged before me on the 12th day of April, 2019, by
REBECCA ADRIANA BROWN.

(SEAL)

Stephanie R. Beemer Kansas
Notary Public, State of



AFTER RECORDING RETURN TO:
Caravel Designs & Construction LLC
3313 N. McCall Rd.
McAllen, Texas 78501

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: CP231824C2-JC/ag

The State of Texas,
County of HIDALGO

30023

VOL 1864 PAGE 501

Know All Men by These Presents:

That WE, James J. Wert and wife, Jane Wert,

500
508

of the County of Davidson State of Tennessee for and in consideration

of the sum of

TEN AND NO/100 ----- DOLLARS
and other good and valuable consideration

to us in hand paid by Luis Aurelio Sanchez, the receipt of which is hereby
acknowledged,

XXXXXXXXXX

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said
Luis Aurelio Sanchez

of the County of Hidalgo State of Texas all that certain

tract of land situated in Hidalgo County, Texas, and described as follows, to-wit:

The West One-half (W 1/2) of Lot Thirty-one (31), and the East One-half
(E 1/2) of Lot Thirty-two (32), Section Two Hundred Twenty-nine (229),
Texas-Mexican Railway Company Survey, being the subdivision of that
141.53 acre tract lying North of Lots 1 to 17, inclusive, Section 229,
Texas-Mexican Railway Company Survey, Hidalgo County, Texas, according
to the map and plat of record in Volume 12, Page 22, Map Records of
Hidalgo County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the
rights and appurtenances thereto in anywise belonging unto the said Luis Aurelio Sanchez, his
heirs and assigns forever and we do hereby bind ourselves, our
heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises
unto the said Luis Aurelio Sanchez, his

Name:
Address:

TENNESSEE } (Acknowledgment)
STATE OF ~~TEXAS~~ }
COUNTY OF DAVIDSON }

This instrument was acknowledged before me on the 2 day of August, 19 83,
by James J. Wert and Jane Wert

My commission expires:

4-20-86

Kenneth E. Redmond
Notary Public, State of ~~Texas~~ Tennessee
Notary's printed name: KENNETH E. REDMOND

STATE OF TEXAS } (Acknowledgment)
COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____, 19 _____,
by _____

My commission expires:

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

STATE OF TEXAS } (Acknowledgment)
COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____, 19 _____,
by _____

My commission expires:

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

STATE OF TEXAS }
COUNTY OF }

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

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

(L.S.)

County Clerk _____ County, Texas

By _____, Deputy.

AFTER RECORDING RETURN TO:

Vertical lines and text for recording information: D. 19, ty Clerk, Deputy, D. 19, records, Deputy, liately with

206832

XO/msm 92-130

2251
Prepared by the State Bar of Texas for use by lawyers only
Revised 10-85
© 1984 by the State Bar of Texas

112

WARRANTY DEED WITH VENDOR'S LIEN

vii 3271 PAGE 202

Date: May 28, 1992

Grantor: LUIS AURELIO SANCHEZ, not joined herein by my wife as the property hereby conveyed does not constitute any part of my homestead.

Grantor's Mailing Address (including county) c/o Route 2, Box 1670
McAllen, Hidalgo County, Texas

Grantee: FRANKLIN BOUIE BROWN and wife, REBECA A. BROWN
Box 5505

Grantee's Mailing Address (including county): Hidalgo, Hidalgo County, Texas

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration; and a note of even date that is in the principal amount of TWENTY-ONE THOUSAND AND NO/100THS DOLLARS (\$21,000.00) and is executed by Grantees, payable to the order of LUIS AURELIO SANCHEZ. It is secured by a vendor's lien retained in favor of LUIS AURELIO SANCHEZ in this Deed and by a Deed of Trust of even date from Grantees to JOSEPH PRESTIA, Trustee.

TRACT 6:

A tract of land containing 5.0 acres out of the West 3.65 acres of Lot 31, and the East 1.35 acres out of Lot 32, Section 229, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEYS, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Centerline of 8 1/2 Mile Line Road said point being S 80 deg. 23 min. 29 sec. E 166.98 feet from the N. E. Corner of Lot 31 for the N. E. Corner of this tract; THENCE, S 09 deg. 01 min. 00 sec. W at 40.0 feet to a #4 rebar set in the South line of said Road a total distance of 1192.75 to a #4 rebar set for the S.E. Corner of this tract; THENCE, N 80 deg. 59 min. 00 sec. W at 133.23 feet past the S. E. Corner of Lot 31 a total distance of 182.46 feet to a #4 rebar set for the S.W. Corner of this tract; THENCE, N 9 deg. 01 min. 00 sec. E at 1154.64 feet past a #4 rebar set in the South Line of 8 1/2 Mile Line Road, a total distance of ~~1194.64~~ 1194.64 feet to the North Line of Lot 32 and Centerline of 8 1/2 Mile Line Road for the N.W. Corner of this tract; THENCE, S 80 deg. 23 min. 29 sec. E at 49.23 feet past the N.E. Corner of Lot 32, a total distance of 182.47 feet to the PLACE OF BEGINNING, said tract containing 5.0 acres more or less.

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 hereby 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.

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.

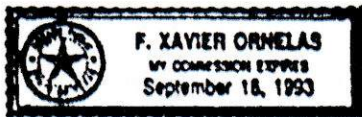
When the context requires, singular nouns and pronouns include the plural.

LUIS AURELIO SANCHEZ, not joined herein by my wife as the property hereby conveyed does not constitute any part of my homestead.

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 28th day of May, 1992 by LUIS AURELIO SANCHEZ, not joined herein by my wife as the property hereby conveyed does not constitute any part of my homestead.



[Signature]
Notary Public, State of Texas
Notary's name (printed)

Notary's commission expires

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____ by _____ of _____ a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed)

Notary's commission expires

205

5 77 1 41

FILED
FBI
TEXAS