



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JULY 1, 2025**

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Regular Meeting in the Legislative Chamber of City Hall, located at 255 South Kansas Avenue, on Tuesday, July 1, 2025 at 5:30 PM for the purpose of discussing the following items:

NOTE: If during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the Weslaco City Commission will convene in such executive or closed session whether or not such item is posted as an executive session item at any time during the meeting when authorized by the provisions of the Texas Open Meetings Act.

Pursuant to Texas Government Code Section 551.127, on a regular, non-emergency basis, the Weslaco City Commission may attend and participate in the meeting remotely by telephonic conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

I. CALL TO ORDER

- A. Certification of Public Notice.
- B. Invocation.
- C. Pledge of Allegiance.
- D. Roll Call.
- E. Mayoral recognition.
 - 1) Recognition - Hidalgo County Judge Richard F. Cortez
 - 2) Recognition - Teddy's BBQ - Joel Garcia

II. PUBLIC COMMENTS

The Public Comments portion of the meeting promotes a fair and open process for the governance of the City. This portion of the meeting is not intended to be an extended discussion or a debate and is limited to three minutes for each presenter. Due to the Texas Open Meetings Act, the Mayor and City Commissioners do not reply; they listen. Matters under litigation are not to be addressed and comments regarding specific City employees and elected officials may be prohibited.

The Public may comment on anything on the agenda, however if you comment on something not included on the agenda, the Commission cannot take any formal action until it is placed on an agenda and notice of the meeting is properly posted. Registration for Public Comments must be submitted to the City Secretary before the City Commission meeting is called to order. As the Mayor calls upon those who submitted a registration form with the City Secretary, please step to the podium and state your name and address before beginning your presentation.

III. PUBLIC HEARING

- A. To solicit input on the proposed demolition order for unoccupied buildings as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety

and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 located at:

1. 109 N Illinois St., GONZALES ADDN LOT 16 BLK 8, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Juana Isabel M. Hernandez
2. 119 S Cedro St., WESLACO ORIGINAL TOWNSITE BLK 3 LTS 11-12, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Noemi Villarreal
3. 132 N Missouri St., STALLWORTH ADDN BLK 4 LT11, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Issac Andres Garza
4. 210 W Plaza St., NORTHSIDE W 15'-LOT 13, ALL-LOT 14 BLK 8, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Patricio Solis
5. 253 Guerra St., COLONIA GUADALUPE LT 12 BLK 7, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Raul Cardona
6. 301 N Cedro St., NORTHSIDE LOT 12 BLK 7, City of Weslaco, Hidalgo County Texas. - Recorded Owner: Matiana Domimiguez
7. 304 N Pueblo St., CHRISTENSEN'S BLK 3 LOT 5, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Jesusa Medina Martinez
8. 312 W Esplanada St., ESPLANADA BLK 14 LT 14, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Pascual Conchas
9. 616 E Plaza St., RAMONA ADDN BLK 8 LTS 6-7-8, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Iglesia Cristiana Bethel
10. 758 N Illinois St., L. D. MORGAN'S ADDN BLK 8 LOT 21, City of Weslaco, Hidalgo County, Texas. -Recorded Owner: Gregorio Gonzales
11. 2314 E 10th St., KAYMAR NO.2 BLK 4 LOT 8, City of Weslaco, Hidalgo County, Texas. -Recorded Owner: Juan Martinez and Olivia G. Martinez
12. 2610 S Bridge St., WEST TRACT AN IRRTRS740.24' FT7548.71 AC GR8.44AC NET, City of Weslaco, Hidalgo County, Texas.
Recorded Owner: CF165, LLC

IV. CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine, and the Governing Body has been furnished with background and support material and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item(s) will be removed from the consent agenda by the Mayor, a Commission member or the City Manager and will be considered separately.

- A. Approval of the Minutes of the Regular Meeting and Workshop on May 21, 2025. (Staffed by City Secretary's Department.) Attachment.
- B. Approval to submit a grant application to the Banfield Foundation in the amount of \$10,000 under the Disaster Relief Grant Program to support emergency animal care and response with no local match required. (Staffed by Grant Manager.)
- C. Approval to submit a grant application to the U.S. Economic Development Administration totaling \$4,162,077.44, with a Federal Share of \$3,329,661.96 (80%) and a Local Share of \$832,415.48 (20%). (Staffed by Grant Manager.)
- D. Approval to ratify the submission of a grant application to the U.S. Department of

Transportation under the Safe Streets for All Grant totaling \$200,000, with a Federal Share of \$160,000 (80%) and a Local Share of \$40,000 (20%). (Staffed by Grant Manager.)

- E. Approval of Resolution 2025-46 to enter into an agreement with TX Dot for a public event in the city limits of Weslaco requiring the closure of streets affecting state right-of-way on Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth Street from 12 pm -11pm on the third (3) Thursday, of the month from August 2025 to February 2026 for Alfresco Weslaco Music & Art. The event will run from 6 PM – 9:30 PM on the following dates: August 21, 2025; September 18, 2025; October 16, 2025; November 20, 2025; December 18, 2025; January 15, 2026; and February 19, 2026, waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Building Maintenance, Police, Fire, and EMS Department. (Staffed by Weslaco EDC.)
- F. Approval on Resolution 2025-47 for the sale of wine and beer by a TABC licensed vendor; allowing public consumption of alcohol on the street from Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth Street during Alfresco Weslaco Music & Art on the Street, on the following dates: August 21, 2025; September 18, 2025; October 16, 2025; November 20, 2025; December 18, 2025; January 15, 2026; and February 19, 2026 waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Police, Fire, and EMS Department. (Staffed by Weslaco EDC.)
- G. Approval to solicit Request for Proposals (RFP) for routing management services for solid waste division. (Staffed by Public Works Department.)
- H. Approval of ORION Consortium Participation Agreement for provision of Fiber Optic Internet Connectivity to the Mayor Joe V. Sanchez Public Library. (Staffed by Library Department.)
- I. Approval for the solicitation of Requests for Qualifications (RFQs) from material testing laboratories, engineering firms, surveying firms and appraisers to establish an updated rotation list for public infrastructure and capital improvement projects. (Staffed by Engineering Department.)
- J. Approval to solicit proposals for temporary employment and recruitment services for all city departments. (Staffed by Assistant City Manager.)

V. NEW BUSINESS

- A. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 located at:
 - 1. 109 N Illinois St., GONZALES ADDN LOT 16 BLK 8, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Juana Isabel M. Hernandez
 - 2. 119 S Cedro St., WESLACO ORIGINAL TOWNSITE BLK 3 LTS 11-12, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Noemi Villarreal

3. 132 N Missouri St., STALLWORTH ADDN BLK 4 LT11, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Issac Andres Garza
4. 210 W Plaza St., NORTHSIDE W 15'-LOT 13, ALL-LOT 14 BLK 8, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Patricio Solis
5. 253 Guerra St., COLONIA GUADALUPE LT 12 BLK 7, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Raul Cardona
6. 301 N Cedro St., NORTHSIDE LOT 12 BLK 7, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Matiana Domimiguez
7. 304 N Pueblo St., CHRISTENSEN'S BLK 3 LOT 5, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Jesusa Medina Martinez
8. 312 W Esplanada St., ESPLANADA BLK 14 LT 14, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Pascual Conchas
9. 616 E Plaza St., RAMONA ADDN BLK 8 LTS 6-7-8, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Iglesia Cristiana Bethel
10. 758 N Illinois St., L. D. MORGAN'S ADDN BLK 8 LOT 21, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Gregorio Gonzales
11. 2314 E 10th St., KAYMAR NO.2 BLK 4 LOT 8, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Juan Martinez and Olivia G. Martinez
12. 2610 S Bridge St., WEST TRACT AN IRRTRS740.24' FT7548.71 AC GR8.44AC NET, City of Weslaco, Hidalgo County, Texas. - Recorded Owner CF165, LLC Attachment.

- B. Discussion and consideration to adopt Ordinance 2025-09 amending Ordinance 1980-04 Health and Sanitation and establishing criteria and processes for the Mowing of Weedy Lot-Rotation List. First reading of Ordinance 2025-09. (Staffed by Planning & Code Enforcement Department.) Attachment.
- C. Discussion and consideration to declare surplus of the judicial robe of the former Honorable Municipal Court Judge Juan Alvarez and allow him to purchase at fair market value. (Staffed by Asst. City Manager.)
- D. Discussion and consideration to proceed with the Design of a New Boys & Girls Club. (Staffed by Parks & Recreation Department.)
- E. Discussion and consideration to award RFP 2024-25-32 for Classification and Compensation Study to Management Advisory Group International, Inc., for an amount not to exceed \$38,750. (Staffed by Finance Department.) Attachment.
- F. Discussion and consideration on Ordinance 2025-10 amending Chapter 138 - Utilities Section 138-60 of the Weslaco Code of Ordinances regarding septic tank waste; procedures and fees. First reading of Ordinance 2025-10. (Staffed by Finance Department.) Attachment.
- G. Discussion and consideration to procure services from Rio Valley Switching Company for the replanking of the railroad crossings at N Bridge Avenue in the amount of \$128,426.58. (Staffed by Engineering Department) Attachment.
- H. Discussion and consideration of terminating the professional services agreement

between City of Weslaco and SWG Engineering for interim city engineering services. (Staffed by Engineering Department.) Attachment.

- I. Discussion and consideration to award the most advantageous proposal for RFP No.: 2024-25-20 for the Group Health Insurance plan. (Staffed by Human Resources Department.)
- J. Discussion and consideration to enter into a Memorandum of Understanding between Flock Safety and the City of Weslaco Police Department to access Flock's technology platform in order to view and search for still images and associated information captured by Flock's devices for law enforcement purposes. (Staffed by Police Department.) Attachment.

VI. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

§551.145. Closed Meeting Without Certified Agenda or Tape Recording; Offense; Penalty

(a) A member of a government body commits an offense if the member participates in a closed meeting of the governmental body knowing that a certified agenda of the closed meeting is not being kept or that a tape recording of the closed meeting is not being made.

(b) An offense under Subsection (a) is a Class C misdemeanor.

§551.146. Disclosure of Certified Agenda or Tape Recording of Closed Meeting; Offense; Penalty; Civil Liability

(a) An individual, corporation, or partnership that without lawful authority knowingly discloses to a member of the public the certified agenda or tape recording of a meeting that was lawfully closed to the public under this chapter:

(1) commits an offense; and

(2) is liable to a person injured or damaged by the disclosure for:

(A) actual damages, including damages for personal injury or damage, lost wages, defamation, or mental or other emotional distress;

(B) reasonable attorney fees and court costs; and

(C) at the discretion of the trier of fact, exemplary damages.

(b) An offense under Subsection (a)(1) is a Class B misdemeanor.

(c) It is a defense to prosecution under Subsection (a)(1) and an affirmative defense to a civil action under Subsection (a)(2) that:

(1) the defendant had good reason to believe the disclosure was lawful; or

(2) the disclosure was the result of a mistake of fact concerning the nature or content of the certified agenda or tape recording. (Added by Acts 1993, 73rd Leg., ch 268, § 1, eff. Sept. 1, 1993.)

NOTE: Any documentation related to the following items will be maintained as part of the certified agenda.

- A. Personnel - Discussion regarding the goals, objectives, and evaluation of the Assistant City Managers for the City of Weslaco as authorized by Section §551.074 of the Texas Government Code.
- B. Legal Consultation – Discussion relating to the City's rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) FY October 1, 2022 – September 30, 2025, as authorized by Section §551.071 of the Texas Government Code.
- C. Legal Consultation – Consultation with the Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter as

authorized by Section §551.071(2) of the Texas Government Code.

- D. Real Property - Discussion regarding the sale, purchase, exchange, lease or value of state-owned property being the northeast and southwest jughandles located along IH 2 and FM 1015 (International Blvd.) in Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Local Government Code.
- E. Real Property - Discussion regarding the purchase, exchange, lease or value of real property for the City of Weslaco landfill located in Alton, Texas as authorized by Section §551.072 of the Texas Local Government Code.
- F. Economic Development - Consultation with the City Attorney regarding financial offer or other incentives for Project No Socks 2.0 as authorized by Section §551.087 of the Texas Government Code.

VII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

VIII. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 27th day of June 2025 on or before 5:00 pm and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ Norma A. Cantu, City Secretary

NOTE: If any accommodation for a disability is required, please notify the City Secretary Department at (956) 968-3181, Ext. 1001 prior to the meeting date.

Regular Meetings of the Weslaco City Commission stream live online at <http://www.weslacotx.gov/open-government/open-meetings>. Archived video of some meetings are also available.

Removed from Bulletin Board	Date:	Initials:
------------------------------------	-------	-----------

PURSUANT TO SECTION 30.06, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN".

"DE ACUERDO CON LA SECCION 30.06 DEL CODIGO PENAL (INGRESO SIN AUTORIZACION DE UN TITULAR DE UNA LICENCIA CON UNA PISTOLA OCULTA), UNA PERSONA CON LICENCIA SEGUN EL SUBCAPITULO H, CAPITULO 411, CODIGO DEL GOBIERNO (LEY SOBRE LICENCIAS PARA PORTAR PISTOLAS), NO PUEDE INGRESAR A ESTA PROPIEDAD CON UNA PISTOLA OCULTA".

"PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT

CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY".

“DE ACUERDO CON LA SECCION 30.07 DEL CODIGO PENAL (INGRESO SIN AUTORIZACION DE UN TITULAR DE UNA LICENCIA CON UNA PISTOLA A LA VISTA), UNA PERSONA CON LICENCIA SEGUN EL SUBCAPITULO H, CAPITULO 411, CODIGO DEL GOBIERNO (LEY SOBRE LICENCIAS PARA PORTAR PISTOLAS), NO PUEDE INGRESAR A ESTA PROPIEDAD CON UNA PISTOLA A LA VISTA”.



Standardized Agenda Request Form

Date of Meeting: July 1, 2025		Agenda Item No. (to be assigned by CSO): 2025-426	
From:			
Subject: Certification of Public Notice.			
Background: Call to Order, includes the following: A. Certification of Public Notice. B. Invocation. C. Pledge of Allegiance. D. Mayoral Recognition. E. Roll Call.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU ADELAIDA VEGA Xavier Salinas		Created	
City Manager Comments:			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor Alex Valdez, Open Door Baptist Church will lead the invocation. C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag. D. Mayoral Recognition. E. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: July 1, 2025		Agenda Item No. (to be assigned by CSO): 2025-629	
From: JOSE PEDRAZA			
Subject: To solicit input on the proposed demolition order for unoccupied buildings as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 located at: 1. 109 N Illinois St., GONZALES ADDN LOT 16 BLK 8, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Juana Isabel M. Hernandez 2. 119 S Cedro St., WESLACO ORIGINAL TOWNSITE BLK 3 LTS 11-12, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Noemi Villarreal 3. 132 N Missouri St., STALLWORTH ADDN BLK 4 LT11, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Issac Andres Garza 4. 210 W Plaza St., NORTHSIDE W 15'-LOT 13, ALL-LOT 14 BLK 8, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Patricio Solis 5. 253 Guerra St., COLONIA GUADALUPE LT 12 BLK 7, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Raul Cardona 6. 301 N Cedro St., NORTHSIDE LOT 12 BLK 7, City of Weslaco, Hidalgo County Texas. - Recorded Owner: Matiana Domimguez 7. 304 N Pueblo St., CHRISTENSEN'S BLK 3 LOT 5, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Jesusa Medina Martinez 8. 312 W Esplanada St., ESPLANADA BLK 14 LT 14, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Pascual Conchas 9. 616 E Plaza St., RAMONA ADDN BLK 8 LTS 6-7-8, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Iglesia Cristiana Bethel 10. 758 N Illinois St., L. D. MORGAN'S ADDN BLK 8 LOT 21, City of Weslaco, Hidalgo County, Texas. -Recorded Owner: Gregorio Gonzales 11. 2314 E 10th St., KAYMAR NO.2 BLK 4 LOT 8, City of Weslaco, Hidalgo County, Texas. -Recorded Owner: Juan Martinez and Olivia G. Martinez 12. 2610 S Bridge St., WEST TRACT AN IRRTRS740.24' FT7548.71 AC GR8.44AC NET, City of Weslaco, Hidalgo County, Texas. Recorded Owner: CF165, LLC			
Background: City staff have identified twelve properties for potential demolition. Inspections were conducted by both the Building and Fire departments and the structures have been deemed to be substandard buildings. Title policies were ordered and the property owners were provided with notice both through certified mail and posting on the structures. At this time staff is requesting demolition of all the substandard structures.			
Funding Source (budget code, if applicable):			
Amount:		Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

Notice appeared in the Monitor for the BOA- Building Codes and City Commission on May 28, 2025, May 31, 2025, June 07, 2025, and June 11, 2025.

Advisory Review, if any (name of board/committee, date of action, recommendation):

- Demolition, no property owners were present at the meeting and have not contacted staff to make arrangements for remove or repair of the structure:

1. 119 S Cedro St., WESLACO ORIGINAL TOWNSITE BLK 3 LTS 11-12, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: Noemi Villarreal

2. 132 N Missouri St., STALLWORTH ADDN BLK 4 LT11, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: Issac Andres Garza

3. 210 W Plaza St., NORTHSIDE W 15'-LOT 13, ALL-LOT 14 BLK 8, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: Patricio Solis

4. 253 Guerra St., COLONIA GUADALUPE LT 12 BLK 7, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: Raul Cardona

5. 301 N Cedro St., NORTHSIDE LOT 12 BLK 7, City of Weslaco, Hidalgo County Texas.

Recorded Owner: Matiana Dominguez

6. 304 N Pueblo St., CHRISTENSEN'S BLK 3 LOT 5, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: Jesusa Medina Martinez

7. 758 N Illinois St., L. D. MORGAN'S ADDN BLK 8 LOT 21, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: Gregorio Gonzales

8. 2314 E 10th St., KAYMAR NO.2 BLK 4 LOT 8, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: Juan Martinez and Olivia G. Martinez

9. 109 N Illinois St., GONZALES ADDN LOT 16 BLK 8, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: Juana Isabel M. Hernandez

Owner was granted a six-month extension to pull a building permit for repairs. If no action is taken by the property owner within six-month, the board recommends that staff be allowed to demolish the structure.

10. 312 W Esplanada St., ESPLANADA BLK 14 LT 14, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: Pascual Conchas

Owner was granted a six-month extension to pull a building permit for repairs. If no action is taken by the property owner within six-month, the board recommends that staff be allowed to demolish the structure.

11. 616 E Plaza St., RAMONA ADDN BLK 8 LTS 6-7-8, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: Iglesia Cristiana Bethel

Owner was granted a six-month extension to pull a building permit for repairs. If no action is taken by the property owner within six-month, the board recommends that staff be allowed to demolish the structure.

12. 2610 S Bridge St., WEST TRACT AN IRRTRS740.24' FT7548.71 AC GR8.44AC NET, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: CF165, LLC

Owner was granted a six-month extension to pull a building permit for repairs. If no action is taken by the property owner within six-month, the board recommends that staff be allowed to demolish the structure.

FLOR ELISA ACUNA
REBEKAH DE LA FUENTE
Martin Garza

Created/Initiated
Approved
New

City Manager Comments:

Approve as recommended by staff.

Staff Recommendation:

Staff recommends demolition of the structures.

Attachments, if any:

Responsibilities upon Approval:

Staff will proceed with either demolition of the structures or will conduct progress checks on the properties that were

granted extensions.



Standardized Agenda Request Form

Date of Meeting: July 1, 2025		Agenda Item No. (to be assigned by CSO): 2025-431	
From:			
Subject: Approval of the Minutes of the Regular Meeting and Workshop on May 21, 2025. (Staffed by City Secretary's Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU ADELAIDA VEGA Xavier Salinas		Created	
City Manager Comments: Approve subject to comments from the governing body.			
Staff Recommendation: Approve as submitted.			
Attachments, if any: 250521 record, 250521 minutes			
Responsibilities upon Approval: Execute and retain.			



**RECORD OF WORKSHOP
WESLACO CITY COMMISSION
WEDNESDAY, MAY 21, 2025**

On this 21st day of May 2025 at 4:30 p.m., the City Commission of the City of Weslaco, Texas convened in a Workshop in the Legislative Chamber Room located at 255 S. Kansas Avenue with the following members present:

PRESENT:	Mayor	Adrian Gonzalez
	Mayor Pro Tem	Israel Gonzalez Jr.
	Commissioner	JP Rodriguez
	Commissioner	Letty Lopez
	Commissioner	Josh Pedraza (arrived at 4:55p.m)
	Commissioner	Pete Garcia Jr. (arrived 4:40p.m.)

ABSENT:	Commissioner	Adrian Farias
----------------	--------------	---------------

STAFF PRESENT:	Martin Garza	City Manager
	Norma A. Cantu	City Secretary
	Benjamin Castillo	Interim City Attorney

Also present: Xavier Salinas, Asst. City Manager, Aida Vega, Deputy City Secretary, Rosie Cavazos, Finance Director, Joe Pedraza, Asst. Planning and Code Enforcement Director, Peter Hermida, City Engineer, Mary Garcia, Asst. Library Director, Luz Galindo, HR Director, Chris Sanchez, Asst. Fire Chief, Robert Lopez, Police Chief, David Arce, Public Works Director, Maricarmen Garcia, Asst. Library Director, Eddie Gil, IT, and other staff members.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Gonzalez called the meeting to order and certified the public notice of the meeting as properly posted Friday, May 16, 2025.

B. Roll Call.

Norma A. Cantu, City Secretary conducted roll call.

II. NEW BUSINESS

A. Questions from Mayor and City Commission on any items regarding the Regular City Commission meeting to be held May 21, 2025. (Staffed by City Manager.)

Mayor Gonzalez stated the agenda item was a new element to the workshop meeting moving forward; no action is taken, and the purpose is to allow any member of the commission to question

staff regarding items for clarification and/or additional information to be better informed regarding agenda items to be presented.

Mayor Gonzalez entertained any questions from the commission.

Commissioner Rodriguez questioned the Veterans Day holiday cost to the City, the extension of the moratorium to multifamily districts and was there a status of repairs at the South Wastewater Treatment Plant.

Rosie Cavazos, Finance Director, stated the cost to add the holiday to the city would be \$78,892.18 for all staff and the overtime for essential departments is \$41,433.16; police and fire would follow the adopted holiday schedule approved by the commission and is a non-negotiable article in the CBA Agreements.

Mayor Gonzalez stated one reason the moratorium became necessary was to allow time for an assessment regarding the infrastructure of the water treatment plants, especially the South Wastewater Treatment Plant; discussion with Inframark were ongoing regarding the necessary repairs for this plant and recommended the commission plan a tour of the plant to visually see the conditions and the importance of the moratorium to see the impact on the city's utility infrastructure and supply demands.

Rebekah de la Fuente, Planning and Code Enforcement Director, stated information collected showed a higher demand of water, sewer and streets usage from multifamily developments to that of commercial and residential; the moratorium to multifamily development will allow the time needed to determine course of action for meeting the needs of growth; stated developers have the right to request a waiver and some developers are re-evaluating multifamily use and going to residential because demand of apartments has slowed down.

B. Discussion and presentation on the Public Utilities Department. (Staffed by Public Works Department.)

David Arce, Public Works Director, presented the different roles and divisions of the Public Works Department; highlighted on the water division and wastewater collections, presented future equipment for staff and projects that would be done; reported activity Oct 2024-May 2025 had 107 water leak/breaks, 99 sewer backups, fire hydrants replaced, 206 storm basins done, storm line cleaning 32,000ft, sewer line cleaning 36,500 feet and water/sewer locates 125.

C. Discussion and presentation on the Code Enforcement Department. (Staffed by Planning & Code Enforcement Department.)

Joe Pedraza, Asst. Planning & Code Enforcement Director, stated there is four divisions of Planning and Code Enforcement; Planning, Building, Health and Code Enforcement; went over the scope of work for all the divisions; presented ongoing projects and completed projects, demolition of dilapidated structures being evaluated is 18; tasked with the enforcement of weedy

lots and abandoned/junked vehicle; clean sweep operations reduced from two to one because the participation of volunteers has become difficult because the majority of those volunteers were from the schools that no longer can participate as a result of many other events going on and noted before there was about 300 volunteers and now less than 100. A brief discussion about having neighborhood clean sweeps and how often it could be done took place; staff went over the process of junked vehicles and how enforced.

The commission did not enter into executive session.

III. EXECUTIVE SESSION

A. Personnel - Discussion on the Voluntary Separation Agreement for the City Manager and any other related items as authorized by Section §551.074 of the Texas Government Code.

B. Legal Consultation – Discussion with the City Manager and City Attorney relating to the City’s rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) FY October 1, 2022 – September 30, 2025, as authorized by Section §551.071 of the Texas Government Code.

C. Legal Consultation – Consultation with the City Manager and City Attorney relating to the City’s rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Weslaco Municipal Police Union (WMPU) authorized by Section §551.071 of the Texas Government Code.

D. Real Property - Consultation with the City Attorney regarding the sale, purchase, exchange, lease or value of state-owned property being the northeast and southwest jughandles located along IH 2 and FM 1015 (International Blvd.) in Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Local Government Code.

E. Real Property - Discussion regarding the purchase, exchange, lease or value of real property for the City of Weslaco landfill located in Alton, Texas as authorized by Section §551.072 of the Texas Local Government Code.

F. Real Property - Discussion regarding the purchase, exchange, lease or value real property as authorized by Section §551.072 of the Texas Local Government Code.

G. Deliberation - Discussion on authorization to the City Manager to negotiate with a third party on a prospective gift to the City of Weslaco as authorized by Section §551.073 of the Texas Government Code.

III. ADJOURNMENT

Commissioner Pedraza seconded by Commissioner Rodriguez, moved to adjourn the workshop meeting of May 21, 2025, at 5:34 p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**



**MINUTES OF REGULAR MEETING
WESLACO CITY COMMISSION
MAY 21, 2025**

On Wednesday, May 21, 2025, at 5:34 p.m. the City Commission of the City of Weslaco, Texas convened in a Regular Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following members' present:

PRESENT:	Mayor	Adrian Gonzalez
	Mayor Pro Tem	Israel Gonzalez Jr.
	Commissioner	JP Rodriguez
	Commissioner	Letty Lopez
	Commissioner	Pete Garcia Jr.
	Commissioner	Josh Pedraza

ABSENT:	Commissioner	Adrian Farias
----------------	--------------	---------------

STAFF PRESENT:	Martin Garza	City Manager
	Norma A. Cantu	City Secretary
	Benjamin Castillo	Interim City Attorney

Also present: Xavier Salinas, Asst. City Manager, Aida Vega, Deputy City Secretary, Rosie Cavazos, Finance Director, Rebekah de la Fuente, Planning and Code Enforcement Director, Joe Pedraza, Asst. Director of Planning and Code Enforcement, Arnold Becho, Library Director, Antonio Lopez, Fire Chief, Robert Lopez, Police Chief, David Arce, Public Works Director, Rick Mendoza, IT Director, Rosa Badillo, Court Coordinator, Lily Alvarez, Airport Director, Lucio Garza, Inframark and other staff members.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Gonzalez called the meeting to order and certified the public notice of the meeting as properly posted Friday, May 16, 2025.

B. Invocation.

Pastor led the invocation.

C. Pledge of Allegiance.

Mayor Gonzalez led the "Pledge of Allegiance and Texas Flag."

D. Roll Call.

Norma A. Cantu, City Secretary, noted the absence of Commissioner Farias and a quorum present.

E. Mayoral recognition.

1) Recognition - Snow to Sun RV Resort for the Police Department.

Mayor Gonzalez and the City Commission recognized the Community Policing Officers of the Weslaco Police Department for their dedication to the residents of the Snow to Sun RV. Snow to Sun RV Park residents also extended their appreciation to the Community Policing Officers.

2) Recognition of Weslaco High School National Honor Society and JROTC students.

Mayor Gonzalez and the City Commission recognized Francisco Silva and the Weslaco High School National Honor Society for their volunteer service and dedication honoring veterans in mapping the gravesites and flag placement at the Weslaco City Cemetery.

3) Proclamation - Public Works Week.

Mayor Gonzalez and the City Commission proclaimed May 18-24, 2025 as “National Public Works week”.

4) Proclamation - Mental Health Awareness Month.

Mayor Gonzalez and the City Commission proclaimed May as “Mental Health Month in Weslaco”.

5) Proclamation - Stroke Awareness Month.

Mayor Gonzalez and the City Commission proclaimed the month of May as “Stroke Awareness Month”.

Mayor Gonzalez, at this time along with the City Commission, recognized Martin Garza, City Manager, on his retirement, thanked him for the leadership and dedication and wished him the best on his retirement.

II. PRESENTATION

A. LRGVDC - LISTO RGV Conference.

Cesar Merla, Asst. Director, Public Safety of Lower Rio Grande Valley Development Council (LRGVDC) extended an invitation to the commission for the upcoming LISTRO RGV Conference scheduled September 24-26, 2025; theme for the conference is “recovery after an incident”.

III. PUBLIC COMMENTS

None.

IV. PUBLIC HEARING

Commissioner Pedraza seconded by Mayor Pro Tem Gonzalez Jr. moved to open the public hearing. The motion carried unanimously; Mayor Gonzalez was present and voting.

A. To solicit input on behalf of 7-Eleven Beverage Company Inc. to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premises Permit, at 901 N Airport Dr., also being Lot 3, Blk 1, Mid Valley Industrial Park No. 2 Subdivision, Weslaco, Hidalgo County, Texas.

No comments.

B. To solicit input on behalf of Lucero Mendoza and Julio Torres to approve a Conditional Use Permit to obtain a Package Store Permit, at 1603 N International Blvd. Ste B, also being Lot 1, Blk 3, La Hacienda North P.U.D. Subdivision, Weslaco, Hidalgo County, Texas.

No comments.

C. To solicit input on behalf of Barge Kristie Lynn to rezone 2319 W Bus Hwy 83, also being East 8.68 acres of the West 16.18 acres of Farm Tract 632, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex & Apartment District to B-2 Secondary & Highway District.

No comments.

D. To solicit input on behalf of the City of Weslaco for an extension for 120 days regarding the moratorium of applications for duplexes, triplexes, fourplexes and multifamily residential development.

No comments.

Commissioner Pedraza seconded by Commissioner Lopez moved to close the public hearing. The motion carried unanimously; Mayor Gonzalez was present and voting.

V. REPORTS

A. Inframark.

Lucio Garza, Inframark, reported on the capital improvements and their status; went over the capital repairs completed for post aeration blower at the South Wastewater Treatment Plant, generator display program repaired; foundation repairs at the water plant for the containment and the blower that helps backwash filters were repaired; went over rehab of lift station 13 and the platform raised 3-feet; lift station 28 staff monitored for discharge; thanked Public Works for millings placed at lift stations allowing their operators to enter safely; reported April 2025 flows for the Water Treatment Plant was 6.84mgd, operating at 53% capacity and compliance report was good; North Wastewater Treatment Plant flow was 2.74mgd, operating capacity at 56% and compliance report in order, South Wastewater Treatment Plant flow was 1.6mgd, operating capacity was at 66%, compliance report had one non-compliance because of the recent rains that effected the UV Modules.

B. Engineering - Drainage Advisory Board.

No report.

VI. CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine, and the Governing Body has been furnished with background and support material and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item(s) will be removed from the consent agenda by the Mayor, a Commission member or the City Manager and will be considered separately.

A. Approval of the Minutes of the Special Meeting on April 7, 2025, and the Record for the Workshop on April 16, 2025. (Staffed by City Secretary's Department.)

B. Approval of Resolution 2025-36 to enter into an agreement with TxDOT for a public event in the city limits of Weslaco requiring the closure of Farm to Market Rd 88 (Texas Blvd) between US Business 83 Highway and 6th Street from 1:00 pm to 11:00 pm for the 4th of July Drone Display event on July 4, 2025, allowing public consumption of alcohol on the street from US Business 83 Highway to 6th Street; waiving fees and ordinances associated with the event; approving support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Police, Fire, and EMS Department. (Staffed by Engineering Department.)

C. Approval of Resolution 2025-37 to apply for the FY2026 SB 224 Catalytic Converter Grant to purchase equipment, fund overtime and software recurring cost. (Staffed by Police Department.)

D. Approval of the Interlocal Cooperation Agreement between the County of Hidalgo, Texas and the City of Weslaco regarding MVCPA Auto Theft Task Force with a match not to exceed \$17,206.00 from general funds for overtime, professional contract services, travel, and equipment (Staffed by Police Department.)

E. Approval to solicit sealed bids to purchase license plate readers funded through FY25 MVCPA SB224 Catalytic Converter Grant with a 20% local match. (Staffed by Police Department.)

F. Approval to ratify renewal of the Verizon Connect 12-month contract with the Weslaco Police Department for an amount of \$15.98 per unit with a total amount not to exceed \$1500.00 monthly subscription fees. (Staffed by Police Department.)

G. Approval to solicit bid proposals for surplus dirt from the Mayor Pablo Pena RDF project. (Staffed by Parks & Recreation Department.)

H. Approval of the landowners' petition from Jack Harbison Jr. for the release of property located in the City's Extraterritorial Jurisdiction is described as 8.045 acres of land, more

or less out of Farm Tract 1116, The West and Adams Tract and all of Tract 1125, West and Adams Tract, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department.)

I. Approval of the Letter of Support for the "Toddler Adventure Playscape" project at Gibson Park to be submitted by the Weslaco High School FCCLA to the Knapp Community Care Foundation. (Staffed by Parks & Recreation Department.)

J. Approval on the request from First Baptist Church for street closure from 7:30 am to 12:30 pm from 6th Street to 7th Street beginning June 9th through June 12, 2025, for vacation bible school. (Staffed by City Manager.)

K. Approval to renew an interlocal agreement with Hidalgo County Health Department and the City of Weslaco regarding septic systems within the City Limits. (Staffed by Planning & Code Enforcement Department.)

L. Approval for the continuation of the Declaration of Disaster Order through June 3, 2025. (Staffed by Fire Department.)

Commissioner Rodriguez requested to withhold item K from the consent agenda.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve the consent agenda withholding item K as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

K. Approval to renew an interlocal agreement with Hidalgo County Health Department and the City of Weslaco regarding septic systems within the City Limits. (Staffed by Planning & Code Enforcement Department.)

Joe Pedraza, Asst. Planning and Code Enforcement Director, stated the interlocal addressed septic systems that are in the City's ETJ to allow the county to inspect, permit and charge and stated this was an annual renewal and is a renewal for one year. Staff recommended approval.

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve the Interlocal Agreement with Hidalgo County Health Department as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

VII. OLD BUSINESS

A. Discussion and consideration amending the Personnel Policies and Procedures to add Veterans Day as an approved holiday. (This item was tabled on May 7, 2025; requested by Commissioner Garcia Jr. and Mayor Pro Tem Israel Gonzalez Jr.; staffed by Finance Department.)

Commissioner Pedraza seconded by Commissioner Rodriguez moved to remove from the table. The motion carried unanimously; Mayor Gonzalez was present and voting.

Rosie Cavazos stated the holiday if approved would affect the FY26 and would be adjusted accordingly. (overtime line item)

Commissioner Garcia Jr. seconded by Commissioner Lopez moved to amend the Personnel Policies and Procedures to add Veterans Day as an approved holiday as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

VIII. NEW BUSINESS

A. Discussion and consideration after public hearing on behalf of 7-Eleven Beverage Company Inc. to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premises Permit, at 901 N Airport Dr., also being Lot 3, Blk 1, Mid Valley Industrial Park No. 2 Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente, Director of Planning and Code Enforcement, stated five property owners were notified, and no objection was received; stated this was for the new 7-Eleven store located where the old police/fire department were. The Planning and Zoning Commission and staff recommended approval.

Commissioner Pedraza seconded by Commissioner Rodriguez moved to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premises Permit, at 901 N Airport Dr as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

B. Discussion and consideration after public hearing on behalf of Lucero Mendoza and Julio Torres to obtain a Package Store Permit, at 1603 N International Blvd. Ste B, also being Lot 1, Blk 3, La Hacienda North P.U.D. Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated twenty-four property owners were notified, and no objection was received; applicant proposed to have a Package Store Permit and will be the site of a vape and liquor shop. The Planning and Zoning Commission and staff recommended approval.

Mayor Pro Tem Gonzalez Jr. seconded by Commissioner Lopez moved to approve a Package Store Permit, at 1603 N International Blvd. Ste B as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

C. Discussion and consideration after public hearing on behalf of Barge Kristie Lynn on Ordinance 2025-06 to rezone 2319 W Bus Hwy 83, also being East 8.68 acres of the West 16.18 acres of Farm Tract 632, West Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-2 Duplex & Apartment District to B-2 Secondary & Highway District. First reading of Ordinance 2025-06. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated nineteen property owners were notified, and no objection was received; applicant is purchasing the property and proposed to extend his business, Texas Behavioral Center; Weslaco Farmers Market currently there will remain until construction begins

on the expansion. The Planning and Zoning Commission and staff recommended approval based on the surrounding land use and the zone would be in compliance with the proposed use.

Commissioner Pedraza seconded by Commissioner Rodriguez moved to approve Ordinance 2025-06 to rezone 2319 W Bus Hwy 83 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

D. Discussion and consideration after the public hearing on behalf of the City of Weslaco to approve an extension of 120 days on the temporary moratorium pertaining to recent applications for duplexes, triplexes, fourplexes and multifamily residential development. (Staffed by City Manager/Planning and Code Enforcement Department.)

Rebekah de la Fuente stated the moratorium was approved September 23, 2024 and applies to all subdivisions and rezones for apartment type uses in the city and ETJ; the extension requested allows staff to continue reviewing the city's policies, subdivision and zoning ordinance to upgrade the permitting and planning of the necessary infrastructure needed to keep the city growing responsibly; if approved the extension for the temporary moratorium would be until September 16, 2025 (120-days); went over the exceptions and waivers a property owner has; went over work status for the South Wastewater Treatment Plan, drainage improvements (RDF), assessment of infrastructure for water and wastewater by Ambiotec and meeting with consultants, Raftelis, regarding the subdivision and zoning ordinances, impact study, Land Assessment Plan and CIP Plan needed. Staff recommended approval of the temporary moratorium.

Commissioner Pedraza seconded by Mayor Pro Tem Gonzalez, Jr. moved to approve an extension of 120 days on the temporary moratorium pertaining to recent applications for duplexes, triplexes, fourplexes and multifamily residential development as presented. The motion carried; Commissioner Rodriguez and Lopez against; Mayor Gonzalez was present and voting.

E. Discussion and consideration of an Interlocal Agreement between the City of Weslaco and the City of Mercedes for Sanitary Sewer and Water services for Camino Height Subdivision. (Staffed by the Planning and Code Enforcement Department.)

Martin Garza recommended no action as staff had questions that required consultation with legal counsel.

No action.

F. Discussion and consideration on the variance request for Tamez Estates Subdivision being 6.766-acre out of the South 7 acres of the North 12 acres of Farm Tract 198, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the west side of Mile 6 approximately 2,244ft north of Mile 10. (Staffed by Planning and Code Enforcement Department.)

Rebekah de la Fuente stated this was a proposed three (3) lot subdivision outside city limits; serviced with water by North Alamo Water Supply and proposed sewer by On -Site Sewage Facility (OSSF) because the nearest sewer line is south of the development approximately 2,600

feet away. The Planning and Zoning Commission recommended approval; staff recommended compliance with the ordinance on the variance.

Mayor Pro Tem Gonzalez Jr. seconded by Commissioner Lopez moved to approve the variance request for Tamez Estates Subdivision as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

G. Discussion and consideration of final payment in the amount \$23,832.00 to G-8 Utilities for the Border Avenue Storm Drainage project. (Staffed by Engineering Department.)

Peter Hermida, City Engineer, stated the project was 100% complete; the project engineer has provided the as-built plans and warranty documents for the project. Staff recommended approval of final payment to G-8 Utilities.

Commissioner Pedraza seconded by Commissioner Rodriguez moved to approve final payment in the amount \$23,832.00 to G-8 Utilities as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

H. Discussion and consideration on the proposal submitted by B2Z Engineering for the amount of \$28,886.00 for construction materials testing services associated with the Kansas and Los Torritos Drainage Improvements Project. (Staffed by Engineering Department.)

Peter Hermida stated B2Z Engineering has an agreement in place for construction materials testing services; commission action necessary because the fee is over the threshold allowed for approval by staff and recommended approval for the services for the Kansas and Los Torritos Drainage Improvements Project.

Commissioner Pedraza seconded by Commissioner Rodriguez moved to approve B2Z Engineering for construction materials testing services associated with the Kansas and Los Torritos Drainage Improvements Project for \$28,886.00 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

I. Discussion and consideration to accept and file the Financial Reports (unaudited) as of March 31, 2025 for the General Fund, Water and Sewer Fund, Solid Waste Fund, and Airport Fund. (Staffed by Finance Department.)

Rosie Cavazos stated the general fund had a positive change in fund balance of \$8.5M, revenues collected were at \$24.9M that is 68% of the proposed budget; sales tax collected was \$7.9M that is in line with projections, interest earned \$405K and number of day remain strong at 146 with 93.18% of our ad valorem tax collected; water & wastewater had a negative revenues over expenditures of \$1.2M, negative days of working capital because debt payments done in February; sanitation fund had a positive change in fund balance of \$360,482, had 90 days of working capital and; airport fund had a negative net change of \$914,054 and continued with a negative number of working capital days and waiting for reimbursement from grants that have been awarded. Staff recommended approval to accept and file the Financial Reports (unaudited) for March 31, 2025.

Commissioner Rodriguez seconded by Mayor Pro Tem Gonzalez Jr. moved to accept and file the Financial Reports (unaudited) as of March 31, 2025 for the General Fund, Water and Sewer Fund, Solid Waste Fund, and Airport Fund as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

J. Discussion and consideration to accept and file the Quarterly Investment Report for period ending March 31, 2025. (Staffed by Finance Department.)

Rosie Cavazos stated deposits increased during the first quarter because of property tax collections; interest earned to date is \$1,308,806 and in pace with projections; stated the General fund recognized \$424,144 and the remaining balance went to other capital projects funds; noted that the City's account with PNC Bank was officially closed on April 22, 2025. Staff recommended approval to accept and file the Quarterly Investment Report for the period ending March 31, 2025.

Commissioner Lopez seconded by Mayor Pro Tem Gonzalez Jr. moved to accept and file the Quarterly Investment Report for the period ending March 31, 2025 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

K. Discussion and consideration to approve Resolution 2025-39 authorizing publication of Notice of Intent to Issue Certificates of Obligation Series 2025. (Staffed by Finance Department.)

Rosie Cavazos stated the resolution authorized publication on the notice of intent to issue Certificates of Obligation in an amount not to exceed \$35 million; proposed use included but not limited to, street improvements, city park improvements that included lighting and playscapes, water and wastewater system improvements, city drainage improvements, public safety buildings and payment of contractual obligations for professional services related to the above projects, including financial advisory, legal, architectural, and engineering services and in attendance was Anne Burger Entrekin, Hilltop Securities and Dan Martinez, Bond Counsel.

Anne Burger Entrekin stated if approved the next steps would be publication (2-weeks), website disclosure on the intent of bonds, official statement prepared for the rating agencies and investors and then bid to underwrite the bonds for approval by the commission on August 27th.

Mayor Gonzalez noted a House Bill in the legislative session, if passed, would prevent the issuance of bonds and expressed the importance for the issuance of these bonds to continue moving forward with projects.

Dan Martinez, Bond Counsel, stated the language regarding the intent of the bonds was broad enough that allowed flexibility for changes in the proposed projects should the need arise.

Commissioner Pedraza seconded by Mayor Pro Tem Gonzalez Jr. moved to approve Resolution 2025-39 authorizing publication of Notice of Intent to Issue Certificates of Obligation Series 2025 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

L. Discussion and consideration to approve payment of \$70,476.03 for routing software services with vendor Routeware Inc. for 13 solid waste collection units set to expire September 30, 2025. (Staffed by Public Works Department.)

David Arce, Public Works Director, stated the city entered a three-year contract with Routeware in 2021, expired in September 2024 and auto renewed, extending the agreement through September 30, 2025; staff were able to negotiate a small price reduction but there was still an increase to the agreement of \$4,000 for the remainder of the term ending September of 2025. Staff recommended approval due for the remaining three quarters (Jan-Mar) of \$70,476.03.

Commissioner Pedraza seconded by Commissioner Rodriguez moved to approve payment of \$70,476.03 for routing software services with vendor Routeware Inc. as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

M. Discussion and consideration of final payment in the amount \$175,380.00 to Southern Trenchless Solutions for the emergency repair to lift station 13. (Staffed by Public Works Department.)

David Arce stated Southern Trenchless Solutions completed the emergency repairs for Lift Station No. 13; work was performed promptly and in accordance with the scope identified during the emergency response between Inframark and City staff and lift station is fully operational. Staff recommended approval of final payment in the amount \$175,380.00 to Southern Trenchless Solutions.

Commissioner Pedraza seconded by Commissioner Rodriguez moved to approve final payment in the amount \$175,380.00 to Southern Trenchless Solutions for the emergency repair to lift station 13 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

N. Discussion and consideration of final payment in the amount \$113,956.00 to G-8 Utilities for the Mid-Valley Airport Storm Drainage project. (Staffed by Airport Department.)

Lily Alvarez, Airport Director, stated G8 Utilities was awarded the contract for Airport Stormwater improvements and notice to proceed was issued February 10, 2025; project completed end of April and KSA Engineers conducted final walk-through. Staff recommended approval of final payment \$113.956, certificate of warranty has been filed, and the project was funded by ARPA.

Commissioner Pedraza seconded by Commissioner Mayor Pro Tem Gonzalez Jr. moved to approve final payment in the amount \$113,956.00 to G-8 Utilities for the Mid-Valley Airport Storm Drainage project as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

O. Discussion and consideration on consultant agreement with GovSolutions Consulting LLC. (Staffed by City Attorney.)

Benjamin Castillo, Interim City Attorney, stated GovSolutions Consulting LLC, was an agreement with Martin Garza to assist the city with the transition of city operations because of his retirement; agreement is similar as previously done with the past City Manager; term is for one-year and went over the scope of work to be performed.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve consultant agreement with GovSolutions Consulting LLC as discussed in executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

Commissioner Rodriguez excused himself from the meeting due to another commitment and did not participate in executive session.

IX. EXECUTIVE SESSION

At 7:29 p.m. Commissioner Pedraza seconded by Commissioner Rodriguez moved to convene the regular meeting into Executive Session. The motion carried unanimously; Mayor Gonzalez was present and voting.

Commissioner Rodriguez excused himself from the meeting due to another commitment and did not participate in the executive session.

At 8:47 p.m. Mayor Gonzalez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

X. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

A. Personnel - Discussion on the Voluntary Separation Agreement for the City Manager and any other related items as authorized by Section §551.074 of the Texas Government Code.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve the Voluntary Separation Agreement for the City Manager and any other related items as discussed in executive session. The motion carried; Mayor Gonzalez was present and voting.

B. Legal Consultation – Discussion with the City Manager and City Attorney relating to the City’s rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) FY October 1, 2022 – September 30, 2025, as authorized by Section §551.071 of the Texas Government Code.

No action.

C. Legal Consultation – Consultation with the City Manager and City Attorney relating to the City’s rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Weslaco Municipal Police Union (WMPU) authorized by Section §551.071 of the Texas Government Code.

No action.

D. Real Property - Consultation with the City Attorney regarding the sale, purchase, exchange, lease or value of state-owned property being the northeast and southwest jughandles located along IH 2 and FM 1015 (International Blvd.) in Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Local Government Code.

No action.

E. Real Property - Discussion regarding the purchase, exchange, lease or value of real property for the City of Weslaco landfill located in Alton, Texas as authorized by Section §551.072 of the Texas Local Government Code.

Commissioner Garcia seconded by Mayor Pro Tem Gonzalez Jr. moved to approve the City Manager continue discussions with the City of Alton regarding the Weslaco landfill as discussed in executive session. The motion carried; Mayor Gonzalez was present and voting.

F. Real Property - Discussion regarding the purchase, exchange, lease or value of real property as authorized by Section §551.072 of the Texas Local Government Code.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve the City Manager and staff continue discussion regarding real property as discussed in executive session. The motion carried; Mayor Gonzalez was present and voting.

G. Deliberation - Discussion on authorization to the City Manager to negotiate with a third party on a prospective gift to the City of Weslaco as authorized by Section §551.073 of the Texas Government Code.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve the City Manager and staff continue discussion regarding real property as discussed in executive session. The motion carried; Mayor Gonzalez was present and voting.

XI. ADJOURNMENT

Commissioner Pedraza seconded by Commissioner Lopez moved to adjourn the regular meeting of May 21, 2025, at 8:49 p.m. The motion carried; Mayor Gonzalez was present and voting.

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**



Standardized Agenda Request Form

Date of Meeting: July 1, 2025		Agenda Item No. (to be assigned by CSO): 2025-693	
From: Gabriel Perez			
Subject: Approval to submit a grant application to the Banfield Foundation in the amount of \$10,000 under the Disaster Relief Grant Program to support emergency animal care and response with no local match required. (Staffed by Grant Manager.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Gabriel Perez Xavier Salinas		Created/Initiated New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval to submit the Banfield Foundation Disaster Relief Grant application. If awarded, this funding will enhance the City's ability to respond to animal welfare needs during emergencies.			
Attachments, if any: Memo-Banfield Foundation Disaster Relief Grant			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Xavier Salinas, Assistant City Manager
Omar Rodriguez, Interim Assistant City Manager

To: Mayor Adrian Gonzalez & Weslaco City Commission
Through: Xavier Salinas, Assistant City Manager
From: Gabriel Perez, MPA, Grant Manager
Date: July 1, 2025
Subject: Banfield Foundation Disaster Relief Grant Application Submission

Item Explanation:

The City of Weslaco, through its Animal Control Department, seeks approval to submit a \$10,000 grant application to the Banfield Foundation under its Disaster Relief Grant Program. This program provides funding to government animal service agencies and nonprofit animal welfare organizations that have been directly impacted by, or are assisting in response to, natural or other unanticipated disasters.

If awarded, the funds would support the City's efforts to care for displaced or at-risk pets during emergency situations. Eligible expenses include medical supplies, veterinary care, pet food, temporary shelter or boarding, transportation, and other critical needs related to animal safety and disaster response.

No local match is required for this grant opportunity.

Recommendation:

Staff recommends approval to submit the Banfield Foundation Disaster Relief Grant application. If awarded, this funding will enhance the City's ability to respond to animal welfare needs during emergencies.

Gabriel E. Perez, MPA
Grant Manager
City of Weslaco
Email: Gperez@weslacotx.gov
Phone: (956) 805-4330



Standardized Agenda Request Form

Date of Meeting: July 1, 2025		Agenda Item No. (to be assigned by CSO): 2025-695	
From: Gabriel Perez			
Subject: Approval to submit a grant application to the U.S. Economic Development Administration totaling \$4,162,077.44, with a Federal Share of \$3,329,661.96 (80%) and a Local Share of \$832,415.48 (20%). (Staffed by Grant Manager.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Gabriel Perez Xavier Salinas		Created/Initiated New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: City staff recommends approval to authorize the submission of the grant application to the U.S. Economic Development Administration under the FY2025 Disaster Supplemental Grant Program.			
Attachments, if any: Memo-FY2025 Disaster Supplemental Grant (1)			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Xavier Salinas, Assistant City Manager
Omar Rodriguez, Interim Assistant City Manager

To: Mayor Adrian Gonzalez & Weslaco City Commission
Through: Xavier Salinas, Assistant City Manager
From: Gabriel Perez, MPA, Grant Manager
Date: July 1, 2025
Subject: Economic Development Administration FY2025 Disaster Supplemental Grant

Item Explanation:

The City of Weslaco seeks authorization to submit a grant application to the U.S. Economic Development Administration (EDA) under the FY2025 Disaster Supplemental Grant Program. The total estimated project cost is **\$4,162,077.44**, with a proposed **Federal Share of \$3,329,661.96 (80%)** and a required **Local Share of \$832,415.48 (20%)**.

Grant funding will be used for infrastructure improvements within the Weslaco Mid-Valley Industrial Park, specifically the installation of reinforced concrete paving to enhance durability, flood resilience, and accessibility for commercial and industrial traffic.

The proposed project scope includes improvements to the following road segments:

- From the frontage road of Expressway 83 (Vo-Tech Road) to Sugarcane Drive
- From Sugarcane Drive to Joe Stephens Avenue
- From Joe Stephens Avenue back to Vo-Tech Road

This initiative supports the City's ongoing efforts to promote economic resilience and industrial growth, particularly in areas vulnerable to recurring disaster-related impacts.

Recommendation:

City staff recommends approval to authorize the submission of the grant application to the U.S. Economic Development Administration under the FY2025 Disaster Supplemental Grant Program.

Gabriel E. Perez, MPA
Grant Manager
City of Weslaco
Email: Gperez@weslacotx.gov
Phone: (956) 805-4330



Standardized Agenda Request Form

Date of Meeting: July 1, 2025		Agenda Item No. (to be assigned by CSO): 2025-696	
From: Gabriel Perez			
Subject: Approval to ratify the submission of a grant application to the U.S. Department of Transportation under the Safe Streets for All Grant totaling \$200,000, with a Federal Share of \$160,000 (80%) and a Local Share of \$40,000 (20%). (Staffed by Grant Manager.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Gabriel Perez Xavier Salinas		Created/Initiated New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends ratifying the submission of the Safe Streets for All (SS4A) grant application to the U.S. Department of Transportation. This funding will support the development of a comprehensive safety action plan aimed at reducing traffic-related fatalities and serious injuries in the City of Weslaco.			
Attachments, if any: Memo-FY2025 SS4A			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Xavier Salinas, Assistant City Manager
Omar Rodriguez, Interim Assistant City Manager

To: Mayor Adrian Gonzalez & Weslaco City Commission
Through: Xavier Salinas, Assistant City Manager
From: Gabriel Perez, MPA, Grant Manager
Date: July 1, 2025
Subject: Department of Transportation: Safe Streets 4 All Grant Ratification

Item Explanation:

The City of Weslaco submitted a grant application to the U.S. Department of Transportation under the FY2025 Safe Streets for All (SS4A) Grant Program. The application requests a total of \$200,000 in funding to support the development of a Comprehensive Safety Action Plan aimed at reducing roadway fatalities and serious injuries.

This initiative is considered essential due to the 18 roadway fatalities reported within the City of Weslaco between 2018 and 2022. These incidents highlight the urgent need for a data-driven, community-informed approach to improve transportation safety across the city.

The funding request includes a Federal Share of \$160,000 (80%) and a required Local Share of \$40,000 (20%). The application was submitted prior to the program deadline to ensure eligibility.

Recommendation:

Staff recommends ratifying the submission of the SS4A grant application to the U.S. Department of Transportation. The development of a Comprehensive Safety Action Plan will allow the City of Weslaco to identify high-risk areas, prioritize safety interventions, and apply for future implementation funding to enhance roadway safety and save lives.

Gabriel E. Perez, MPA
Grant Manager
City of Weslaco
Email: Gperez@weslacotx.gov
Phone: (956) 805-4330



Standardized Agenda Request Form

Date of Meeting: July 1, 2025		Agenda Item No. (to be assigned by CSO): 2025-714	
From:			
Subject: Approval of Resolution 2025-46 to enter into an agreement with TX Dot for a public event in the city limits of Weslaco requiring the closure of streets affecting state right-of-way on Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth Street from 12 pm -11pm on the third (3) Thursday, of the month from August 2025 to February 2026 for Alfresco Weslaco Music & Art. The event will run from 6 PM – 9:30 PM on the following dates: August 21, 2025; September 18, 2025; October 16, 2025; November 20, 2025; December 18, 2025; January 15, 2026; and February 19, 2026, waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Building Maintenance, Police, Fire, and EMS Department. (Staffed by Weslaco EDC.)			
Background: Annual event for Alfresco.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Maria De Los Santos PETER HERMIDA Xavier Salinas		Created/Initiated New	
City Manager Comments: Approved as recommended by staff.			
Staff Recommendation: Approve			
Attachments, if any: TXDOT temp closure state ROW re Alfresco Events, R2025-46 TXDot closure for Alfresco Aug 2025- Feb 2026			
Responsibilities upon Approval:			

STATE OF TEXAS §
COUNTY OF ~~TRAVIS~~ HIDALGO §

AGREEMENT FOR THE TEMPORARY CLOSURE OF STATE RIGHT OF WAY

THIS AGREEMENT is made by and between the State of Texas, acting by and through the Texas Department of Transportation, hereinafter called the "State," and the City of Weslaco, a municipal corporation, acting by and through its duly authorized officers, hereinafter called the "local government."

W I T N E S S E T H

WHEREAS, the State owns and operates a system of highways for public use and benefit, including FM88, in Weslaco, Hidalgo, County; and

WHEREAS, the local government has requested the temporary closure of FM 88 between US Bus Hwy 83 and Sixth Street for the purpose of monthly Alfresco Music & Art Event, from Aug 2025 to Feb 2026 as described in the attached "Exhibit A," hereinafter identified as the "Event;" and

WHEREAS, the Event will be located within the local government's incorporated area; and

WHEREAS, the State, in recognition of the public purpose of the Event, wishes to cooperate with the City so long as the safety and convenience of the traveling public is ensured and that the closure of the State's right of way will be performed within the State's requirements; and

WHEREAS, on the 1st day of July, 2025, the Weslaco City Council passed Resolution ~~Ordinance~~ No. R2025-46, attached hereto and identified as "Exhibit B," establishing that the Event serves a public purpose and authorizing the local government to enter into this agreement with the State; and

WHEREAS, 43 TAC, Section 22.12 establishes the rules and procedures for the temporary closure of a segment of the State highway system; and

WHEREAS, this agreement has been developed in accordance with the rules and procedures of 43 TAC, Section 22.12;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto, to be by them respectively kept and performed as hereinafter set forth, it is agreed as follows:

A G R E E M E N T

Article 1. CONTRACT PERIOD

This agreement becomes effective upon final execution by the State and shall terminate upon completion of the Event or unless terminated or modified as hereinafter provided.

Article 2. EVENT DESCRIPTION

The physical description of the limits of the Event, including county names and highway numbers, the number of lanes the highway has and the number of lanes to be used, the Traffic Closure Incorporated (TEA30A)

proposed schedule of start and stop times and dates at each location, a brief description of the proposed activities involved, approximate number of people attending the Event, the number and types of animals and equipment, planned physical modifications of any man-made or natural features in or adjacent to the right of way involved shall be attached hereto along with a location map and identified as "Exhibit C."

Article 3. OPERATIONS OF THE EVENT

A. The local government shall assume all costs for the operations associated with the Event, to include but not limited to, plan development, materials, labor, public notification, providing protective barriers and barricades, protection of highway traffic and highway facilities, and all traffic control and temporary signing.

B. The local government shall submit to the State for review and approval the construction plans, if construction or modifications to the State's right of way is required, the traffic control and signing plans, traffic enforcement plans, and all other plans deemed necessary by the State. The State may require that any traffic control plans of sufficient complexity be signed, sealed and dated by a registered professional engineer. The traffic control plan shall be in accordance with the latest edition of the Texas Manual on Uniform Traffic Control Devices. All temporary traffic control devices used on state highway right of way must be included in the State's Compliant Work Zone Traffic Control Devices List. The State reserves the right to inspect the implementation of the traffic control plan and if it is found to be inadequate, the local government will bring the traffic control into compliance with the originally submitted plan, upon written notice from the State noting the required changes, prior to the event. The State may request changes to the traffic control plan in order to ensure public safety due to changing or unforeseen circumstances regarding the closure.

C. The local government will ensure that the appropriate law enforcement agency has reviewed the traffic control for the closures and that the agency has deemed them to be adequate. If the law enforcement agency is unsure as to the adequacy of the traffic control, it will contact the State for consultation no less than 10 workdays prior to the closure.

D. The local government will complete all revisions to the traffic control plan as requested by the State within the required timeframe or that the agreement will be terminated upon written notice from the State to the local government. The local government hereby agrees that any failure to cooperate with the State may constitute reckless endangerment of the public and that the Texas Department of Public Safety may be notified of the situation as soon as possible for the appropriate action, and failing to follow the traffic control plan or State instructions may result in a denial of future use of the right of way for three years.

E. The local government will not initiate closure prior to 24 hours before the scheduled Event and all barriers and barricades will be removed and the highway reopened to traffic within 24 hours after the completion of the Event.

F. The local government will provide adequate enforcement personnel to prevent vehicles from stopping and parking along the main lanes of highway right of way and otherwise prevent interference with the main lane traffic by both vehicles and pedestrians. The local government will prepare a traffic enforcement plan, to be approved by the State in writing at least 48 hours prior to the scheduled Event. Additionally, the local government shall provide to the State a letter of certification from the law enforcement agency that will be providing traffic control for the Event, certifying that they agree with the enforcement plan and will be able to meet its requirements.

G. The local government hereby assures the State that there will be appropriate passage allowance for emergency vehicle travel and adequate access for abutting property owners during construction and closure of the highway facility. These allowances and accesses will be included in the local government's traffic control plan.

H. The local government will avoid or minimize damage, and will, at its own expense, restore

or repair damage occurring outside the State's right of way and restore or repair the State's right of way, including, but not limited to, roadway and drainage structures, signs, overhead signs, pavement markings, traffic signals, power poles and pavement, etc. to a condition equal to that existing before the closure, and, to the extent practicable, restore the natural and cultural environment in accordance with federal and state law, including landscape and historical features.

Article 4. OWNERSHIP OF DOCUMENTS

Upon completion or termination of this agreement, all documents prepared by the local government will remain the property of the local government. All data prepared under this agreement shall be made available to the State without restriction or limitation on their further use. At the request of the State, the Local Government shall submit any information required by the State in the format directed by the State.

Article 5. TERMINATION

A. This agreement may be terminated by any of the following conditions:

- (1) By mutual written agreement and consent of both parties.
- (2) By the State upon determination that use of the State's right of way is not feasible or is not in the best interest of the State and the traveling public.
- (3) By either party, upon the failure of the other party to fulfill the obligations as set forth herein.
- (4) By satisfactory completion of all services and obligations as set forth herein.

B. The termination of this agreement shall extinguish all rights, duties, obligations, and liabilities of the State and local government under this agreement. If the potential termination of this agreement is due to the failure of the local government to fulfill its contractual obligations as set forth herein, the State will notify the local government that possible breach of contract has occurred. The local government must remedy the breach as outlined by the State within ten (10) days from receipt of the State's notification. In the event the local government does not remedy the breach to the satisfaction of the State, the local government shall be liable to the State for the costs of remedying the breach and any additional costs occasioned by the State.

Article 6. DISPUTES

Should disputes arise as to the parties' responsibilities or additional work under this agreement, the State's decision shall be final and binding.

Article 7. RESPONSIBILITIES OF THE PARTIES

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

Article 8. INSURANCE

A. Prior to beginning any work upon the State's right of way, the local government and/or its contractors shall furnish to the State a completed "Certificate of Insurance" (TxDOT Form 1560, latest edition) and shall maintain the insurance in full force and effect during the period that the local government and/or its contractors are encroaching upon the State right of way.

B. In the event the local government is a self-insured entity, the local government shall provide the State proof of its self-insurance. The local government agrees to pay any and all claims and damages that may occur during the period of this closing of the highway in accordance with the terms of this agreement.

Article 9. AMENDMENTS

Any changes in the time frame, character, agreement provisions or obligations of the parties hereto shall be enacted by written amendment executed by both the local government and the State.

Article 10. COMPLIANCE WITH LAWS

The local government shall comply with all applicable federal, state and local environmental laws, regulations, ordinances and any conditions or restrictions required by the State to protect the natural environment and cultural resources of the State's right of way.

Article 11. LEGAL CONSTRUCTION

In case one or more of the provisions contained in this agreement shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions hereof and this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

Article 12. NOTICES

All notices to either party by the other required under this agreement shall be delivered personally or sent by certified U.S. mail, postage prepaid, addressed to such party at the following respective addresses:

Local Government:	State:
City of Weslaco	Texas Department of Transportation

All notices shall be deemed given on the date so delivered or so deposited in the mail, unless otherwise provided herein. Either party hereto may change the above address by sending written notice of such change to the other in the manner provided herein.

Article 13. SOLE AGREEMENT

This agreement constitutes the sole and only agreement between the parties hereto and supersedes any prior understandings or written or oral agreements respecting the within subject matter.

Agreement No. _____

Each party is signing this agreement on the date stated beside that party's signature.

THE CITY OF WESLACO

Executed on behalf of the local government by:

By _____ Date _____
City Official

Typed or Printed Name and Title Adrian Gonzalez, Mayor

THE STATE OF TEXAS

Executed for the Executive Director and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By _____ Date _____
District Engineer

Agreement No. _____

Exhibit A

Exhibit B

Agreement No. _____

Exhibit C

Agreement No. _____

RESOLUTION NO. 2025-46

A RESOLUTION OF THE CITY OF WESLACO, TEXAS, AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF PUBLIC TRANSPORTATION FOR PUBLIC EVENT IN THE CITY LIMITS OF WESLACO

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSIONERS OF THE CITY OF WESLACO, TEXAS:

That the City of Weslaco wishes to enter into an agreement with the State of Texas, acting by and through the Texas Department of Transportation for temporary closure of a street for public event.

That the closure of Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth Street from 12 pm -11pm on the third (3) Thursday of the month from August 2025 to February 2026 for Alfresco Weslaco Music & Art. The event will run from 6 PM – 9:30 PM on the following dates: August 21, 2025; September 18, 2025; October 16, 2025; November 20, 2025; December 18, 2025; January 15, 2026; and February 19, 2026.

That all rules and procedures of 43 Tex., Adm. Code, Section 22.12 have been established for the temporary closure of a segment of the State highway system and this agreement has been developed in accordance with the rules and procedures.

This resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this 1st day of July 2025.

CITY OF WESLACO

Adrian Gonzalez, MAYOR

ATTEST:

Norma A. Cantu CITY SECRETARY

APPROVED AS TO FORM:

Benjamin Castillo, INTERIM CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: July 1, 2025		Agenda Item No. (to be assigned by CSO): 2025-715	
From:			
Subject: Approval on Resolution 2025-47 for the sale of wine and beer by a TABC licensed vendor; allowing public consumption of alcohol on the street from Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth Street during Alfresco Weslaco Music & Art on the Street, on the following dates: August 21, 2025; September 18, 2025; October 16, 2025; November 20, 2025; December 18, 2025; January 15, 2026; and February 19, 2026 waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Police, Fire, and EMS Department. (Staffed by Weslaco EDC.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Maria De Los Santos Xavier Salinas		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Approve			
Attachments, if any: draft letter to TABC - ALFRESCOM docx, R2025-47 Alfresco allow sale and consumption of beer			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Xavier Salinas, Assistant City Manager
Omar Rodriguez, Interim Assistant City Manager

July 01, 2025

TABC

Attention: Temporary Licensing

Dear Sir or Madam,

Please accept this letter as our authorization to sell alcohol beverages at our Alfresco events located at 260 S. Texas, Blvd., Weslaco, Texas, 78596.

The event will run from 6 PM – 9:30 PM on the following dates: August 21, 2025; September 18, 2025; October 16, 2025; November 20, 2025; December 18, 2025; January 15, 2026; and February 19, 2026

Please let us know if you have any questions or need any additional information. I can be reached at 956.968.3181, Ext. 1001.

Sincerely,

Xavier
Asst. City Manager

RESOLUTION NO. 2025-47

A RESOLUTION OF THE CITY OF WESLACO, TEXAS, AUTHORIZING THE SALE OF WINE AND BEER BY A TABC LICENSED VENDOR; ALLOWING PUBLIC CONSUMPTION OF ALCOHOL ON THE STREET FROM U.S. BUSINESS HIGHWAY 83 TO SIXTH STREET FOR ALFRESCO WESLACO MUSIC & ART ON THE STREET.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSIONERS OF THE CITY OF WESLACO, TEXAS:

That the City of Weslaco approves the sale of wine and beer by a TABC licensed vendor; allowing public consumption of alcohol on the street from Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth Street during Alfresco Weslaco Music & Art on the Street, on the following dates: August 21, 2025; September 18, 2025; October 16, 2025; November 20, 2025; December 18, 2025; January 15, 2026; and February 19, 2026

That all rules and procedures of 43 Tex., Adm. Code, Section 22.12 have been established for the temporary closure of a segment of the State highway system and an agreement with the Texas Department of Transportation for temporary closure is approved and has been developed in accordance with the rules and procedures.

This resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this 1st_ day of July 2025.

CITY OF WESLACO

Adrian Gonzalez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Benjamin Castillo, INTERIM CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: July 1, 2025		Agenda Item No. (to be assigned by CSO): 2025-727	
From: David Arce			
Subject: Approval to solicit Request for Proposals (RFP) for routing management services for solid waste division. (Staffed by Public Works Department.)			
Background: The City of Weslaco Solid Waste Department currently utilizes the Routeware system to manage daily operations for both residential and commercial sanitation routes. At present, the department operates six (6) residential trucks and manages five (5) commercial routes . Due to continued growth within the city, we anticipate the addition of one (1) new truck to both the residential and commercial fleets in the near future.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
David Arce David Arce Rosalinda Cavazos OMAR RODRIGUEZ Xavier Salinas		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Approval			
Attachments, if any: Memo 2025 Request for Proposals (RFP) – Routing Services			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Xavier Salinas, Assistant City Manager
Omar Rodriguez, Interim Assistant City Manager

Date: July 1, 2025

To: City Commission

From: David Arce, Public Works Director

Subject: **Request for Proposals (RFP) – Routing Services for Solid Waste Dept.**

Cc: Xavier Salinas, Asst. City Manager
Omar Rodriguez, Interim Asst. City Manager
Rosie Cavazos, Finance Director

The Solid Waste Department is requesting authorization from the City Commission to issue a Request for Proposals (RFP) for routing and fleet optimization services. These services will enhance our department's ability to manage residential, commercial, and brush collection routes more efficiently and cost-effectively.

The City of Weslaco currently utilizes Routeware for routing operations. While the system has provided useful tools to manage daily solid waste operations, the cost of service has continued to rise. In addition, staff would like to re-evaluate available options in the marketplace to ensure the City is receiving the best value and service features aligned with current and future operational needs.

Recommendation:

Authorize staff to develop and release a Request for Proposals (RFP) for routing and route optimization services for the City of Weslaco Solid Waste Department.



Standardized Agenda Request Form

Date of Meeting: July 1, 2025		Agenda Item No. (to be assigned by CSO): 2025-787	
From: ARNOLDO BECHO			
Subject: Approval of ORION Consortium Participation Agreement for provision of Fiber Optic Internet Connectivity to the Mayor Joe V. Sanchez Public Library. (Staffed by Library Department.)			
Background: Region One created a new fiber optic network through the ERate program in 2020. This fiber optic network is referred to as ORION. ORION will connect participating school districts and public libraries with the goal of providing internet access. At this point, Region One is asking that a formal agreement be renewed. Committing to a partner at this time will tie the library into a 1-year commitment beginning July 1, 2025. The partnership will provide 10 GBs of fiber optic connectivity. This is the first of 6 annual renewal options. The cost is \$400 per month. The proposed ORION connection has served the library well for the past 4 years. The largest benefit from participation in ORION is the low rate the library enjoys for a very high-quality internet connection. ORION is also insurance against the discontinuation of ERate. There has been much speculation as to the discontinuation of ERate, and it would be difficult to feel confident regarding its long-term prospects. If we participate in ORION our internet costs will not go up in the event of the termination of ERate. If we do not participate in ORION, our ERate cost will increase to greater than \$1,000 per month if ERate is discontinued. In addition to the execution of the agreement, ERate Form 479 will need to be executed. Form 479 states that we are in compliance with the Child Internet Protection Act (CIPA). The Library does comply with CIPA.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission: NA			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: NA			
Advisory Review, if any (name of board/committee, date of action, recommendation): None at this time			
MariCarmen Garcia ARNOLDO BECHO		Created/Initiated Approved	

OMAR RODRIGUEZ Xavier Salinas	New
City Manager Comments: Approve as recommended by staff.	
Staff Recommendation: Staff reccomend approval	
Attachments, if any: Memo- Authorize ORION Consortium Agreement (1), ORION - DIA Agreement - 2024-2030	
Responsibilities upon Approval: Coordinate with IT and Orion	

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, , Commissioner, District 1
Josh Pedraza Commissioner, District 3
Adrian Farias, Commissioner District 4

Xavier Salinas, Assistant City Manager
Omar Rodriguez, Interim Assistant City Manager

June 18, 2025

To: Adrian Gonzalez, Mayor; Israel Gonzalez, Jr., Mayor Pro-Tem; Pete Garcia, Jr., Commissioner; Letty Lopez, Commissioner; Jose "JP" Rodriguez, Commissioner; Josh Pedraza, Commissioner; Adrian Farias; Xavier Salinas, Assistant City Manager; Omar Rodriguez, Interim Assistant City Manager

CC: MariCarmen Garcia, Rosalinda Cavazos, Rick Mendoza

Fr: Arnoldo Becho, Library Director

Re: Discussion and consideration of membership in the Region One ORION Consortium

Region One created a new fiber optic network thru the ERate program in 2020. This fiber optic network is referred to as ORION. ORION will connect participating school districts and public libraries for the goal of providing internet access. At this point, Region One is asking that a formal agreement to be renewed.

Committing to partner at this time will tie the library into a 1-year commitment beginning July 1, 2024. The partnership will provide 10 GBs of fiber optic connectivity. This is the first of 6 annual renewal options. The cost is \$400 per month.

The proposed ORION connection has served the library well for the past 4 years. The largest benefit from participation in ORION is low rate the library enjoys for a very high-quality internet connection. ORION is also insurance against the discontinuation of ERate. There has been much speculation as to the discontinuation of ERate and it would be difficult to feel confident regarding its long-term prospects. If we participate in ORION our internet cost would not go up in the event of the termination of ERate. If we do not participate in ORION, our ERate cost will increase to greater than \$1,000 per month if ERate is discontinued.

In addition to execution of the agreement, ERate Form 479 will need to be executed. Form 479 states that we are in compliance with the Child Internet Protection Act (CIPA). The Library does comply with CIPA.

Library staff recommends approval. Please contact me with questions or concerns.

Thank you,
Arnoldo Becho
Library Director, City of Weslaco
Phone: 956.973.3144
Email: abecho@weslacopl.us

ONE REGIONAL INTERCONNECTED OPTICAL NETWORK (ORION) CONSORTIUM PARTICIPATION AGREEMENT

This Agreement is made by and between City of Weslaco - Sanchez Library, a Texas public school district or Texas municipality (hereinafter “Member”) and Region One Education Service Center as Administrative Agent and Lead Member (hereinafter “Lead Member”) of the ONE REGIONAL INTERCONNECTED OPTICAL NETWORK CONSORTIUM (hereinafter “ORION Consortium”) under authority of Section 791.025 of the Texas Government Code, Section 271.102 of the Texas Local Government Code, and 47 CFR Part 54, Subpart F.

I. RECITALS

WHEREAS, Lead Member, Member, and a group of other E-rate eligible school districts and libraries that are situated within the Lead Member’s service area have formed a cooperative association known as the ORION Consortium for the purpose of the Schools and Libraries (E-rate) Program to aggregate demand in order to lower prices and promote more efficient use of shared facilities and to procure eligible services in compliance with state law and E-rate procurement regulations; and

WHEREAS, on December 19, 2017, Member executed a Letter of Agency joining the ORION Consortium and designating Region One Education Service Center as Lead Member of the consortium, a copy of which is incorporated herein by reference; and

WHEREAS, the purpose of the ORION Consortium is to seek competitive bids and E-rate funding for the purchase of high-speed internet access (hereinafter the “ORION Project”) for the Consortium members; and

WHEREAS, the goal of the ORION Project is to assist all ORION Consortium members to obtain high-speed Internet access and achieve inter-connectivity with each other at the most affordable rates for educational purposes; and

WHEREAS, the Lead Member is authorized to file FCC Form 470, FCC Form 471, and other E-rate forms to the Schools and Libraries Division of the Universal Service Administrative Company (hereinafter “USAC”) on behalf of the ORION Consortium members; and

WHEREAS, Lead Member has solicited and obtained bids for the ORION Project on behalf of ORION Consortium members;

NOW THEREFORE, in consideration of the mutual covenants, promises and obligations contained herein, the undersigned Member and the Lead Member agree to the following:

II. TERMS AND CONDITIONS

1. Term. This agreement is effective on the date that it is signed by the Member's authorized representative. The Initial Term of the service to be provided to Member shall begin the first day of the next month following the activation and written acceptance of the service by Member's authorized representative and shall continue, thereafter, for a consecutive forty-eight (48) month period (hereinafter the "Initial Term"). Thereafter, the service will automatically renew annually on July 1 of each calendar year for up to an additional six consecutive years unless the Member provides written notice to Region One by March 1 of each calendar year, or 60 days advance notice. Member agrees to remain obligated to pay the Lead Member for any unpaid balance of Member's fee if Member terminates service during the initial term.

2. Service Start Date. The Member's service start date will be the date shown below in the signature page of this Agreement. Member acknowledges that although connectivity is installed, no internet service may be available on the Member's circuit until the "service start date". Member acknowledges that Lead Member will not begin invoicing for the service until the requested service start date as specified in this agreement. If the Member desires to commence service prior to the Member's specified "service start date", the Member will need to notify the Lead Member, in writing. The Lead Member will work with the service provider to see if the request may be accommodated.

3. Cost of ORION Project. The estimated cost of the ORION Project is determined on the basis of the bid awarded to a Service Provider by the Lead Member for high-speed internet access service and the administrative fee to be paid by each member to Lead Member.

4. Funding for ORION Project. The ORION Project will be funded with a combination of E-rate funds provided by USAC and with local funds provided by Member and by other consortium members to cover costs, post-E-rate discount. Member acknowledges that USAC, the funding agency, has averaged the E-rate discount at 86% for the ORION Consortium members.

5. Payment for ORION Project: Eighty-six percent (86%) of the project cost for and for high-speed broadband internet access will be paid through USAC cost reimbursements. The project cost shall be the joint responsibility of all the ORION Consortium members. Member shall be required to pay a pro-rata share of the project cost (non-discounted share) beginning after commencement of service. The pro-rata, monthly share of the project cost to Member shall be calculated on the basis of the Member's student enrollment count, as illustrated in Table 1, below. Member agrees to pay its calculated share of the net project costs on a monthly basis to the Lead Member commencing on the first day of the next month following the activation and written acceptance of the service by Member's authorized representative.

- There is no additional "transport" cost.

- Pricing shown includes all transmitted and received traffic and necessary equipment to be provided by Service Provider.
- Pricing for each additional circuit is the same as the first circuit.
- Payments are due within 30 days of receipt of invoice.
- Member's service shall consist of a minimum of 10 Gbps connectivity.
- Member's service shall include up to 10 Gbps Internet Access service via the 10 Gbps connectivity is as noted in the previous bullet point.
- Service Provider shall increase internet access to 20 gbps if Member utilizes 85% of Member's initial 10 gbps of internet access service within years 1-4.

TABLE 1

Number of Students	Years 1-4 Monthly Consortium member Cost per Circuit	Years 5-10 Monthly Consortium member Cost per Circuit	Ten Year Total Cost
1-999	\$400	\$400	\$48,000
1000-2999	\$650	\$650	\$78,000
3000-5999	\$800	\$800	\$96,000
6000-10,000	\$800	\$800	\$96,000
10,000+	\$1,000	\$1,000	\$120,000

6. Administrative Management Fee: Member agrees to pay a pro-rata monthly as compensation for a consultant or consultants to be procured by Lead Member on behalf of the Consortium, and who will provide day-to-day project management and E-rate consulting services under this Agreement. This fee will be an obligation of Member and is included in the Member's pro-share of the net project cost, as illustrated in Table 1, above. This fee will not be eligible for E-rate discount.

7. Termination of Agreement:

a. This Agreement may be terminated at any time following the expiration of the Initial Term by either Party for the convenience of either party upon ninety (90) days written notice.

b. If Member defaults on its obligation to pay Member's pro-rata share of the project cost during the Initial Term, the Lead Member may terminate the Member's service.

If Member defaults on its payment obligations during the last 12 months of the Initial Term, the Lead Member may suspend the Member's service. Member's service will not be terminated or suspended unless the Member fails to cure the default within thirty (30) days following receipt of a written notice of default from the Lead Member. In either event, the Member agrees to remain obligated to pay the Lead Member for the unpaid balance of Member's pro-rata share project cost.

c. If any state or federal law or regulation is enacted or promulgated which prohibits the performance of any of the duties herein, or, if any law is interpreted to prohibit such performance, this Agreement shall automatically terminate as of the effective date of such prohibition.

8. Lead Member Duties and Responsibilities:

- a. Open the required competitive bidding process by posting of an FCC Form 470 to the USAC website on behalf of ORION Consortium members, and solicit bids for eligible services in compliance with FCC and USAC regulation, and state of Texas procurement laws;
- b. To evaluate the bids received, construct a bid evaluation matrix which includes such evaluation factors as prior experience, including past performance; personnel qualifications including technical excellence; management capability including schedule compliance; and environmental objectives with price of eligible products and services being the primary factor;
- c. Coordinate with Member for establishing an Evaluation Committee to test, evaluate and award proposals, for any required procurement, that will be composed of not less than six (6) consortium members representatives and of Lead Member representatives;
- d. Apply for Schools and Libraries Program discounts by filing an FCC Form 471;
- e. Respond to questions and requests for additional information from USAC in Program Integrity Assurance (PIA) review process regarding FCC Form 471, if selected for review;
- f. After Consortium receives the Funding Commitment Decision Letter (FCDL) from USAC, start the preparations to begin receiving discounted services by discussing with the service providers any details involved in the provision of services and invoicing for those services; and
- g. After Consortium receives the FCDL and the delivery of services has started, file an FCC Form 486 no later than 120 days after the Service Start Date or 120 days after the date of the FCDL, whichever is later, to inform USAC that:
 - Services for which the Consortium has been approved for discounts have started and invoicing will begin; and,

- Consortium member is in compliance with the Children's Internet Protection Act (CIPA).
- h. Overseeing the process for invoicing for services; confirm accurate billing by the service provider of both the Consortium Member and USAC as required, including preparation of accurate cost sheets and all FCC Forms 472 (BEAR Forms) and complete and timely return any Service Certifications, where applicable, and ensure that only eligible services approved on the correct Form 471 and delivered consistent with the (FCDL) Funding Commitment Letter and contract agreements are billed. Confirmation shall include follow-up with the Service Providers and/or USAC in the event of a discovered discrepancy;
- j. As backup support secondary to the Service Provider:
- Periodically monitor internet access service from ISP;
 - Provide alerts concerning network maintenance and/or unplanned outages; and
 - Notify Member via email and telephone call of any emergency network impairments as soon as the problem is reported by Service Provider to Lead Member.
- k. Utilize the competitive bidding process to procure the most economical resources for the network;
- l. Comply with current FCC document retention requirements (currently ten years from the last date to receive service or equipment delivery date, whichever is later), including documentation related to pre-commitment, contracting, post-commitment, invoicing, all backup data that supports the certifications made on any E-rate application and documentation regarding equipment funded through E-Rate. Member will be provided copies of any documents upon Member's request and at Member's expense.
- n. In the event of an audit to be conducted by USAC or any entity acting on USAC's behalf, the Lead Member will notify Member not later than three (3) days after receipt of the first notice from USAC; shall collect and provide all documentation requested by auditors at the first notice of an audit and, in consultation with Member, provide any information and documentation requested by the auditor(s) by the deadlines established.
- o. In the event of an Audit finding, the Lead Member, with the Member's assistance (to the extent required) will implement all corrective actions required by USAC, to verify that it has implemented measures to comply with the E-Rate Program Rules and will assert any and all defenses legally warranted and appropriate appeal points to USAC and/or the FCC on behalf of the Consortium and at the joint expense of the Members.

10. Consortium Member Duties and Responsibilities:

- a. Provide to Lead Member a signed FCC Form 479, Certification by Administrative Authority to Billed Entity of Compliance with the Children's Internet Protection Act, to establish that Member's status under the Children's Internet Protection Act (CIPA) to enable Lead Member to complete the FCC Form 486, Receipt of Service Confirmation and Children's Internet Protection Act and Technology Plan Certification Form.
- b. Provide a 24 x 7 technical contact that can respond immediately to problems affecting the ORION Network;
- c. Provide firewall services that protect against unauthorized access and usage of the Member's network since ORION backbone does not filter, block, or alter traffic;
- d. Ensure cabling between equipment and the Consortium Member LAN is continually operational, and that Service Provider has remote and physical access to the equipment;
- e. Serve as the point of contact for campuses connected to the ORION network;
- f. May not trade, donate, sell, resell, or transfer eligible products and services purchased with E-rate Program discounts, except as permitted by USAC rules;
- g. Member certifies that the person signing this Agreement has express authority to represent and bind the Member to any agreements with Lead Member regarding any matter related to or affecting this Agreement, unless and until the Member designates another person and notifies the Lead Member, in writing, of the new designation;
- h. Member may, at its discretion, participate in any Audit conducted by USAC or in an appeal from any audit finding, and shall be required to participate, to the extent reasonably necessary;
- i. Member shall be required to comply with any reasonable requests for information and/or records made by the Lead Member.
- j. Make timely payments within 30 days of receipt of correct invoices from Lead Member.
- k. Comply with all applicable state laws and regulations and USAC and FCC requirements.

11. Reimbursement.

The Member agrees to reimburse the Lead Member for any amounts owed and unpaid by Member under paragraph 5, above, and which are paid by the Lead Member to any service provider from the Lead Member's own funds.

III. GENERAL PROVISIONS

- 1.** The terms of this Agreement may be amended only by express written agreement of the parties.
- 2.** The parties may not sell, transfer, or convey any interest in this Agreement nor delegate the performance of any duties to a third-party without the express written consent of the other party, and only in compliance with USAC or FCC rules and regulations.
- 3.** Upon reasonable advance notice and no more than once every 12 months Member and Lead Member shall have the right to audit and inspect each other's books and records regarding the subject matter of this Agreement and such other policies or practices as reasonably necessary to ensure compliance with the terms and conditions of this Agreement. The Member and Lead Member shall cooperate with each other and conduct any such audit in a manner that does not unreasonably interfere with each other's ongoing business operations.
- 4.** This Agreement represents the complete understanding of the Member and Lead Member. To the extent there exists any conflict between the terms of this Agreement and that of prior agreements, the terms of this Agreement shall control and take precedence over all prior participation agreements.
- 5.** Member and Lead Member agree that as condition precedent to litigation of any dispute or controversy arising under this Agreement, resolution of any such dispute or controversy shall first be attempted by submitting the dispute or controversy to non-binding mediation upon demand by either of the parties. The mediation shall be conducted by an impartial, third-party mediator at an agreed time, place, and location within the Region One Education Service Center's service area. The cost and expense of the mediation shall be equally borne by the parties.
- 6.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas and venue for litigation of any disputes arising under this Agreement shall be properly fixed in accordance with the venue statutes of the State of Texas.
- 7.** By the execution and delivery of this Agreement, the undersigned individuals warrant that they have been duly authorized by all requisite administrative action required to enter into and perform the terms of this Agreement.

SUBSCRIPTION DETAILS AND SIGNATURES

Subscribed Services and Agreement Duration

Service Building Name Sanchez Public Library

Service Address(es) #1 525 S. Kansas Ave.
 #2 N/A
 Weslaco, TX 78596

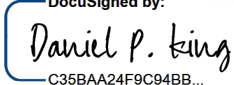
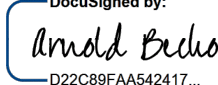
Service Start Date 07/01/24

Service End Date 06/30/30

Number of Internet Access Circuits 1

Monthly Recurring Charges \$400.00 /month

Annual Recurring Charges \$4,800.00 /year

AUTHORIZATION	
Region One ESC	Participating District
DocuSigned by:  C35BAA24F9C94BB... Dr. Daniel P. King Executive Director	DocuSigned by:  D22C89FAA542417... Arnold Becho Superintendent or designee
Date: 6/17/2024 4:21 PM CDT	Date: 5/30/2024 4:02 PM CDT
Email: dking@esc1.net	Email: abecho@weslacopl.us
Contact Person: Dante Fox Director of Network, Data Center and Help Desk Services dfox@esc1.net	Contact Person: Patti Avila pavila@weslacopl.us

- * For the purpose and benefits of ORION, please review Section I. - Recitals
- * For terms of termination, please review Section II. - Terms and Conditions, Item 7



Standardized Agenda Request Form

Date of Meeting: July 1, 2025		Agenda Item No. (to be assigned by CSO): 2025-797	
From:			
Subject: Approval for the solicitation of Requests for Qualifications (RFQs) from material testing laboratories, engineering firms, surveying firms and appraisers to establish an updated rotation list for public infrastructure and capital improvement projects. (Staffed by Engineering Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA PETER HERMIDA Xavier Salinas		Created/Initiated New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: July 1, 2025		Agenda Item No. (to be assigned by CSO): 2025-822	
From:			
Subject: Approval to solicit proposals for temporary employment and recruitment services for all city departments. (Staffed by Assistant City Manager.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Xavier Salinas Xavier Salinas		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: July 1, 2025		Agenda Item No. (to be assigned by CSO): 2025-630	
From: JOSE PEDRAZA			
Subject: Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 located at: 1. 109 N Illinois St., GONZALES ADDN LOT 16 BLK 8, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Juana Isabel M. Hernandez 2. 119 S Cedro St., WESLACO ORIGINAL TOWNSITE BLK 3 LTS 11-12, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Noemi Villarreal 3. 132 N Missouri St., STALLWORTH ADDN BLK 4 LT11, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Issac Andres Garza 4. 210 W Plaza St., NORTHSIDE W 15'-LOT 13, ALL-LOT 14 BLK 8, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Patricio Solis 5. 253 Guerra St., COLONIA GUADALUPE LT 12 BLK 7, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Raul Cardona 6. 301 N Cedro St., NORTHSIDE LOT 12 BLK 7, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Matiana Dominguez 7. 304 N Pueblo St., CHRISTENSEN'S BLK 3 LOT 5, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Jesusa Medina Martinez 8. 312 W Esplanada St., ESPLANADA BLK 14 LT 14, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Pascual Conchas 9. 616 E Plaza St., RAMONA ADDN BLK 8 LTS 6-7-8, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Iglesia Cristiana Bethel 10. 758 N Illinois St., L. D. MORGAN'S ADDN BLK 8 LOT 21, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Gregorio Gonzales 11. 2314 E 10th St., KAYMAR NO.2 BLK 4 LOT 8, City of Weslaco, Hidalgo County, Texas. - Recorded Owner: Juan Martinez and Olivia G. Martinez 12. 2610 S Bridge St., WEST TRACT AN IRRTRS740.24' FT7548.71 AC GR8.44AC NET, City of Weslaco, Hidalgo County, Texas. - Recorded Owner CF165, LLC			
Background: City staff have identified twelve properties for potential demolition. Inspections were conducted by both the Building and Fire departments and the structures have been deemed to be substandard buildings. Title policies were ordered and the property owners were provided with notice both through certified mail and posting on the structures. At this time staff is requesting demolition of all the substandard structures.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

Notice appeared in the Monitor for the BOA- Building Codes and City Commission on May 28, 2025, May 31, 2025, June 07, 2025, and June 11, 2025.

Advisory Review, if any (name of board/committee, date of action, recommendation):

- Demolition, no property owners were present at the meeting and have not contacted staff to make arrangements for remove or repair of the structure:

1. 119 S Cedro St., WESLACO ORIGINAL TOWNSITE BLK 3 LTS 11-12, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: Noemi Villarreal

2. 132 N Missouri St., STALLWORTH ADDN BLK 4 LT11, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: Issac Andres Garza

3. 210 W Plaza St., NORTHSIDE W 15'-LOT 13, ALL-LOT 14 BLK 8, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: Patricio Solis

4. 253 Guerra St., COLONIA GUADALUPE LT 12 BLK 7, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: Raul Cardona

5. 301 N Cedro St., NORTHSIDE LOT 12 BLK 7, City of Weslaco, Hidalgo County Texas.

Recorded Owner: Matiana Dominguez

6. 304 N Pueblo St., CHRISTENSEN'S BLK 3 LOT 5, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: Jesusa Medina Martinez

7. 758 N Illinois St., L. D. MORGAN'S ADDN BLK 8 LOT 21, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: Gregorio Gonzales

8. 2314 E 10th St., KAYMAR NO.2 BLK 4 LOT 8, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: Juan Martinez and Olivia G. Martinez

9. 109 N Illinois St., GONZALES ADDN LOT 16 BLK 8, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: Juana Isabel M. Hernandez

- Owner was granted a six-month extension to pull a building permit for repairs. If no action is taken by the property owner within six-month, the board recommends that staff be allowed to demolish the structure.

10. 312 W Esplanada St., ESPLANADA BLK 14 LT 14, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: Pascual Conchas

- Owner was granted a six-month extension to pull a building permit for repairs. If no action is taken by the property owner within six-month, the board recommends that staff be allowed to demolish the structure.

11. 616 E Plaza St., RAMONA ADDN BLK 8 LTS 6-7-8, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: Iglesia Cristiana Bethel

- Owner was granted a six-month extension to pull a building permit for repairs. If no action is taken by the property owner within six-month, the board recommends that staff be allowed to demolish the structure.

12. 2610 S Bridge St., WEST TRACT AN IRRTRS740.24' FT7548.71 AC GR8.44AC NET, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: CF165, LLC

- Owner was granted a six-month extension to pull a building permit for repairs. If no action is taken by the property owner within six-month, the board recommends that staff be allowed to demolish the structure.

REBEKAH DE LA FUENTE

Xavier Salinas

City Manager Comments:

Approve as recommended by staff.

Staff Recommendation:

Staff recommends demolition of the structures.

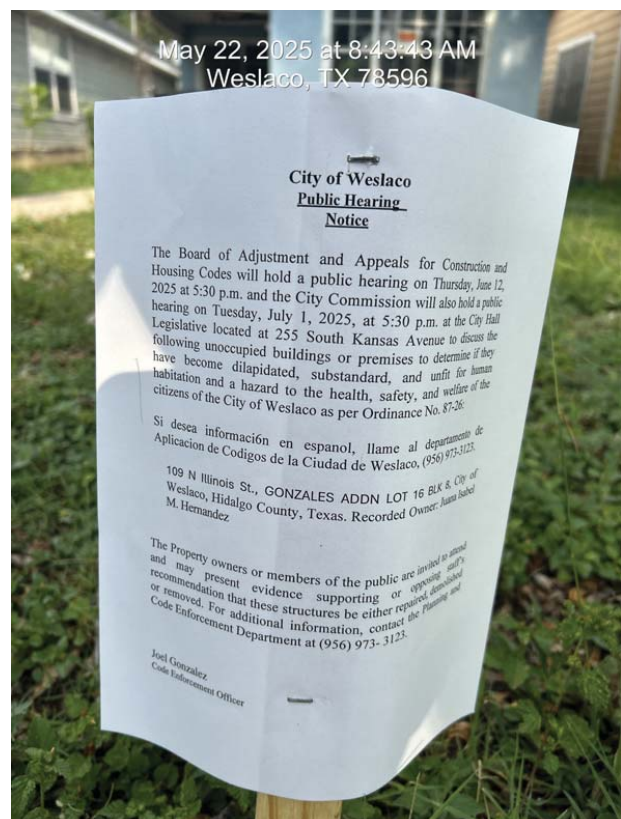
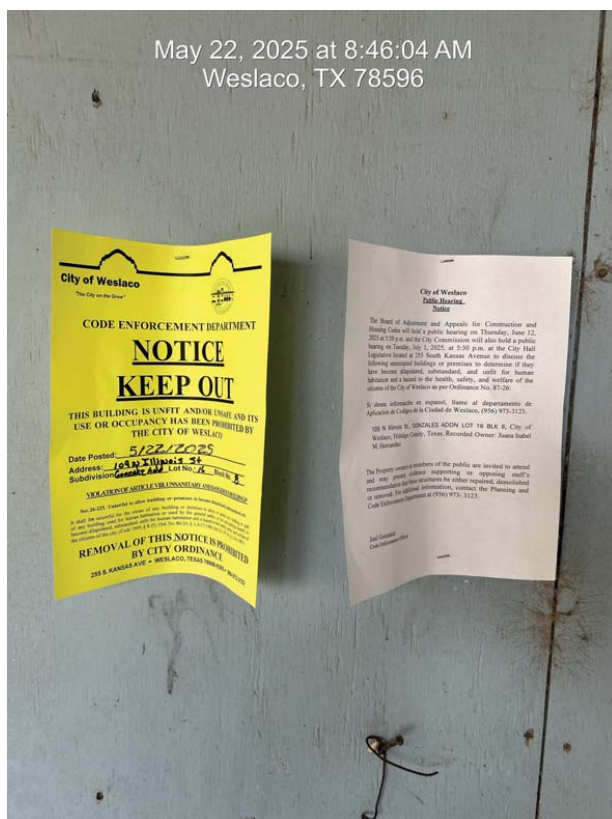
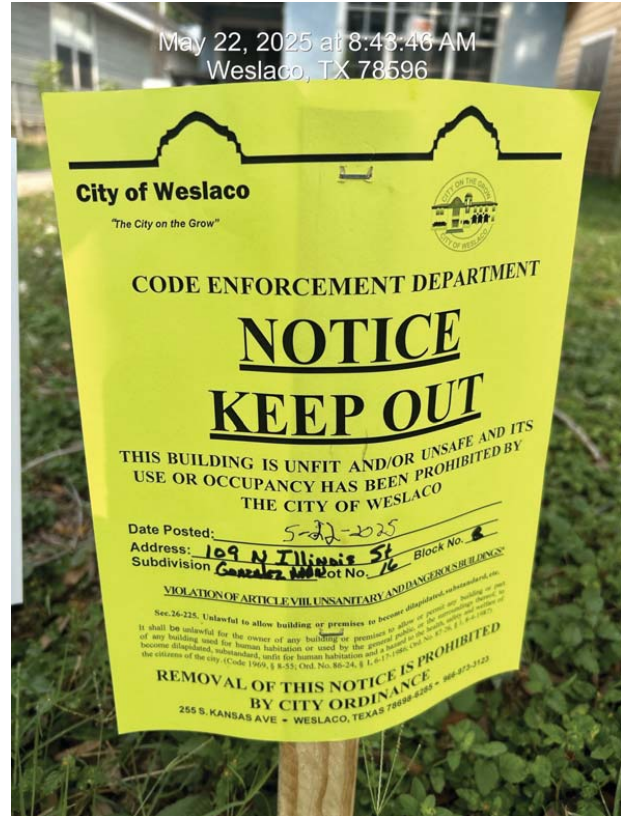
Attachments, if any:

109 N Illinois-Photos, Inspection Report, Title Search, 119 S Cedro- Photos, Inspection Report, Title Search, 132 N Missouri- Photos, Inspection Report, Title Search, 210 W Plaza- Photos, Inspection Report, Title Search, 253 Guerra - Photos, Inspection Report, Title Search, 301 N Cedro- Photos, Inspection Report, Title Search, 304 N Pueblo - Photos, Inspection Report, Title Search, 312 W Eplanada- Photos, Inspection Report, Title Search, 616 E Plaza- Photos, Inspection Report, Title Search, 758 N Illinois- Photos, Inspection Report, Title Search, 2314 E 10th- Photos, Inspection Report, Title Search, 2610 S Bridge- Photos, Inspection Report, Title Search

Responsibilities upon Approval:

Staff will proceed with either demolition of the structures or will conduct progress checks for the properties that were granted extensions.

109 N ILLINOIS ST.





City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-Large
Pete Garcia, Jr. Commissioner At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Martin Garza, City Manager

RE: Dilapidated Structure at 109 N Illinois St, Weslaco, Texas

5/20/2025

NOTICE OF PUBLIC HEARING

Dear Juan Isabel M Hernandez

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **109 N Illinois** . legally described as being; **GONZALES ADDN LOT 16 BLK 8, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 12th , 2025, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, July 1st , 2025, at 5:30 pm, has been set as the date for a Public Hearing. The City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred by the City of Weslaco will be charged to you against the property. A lien will be placed on the property and charges incurred.

If you have any questions or comments regarding this notice, please call the City of Weslaco at 3120.

Sincerely,

Code Enforcement Inspector

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-968-

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as indicated/rate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	

Sent To: **Juan Isabel M Hernandez**
Street and Apt. No., or PO Box No.: **9211 Singing Quail Dr #5**
City, State, ZIP+4®: **Weslaco, TX 78758-6157**

Postmark Here

TITLE MEMORANDUM
GF# 189895

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lot 16, Block 8, GONZALES ADDITION, an addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 7, Page 10A, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Juana Isabel M. Hernandez by virtue of a Special Warranty Deed from Teresa M. Soto, Jose Guadalupe Moreno, Magdalena M. Rivera and Alicia M. Guzman, dated September 8, 2008, filed January 12, 2009 under Document Number 2009-1961173, Official Records, Hidalgo County, Texas.

BUILDING RESTRICTIONS:

None of record

EXCEPTIONS:

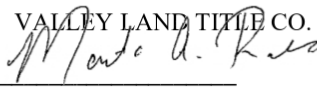
- A. Roadway's as shown on the map of Gonzales Addition, recorded in Volume 7, Page 10A, Map Records of Hidalgo County, Texas.
- B. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.
- C. Rights of parties in possession.
- D. Visible and apparent easements on or across the property herein described.
- E. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- F. 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.

LIENS:

- A. We find the following 5 liens which may be against the owner-Juana Isabel M. Hernandez. (see attached sheets)

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of April 29, 2025 at 5:00 p.m.

VALLEY LAND TITLE CO.
By: 
Martha Rodriguez

Doc-1961173

**** Electronically Filed Document ****

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

Document Number: 2009-1961173
Recorded As : RECORDING ELECTRONIC

Recorded On: January 12, 2009
Recorded At: 12:13:55 pm
Number of Pages: 6

Recording Fee: \$32.00

Parties:

Direct-
Indirect-

Receipt Number: 1008347
Processed By: Vanessa Ureste

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

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



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Doc-1961173

CHARGE TO: VLIC
GF# 113066

(ms)

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

Date: **September 8, 2008**

Grantor: **TERESA M. SOTO, 109 Janwood Place, Lewisville, Denton County, Texas 75067**

JOSE GUADALUPE MORENO, 13200 Cardinal Hill, Austin, Travis County, Texas 78737-9116

MAGDALENA M. RIVERA, 79 Stevens Drive, Yellville, Marion County, Arkansas 72687, and

ALICIA M. GUZMAN, 206 West Flynn, Harlingen, Cameron County, Texas 78550

each owning, occupying and claiming other property as our homesteads

Grantee: **JUANA ISABEL M. HERNANDEZ**

Grantee's Address: **1414 Tanglewood Lane, Weslaco, Hidalgo County, Texas 78596**

Consideration: **TEN DOLLARS (\$10.00) 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 my undivided interest in Lot 16, Block 8, GONZALES ADDITION, an addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 7, Page 10A, 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. Roadway's as shown on the map of Gonzales Addition, recorded in Volume 7, Page 10A, Map Records of Hidalgo County, Texas.**
- 2. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.**
- 3. Ad valorem taxes for all prior, current and subsequent years, the payment of which Grantee assumes.**

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and 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

Doc-1961173

Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, except as to the reservations from and exceptions to warranty.

As to the warranty of title set forth herein, each Grantor's warranty is limited to such Grantor's interest and does not apply to the interest of any other Grantor herein named.

WITH THE EXCEPTION OF THE WARRANTY OF TITLE SET FORTH HEREIN, GRANTOR MAKES NO REPRESENTATION OR WARRANTY TO GRANTEE WITH RESPECT TO THE PROPERTY, THE FITNESS OR CONDITION OF THE PROPERTY FOR ITS INTENDED USE, COMPLIANCE WITH APPLICABLE LAW, RULES, REGULATIONS, ORDERS OR ORDINANCES OF GOVERNMENTAL AUTHORITY OR APPLICABLE INDUSTRY CODES, ACTUAL LOCATION OF IMPROVEMENTS, OR UTILITY EASEMENTS OR UTILITY LINES OR OTHERWISE WITH RESPECT TO THE PROPERTY. THE PROPERTY IS CONVEYED IN AS-IS, WHERE-IS CONDITION.

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

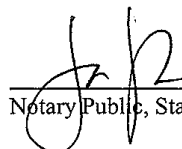

TERESA M. SOTO

(ACKNOWLEDGMENT)

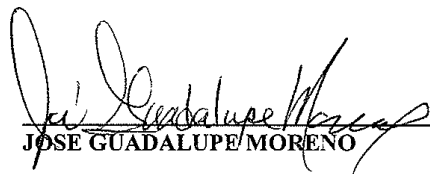
State of Texas
County of Denton

This instrument was acknowledged before me on the 22nd day of December, 2008,
by **TERESA M. SOTO**.




Notary Public, State of Texas

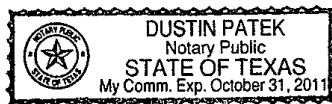
Doc-1961173

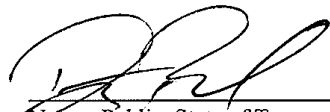

JOSE GUADALUPE MORENO

(ACKNOWLEDGMENT)

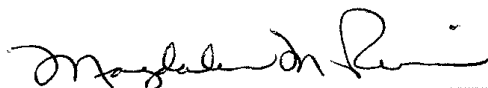
State of Texas
County of Travis

This instrument was acknowledged before me on the 16 day of September, 2008,
by **JOSE GUADALUPE MORENO**.




Notary Public, State of Texas

Doc-1961173



MAGDALENA M. RIVERA

(ACKNOWLEDGMENT)

State of Arkansas
County of Marion

This instrument was acknowledged before me on the 17th day of September, 2008,
by **MAGDALENA M. RIVERA**.





Notary Public, State of Arkansas

Doc-1961173

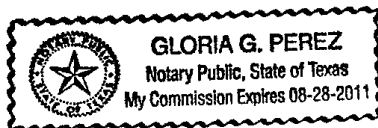
Alicia M. Guzman
ALICIA M. GUZMAN

(ACKNOWLEDGMENT)

State of Texas
County of Cameron

This instrument was acknowledged before me on the 30th day of October, 2008,
by ALICIA M. GUZMAN.

Gloria G. Perez
Notary Public, State of Texas



PREPARED BY:

Law Office of Richard S. Talbert
612 S. Texas
Weslaco, TX 78596-6222
(956) 968-1578
(956) 968-0698 (Fax)

File No. 6738/113,066vlt

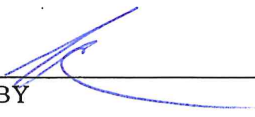
AFTER RECORDING RETURN TO:

Mrs. Juana Isabel M. Hernandez
1414 Tanglewood Lane
Weslaco, TX 78596

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT <u>109 N ILLINOISE</u>			HOUSING TYPE
STREET	CITY Weslaco		☒ Single Family ☐ Duplex Dwelling ☐ Apartment ☐ Other
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.
ITEM NO. 1. LIVING ROOM	COMMENT		INITIAL ASSESSMENT
1.1 ELECTRICITY	NONE		6
1.2 WINDOW CONDITION	FIRE NOT SUITABLE		6
1.3 CEILING CONDITION	NO CEILING		6
1.4 WALL CONDITION	POOR		5
1.5 FLOOR CONDITION	NO FLOOR		7
ITEM NO. 2. KITCHEN	COMMENT		INITIAL ASSESSMENT
2.1 ELECTRICITY			6
2.2 WINDOW CONDITION			6
2.3 CEILING CONDITION			6
2.4 WALL CONDITION			5
2.5 FLOOR CONDITION	No Floor		7
ITEM NO. 3. BATHROOM	COMMENT		INITIAL ASSESSMENT
3.1 ELECTRICITY			7
3.2 WINDOW CONDITION			6
3.3 CEILING CONDITION			6
3.4 WALL CONDITION			6
3.5 FLOOR CONDITION			7
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT			7
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT			7
3.8 TUB OR SHOWER IN UNIT			7
3.9 VENTILIATION			7

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		4
4.2 WINDOW CONDITION		4
4.3 CEILING CONDITION		4
4.4 WALL CONDITION		4
4.5 FLOOR CONDITION		4
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		4
5.2 WINDOW CONDITION		4
5.3 CEILING CONDITION		4
5.4 WALL CONDITION		4
5.5 FLOOR CONDITION		4
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION	Flwr joists must	6
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		5
6.3 CONDITION OF ROOF AND GUTTERS	House not plumb.	6
6.4 CONDITION OF EXTERIOR SURFACES		6
6.5 LEAD PAINT: EXT. SURFACES		7
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		
7.2 SAFETY OF HEATING EQUIP.		
7.3 VENTILATION/COOLING		
7.4 WATER HEATER		
7.5 APPROVABLE WATER SUPPLY		
7.6 PLUMBING		
7.7 SEWER CONNECTION		

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.
RECOMMENDATION: REPAIR ☒ DEMOLISH ☐ VACATE ☐	
*INTERPRETATION OF NUMERIC SCALE 1 = Newly constructed 2 = Good condition requiring no repairs 3 = Standard condition requiring minor maintenance repair from normal seasonal wear 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard 6 = Dilapidated condition requiring more than 50% structural replacement 7 = Severe dilapidated condition that would require immediate attention	
INSPECTED BY 	DATE <u>1/2/25</u>

DILAPIDATED STRUCTURE INSPECTION REPORT

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
X	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
X	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

PID 180591 | 109 N ILLINOIS AVE

Property Summary Report | 2025
Online Services | Hidalgo Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 180591
Geographic ID: G5600-00-008-0016-00
Type: R
Zoning: RS
Agent: CADTAX PROPERTY TAX
Legal Description: GONZALES ADDN LOT 16 BLK 8

Property Use:

OWNER

Name: HERNANDEZ JUANA ISABEL M
Secondary Name:
Mailing Address: 9211 SINGING QUAIL DR #5 AUSTIN TX
US 78758-6157
Owner ID: 710435
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 109 N ILLINOIS AVE, WESLACO TX

Market Area:
Market Area CD: SWLA002
Map ID: CWL VOL 6 PG 10A
Zoning: RS

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

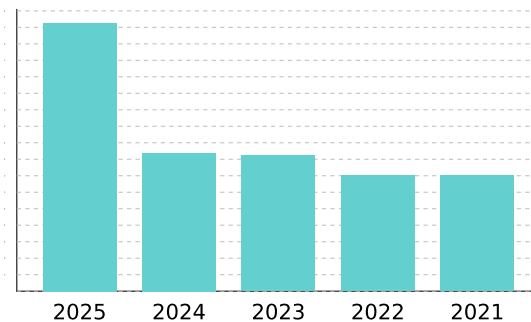
Land Homesite: \$0
Land Non-Homesite: \$24,219
Special Use Land Market: \$0
Total Land: \$24,219

Improvement Homesite: \$0
Improvement Non-Homesite: \$57,144
Total Improvement: \$57,144

Market: \$81,363
Special Use Exclusion (-): \$0
Appraised: \$81,363
Value Limitation Adjustment (-): \$31,041

Net Appraised: \$50,322

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$24,219	\$57,144	\$0	\$81,363	\$31,041	\$50,322
2024	\$29,844	\$12,091	\$0	\$41,935	\$0	\$41,935
2023	\$29,844	\$11,269	\$0	\$41,113	\$0	\$41,113
2022	\$11,094	\$24,045	\$0	\$35,139	\$0	\$35,139
2021	\$11,094	\$24,045	\$0	\$35,139	\$0	\$35,139

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	\$50,322	\$50,322
DR1	DRAINAGE DISTRICT #1	0.112300	\$50,322	\$50,322
GHD	HIDALGO COUNTY	0.575000	\$50,322	\$50,322
JCC	SOUTH TEXAS COLLEGE	0.162000	\$50,322	\$50,322
SST	SOUTH TEXAS SCHOOL	0.049200	\$50,322	\$50,322
SWL	WESLACO ISD	0.948100	\$50,322	\$50,322

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **RESIDENTIAL**
State Code: **A1** Description:

Improvement Value: **\$57,144**

Main Area: **1,444**
Gross Building Area: **2,033**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	MRYLW		1	1982	1982	904
MA2	MAIN 2ND FL	MRYLW		1	1982	1982	540
CPT	CARPORT	MRYLW		1	1982	1982	540
POR	PORCH (COVERED)	MRYLW		1	1982	1982	49

Improvement Features

MA Construction Style: RES, Foundation: CBK, Exterior Wall: DWD, Interior Finish: SRK, Roof Style: GAB, Heating/Cooling: MINUS, Flooring: LIN, Number of Bedrooms: 3.00, Plumbing: 2, BATH: 1.5, Custom: 0
MA2 Exterior Wall: DWD, Flooring: CPT, Custom: 0

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.0717	3,125	\$7.75	\$24,219	\$0

DEED HISTORY

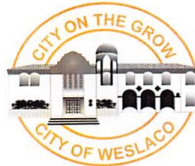
Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
1/9/09	AOH	AFFIDAVIT OF HEIRSHIP	MORENO MIGUEL (DEC) & MARIA M	SOTO TERESA M ET AL				1961172
1/9/09	SWD	SPEC. W/D	SOTO TERESA M ET AL	HERNANDEZ JUANA ISABEL M				1961173
2/23/55	CONV	CONVERSION	JOSE LUIS ARGUELLO	MORENO MIGUEL (DEC) & MARIA M		820	513-14	

119 S Cedro St.



City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Martin Garza, City Manager

RE: Dilapidated Structure at 119 S Cerdo St , Weslaco, Texas

5/20/2025

NOTICE OF PUBLIC HEARING

Dear Noemi Villarreal

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **119 S Cerdo** legally described as being; **WESLACO ORIGINAL TOWNSITE BLK 3LTS 11-12, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 12th, 2025, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, July 1st, 2025, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred be charged to you against the property. A lien will be placed on and charges incurred.

If you have any questions or comments regarding this notice, please call 3120.

Sincerely,

Code Enforcement Inspector

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-966

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

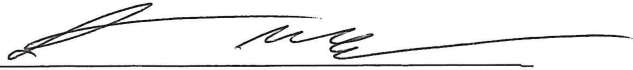
For delivery information, visit our website at www.usps.com™.

OFFICIAL USE™	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	Noemi Villarreal
Street and Apt. No., or PO Box No.	PO Box 25875
City, State, ZIP+4	Plano TX 75025-0875

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT			HOUSING TYPE
STREET <i>119 S. cedar</i>	CITY Weslaco		☒ Single Family
COUNTY Hidalgo	STATE TX	ZIP 78596	☐ Duplex Dwelling
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			☐ Apartment
			☐ Other
PHONE NO.			
ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT	
1.1 ELECTRICITY		6	
1.2 WINDOW CONDITION	<i>Broken</i>	6	
1.3 CEILING CONDITION	<i>Partially torn down</i>	7	
1.4 WALL CONDITION	<i>holes & cracks</i>	6	
1.5 FLOOR CONDITION	<i>warping / splitting</i>	6	
ITEM NO. 2. KITCHEN	COMMENT	INITIAL ASSESSMENT	
2.1 ELECTRICITY		6	
2.2 WINDOW CONDITION	<i>cracked / broken</i>	6	
2.3 CEILING CONDITION	<i>Torn Down</i>	7	
2.4 WALL CONDITION	<i>holes cracks</i>	6	
2.5 FLOOR CONDITION	<i>warping / splitting</i>	7	
ITEM NO. 3. BATHROOM	COMMENT	INITIAL ASSESSMENT	
3.1 ELECTRICITY		6	
3.2 WINDOW CONDITION		—	
3.3 CEILING CONDITION	<i>Falling Down</i>	7	
3.4 WALL CONDITION	<i>holes & cracks</i>	7	
3.5 FLOOR CONDITION	<i>holes / warping</i>	7	
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT		6	
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT	<i>Broken</i>	7	
3.8 TUB OR SHOWER IN UNIT	<i>Cracks</i>	7	
3.9 VENTILATION	<i>none</i>	7	

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		6
4.2 WINDOW CONDITION		6
4.3 CEILING CONDITION	Falling Down	7
4.4 WALL CONDITION		6
4.5 FLOOR CONDITION	holes	7
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		6
5.2 WINDOW CONDITION		6
5.3 CEILING CONDITION	Falling Down	7
5.4 WALL CONDITION		6
5.5 FLOOR CONDITION	holes	7
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION	Sinking	6
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		6
6.3 CONDITION OF ROOF AND GUTTERS	Falling off/missing	7
6.4 CONDITION OF EXTERIOR SURFACES		6
6.5 LEAD PAINT: EXT. SURFACES		✓
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		6
7.2 SAFETY OF HEATING EQUIP.	Rusted/Parts missing	7
7.3 VENTILATION/COOLING		6
7.4 WATER HEATER	Rusted/holes	7
7.5 APPROVABLE WATER SUPPLY		6
7.6 PLUMBING	Broken/missing pipes	7
7.7 SEWER CONNECTION		6

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.
RECOMMENDATION: REPAIR _____ DEMOLISH ☒ VACATE _____	
*INTERPRETATION OF NUMERIC SCALE 1 = Newly constructed 2 = Good condition requiring no repairs 3 = Standard condition requiring minor maintenance repair from normal seasonal wear 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard 6 = Dilapidated condition requiring more than 50% structural replacement 7 = Severe dilapidated condition that would require immediate attention	
 INSPECTED BY <u>5-6-25</u> DATE	

WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 12/27/24 X INSPECTION REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 119 S. Cedro Weslaco, TX 78596

PHONE #: OWNER/MANAGER:

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	1	Deteriorated interior walls
X	2	Deteriorated roof
X	3	Vegetation overgrowth
	4	Unsecured doors
	5	Unsecured windows
	6	Debris inside
X	7	Debris outside
	8	Exposed electrical wiring
	9	Broken or missing windows
	10	Broken or missing door
	11	Signs or feces
	12	Signs of transients/vagrants

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
X	15	Signs of roof leaking
X	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
X	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

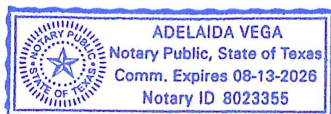
NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

OWNER/OCCUPANT

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.



WARRENT

170998

WARRENT FOR RIGHT OF ENTRY TO ABATE A NUISANCE
FOR FIRE, HEALTH & CODE VIOLATIONS

STATE OF TEXAS §
COUNTY OF HIDALGO §
CITY OF WESLACO §

IN THE NAME BY THE AUTHORITY OF THE STATE OF TEXAS:

GREETINGS:

WHEREAS, in accordance with Article 18.05 of the Code of Criminal Procedure of the State of Texas authorizing certain municipal officers to inspect any specified premises to determine the presence of a fire or health hazard, or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance, and accordance with the general police powers granted to municipalities in the State of Texas to preserve the health, safety, and welfare of its citizenry, Joel Gonzalez, Code Enforcement Officer of the City of Weslaco, has sworn and alleged, under oath, that a certain premise located at 119 S. Cedro St. is in apparent violation of Chapter 26 the Code of Ordinances.

WHEREAS the grounds and probable cause for this Warrant to issue and set forth in the Affidavit, which is attached and made a part hereof: and upon examination by me, I am satisfied that the grounds exist, and that probable cause is shown, and I believe in its existence and do so hereby find.

NOW THEREFORE, Joel Gonzalez is commanded to enter and abate nuisance of the suspected place and premises described above and in said Affidavit and to make notes of findings and take photographs and video recordings of the specified premises to determine presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulations, statute, or city ordinance.

HEREIN FAIL NOT, but you have then and there this Warrant for execution within three (3) days after the date of issuance and exclusive of the date of execution with the return thereon, showing how you have executed the same.

ISSUED at 1:30 o'clock p. m., on this 5th day of May, 2025, to certify which ~~with~~ my hand and seal this day.

Judge, Weslaco Municipal Court



THE STATE OF TEXAS

City of Weslaco

City of Weslaco vs. Noemi Villarreal

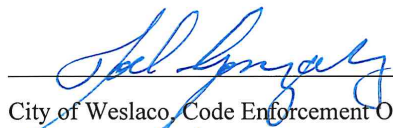
Officer's Return

The within warrant came to hand, and executed on this 6 day of MAY 20 25
inspecting the premises herein described, and finding therein the violations named below:

Joel Gonzalez, Code Enforcement Officer of the City of Weslaco.

Due and proper return having been made of the Inspection warrant, and within the warrant,
affidavit and return shall be filed in the office of the clerk for the city of Weslaco.

This _____ day of _____, 20 ____.



City of Weslaco, Code Enforcement Officer, Joel Gonzalez

City of Weslaco Texas



Hidalgo County
J. D. Salinas III
County Clerk
Edinburg, TX 78540

Instrument Number: 2005-1491829

Recorded On: July 01, 2005

As-Recording

Parties:

To

of Pages: 3

Comment: GEN WDEED

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

Recording		16.00
Num of Pages	2	
	0	
Total:		16.00

I hereby certify that the within and foregoing was recorded in the Recorder's Office in Hidalgo County, TX

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

File Information:

Record and Return To:

Document Number: 2005-1491829
Receipt Number: 687962
Recorded Date/Time: July 01, 2005 09:33A
Book-Vol/Pg: BK-SC VL-1 PG-66127
User / Station: R Flores - Cash Station 2

MATTHEW WADE HANCOCK PC
3640 WASHBURN AVE
FORTWORTH TX 76107

1491829

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: March 29, 2005

AFTER RECORDING RETURN TO:
MATTHEW HANCOCK, ATTORNEY
3640 WASHBURN AVENUE
FORT WORTH, TX 76107-4044

Grantor: Elden Montgomery Gish

Grantor's Mailing Address:

Elden Montgomery Gish
6277 East Thunder River Drive
Tucson, Arizona 85706

Grantee: Noemi Villarreal

Grantee's Mailing Address:

9208 Azinger Drive
Plano, Texas 75025
Collin County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

All of Lots 11 and 12, Block 3 original Townsite to the City of Weslaco, Hidalgo County, Texas according to a map or plat thereof now of record in the office of the County Clerk of Hidalgo County, Texas reference to which is made for all purposes, together with all improvements thereon; said tracts of land being the same as those described in that certain deed dated March 27, 2004 from Hermelinda Ozuna to Noemi Villarreal and recorded as Document Number 1313755 in the Deed Records of Hidalgo County, Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

None

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.

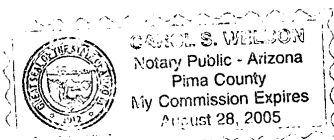
When the context requires, singular nouns and pronouns include the plural.

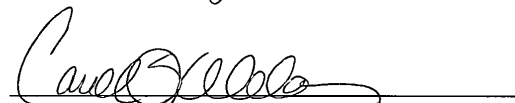

Elden Montgomery Gish

STATE OF ARIZONA)

COUNTY OF PIMA)

This instrument was acknowledged before me on 8th day of April, 2005, by
Elden Montgomery Gish.




Notary Public, State of Arizona

AFTER RECORDING PLEASE RETURN TO:

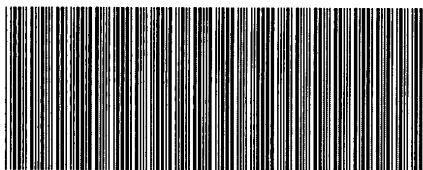
Matthew Hancock, P. C.
3640 Washburn Avenue
Fort Worth, Texas 76107
Tel: (817) 877-4532
Fax: (817) 377-8932

Filed for Record in:
by Hildago County
County Clerk III
On: Jul 01, 2005 at 09:33A
As a Recording
Document Number: 1491829
Total Fees: 16.00
Receipt Number - 687962
Ruby Flores, Deputy

General Warranty Deed: Gish to Villarreal

Page 2 of 2

Doc-3500458



VG-675-2023-3500458

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3500458

Billable Pages: 1

Recorded On: November 16, 2023 02:55 PM

Number of Pages: 2

ABSTRACT JUDGMENT

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3500458
Receipt No: 20231116000246
Recorded On: November 16, 2023 02:55 PM
Deputy Clerk: Horacio Garza
Station: CH-1-CC-K12

Record and Return To:

Moss Law Firm P.C.
P.O. Box 65020
Lubbock TX 79464-5020



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3500458

ABSTRACT OF JUDGMENT

CAUSE NO. DC21-0535-J31

THE STATE OF TEXAS
COUNTY OF HIDALGO

§
§

Name of Plaintiff in Judgment:

CAPITAL ONE BANK (USA), N.A. now
merged into CAPITAL ONE, N.A.
4851 COX RD.
GLEN ALLEN, VA 23060

Name of Defendant in Judgment:

JOSEFINA MARTINEZ
1240 E 1ST ST
MISSION TX 78572
SSN#: ***-**-468
DOB: 05/15/1990
The last three digits of Defendant's driver's
license are unavailable.

Date of Judgment:

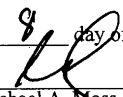
November 3, 2023

1. Principal awarded in connection with account
number XXXXXXXXXXXXXXX1013: **\$2,813.58**
2. Attorney's fees awarded in connection with
account number XXXXXXXXXXXXXXX1013: **\$0.00**
3. Additional fees if Defendant appeals:
4. Interest: **0.00%**
5. Costs of court: **All Costs of Court**
6. Amount due as of November 7, 2023: **\$3,096.58**

*Please call 866-263-0515 for current
balance.

I, MICHAEL A. MOSS, attorney of record for CAPITAL ONE BANK (USA), N.A. now merged into
CAPITAL ONE, N.A., do hereby verify that the above and foregoing is a true and correct Abstract of the
Judgment rendered in said Court in Cause No. DC21-0535-J31 in favor of CAPITAL ONE BANK (USA),
N.A. now merged into CAPITAL ONE, N.A., Plaintiff in Judgment, vs. JOSEFINA MARTINEZ, the Defendant
in Judgment, in JUSTICE COURT PRECINCT 3, PLACE 1 of HIDALGO County, Texas.

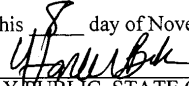
WITNESS MY HAND at Lubbock, Texas, on this 8 day of November, 2023.


Michael A. Moss, State Bar No. 24054360
Moss Law Firm, P.C.
P.O. Box 65020, Lubbock, Texas 79464
(806) 796-7375 / FAX (806) 771-0062
Email: e-Service@mosslawfirm.com
ATTORNEYS FOR PLAINTIFF

STATE OF TEXAS }
COUNTY OF LUBBOCK }

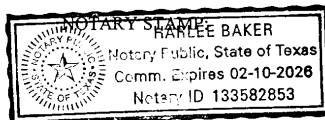
BEFORE ME, the undersigned Notary Public, on this date personally appeared MICHAEL A. MOSS,
who, being by me duly sworn upon oath, said that he had read and signed the foregoing Abstract of Judgment and
that all the facts stated in it are within his personal knowledge and are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8 day of November, 2023.


NOTARY PUBLIC, STATE OF TEXAS

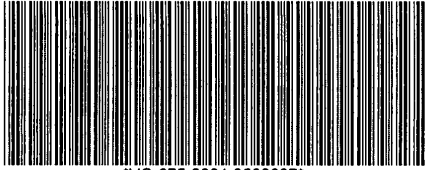
RETURN TO:

Moss Law Firm, P.C.
P.O. Box 65020
Lubbock, Texas 79464



RECORDING STAMP:

Doc-3588687



VG-675-2024-3588687

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3588687

Billable Pages: 1

Recorded On: October 11, 2024 10:47 AM

Number of Pages: 2

ABSTRACT JUDGMENT

*****Examined and Charged as Follows*****

Total Recording: \$ 35.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3588687
Receipt No: 20241011000107
Recorded On: October 11, 2024 10:47 AM
Deputy Clerk: Erika Gonzalez
Station: CH-1-CC-K35

Record and Return To:

Jenkins & Young P.C.
P.O. Box 420
original returned to customer
Lubbock TX 79408



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3588687

ABSTRACT OF JUDGMENT

CAUSE NO. DC23-1151-J21

THE STATE OF TEXAS

COUNTY OF Hidalgo

Name of Plaintiff in Judgment:

CAVALRY SPV I, LLC, AS ASSIGNEE OF CITIBANK, N.A.
1 American Lane, Suite 220
Greenwich CT 06831

Name of Defendant(s) in Judgment:

Josie Martinez
515 W Chaparral St
San Juan TX 78589-2203

Date of Judgment:

December 12, 2023

1. Principal Amount awarded:

\$5,548.75

2. Interest:

Post judgment interest at the rate of 8.5000% from the date of judgment until paid;

3. Cost of court:

All costs of court

Amount Due:

\$6,071.53 as of September 26, 2024 and cost awarded by the Court.

Birth date and driver's license number of Defendant(s) is not available.

I, Dan G. Young, attorney of record for CAVALRY SPV I, LLC, AS ASSIGNEE OF CITIBANK, N.A., do hereby certify that the above and foregoing is a true and correct Abstract of the Judgment rendered in said Court in Cause No. DC23-1151-J21 in favor of CAVALRY SPV I, LLC, AS ASSIGNEE OF CITIBANK, N.A., Plaintiff in Judgment, vs. Josie Martinez, the Defendant(s) in Judgment, as appears from the Minutes of the JUSTICE COURT PRECINCT 2 PLACE 1 of Hidalgo County, Texas.

WITNESS MY HAND at Lubbock, Texas, the 2 day of October, 2024.

Dan G. Young; SBN 22177250
JENKINS & YOUNG, P.C.
P.O. Box 420
Lubbock, Texas 79408
Telephone (806)796-7322
Facsimile (806) 771-8755
Email dgyservice@jwylaw.com
ATTORNEYS FOR PLAINTIFF

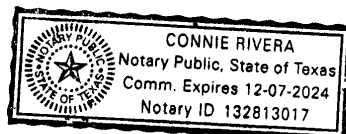
STATE OF TEXAS

COUNTY OF LUBBOCK

BEFORE ME, the undersigned authority, on this day personally appeared Dan G. Young, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he signed same for the purposes and consideration stated therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2 day of October, 2024.

Connie Rivera
NOTARY PUBLIC, STATE OF TEXAS



Recorded On-2008-Jul-29 As-1913643



Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540

Instrument Number: 2008-1913643

Recorded On: July 29, 2008

As
Lien - Federal/State

Parties:

To

Number of Pages: 2

Comment: STATE TAX LIEN

**** Examined and Charged as Follows: ****

Lien - Federal/State	9.00
Total Recording:	9.00

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

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

File Information:

Document Number: 2008-1913643
Receipt Number: 973697
Recorded Date/Time: July 29, 2008 03:24P

Record and Return To:

TEXAS WORKFORCE COMMISSION
REGULATORY INTEGRITY DIVISION
101 E 15TH ST ROOM 556
AUSTIN TX 78778-0001

User / Station: I Hidalgo - Cash Station 04



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Recorded On-2008-Jul-29 As-1913643

ORIGINAL INSTRUMENT
30-001*

NOTICE OF STATE TAX LIEN

10-920914-7
TWC Tax Account No.

Know all men by these presents, that the employing unit named below is subject to the provisions of the Texas Unemployment Compensation Act and is indebted to the State of Texas, through the Texas Workforce Commission, for Unemployment Taxes, Interest Taxes, and other charges, in the current amount of \$ 780.20 as scheduled below; plus any indebtedness of the same nature which may accrue or be incurred subsequent to the filing of this notice. The amounts shown below in the column headed "TAX" are tax exclusively and do not include penalty, interest, or any other charge.

JOSEFINA MARTINEZ
CORAZON ABIERTO ADULT DAY CARE
3305 S PLEASANTVIEW DR
WESLACO TX 78596-9393

1913643

QUARTER OR DATE	TAX	OTHER CHARGES	QUARTER OR DATE	TAX	OTHER CHARGES	QUARTER OR DATE	TAX	OTHER CHARGES
2-07	470.62	84.72						
3-07	133.53	18.00						
4-07	50.54	4.56						
1-08	8.84	.39						
07-22-08	LIEN FEE	9.00						

This indebtedness consists of unpaid contributions (taxes), interest and penalty and other charges which are delinquent under the terms of said Act (and Commission Rules) and for which a lien is established under the provisions of the Texas Unemployment Compensation Act, Labor Code, as amended (Chapter 201 et seq), and Subchapter A of Chapter 113, Tax Code. Notice of the attachment of said lien upon all property, both real and personal, belonging to such employing unit or to any individual so indebted is herewith made pursuant to the Texas Unemployment Compensation Act, Labor Code, as amended (Chapter 201 et seq), and Subchapter A of Chapter 113, Tax Code.

Given under my hand and official seal of the Texas Workforce Commission on the 22nd day of JULY, 2008



TEXAS WORKFORCE COMMISSION by

John Moore
John Moore, Regulatory Enforcement Division

HIDALGO

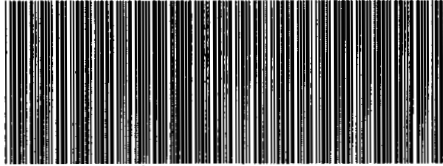
County Clerk certification and recording information

RETURN TO:
TEXAS WORKFORCE COMMISSION
REGULATORY INTEGRITY DIVISION
101 E 15TH ST ROOM 556
AUSTIN TX 78778-0001

101 E. 15th Street, Austin, TX 78778-0001

C116SR(0405)

Doc-3141706



VG-1390-2020-3141706

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3141706

Billable Pages: 1

Recorded On: August 24, 2020 02:25 PM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3141706
Receipt No: 20200824000240
Recorded On: August 24, 2020 02:25 PM
Deputy Clerk: Belya Trevino
Station: CH-1-CC-K27

Record and Return To:

Midland Credit Management, Inc.
350 Camino De La Reina Ste 100
San Diego CA 92108



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3141706

Abstract of Judgment

STATE OF TEXAS §

COUNTY OF HARRIS §

I, the attorney of record for MIDLAND FUNDING LLC, Judgment Plaintiff, certify that in Cause No. DC19-0976-J21, in the JUSTICE COURT PRECINCT 2 PLACE 1 of HIDALGO COUNTY, TEXAS, wherein MIDLAND FUNDING LLC was Plaintiff and NOEMI VILLARREAL was the Defendant, Plaintiff recovered a judgment against Defendant.

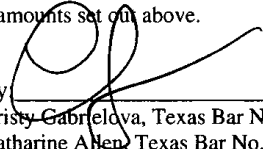
Defendant, NOEMI VILLARREAL's last known address is 1401 OLD RIDGE RD PHARR TX 78577. Defendant, NOEMI VILLARREAL's social security number is XXX-XX-9054, and his/her driver's license number is unknown. Plaintiff, MIDLAND FUNDING LLC's address is 2365 Northside Drive, Ste. 300, San Diego, CA 92108.

Judgment was rendered on December 03, 2019, in the amount of \$3,739.49, plus post judgment interest from the date of judgment until paid, and court costs.

The interest rate on the judgment is 5.50 % per year, from the date of the judgment until paid.

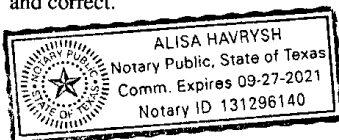
The judgment is entitled to the following credits: \$0.00.

There is now still due on this judgment the amounts set out above.

By 
Kristy Gabriellova, Texas Bar No.24042929
Katharine Allen, Texas Bar No.24055139
Brian Staley, Texas Bar No.00797483
Michael Young, Texas Bar No.24037759
Peter Newman, Texas Bar No.24106928
Manasi Tahiliani, Texas Bar No.24099986
Juan Goenaga, Texas Bar No.00797868
✓Chase Hague, Texas Bar No.24071573
Attorneys for MIDLAND FUNDING LLC
P.O. Box 460568
HOUSTON, TX 77056
Phone: (866) 300-8750
Fax: (877) 232-9721

AUG 19 2020

This instrument was subscribed and sworn before me on _____, 2020, by attorney
Chase Hague, who swore under oath that the information in this abstract of judgment is true
and correct.





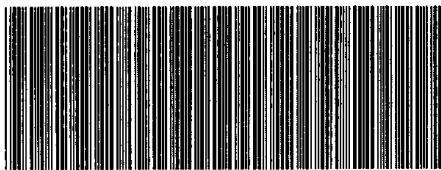
Notary Public in the County Harris
The State of Texas

After recording send to:

MIDLAND CREDIT MANAGEMENT, INC.
PO BOX 2121
WARREN MI 48090

TX_0604G File No. 19-65912

Doc-3150315



VG-1390-2020-3150315

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3150315

Billable Pages: 1

Recorded On: September 22, 2020 02:22 PM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3150315
Receipt No: 20200922000232
Recorded On: September 22, 2020 02:22 PM
Deputy Clerk: Elaine Acuna
Station: CH-1-CC-K31

Record and Return To:

Lacks Valley Store, LTD
1300 San Patricia Street

Pharr TX 78577



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3150315

SC20-0172-J22

LACK'S VALLEY STORES, LTD

VS.

NOEMI VILLARREAL

§
§
§
§
§

IN THE JUSTICE COURT

PRECINCT 2 PLACE 2

HIDALGO COUNTY, TEXAS

ABSTRACT OF JUDGMENT

The undersigned, Justice of the Peace, Precinct 2 Place 2, Hidalgo County, Texas, hereby certifies that, on this the 16th day of July, 2020, in the said court in a cause styled Lack's Valley Stores, Ltd, Plaintiff, vs. Noemi Villarreal, Defendant, No. SC20-0172-J22 on the docket of such court, a Judgment was rendered in favor of Plaintiff as against Defendant, of which Judgment the following is a true and correct abstract:

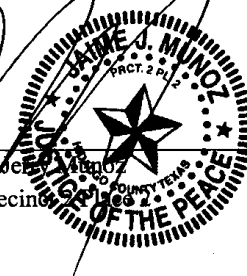
1. The name of the Plaintiff in such Judgment is: Lack's Valley Stores, Ltd;
2. The mailing address for said Plaintiff is: 1300 San Patricia St Pharr TX 78577;
3. The name of the Defendant in such Judgment is: Noemi Villarreal;
4. The defendant's date of birth is 03/04/1968;
5. The defendant's driver's license number is 13209726;
6. The defendant's social security number is ***-**-9054;
7. The number of the suit in which such Judgment was rendered is Cause No. SC20-0172-J22;
8. The defendants address is 1401 W Old Ridge Rd Pharr, TX 78577;
9. Citation of personal service was served upon the Defendant in person on this the 20th day of May, 2020, in Hidalgo County, Texas;
10. The date when such Judgment was rendered: 7/16/2020;
11. The amount for which such Judgment was rendered is: \$1,475.19, plus \$146.00 court costs;
12. The balance due on such Judgment as of today is: \$1,706.30;
13. The rate of interest specified in such Judgment: 5.25% compounded annually.

I further certify that Lack's Valley Stores, Ltd Plaintiff, the person in whose favor such Judgment was rendered, applied for and hereby receives delivery of this Abstract of Judgment from the court upon due payment of the fee allowed by law.

Issued on this the 9th day of September, 2020.

Acct # 856593

Presiding Judge, Jaime J. Munoz
Justice of the Peace, Precinct 2 Place 2
Hidalgo County, Texas



[NOTE: The attorney of person who is awarded a judgment in justice civil or small claims court may prepare an abstract for the court; however it must contain all the information set out above.]

Recorded On-2012-Oct-23 As-2353077

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540



70 2012 02353077

Instrument Number: 2012-2353077

Recorded On: October 23, 2012

As
Lien - Federal/State

Parties:

To

Number of Pages: 2

Comment: NOTICE OF LIEN

**** Examined and Charged as Follows: ****

Lien - Federal/State	21.00
Total Recording:	21.00

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

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

File Information:

Document Number: 2012-2353077

Receipt Number: 1312363

Recorded Date/Time: October 23, 2012 09:02A

User / Station: T Rivera - Cash Station 01

Record and Return To:

US ATTORNEYS OFFICE
ATTN FINANCIAL LITIGATION UNIT (JAW)
1000 LOUISIANA STE 2300
HOUSTON TX 77002



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Recorded On-2012-Oct-23 As-2353077



DEPARTMENT OF JUSTICE
NOTICE OF LIEN FOR FINE AND/OR
RESTITUTION IMPOSED PURSUANT TO
THE ANTI-TERRORISM AND EFFECTIVE
DEATH PENALTY ACT OF 1996

For Optional Use By Recording Office

2353077

United States Attorney's Office for
SOUTHERN DISTRICT OF TEXAS

Serial Number
2012A17393/001

NOTICE is hereby given of a lien against the property of the defendant named below. Pursuant to Title 18, United States Code, § 3613(c), a fine or an order of restitution imposed pursuant to the provisions of subchapter C of chapter 227 is a lien in favor of the United States upon all property belonging to the person fined or ordered to pay restitution. Pursuant to the filing of a tax lien. The lien arises at the time of the entry of judgment and continues until the liability is satisfied remitted, and set aside, or until it becomes unenforceable pursuant to § 3613(b).

Name of Defendant: Noemi Villarreal
Amount of Assessment/Fine/Restitution: \$63,550.00
Court Imposing Judgment: Mcallen Division
Court Number: 7:11-CR-984-14
Date of Judgment: October 28, 2011
Date of Entry of judgment: November 9, 2011
Rate of Interest .12%

If payment becomes past due, penalties totaling up to 25 percent of the principal amount past due may arise. 18 U.S.C. § 3216(g).

IMPORTANT RELEASE INFORMATION--With respect to the lien listed above, this notice shall operate as a certificate of release pursuant to 18 U.S.C. § 3613(B) by operation of law, but no later than October 28, 2032 (20 years plus term of imprisonment).

PLACE OF FILING: Hidalgo County

This notice was prepared and signed at HOUSTON, TX on this 27th day of September, 2012.

Signature

Elizabeth F. Karpati
Assistant United States Attorney
1000 Louisiana, Ste 2300
Houston, Texas 77002
Phone: (713) 567-9167
Fax: (713) 718-3405

RETURN TO:
US ATTORNEY'S OFFICE
ATTN: FINANCIAL LITIGATION UNIT (JAW)
1000 LOUISIANA, STE 2300
HOUSTON, TEXAS 77002

TITLE MEMORANDUM
GF# 189896

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lot 11 & 12, Block 3, ORIGINAL TOWNSITE OF WESLACO, Hidalgo County, Texas, according to the map recorded in Volume 2, Page 30, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Josefina S. Martinez by virtue of a Warranty Deed from Roberto Martinez, Jr., Sylvia M. Elender, Rene Martinez, and Rolando Martinez dated August 23, 1991, recorded in Volume 3134, page 314, Official Records, Hidalgo County, Texas.

Noemi Villarreal by virtue of a General Warranty Deed from Elden Montgomery Gish dated March 29, 2005 filed July 1, 2005 under Document Number 2005-1491829, Official Records, Hidalgo County, Texas.

BUILDING RESTRICTIONS:

(None of Record)

EXCEPTIONS:

- A. Roads, easements and reservations as shown on the map and dedication of Original Townsite of Weslaco, recorded in Volume 2, Page 30, Map Records of Hidalgo County, Texas.
- B. Reversionary Clause as shown by instrument dated March 22, 1926, recorded in Volume 212, Page 520, Deed Records of Hidalgo County, Texas.
- C. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated March 22, 1926, recorded in Volume 212, Page 520, and dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.
- D. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.
- E. Rights of parties in possession. (Owner's Policy Only)

- F. Visible and apparent easements on or across the property herein described.
- G. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- H. 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.

LIENS:

- A. We find the following 3 liens which may be against Record Title Owner, Josefina S. Martinez. (see attached sheets)
- B. We find the following 3 liens which may be against Record Title Owner, Noemi Villarreal. (see attached sheets)

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of April 29, 2025 at 5:00 p.m.

VALLEY LAND TITLE CO.

By: Ida L. Castañeda
Ida Castañeda

220000

25

VOL 3134 PAGE 314

WARRANTY DEED

Date: August 23, 1991

Grantor: ROBERTO MARTINEZ, JR., SYLVIA M. ELENDER, RENE MARTINEZ, and
ROLANDO MARTINEZ

Grantor's Mailing Address: 606 W. 14th Street
Weslaco, Hidalgo County, Texas 78596

Grantee: JOSEFINA S. MARTINEZ

Grantee's Mailing Address: 606 W. 14th Street
Weslaco, Hidalgo County, Texas 78596

Consideration: TEN AND NO/100THS -----
(\$10.00) 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 the love and affection that
we have for our mother, JOSEFINA S. MARTINEZ

Property (including any improvements):

Rowena #2, Block 2, Lot 8, Rowena #2, Block 2, Lot 9, Weslaco Original
Townsite E 70' - N 10' - Lot 11 and E 70' - Lot 12, Block 3, Weslaco
Original Townsite Block 28, Lot 10, West Tract 0.55 AC - S.19.29 AC,
Farm Tract 133.

Reservations from and Exceptions to Conveyance and Warranty:

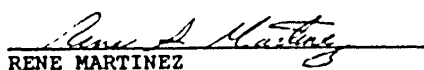
Easements, rights of way, and prescriptive rights, whether of record or
not; all presently recorded instruments, other than liens and
conveyances, that affect the property; taxes for the current year, the
payment of which Grantee assumes; all rights, obligations and other
subsequent assessments for the current and prior years due to change in
land usage, ownership, or both, the payment of which Grantee assumes;
and all visible easements.

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 to hold it to
Grantee, Grantee'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 conveyance and warranty.

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


ROBERTO MARTINEZ, JR.


SYLVIA M. ELENDER


RENE MARTINEZ


ROLANDO MARTINEZ

Vol 3134 Page 315

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

ACKNOWLEDGEMENT

This instrument was acknowledged before me on the 23rd day of August, 1991, by ROBERTO MARTINEZ, JR.

Grilda Zuniga
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

ACKNOWLEDGEMENT

This instrument was acknowledged before me on the 14th day of August, 1991, by SYLVIA M. ELENDER.

Grilda Zuniga
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

ACKNOWLEDGEMENT

This instrument was acknowledged before me on the 21st day of August, 1991, by RENE MARTINEZ.

Grilda Zuniga
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

ACKNOWLEDGEMENT

This instrument was acknowledged before me on the 28th day of August, 1991, by ROLANDO MARTINEZ.

Grilda Zuniga
NOTARY PUBLIC, STATE OF TEXAS

cc: 1729
PLEASE CHARGE & AFTER XEROX
RECORDING, RETURN TO:

PREPARED IN THE
LAW OFFICE OF:

RAMON VELA
Attorney at Law
P. O. Box 130
Weslaco, Texas 78596

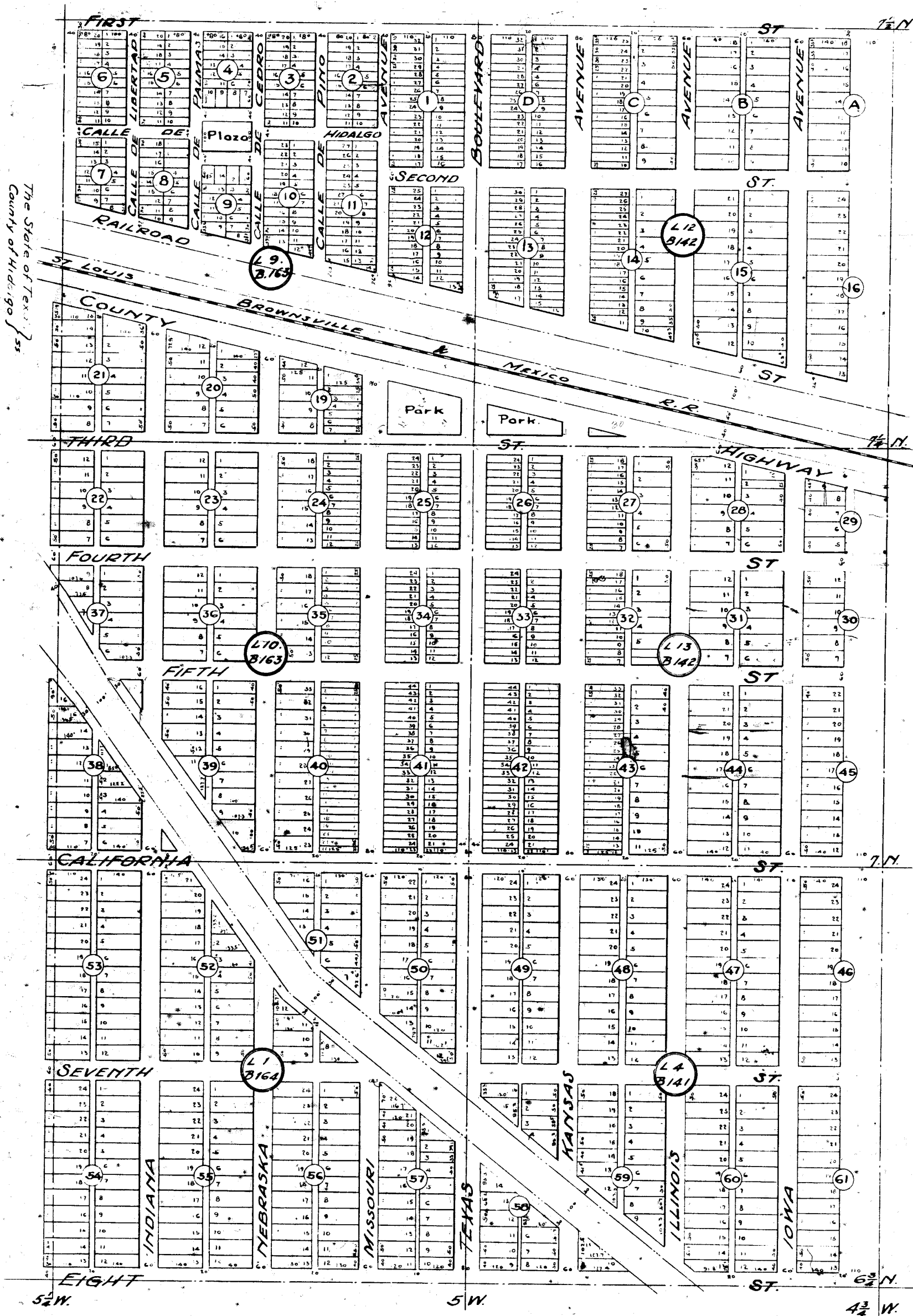
RAMON VELA

RE/MARTINEZ.WD/# 91-116

2200150

SCALE 1" = 200'

H. E. BENNETT, C.E..
MERCEDES TEXAS



Now, many men by these presents, that Westaco Touristic Company incorporated acting by and through EC Couch, its president and Martin Slater, a firm sole, its secretary then and authorized by him, Trustees, have caused the land embraced in the annexed plat to be surveyed, laid out and platted to be known as WESTACO and that the dedication of the Streets, Avenues, Alleys and Roadways of this plat is made with the express reservation in the said Westaco Touristic Company of the right to occupy and use said streets, avenues, alleys and roadways, and the space beneath them for the purpose of constructing erecting and operating any plants, power lines, poles, lines of wire for the distribution and use of water, heat, light and power, and for telegraph, wire and telegraph lines, and for the purpose of operating lines of transportation for the carriage of freight and passenger, and for the construction and operation of storage and conveyance within the said town of Westaco and it is expressly covenanted that so long as in the present or future shall flow all public water, or any canal, or whatever be made or that within the said streets, avenues, alleys, roadways for mineral mining or not, but the same is forever prohibited from operating in or under said streets, avenues, alleys and roadways, or under them of Westaco, any machinery or by hand for the purpose of mining or drilling

to minerals or oil, all of said rights, privileges, and franchises in the said streets, avenues, alleys and highways, observed, are and shall be the property of, and shall be used and exercised by the said Mallico Tomlin Company, every other person or persons, corporations or companies, to whom such rights, privileges, and franchises may be respectively assigned by it.

Witness Mallico Tomlin Company acting by its president Edward and its secretary Giovanni, under the seal thereof, this 16 day of September A.D. 1914.

Mallico Tomlin Company
By
Signed E.C. Couch
President.

Mallico Tomlin Company
Signed Mamie Sider
Secretary.

Attest
my hand and Seal of the said Mallico Tomlin Company
this 16th day of September, 1914.

of the State of Texas } ss.
County of Hidalgo }
Before me the undersigned
authorly, on this day personally appeared G. C. Couch,
president of the Weslaco Tannite Company, unincorporated,
and Mamie Siler, a feme sole, secretary of Weslaco
Tannite Company, each known to me to be the persons
whose names are subscribed to the foregoing instru-
ment and acknowledged to me that they executed the
same for the purposes and consideration therein
expressed and in the capacity therein stated, and
as the act and deed of Weslaco Tannite Company.

Given under my hand and seal of office, this 5th
day of March A.D. 1920.

F. Lee Lenz
Notary Public, Hidalgo Co., Texas.

The State of Texas } ss.
County of Hidalgo }
I, H.E. Bennett, Civil Engineer and
Surveyor, do hereby certify that this map of the town-
ship of Weslaco in the County of Hidalgo, State of
Texas, is a full and complete map of said township
surveyed and caused to be surveyed by me, for the
Weslaco Township Company, for the town site of
Weslaco, and of the blocks, lots, streets, avenues, alleys,
and roadways as actually surveyed and platted

Witness my hand this 16th day of September A.D.
1919.

H. E. Burnett
CIVIL ENGINEER & SURVEYOR

Sworn and subscribed to before me this 9th day of
March, A.D. 1920
Annie H. Jones
Notary Public, Hidalgo County, Tex.

SEAL

PID 321543 | 119 S CEDRO ST

Property Summary Report | 2025
Online Services | Hidalgo Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 321543
Geographic ID: W2300-00-003-0011-00
Type: R
Zoning: RS
Agent:
Legal Description: WESLACO ORIGINAL TOWNSITE BLK
3 LTS 11-12
Property Use:

OWNER

Name: VILLARREAL NOEMI
Secondary Name:
Mailing Address: PO BOX 250875 PLANO TX US 75025-0875
Owner ID: 602496
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 119 S CEDRO ST, WESLACO TX

Market Area:
Market Area CD: SWLA001
Map ID: VOL 2 PG 30
Zoning: RS

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

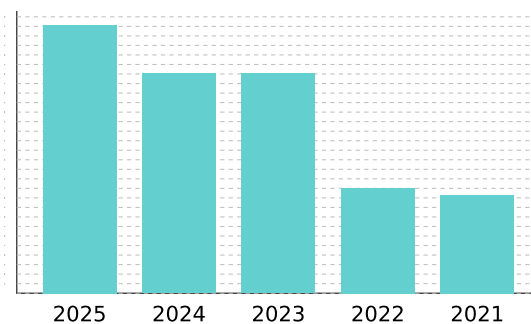
Land Homesite: \$0
Land Non-Homesite: \$37,200
Special Use Land Market: \$0
Total Land: \$37,200

Improvement Homesite: \$0
Improvement Non-Homesite: \$33,197
Total Improvement: \$33,197

Market: \$70,397
Special Use Exclusion (-): \$0
Appraised: \$70,397
Value Limitation Adjustment (-): \$1,143

Net Appraised: \$69,254

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$37,200	\$33,197	\$0	\$70,397	\$1,143	\$69,254
2024	\$45,840	\$11,872	\$0	\$57,712	\$0	\$57,712
2023	\$45,840	\$11,872	\$0	\$57,712	\$0	\$57,712
2022	\$17,040	\$10,586	\$0	\$27,626	\$0	\$27,626
2021	\$17,040	\$8,696	\$0	\$25,736	\$0	\$25,736

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	\$69,254	\$69,254
DR1	DRAINAGE DISTRICT #1	0.112300	\$69,254	\$69,254
GHD	HIDALGO COUNTY	0.575000	\$69,254	\$69,254
JCC	SOUTH TEXAS COLLEGE	0.162000	\$69,254	\$69,254
SST	SOUTH TEXAS SCHOOL	0.049200	\$69,254	\$69,254
SWL	WESLACO ISD	0.948100	\$69,254	\$69,254

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **RESIDENTIAL** Improvement Value: **\$33,197** Main Area: **1,058**
State Code: **A1** Description: **RESIDENTIAL** Gross Building Area: **1,254**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	SIDLW		1	1984	1953	1,058
PAT	PATIO	SIDLW		1	1984	1984	196

Improvement Features

MA Number of Bedrooms: 2.00, Plumbing: 1, BATH: 1, Custom: 0, Construction Style: RES, Foundation: CBK, Exterior Wall: DWD, Interior Finish: SRK, Roof Style: GAB, Heating/Cooling: MINUS, Flooring: LIN

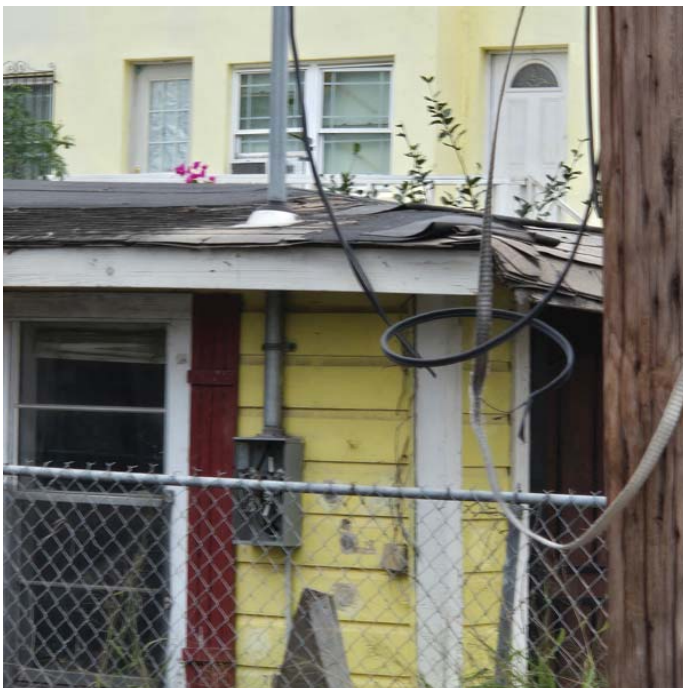
LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.1102	4,800	\$7.75	\$37,200	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
7/1/05	GWD	GEN. W/D	GISH ELDEN MONTGOMERY	VILLARREAL NOEMI				1491829
2/1/05	GWD	GEN. W/D	GISH TERRY E ESQ	GISH ELDEN MONTGOMERY				1431027
6/29/04	GWD	GEN. W/D	VILLARREAL NOEMI	GISH TERRY E ESQ				1352144
3/25/04	WD	WARRANTY DEED	OZUNA HERMELINDA	VILLARREAL NOEMI				1313755
	CONV	CONVERSION	JOSE LUIS ARGUELLO	OZUNA HERMELINDA				

132 N Missouri



City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4
Martin Garza, City Manager

RE: Dilapidated Structure at 132 N Missouri St, Weslaco, Texas

5/20/2025

NOTICE OF PUBLIC HEARING

Dear Issac Andres Garza

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **132 N Missouri St** legally described as being; **STALLWORTH ADDN BLK 4 LT 11, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 12, 2025, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, July 1, 2025, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City will remove the building on your property and all the costs and expenses incurred be charged to you against the property. A lien will be placed on the property and charges incurred.

If you have any questions or comments regarding this notice, please call the City of Weslaco at 3120.

Sincerely,


Code Enforcement Inspector

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-96

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To: **ISSAC ANDRES GARZA**
Street and Apt. No., or PO Box No.: **401 W 12th St.**
City, State, ZIP+4®: **WESLACO TX 78596**

PS Form 3800, January 2023 PSN 7590-02-000-9047 See Reverse for Instructions

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 132 N. MISSOURI			HOUSING TYPE ☒ Single Family ☐ Duplex Dwelling ☐ Apartment ☐ Other
STREET	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.
ITEM NO. 1. LIVING ROOM	COMMENT		INITIAL ASSESSMENT
1.1 ELECTRICITY			6
1.2 WINDOW CONDITION			5
1.3 CEILING CONDITION	Cracks/Black mold		6
1.4 WALL CONDITION			5
1.5 FLOOR CONDITION	warping		6
ITEM NO. 2. KITCHEN	COMMENT		INITIAL ASSESSMENT
2.1 ELECTRICITY			6
2.2 WINDOW CONDITION	Cracked		5
2.3 CEILING CONDITION	Cracks		5
2.4 WALL CONDITION	cracks/holes		6
2.5 FLOOR CONDITION	warping		5
ITEM NO. 3. BATHROOM	COMMENT		INITIAL ASSESSMENT
3.1 ELECTRICITY			6
3.2 WINDOW CONDITION	Cracks		5
3.3 CEILING CONDITION	cracks		5
3.4 WALL CONDITION	Cracks/holes		5
3.5 FLOOR CONDITION	warping		5
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT			4
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT			4
3.8 TUB OR SHOWER IN UNIT			4
3.9 VENTILATION			4

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		6
4.2 WINDOW CONDITION	cracks	5
4.3 CEILING CONDITION	cracks	5
4.4 WALL CONDITION	cracks	5
4.5 FLOOR CONDITION	warping	5
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		6
5.2 WINDOW CONDITION	cracked	6
5.3 CEILING CONDITION	cracks	6
5.4 WALL CONDITION	cracks	6
5.5 FLOOR CONDITION	warping	6
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION	missing beams	6
6.2 CONDITION OF STAIRS, RAILS AND PORCHES	Falling Apart	6
6.3 CONDITION OF ROOF AND GUTTERS	missing / Falling off	6
6.4 CONDITION OF EXTERIOR SURFACES	Falling off	6
6.5 LEAD PAINT: EXT. SURFACES		—
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP	missing	6
7.2 SAFETY OF HEATING EQUIP.	—	6
7.3 VENTILATION/COOLING	missing	6
7.4 WATER HEATER	missing	6
7.5 APPROVABLE WATER SUPPLY	—	6
7.6 PLUMBING		6
7.7 SEWER CONNECTION	—	6

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.
RECOMMENDATION: REPAIR _____ DEMOLISH ☒ VACATE _____	
*INTERPRETATION OF NUMERIC SCALE 1 = Newly constructed 2 = Good condition requiring no repairs 3 = Standard condition requiring minor maintenance repair from normal seasonal wear 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard 6 = Dilapidated condition requiring more than 50% structural replacement 7 = Severe dilapidated condition that would require immediate attention	
 INSPECTED BY <u>5-8-25</u> DATE	

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 12/27/24 X INSPECTION REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 132 N. Missouri Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	1	Deteriorated interior walls
X	2	Deteriorated roof
X	3	Vegetation overgrowth
	4	Unsecured doors
	5	Unsecured windows
X	6	Debris inside
X	7	Debris outside
	8	Exposed electrical wiring
	9	Broken or missing windows
	10	Broken or missing door
X	11	Signs or feces
X	12	Signs of transients/vagrants

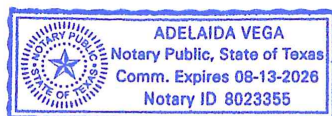
	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
X	15	Signs of roof leaking
X	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
X	22	Other: History of a fire
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

OWNER/OCCUPANT _____ Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR _____

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.



WARRENT 170997

WARRENT FOR RIGHT OF ENTRY TO ABATE A NUISANCE
FOR FIRE, HEALTH & CODE VIOLATIONS

STATE OF TEXAS §
COUNTY OF HIDALGO §
CITY OF WESLACO §

IN THE NAME BY THE AUTHORITY OF THE STATE OF TEXAS:

GREETINGS:

WHEREAS, in accordance with Article 18.05 of the Code of Criminal Procedure of the State of Texas authorizing certain municipal officers to inspect any specified premises to determine the presence of a fire or health hazard, or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance, and accordance with the general police powers granted to municipalities in the State of Texas to preserve the health, safety, and welfare of its citizenry, Joel Gonzalez, Code Enforcement Officer of the City of Weslaco, has sworn and alleged, under oath, that a certain premise located at 132 N. Missouri St. is in apparent violation of Chapter 26 the Code of Ordinances.

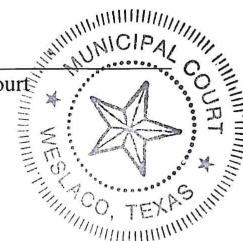
WHEREAS the grounds and probable cause for this Warrant to issue and set forth in the Affidavit, which is attached and made a part hereof: and upon examination by me, I am satisfied that the grounds exist, and that probable cause is shown, and I believe in its existence and do so hereby find.

NOW THEREFORE, Joel Gonzalez is commanded to enter and abate nuisance of the suspected place and premises described above and in said Affidavit and to make notes of findings and take photographs and video recordings of the specified premises to determine presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulations, statute, or city ordinance.

HEREIN FAIL NOT, but you have then and there this Warrant for execution within three (3) days after the date of issuance and exclusive of the date of execution with the return thereon, showing how you have executed the same.

ISSUED at 1:30 o'clock P. m., on this 5th day of May, 2025, to certify which witness my hand and seal this day.

[Signature]
Judge, Weslaco Municipal Court



THE STATE OF TEXAS

City of Weslaco

City of Weslaco vs. Santiago Jr. & Ana Elizabeth Garza

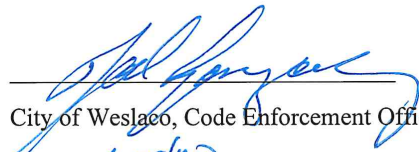
Officer's Return

The within warrant came to hand, and executed on this 6 day of May 2025
inspecting the premises herein described, and finding therein the violations named below:

Joel Gonzalez, Code Enforcement Officer of the City of Weslaco.

Due and proper return having been made of the Inspection warrant, and within the warrant,
affidavit and return shall be filed in the office of the clerk for the city of Weslaco.

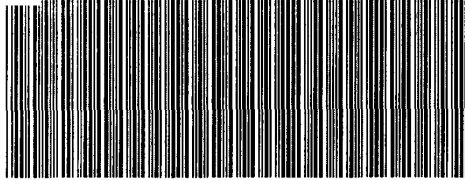
This _____ day of _____, 20____.



City of Weslaco, Code Enforcement Officer, Joel Gonzalez

City of Weslaco, Texas

Doc-3397531



VG-622-2022-3397531

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3397531

Billable Pages: 5

Recorded On: November 14, 2022 12:59 PM

Number of Pages: 6

*****Examined and Charged as Follows*****

Total Recording: \$ 52.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3397531
Receipt No: 20221114000241
Recorded On: November 14, 2022 12:59 PM
Deputy Clerk: Socorro Ordaz
Station: CH-1-CC-K35

Record and Return To:

Perdue Brandon Fielder Collins and Motts
2805 Fountain Plaza
Original returned to customer
Edinburg TX 78539



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3397531

EULALIA SANCHEZ AND ALL UNKNOWN HEIRS, SUCCESSORS OR ASSIGNS, OR OTHER UNKNOWN OWNERS, ADVERSE CLAIMANTS OWNING OR CLAIMING ANY LEGAL OR EQUITABLE INTEREST IN AND TO SUCH PROPERTY, In Rem Only,

and the unknown owner or unknown owners, and any all other persons unknown; including adverse claimants owning or claiming any legal or equitable interest in or lien upon the real property herein described; the heirs and legal representatives known and unknown of the named defendants who may be stockholders of any of the named parties which may be corporations, foreign, domestic, defunct or otherwise, and any successors, heirs or assigns of such corporations, or anyone as Defendants therein, on a certain Judgment and decree of sale rendered in said Court on the 2nd day of December, 2021, which Order of Sale was issued on the 27th day of June, 2022, and delivered to me as Sheriff of the County and State aforesaid, commanding any sheriff or constable of the State of Texas to seize and sell as under execution the premises described in said Order of Sale, I, Sheriff as aforesaid, did upon the 27th day of June, 2022 in obedience to said Order of Sale, seize and levy upon all the estate, right, title, claim and interest which the said Defendant, on the 2nd day of December, 2021 so had of, in and to, and since said time had of, in and to the premises hereinafter described, and on the 2nd day of August, 2022 the sale being the 1st Tuesday of said month, between the hours of 10:00 a.m. and 4:00 p.m. as prescribed by law, did sell said premises at public auction through online bidding at www.auctionhousellc.com as authorized by the commissioner's court of HIDALGO County pursuant to Section 34.01(a-1) of the Texas Property Tax Code, having first given public notice of the authority by virtue of which sale was to be made, the time of levy, the time and place of sale and a description of the property that was to be sold, together with the other information required by law, by causing an advertisement thereof to be published in the English language once a week for three consecutive weeks immediately preceding the date of such sale in the ADVANCE NEWS JOURNAL a newspaper for such purpose, and having transmitted all such notice as required by law.

WHEREAS, at said sale, the property was sold to Graciela Villarreal, hereinafter referred to as GRANTEE, for the sum of \$30,660.00, that being the highest bid, and said sale being duly conducted; and,

WHEREAS, GRANTEE has paid to me the said sum of \$30,660.00, receipt of which is hereby acknowledged;

WHEREAS, the above named Grantee exhibited to the officer who conducted the sale an unexpired written statement issued by the HIDALGO County Tax Collector pursuant to Texas Tax Code Section 34.015 showing that there are no delinquent taxes due to HIDALGO County and that no school district or municipality with territory within such county has reported delinquent taxes due by the Grantee

NOW, WHEREAS, in consideration of the premises, said judgment and Order of Sale and the provisions of Section 34.01, Texas Property Tax Code, I, J.E. "EDDIE" GUERRA, Sheriff of HIDALGO County, Texas aforesaid, have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY, unto the said GRANTEE, all the estate, right, title, interest and claim which the said Defendants had on the 2nd day of December, 2021, or at any time afterwards, in and to the premises described in said Order of Sale, viz; the lot, tract or parcel of land lying and situated in HIDALGO County, Texas and described as follows, to wit;

Property code: S590000004001100

Description: TRACT 1: LOT 11, BLOCK 4, STALLWORTH ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

Doc-3397531

THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.

ESTA VENTA SE LLEVARÁ A CABO DE CONFORMIDAD CON LOS REQUISITOS LEGALES O JUDICIALES. LOS POSTORES HARÁN UNA OFERTA POR EL TÍTULO, LOS DERECHOS E INTERESES, SI ALGUNO, EN LA PROPIEDAD OFRECIDA.

LA PROPIEDAD SE VENDE COMO ESTÁ, EN EL LUGAR DONDE SE ENCUENTRA, Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL CONDADO, NI LA OFICINA DEL ALGUACIL GARANTIZAN O HACEN NINGUNA REPRESENTACIÓN SOBRE EL TÍTULO DE LA PROPIEDAD, CONDICIÓN, HABITABILIDAD, COMERCIALIZABILIDAD, O IDONEIDAD PARA UN PROPÓSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

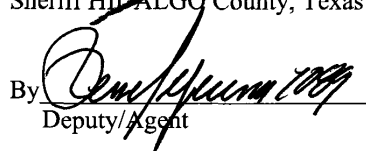
EN ALGUNAS SITUACIONES, UN LOTE DE CINCO HECTÁREAS O MENOS SE PRESUME QUE ES APTO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO TIENE SERVICIOS DE AGUA POTABLE O AGUAS RESIDUALES, LA PROPIEDAD NO PUEDE CALIFICAR PARA EL USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEE MÁS INFORMACIÓN, DEBERÁ HACER ESTUDIOS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO.

to have and to hold the above described property unto Graciela Villarreal its successors and assigns forever, as fully and absolutely as I, Sheriff as aforesaid, can convey by virtue of said Judgment, Order of Sale, and the provisions of Section 34.01, Texas Property Tax Code, and subject to Defendants right of redemption, if any, as set out in said Section.

IN TESTIMONY WHEREOF, I have hereunto set my hand on November 2, 2022.



Sheriff HIDALGO County, Texas

By 

Deputy/Agent

Doc-3397531

GRANTEE:

Graciela Villarreal
1502 Vida Dulce
Weslaco, TX 78596

Doc-3397531

THE STATE OF TEXAS

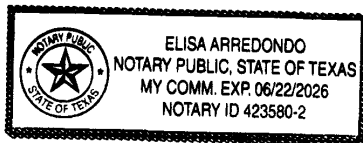
COUNTY OF HIDALGO

§
§
§

BEFORE ME, the undersigned authority, on this day personally appeared Gene Tjornehoj, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and in the capacity as therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on November 2nd 2022.

Elisa Arredondo
NOTARY PUBLIC in and for the State Of Texas
My Commission Expires: 06/22/2026



Doc-3542208

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3542208

Billable Pages: 5

Recorded On: April 23, 2024 04:48 PM

Number of Pages: 6

DEED OF TRUST

*****Examined and Charged as Follows*****

Total Recording: \$ 51.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3542208
Receipt No: 20240423000334
Recorded On: April 23, 2024 04:48 PM
Deputy Clerk: Olga Garcia
Station: CH-1-CC-K21

Record and Return To:

Valley Land Title

MCALLEN TX



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3542208

CHARGE: VLTC
GF# 186361/JH

DEED OF TRUST

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 15, 2024

Grantor: SANTIAGO GARZA, JR. AND WIFE, ANA ELIZABETH GARZA

Grantor's Mailing Address: 401 W. 12th St.
Weslaco, Texas 78596

Trustee: JEFFERSON A. CRABB

Trustee's Mailing Address: 6013 N. 10th Street
McAllen, Texas 78504

Lender: GRACIELA VILLARREAL AND HUSBAND, JOSE A. CANTU

Lender's Mailing Address: 1502 Vida Dulce
Weslaco, Texas 78596

Obligation

Note[s]

Date: April 15, 2024

Original principal amount: THIRTY THOUSAND THREE HUNDRED AND NO/100 DOLLARS
(\$30,300.00)

Borrower: SANTIAGO GARZA, JR. AND WIFE, ANA ELIZABETH GARZA

Lender: GRACIELA VILLARREAL AND HUSBAND, JOSE A. CANTU

Maturity date: September 15, 2024

Other Debt: None

Property (including any improvements): All of Lot 11, Block 4, STALLWORTH ADDITION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 3, Page 7, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Prior Lien[s]: None

Other Exceptions to Conveyance and Warranty:

1. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
2. Roadways as shown on the map of Stallworth Addition, recorded in Volume 3, Page 7, Map Records of Hidalgo County, Texas.
3. Any rights of redemption in connection with the tax foreclosure and sale reflected by Sheriff's/Constable's Deed filed November 14, 2022, and recorded in/under document number 3397531 of the Real Property Records of Hidalgo County, Texas.
4. Any claim of invalidity of the foreclosure and tax sale pursuant to judgment entered in Cause No. T-1119-19-C, District Court of Hidalgo County, and as reflected by Sheriff's/Constable's Deed filed November 14, 2022, and recorded in/under document number 3397531 of the Real Property Records of Hidalgo County, Texas.
5. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
6. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

Doc-3542208

7. 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.

A. Granting Clause

For value received and to secure payment of the Obligation, Grantor conveys the Property to Trustee in trust. Grantor warrants and agrees to defend the title to the Property, subject to the Other Exceptions to Conveyance and Warranty. On payment of the Obligation and all other amounts secured by this deed of trust, this deed of trust will have no further effect, and Lender will release it at Grantor's expense.

B. Grantor's Obligations

B.1. Grantor agrees to maintain all property and liability insurance coverages with respect to the Property, revenues generated by the Property, and operations on the Property that Lender reasonably requires ("Required Insurance Coverages"), issued by insurers and written on policy forms acceptable to Lender, and as to property loss, that are payable to Lender under policies containing standard mortgagee clauses, and deliver evidence of the Required Insurance Coverages in a form acceptable to Lender before execution of this deed of trust and again at least ten days before the expiration of the Required Insurance Coverages.

B.2. Grantor agrees to—

- a. keep the Property in good repair and condition;
- b. pay all taxes and assessments on the Property before delinquency, not authorize a taxing entity to transfer its tax lien on the Property to anyone other than Lender, and not request a deferral of the collection of taxes pursuant to section 33.06 of the Texas Tax Code;
- c. defend title to the Property subject to the Other Exceptions to Conveyance and Warranty and preserve the lien's priority as it is established in this deed of trust;
- d. obey all laws, ordinances, and restrictive covenants applicable to the Property;
- e. keep any buildings occupied as required by the Required Insurance Coverages;
- f. if the lien of this deed of trust is not a first lien, pay or cause to be paid all prior lien notes and abide by or cause to be abided by all prior lien instruments; and
- g. notify Lender of any change of address.
- h. provide before each year's ad valorem taxes before delinquent, evidence that all ad valorem taxes on the property have been paid.

C. Lender's Rights

C.1. Lender or Lender's mortgage servicer may appoint in writing one or more substitute trustees, succeeding to all rights and responsibilities of Trustee.

C.2. If the proceeds of the Obligation are used to pay any debt secured by prior liens, Lender is subrogated to all the rights and liens of the holders of any debt so paid.

C.3. Lender may apply any proceeds received under the property insurance policies covering the Property either to reduce the Obligation or to repair or replace damaged or destroyed improvements covered by the policy. If the Property is Grantor's primary residence and Lender reasonably determines that repairs to the improvements are economically feasible, Lender will make the property insurance proceeds available to Grantor for repairs.

C.4. Notwithstanding the terms of the Note to the contrary, and unless applicable law prohibits, all payments received by Lender from Grantor with respect to the Obligation or this deed of trust may, at Lender's discretion, be applied first to amounts payable under this deed of trust and then to amounts due and payable to Lender with respect to the Obligation, to be applied to late charges, principal, or interest in the order Lender in its discretion determines.

C.5. If Grantor fails to perform any of Grantor's obligations, Lender may perform those obligations and be reimbursed by Grantor on demand for any amounts so paid, including attorney's fees, plus interest on those amounts from the dates of payment at the rate stated in the Note for matured, unpaid amounts. The amount to be reimbursed will be secured by this deed of trust.

Doc-3542208

C.6. COLLATERAL PROTECTION INSURANCE NOTICE

In accordance with the provisions of section 307.052(a) of the Texas Finance Code, the Beneficiary hereby notifies the Grantor as follows:

(A) the Grantor is required to:

- (i) keep the collateral insured against damage in the amount the Lender specifies;
- (ii) purchase the insurance from an insurer that is authorized to do business in the state of Texas or an eligible surplus lines insurer; and
- (iii) name the Lender as the person to be paid under the policy in the event of a loss;

(B) the Grantor must, if required by the Lender, deliver to the Lender a copy of the policy and proof of the payment of premiums; and

(C) if the Grantor fails to meet any requirement listed in Paragraph (A) or (B), the Lender may obtain collateral protection insurance on behalf of the Grantor at the Grantor's expense.

C.7. If a default exists in payment of the Obligation or performance of Grantor's obligations and the default continues after any required notice of the default and the time allowed to cure, Lender may—

- a. declare the unpaid principal balance and earned interest on the Obligation immediately due;
- b. exercise Lender's rights with respect to rent under the Texas Property Code as then in effect;
- c. direct Trustee to foreclose this lien, in which case Lender or Lender's agent will cause notice of the foreclosure sale to be given as provided by the Texas Property Code as then in effect; and
- d. purchase the Property at any foreclosure sale by offering the highest bid and then have the bid credited on the Obligation.

C.8. Lender may remedy any default without waiving it and may waive any default without waiving any prior or subsequent default.

D. Trustee's Rights and Duties

If directed by Lender to foreclose this lien, Trustee will—

D.1. either personally or by agent give notice of the foreclosure sale as required by the Texas Property Code as then in effect;

D.2. sell and convey all or part of the Property "AS IS" to the highest bidder for cash with a general warranty binding Grantor, subject to the Prior Lien and to the Other Exceptions to Conveyance and Warranty and without representation or warranty, express or implied, by Trustee;

D.3. from the proceeds of the sale, pay, in this order—

- a. expenses of foreclosure, including a reasonable commission to Trustee;
- b. to Lender, the full amount of principal, interest, attorney's fees, and other charges due and unpaid;
- c. any amounts required by law to be paid before payment to Grantor; and
- d. to Grantor, any balance; and

D.4. be indemnified, held harmless, and defended by Lender against all costs, expenses, and liabilities incurred by Trustee for acting in the execution or enforcement of the trust created by this deed of trust, which includes all court and other costs, including attorney's fees, incurred by Trustee in defense of any action or proceeding taken against Trustee in that capacity.

Doc-3542208

E. General Provisions

E.1. If any of the Property is sold under this deed of trust, Grantor must immediately surrender possession to the purchaser. If Grantor fails to do so, Grantor will become a tenant at sufferance of the purchaser, subject to an action for forcible detainer.

E.2. Recitals in any trustee's deed conveying the Property will be presumed to be true.

E.3. Proceeding under this deed of trust, filing suit for foreclosure, or pursuing any other remedy will not constitute an election of remedies.

E.4. This lien will remain superior to liens later created even if the time of payment of all or part of the Obligation is extended or part of the Property is released.

E.5. If any portion of the Obligation cannot be lawfully secured by this deed of trust, payments will be applied first to discharge that portion.

E.6. Grantor assigns to Lender all amounts payable to or received by Grantor from condemnation of all or part of the Property, from private sale in lieu of condemnation, and from damages caused by public works or construction on or near the Property. After deducting any expenses incurred, including attorney's fees and court and other costs, Lender will either release any remaining amounts to Grantor or apply such amounts to reduce the Obligation. Lender will not be liable for failure to collect or to exercise diligence in collecting any such amounts. Grantor will immediately give Lender notice of any actual or threatened proceedings for condemnation of all or part of the Property.

E.7. Grantor collaterally assigns to Lender all present and future rent from the Property and its proceeds. Grantor warrants the validity and enforceability of the assignment. Grantor will apply all rent to payment of the Obligation and performance of this deed of trust, but if the rent exceeds the amount due with respect to the Obligation and the deed of trust, Grantor may retain the excess. If a default exists in payment of the Obligation or performance of this deed of trust, Lender may exercise Lender's rights with respect to rent under the Texas Property Code as then in effect. Lender neither has nor assumes any obligations as lessor or landlord with respect to any occupant of the Property. Lender may exercise Lender's rights and remedies under this paragraph without taking possession of the Property. Lender will apply all rent collected under this paragraph as required by the Texas Property Code as then in effect. Lender is not required to act under this paragraph, and acting under this paragraph does not waive any of Lender's other rights or remedies.

E.8. Interest on the debt secured by this deed of trust will not exceed the maximum amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the principal of the debt or, if that has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess will be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides any conflicting provisions in this and all other instruments concerning the debt.

E.9. In no event may this deed of trust secure payment of any debt that may not lawfully be secured by a lien on real estate or create a lien otherwise prohibited by law.

E.10. The Property may be sold, conveyed or leased without the consent of Lender, provided any subsequent Buyer assumes the Note.

E.11. When the context requires, singular nouns and pronouns include the plural.

E.12. The term *Note* includes all extensions, modifications, and renewals of the Note and all amounts secured by this deed of trust.

E.13. This deed of trust binds, benefits, and may be enforced by the successors in interest of all parties.

E.14. If Grantor and Borrower are not the same person, the term *Grantor* includes Borrower.

E.15. Grantor and each surety, endorser, and guarantor of the Obligation waive, to the extent permitted by law, all (a) demand for payment, (b) presentation for payment, (c) notice of intention to accelerate maturity, (d) notice of acceleration of maturity, (e) protest, and (f) notice of protest.

E.16. Grantor agrees to pay reasonable attorney's fees, trustee's fees, and court and other costs of enforcing Lender's rights under this deed of trust if this deed of trust is placed in the hands of an attorney for enforcement.

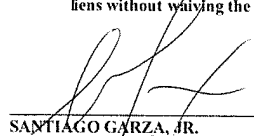
Doc-3542208

E.17. If any provision of this deed of trust is determined to be invalid or unenforceable, the validity or enforceability of any other provision will not be affected.

E.18. The term *Lender* includes any mortgage servicer for Lender.

E. 19. Grantor represents that this deed of trust and the Note are given for the following purposes:

The debt evidenced by the Note is in part payment of the purchase price of the Property; the debt is secured both by this deed of trust and by a vendor's lien on the Property, which is expressly retained in a deed to Grantor of even date. This deed of trust does not waive the vendor's lien, and the two liens and the rights created by this deed of trust are cumulative. Lender may elect to foreclose either of the liens without waiving the other or may foreclose both.


SANTIAGO GARZA, JR.

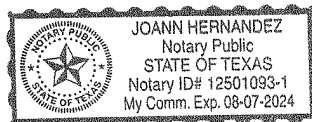

ANA ELIZABETH GARZA

(Acknowledgment)

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on April 23, 2024 by SANTIAGO GARZA, JR.

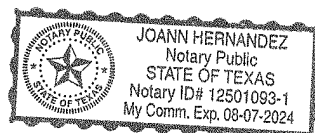


(Acknowledgment)

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on April 23, 2024 by ANA ELIZABETH GARZA.




NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
GRACIELA VILLARREAL &
JOSE A. CANTU
1502 Vida Dulce
Weslaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:
JEFFERSON A. CRABB
6013 N. 10th Street
McAllen, Texas 78504
File No. 186361

Recorded On-2015-Dec-30 As-2673750



70 2015 02673750

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540

Instrument Number: 2015-2673750

As

Recorded On: December 30, 2015

Abstract of Judgment

Parties:

To

Number of Pages: 2

Comment: ABSTRACT OF JUDGMENT

** Examined and Charged as Follows: **

Abstract of Judgment	24.00
Total Recording:	24.00

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

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

File Information:

Document Number: 2015-2673750
Receipt Number: 1571547
Recorded Date/Time: December 30, 2015 11:11A

Record and Return To:

PERDUE BRANDON FIELDER COLLINS MOTT
RETURNED ORIGINAL TO CUSTOMER
TX

User / Station: P Diaz - Cash Superstation 08



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Recorded On-2015-Dec-30 As-2673750

ABSTRACT OF JUDGMENT

THE STATE OF TEXAS

2673750

COUNTY OF HIDALGO

I hereby certify that on the 21st day of April, 2011 in the 139TH DISTRICT COURT OF HIDALGO COUNTY, TEXAS in a cause entitled HIDALGO COUNTY, HIDALGO COUNTY DRAINAGE DISTRICT #1 AND HIDALGO COUNTY EMERGENCY SERVICE DISTRICT #2 vs. ALBERTO GARZA, ET AL, No. T-1144-09-C on its docket, said Court rendered Judgment in favor of **EDCOUCH-ELSA INDEPENDENT SCHOOL DISTRICT** Plaintiff(s) against Defendants(s) whose name(s) and address(s) is/are as follows:

ALBERTO GARZA, 507 GLORIA STREET, ELSA, TX 78543

ELIZABETH GARZA, 507 GLORIA STREET, ELSA, TX 78543

The birth date, driver's license and social security number of the defendant(s), unless indicated with the defendant's name above, are unavailable to the Plaintiffs. Details of the judgment are as follows:

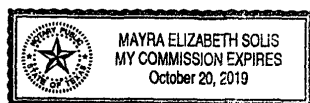
Judgment Creditors	Judgment amounts, less any credits of payments which may have occurred after an entry of judgment
EDCOUCH ELSA INDEPENDENT SCHOOL DISTRICT	\$6,428.48
RECORDING FEE	\$24.00

The foregoing amounts reflect ad valorem taxes, penalties and interest due as of the date of the judgment. **THE TOTAL AMOUNT DUE EXCLUDING COSTS IS \$6,428.48 AND WILL CONTINUE TO ACCRUE INTEREST AT THE STATUTORY RATE SPECIFIED IN THE TEXAS PROPERTY TAX CODE.** Additionally, costs of court and other expenses are due.

PERDUE, BRANDON, FIELDER, COLLINS & MOTT, L.L.P.
P.O. BOX 2916
MCALLEN, TX 78502
(956) 631-4026 FAX:(956) 994-8042

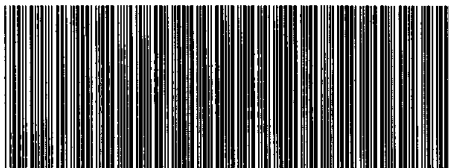
BY: Thelma R. Banduch
Hiram A. Gutierrez / Bar No. 24040058
Thelma R. Banduch / Bar No. 01668900
hidalgolegal@pbfc.com

BEFORE ME, the undersigned Notary Public, on this day personally appeared Thelma R. Banduch who being by me duly sworn upon oath said that (s)he had read and signed the foregoing Abstract Of Judgment and that all the facts stated therein are within her/his personal knowledge and are true and correct. TO CERTIFY WHICH, witness my hand and official seal on this the 24th day of December, 2015.



Mayra Solis
Notary Public in and for the State Of Texas
My Commission Expires: 10-20-19

Doc-3371601



VG-1390-2022-3371601

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3371601

Billable Pages: 1

Recorded On: August 16, 2022 02:41 PM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3371601
Receipt No: 20220816000274
Recorded On: August 16, 2022 02:41 PM
Deputy Clerk: Imelda Leal
Station: CH-1-CC-K27

Record and Return To:

Barnett & Garcia PLLC
3821 Juniper Trace, Ste 108
attn:Matias Eduardo Garcia
AUSTIN TX 78738



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3371601

ABSTRACT OF JUDGMENT

THE STATE OF TEXAS
COUNTY OF TRAVIS

On June 6, 2022, in the District Court 139th Judicial District Court, Hidalgo County, Texas, in a case entitled COMDATA INC. vs. CJI LLC and SANTIAGO GARZA, Cause No. C-1616-21-C on the docket of the Court, rendered judgment in favor of COMDATA INC. and against CJI LLC and SANTIAGO GARZA, the details of which are as follows:

1. The name and address of the judgment creditor is COMDATA INC., in care of Barnett & Garcia, P.L.L.C., 3821 Juniper Trace, Suite 108, Austin, Texas 78738.

2. The name, address and telephone number of the attorney for the judgment creditor is Matias Eduardo Garcia, Barnett & Garcia, P.L.L.C., 3821 Juniper Trace, Suite 108, Austin, Texas 78738, (512) 266-8830.

3. The name and address of each judgment debtor is as follows:

CJI LLC, 401 W 12TH ST, WESLACO, TX 78596-7501 (HIDALGO COUNTY)

SANTIAGO GARZA, 401 W 12TH ST, WESLACO, TX 78596-7501 (HIDALGO COUNTY) The judgment debtor's birth date and driver's license number are not known to the judgment creditor and are not reasonably available.

4. The judgment was rendered for the principal amount of \$50,509.52, interest in the amount of \$4,227.58, attorney's fees in the amount of \$2,400.00, and costs of \$569.78, for a total judgment of \$57,706.88.

5. The rate of interest specified in the judgment is five percent (5%) per annum on the entire amount of the judgment from the date of judgment.

Signed this 19th day of July, 2022.

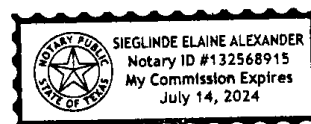
Matias Eduardo Garcia

ATTORNEY FOR PLAINTIFF
COMDATA INC.
MATIAS EDUARDO GARCIA

BEFORE ME, the undersigned authority, on this 19th day of July, 2022, personally appeared Matias Eduardo Garcia, who, being by me duly sworn, on oath stated that the information in the foregoing abstract of judgment is within his personal knowledge and true and correct.

AFTER RECORDING, RETURN TO:
AA47768.001
MATIAS EDUARDO GARCIA
Barnett & Garcia, P.L.L.C.
3821 Juniper Trace, Suite 108
Austin, Texas 78738

Sieglinde E Alexander
Notary Public, State of Texas



Doc-3416886



VG-1390-2023-3416886

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3416886

Billable Pages: 1

Recorded On: January 27, 2023 03:50 PM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3416886
Receipt No: 20230127000297
Recorded On: January 27, 2023 03:50 PM
Deputy Clerk: Imelda Leal
Station: CH-1-CC-K27

Record and Return To:

Law Office of Jose W. Hernandez PLLC
206 W. Stubbs Street

EDINBURG TX 78539



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3416886

ABSTRACT OF JUDGMENT

STATE OF TEXAS

COUNTY OF HIDALGO

I, Jose W. Hernandez, attorney of record for Lacks Valley Stores, Ltd., Judgment Plaintiff, certify that in Cause No. CL-22-4048-G in the In The County Court at Law No. 7, Hidalgo County, Texas wherein Lacks Valley Stores, Ltd. is Plaintiff and Andy Garza Jr is the Defendant, Judgment Plaintiff recovered a judgment against Andy Garza Jr, Judgment Defendant.

Judgment Plaintiff's mailing address is 1300 San Patricia Drive, Pharr, Texas 78577.

Judgment Defendant's address 612 Dalobo Blvd, Edinburg, Texas 78541-4222.

Judgment Defendant was served with citation by personal service on Andy Garza Jr on September 28, 2022, at 612 Dalobo Blvd, Edinburg, Texas 78541-4222.

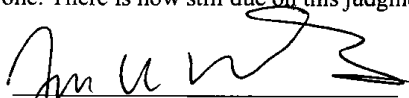
Judgment Defendant's birthdate is July 2, 1979. The last three numbers of Judgment Defendant's driver's license number are X309.

The last three numbers of Judgment Defendant's Social Security number is X029.

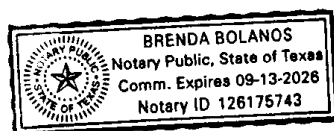
Judgment was rendered on November 29, 2022, in the amount of actual damages of **\$9,999.14**, prejudgment interest in the amount of **\$90.40**, attorney's fees and expenses in the amount of **\$2,000.00**. Case expenses in the amount of **\$450.94**. The total amount of the judgment is **\$12,540.48**.

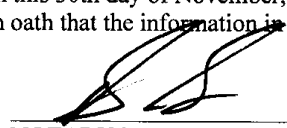
The interest rate on the judgment is **18.00% percent** per year, from date of judgment until paid.

The judgment is entitled to the following credits: None. There is now still due on this judgment the amounts set out above.


JOSE W. HERNANDEZ
Representative of Lacks Valley Stores, Ltd.

BEFORE ME, the undersigned authority, on this 30th day of November, 2022 personally appeared Jose W. Hernandez, who swore on oath that the information in this abstract of judgment is true and correct.




NOTARY PUBLIC, STATE OF TEXAS

After recording, return to: Jose W. Hernandez, Esq., 206 W Stubbs Street, Edinburg, Texas 78539



70 2005 01531312

Hidalgo County
J. D. Salinas III
County Clerk
Edinburg, TX 78540

Instrument Number: 2005-1531312

Recorded On: October 12, 2005

As
Recording - No Fee

Parties:

To

Number of Pages: 3

Comment: CSL/ANDRES GARZA

**** Examined and Charged as Follows: ****

Recording - No Fee	0.00
Total Recording:	0.00

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

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

File Information:

Document Number: 2005-1531312
Receipt Number: 712796
Recorded Date/Time: October 12, 2005 05:02P
Book-Vol/Pg: BK-SC VL-3 PG-79498
User / Station: I Leal - Cash Station 2

Record and Return To:

ATTORNEY GENERAL
2510 SOUTH I RD.
EDINBURG TX 78539

Notice of Child Support Lien

TO: *Hidalgo County Clerk*
(Name/Address of recorder or *po box 58*
asset holder) *Edinburg, Tx 78540*

1531312

OBLIGOR: *ANDRES GARZA*
(Name, Address/DOB, SSN) *3013 COVINA*
MCALLEN TX 78501
DOB: *01/25/1981*
SSN: *449-61-4063*

FROM: *OFFICE OF THE ATTORNEY GENERAL*
(IV-D Agency /Claimant) *Child Support Unit 309E*
2510 South I Road
Edinburg, TX 78539
Telephone No. (956)380-1406
Toll Free 1(800)687-8225
Fax No. (956)380-0470

OBLIGEE: *LYNDA MONIQUE MAYNEZ*
(Office of the Attorney
General by assignment from
LYNDA MONIQUE
MAYNEZ)

IV-D Case Number: *0009524788*

This lien results from a child support order, entered on *08/22/2002* by *COUNTY COURT AT LAW #4, HIDALGO COUNTY, TEXAS* in tribunal number *F-2244-02-4*.

As of *09/15/2005*, the obligor owes unpaid support in the amount of \$ *33,145.56*. This judgment may be subject to interest.

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An Obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the obligee or in accordance with the laws of the State where the property is located.

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any State, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

9-16-05
Date

Delinda Mendez
Authorized Agent

Delinda Mendez
Print Name, e-mail address, phone and fax number
Delinda Mendez . @cs.oag.state.tx.us
telephone no.:(956)380-1406
fax no.:(956)380-0470

Filed for Record in:
Hidalgo County
by J. D. Salinas III
County Clerk
On: Oct 12, 2005 at 05:02P
As a Recording
Document Number: 1531312
Total Fees : .00
Receipt Number - 712796
By:
Imelda Leal Deputy

Notice: Respondents are not required to respond to this information collection unless it displays a valid OMB control number. The average burden for responding to this information collection is estimated at 30 minutes. If you believe this estimate is inaccurate, or if you have ideas to reduce this burden, please provide comment to the issuing agency.



70 2005 01537346

Hidalgo County
Eddy Trevino
County Clerk
Edinburg, TX 78540

Instrument Number: 2005-1537346

Recorded On: October 28, 2005

As
Recording - No Fee

Parties:

To

Number of Pages: 3

Comment: CHILD SUPPORT LIENS

**** Examined and Charged as Follows: ****

Recording - No Fee	0.00
Total Recording:	0.00

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

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

File Information:

Document Number: 2005-1537346
Receipt Number: 716373
Recorded Date/Time: October 28, 2005 08:29A
Book-Vol/Pg: BK-SC VL-4 PG-12312
User / Station: M Cantu - Cash Station 2

Record and Return To:

OFFICE OF ATTY GENERAL OFFICE
CHILD SUPPORT DIVISION UNIT 309-E
2510 SOUTH I ROAD
EDINBURG TX 78539

1537346

Notice of Child Support Lien

TO: *HIDALGO COUNTY CLERK'S OFFICE*
(Name/Address of recorder or *PO BOX 58*
asset holder) *EDINBURG, TX 78540*

OBLIGOR: *ANDREW GARZA*
(Name, Address/DOB, SSN) *201 SAN FELIPE ST*
EDINBURG TX 78541-9474-01
DOB: *10/06/1981*
SSN: *461-85-7190*

FROM: *OFFICE OF THE ATTORNEY GENERAL*
(IV-D Agency /Claimant) *Child Support Unit 309E*
2510 South I Road
Edinburg, TX 78539
Telephone No. (956)380-1406
Toll Free 1(800)687-8225
Fax No. (956)380-0470

OBLIGEE: *MARIA GUADALUPE GUERRA*
(Office of the Attorney
General by assignment from
MARIA GUADALUPE
GUERRA)

IV-D Case Number: *0010598112*

This lien results from a child support order, entered on *09/01/2005* by *93RD JUDICIAL DISTRICT COURT, HIDALGO COUNTY, TEXAS* in tribunal number *F-2942-05-B*.

As of *10/18/2005*, the obligor owes unpaid support in the amount of \$ *2,558.00*. This judgment may be subject to interest.

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An Obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the obligee or in accordance with the laws of the State where the property is located.

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any State, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

10-19-05
Date

Maritza Gracia
Authorized Agent

Maritza Gracia 380-1406
Print Name, e-mail address, phone and fax number
Maritza.Gracia @cs.oag.state.tx.us
telephone no.:(956)380-1406
fax no.:(956)380-0470

Filed for Record in:
Hidalgo County
by Eddy Trevino
County Clerk
On: Oct 28, 2005 at 08:29A
As a Recording
Document Number: 1537346
Total Fees: .00
Receipt Number - 716373
By:
MarsLou Cantu, Deputy

Notice: Respondents are not required to respond to this information collection unless it displays a valid OMB control number. The average burden for responding to this information collection is estimated at 30 minutes. If you believe this estimate is inaccurate, or if you have ideas to reduce this burden, please provide comment to the issuing agency.

Recorded On-2007-Jul-20 As-1784664

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540



Instrument Number: 2007-1784664

Recorded On: July 20, 2007

As
Recording - No Fee

Parties:

To

Number of Pages: 3

Comment: ANDRES GARZA

**** Examined and Charged as Follows: ****

Recording - No Fee	0.00
Total Recording:	0.00

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

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

File Information:

Document Number: 2007-1784664
Receipt Number: 877299
Recorded Date/Time: July 20, 2007 09:38A

Record and Return To:

ATTY GENERAL OFFICE
CHILD SUPPORT UNIT 0302E
3201 N MCCOLL RD STE 100-A
MCALLEN TX 78501

User / Station: M Cantu - Cash Station 17



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Recorded On-2007-Jul-20 As-1784664

1784664

Notice of Child Support Lien

TO:
(Name/Address of recorder or
asset holder) **HIDALGO County Clerk's Office**
P O Box 58
Edinburg, Texas 78539

OBLIGOR:
(Name, Address/DOB) **ANDRES GARZA**
PO BOX 1572
EDCOUCH TX 78538-1572-72
DOB: 1/25/1981

FROM:
(IV-D Agency /Claimant) **OFFICE OF THE ATTORNEY GENERAL**
CHILD SUPPORT UNIT 0302E
3201 N MCCOLL RD STE 100A
MCALLEN, TX 78501-5538
Telephone No. (956)630-2891
Toll Free 1(800)687-8214
Fax No. (956)630-0486

OBLIGEE:
(Office of the Attorney
General by assignment from
ELIZABETH AGUILAR) **ELIZABETH AGUILAR**

IV-D Case Number: **0011402622**

This lien results from a child support judgment granted by the Court on 6/28/2007 by *COUNTY COURT AT LAW #1, HIDALGO COUNTY, TEXAS* in tribunal number *F-1727-07-1*.

As of 6/28/2007, the obligor owes unpaid support in the amount of \$ 8,211.00. This judgment may be subject to interest.

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

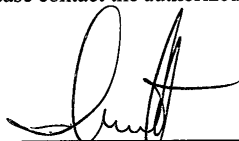
Specific description of property: **HIDALGO COUNTY**

Recorded On-2007-Jul-20 As-1784664

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An Obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the obligee or in accordance with the laws of the State where the property is located.

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any State, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

7-18-07
Date



ISAURO MARTINEZ

OFFICE OF THE ATTORNEY GENERAL
CHILD SUPPORT UNIT 0302E
3201 N MCCOLL RD STE 100A
MCALLEN, TX 78501-5538
Telephone No. (956)630-2891
Toll Free 1(800)687-8214

Notice: Respondents are not required to respond to this information collection unless it displays a valid OMB control number. The average burden for responding to this information collection is estimated at 30 minutes. If you believe this estimate is inaccurate, or if you have ideas to reduce this burden, please provide comment to the issuing agency.

OMB Control #: 0970-0153 Expiration Date: 01/31/2008

Page 2 of 2

Recorded On-2008-Feb-15 As-1856909



70 2008 01856909

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540

Instrument Number: 2008-1856909

As

Recorded On: February 15, 2008

Recording - No Fee

Parties:

To

Number of Pages: 3

Comment: NCSL ANDREW GARZA

**** Examined and Charged as Follows: ****

Recording - No Fee	0.00
Total Recording:	0.00

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

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

File Information:

Document Number: 2008-1856909

Receipt Number: 932157

Recorded Date/Time: February 15, 2008 11:18A

User / Station: M Torres - Cash Station 03

Record and Return To:

OFFICE OF ATTORNEY GENERAL

CHILD SUPPORT UNIT 309E

2510 SOUTH I ROAD

EDINBURG TX 78539



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Recorded On-2008-Feb-15 As-1856909

1856909

Notice of Child Support Lien

TO: *HIDALGO COUNTY DISTRICT CLERK'S OFFICE*
(Name/Address of recorder or *PO BOX 58*
asset holder) *EDINBURG, TEXAS 78541*

OBLIGOR: *ANDREW GARZA*
(Name, Address/DOB, SSN) *201 SAN FELIPE ST*
EDINBURG TX 78541-9474-01
DOB: *10/6/1981*
SSN: *XXX-XX-7190*

FROM: *OFFICE OF THE ATTORNEY GENERAL*
(IV-D Agency /Claimant) *Child Support Unit 309E*
2510 South I Road
Edinburg, TX 78539
Telephone No. (956)380-1406
Toll Free 1(800)687-8225
Fax No. (956)380-0470

OBLIGEE: *AIDA MELISSA SANCHEZ*
(Office of the Attorney
General by assignment from
AIDA MELISSA SANCHEZ)

IV-D Case Number: *0011204465*

This lien results from a child support order, entered on January 17, 2008 by *206TH JUDICIAL DISTRICT COURT, HIDALGO COUNTY, TEXAS* in tribunal number *F-4978-07-D*.

As of *1/22/2008*, the obligor owes unpaid support in the amount of \$ *2,749.72*. This judgment may be subject to interest.

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:

Recorded On-2008-Feb-15 As-1856909

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An Obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the obligee or in accordance with the laws of the State where the property is located.

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any State, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

1/23/2008
Date


Authorized Agent

Michelle Escobedo
Print Name, phone and fax number
Telephone (956)380-1406
Fax (956)380-0470

Notice: Respondents are not required to respond to this information collection unless it displays a valid OMB control number. The average burden for responding to this information collection is estimated at 30 minutes. If you believe this estimate is inaccurate, or if you have ideas to reduce this burden, please provide comment to the issuing agency.

OMB Control #: 0970-0153 Expiration Date: 01/31/2008

Page 2 of 2

Recorded On-2016-Jan-27 As-2680418



70 2016 02680418

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540

Instrument Number: 2016-2680418

As

Recorded On: January 27, 2016

Recording - No Fee

Parties:

To

Number of Pages: 3

Comment: LIEN/ISAAC GARZA

**** Examined and Charged as Follows: ****

Recording - No Fee	0.00
Total Recording:	0.00

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

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

File Information:

Document Number: 2016-2680418

Receipt Number: 1577173

Recorded Date/Time: January 27, 2016 11:36A

User / Station: I Hidalgo - Cash Station 04

Record and Return To:

OFFICE OF THE ATTORNEY GENERAL

CHILD SUPPORT UNIT 0316E

3508 NORTH JACKSON ROAD SUITE 600

PHARR TX 78577-8643



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Recorded On-2016-Jan-27 As-2680418

2680418

NOTICE: THIS DOCUMENT CONTAINS SENSITIVE DATA

NOTICE OF LIEN

TO:
(Name/Address of recorder or
asset holder)

*HIDALGO County Clerk's Office
PO Box 58
Edinburg, TX 78540*

Obligor:
(Name, Address/DOB, SSN)

ISAAC GARZA
.....
.....
.....
DOB: *11/26/1979*
SSN: *xxx-xx-....*

FROM:
(IV-D Agency or name of obligee
and/or his or her private attorney
or entity acting on behalf of the
obligee, address, phone, e-mail
address, fax number)

Office of the Attorney General
CHILD SUPPORT UNIT 0316E
3508 N JACKSON RD STE 600
PHARR, TX 78577-8643
Telephone No. (800)252-8014
Toll Free 1(800)252-8014
Fax No. (956)971-3790

Obligee:
(Name)

Office of the Attorney General by assignment from JUANA MARIA RUIZ

IV-D Case #:
(or non-IV-D docket #)

0012591122

This lien results, by operation of law, from a child support order, entered on *10/1/2012* by *COUNTY COURT AT LAW NO. 6* in *HIDALGO COUNTY, TEXAS* tribunal number *F-5005-12-6*.

As of *1/12/2016*, the obligor owes unpaid support in the amount of \$ *85,138.00*. This judgment may be subject to interest.

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:

Recorded On-2016-Jan-27 As-2680418

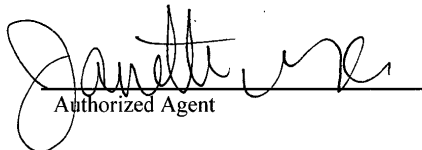
All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the issuing agency, the obligee, the entity acting on behalf of the obligee, or in accordance with the laws of the State where the property is located.

Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any State, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

1/13/2016

Date



Authorized Agent

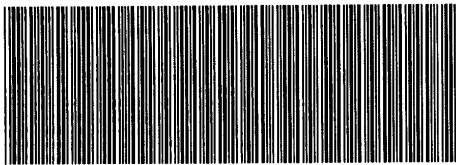
Janette Galvan, Ph: 956-630-2891, Fx: 956-971-3790

Print Name, e-mail address, phone and fax number

Notice: Respondents are not required to respond to this information collection unless it displays a valid OMB control number. The average burden for responding to this information collection is estimated at 30 minutes. If you believe this estimate is inaccurate, or if you have ideas to reduce this burden, please provide comment to the issuing agency.

OMB Control #: 0970-0153 Expiration Date: 12/31/2016 (Please note, this expiration date is for the OMB form and not the lien itself.)

Page 2 of 2



Doc-2722095

VG-1391-2016-2722095

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2722095

Billable Pages: 2

Recorded On: June 17, 2016 04:01 PM

Number of Pages: 3

*****Examined and Charged as Follows*****

Total Recording: 0.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 2722095
Receipt No: 20160617000487
Recorded On: June 17, 2016 04:01 PM
Deputy Clerk: Imelda Leal
Station: CH-1-CC-K12

Record and Return To:

ATTORNEY GENERAL
3508 N. JACKSON RD STE. 600
CSL/ISAAC GARZA
PHARR TX 78577



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-2722095

NOTICE OF CHILD SUPPORT LIEN

TO: HIDALGO County, TX
County Clerk's Office
P.O. Box 58
Edinburg, TX, 78540

OBLIGOR: ISAAC GARZA
2009 DATEPALM
MCALLEN, TX, 78501
SSN: XXX-XX-2042
DOB: 11/26/1979

FROM: OFFICE OF THE ATTORNEY GENERAL
Child Support Division - 0316E
321 N McColl Road
Suite A
McAllen, TX, 78501-5538

CSD-CIR316@texasattorneygeneral.gov
Toll Free Number: (956) 992-7500
Telephone Number: (956) 630-2891
Fax Number: (956) 630-0486

OBLIGEE: (Office of the Attorney General
by Assignment from
JUANA RUIZ)

IV-D Case #: 0012591122

This lien results from a child support order, entered on 05/01/2012 by COUNTY COURT AT LAW #6 HIDALGO County, TX tribunal number F-5005-12-6.

As of 06/11/2016 the obligor owes unpaid support in the amount of \$ 87,426.00. This judgment may be subject to interest.

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property: All non-exempt real and/or personal property of the above-named obligor.

Doc-2722095

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the obligee or in accordance with the laws of the State where the property is located.

Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee.

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any State, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

06/13/2016

Date



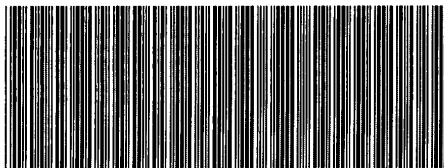
Authorized Agent
Barry Brooks
CSD-CIR316@texasattorneygeneral.gov
Telephone Number: (956) 630-2891
Fax Number: (956) 630-0486

Page 2 of 2

Notice: Respondents are not required to respond to this information collection unless it displays a valid OMB control number. The average burden for responding to this information collection is estimated at 30 minutes. If you believe this estimate is inaccurate, or if you have ideas to reduce this burden, please provide comment to the issuing agency.

OMB Control #: 0970-0153 Expiration Date: 02/28/2011

Doc-3477792



VG-2704-2023-3477792

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3477792

Billable Pages: 3

Recorded On: August 25, 2023 04:23 PM

Number of Pages: 4

CHILD SUPPORT LIEN

*****Examined and Charged as Follows*****

Total Recording: \$ 0.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3477792
Receipt No: 20230825000303
Recorded On: August 25, 2023 04:23 PM
Deputy Clerk: Horacio Garza
Station: CH-1-CC-K32

Record and Return To:

Child Support Division MC 316
3508 N Jackson Rd Ste 600
CSL / Andres Garza
Pharr TX 78577



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3477792

OMB# 0970-0152
Expiration Date: 06/30/2024

NOTICE OF LIEN

The information on this form may be disclosed as authorized by law.

If you are not the intended recipient, you are hereby notified that any use, disclosure, distribution or copying of this form or its contents is strictly prohibited.

To: (Recorder or Asset Holder Name and Address)
Hidalgo County Clerk's Office
P.O. Box 58
Edinburg, TX 78540

File Stamp

Obligor: Legal Name (first, middle, last, suffix) ANDRES GARZA
Alias Name(s)
Address 3013 COVINA AVE, MCALLEN, TX 78503
Date of Birth 1/25/1981
Social Security Number xxx-xx-4063

From: (Agency or name of obligee and/or his or her private attorney or entity acting on behalf of the obligee, address, telephone, e-mail address, fax)
Office of the Attorney General
CHILD SUPPORT UNIT 0316E
3508 N JACKSON RD STE 600
PHARR, TX 78577-8643
Telephone No. (956)630-2891
Fax No. (956)971-3790

Obligee Name(s): Office of the Attorney General by assignment from MARILYNN YAELLY GARZA

Section I. Case Identifier:

1.	IV-D Case Number or Non-IV-D Docket Number: 0011928728
	Remittance ID or other payment identifier (optional): 0011928728F-5488-19-J
2.	IV-D Case Number or Non-IV-D Docket Number:
	Remittance ID or other payment identifier (optional):
3.	IV-D Case Number or Non-IV-D Docket Number:
	Remittance ID or other payment identifier (optional):

Section II. Lien Notice:

This lien results, by operation of law, from a child support order, entered on 10/22/2020 by 430TH JUDICIAL DISTRICT COURT in HIDALGO COUNTY, TEXAS tribunal number F-5488-19-J.

As of 8/16/2023, the obligor owes unpaid support in the amount of \$11,582.95.

This judgment may be subject to interest, penalties, fees, surcharge, or other related amounts. (See Section 466(a)(4) of the Social Security Act regarding Full Faith and Credit.)

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. Contact the child support agency or the obligee and/or his or her private attorney or entity acting on behalf of the obligee according to the contact information located in the heading to obtain the current lien amount.

This lien attaches to all nonexempt: ☐ real property or ☐ personal property or ☒ real and personal property of the above-named obligor, which is located or existing within the state/county where it may be filed, if required under state law. This includes any property specifically described on the next page.

Barcode

The Paperwork Reduction Act of 1995 (Pub. L. 104-13): STATEMENT OF PUBLIC BURDEN: The purpose of this information collection is to provide uniformity and standardization in the transmission of interstate liens. Public reporting burden for this collection of information is estimated to average .50 hours per form, including the time for reviewing instructions, gathering and maintaining the data needed, and reviewing the collection of information. This collection of information is required for interstate cases (section 454(9)(E) of the Social Security Act). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information subject to the requirements of the Paperwork Reduction Act of 1995, unless it displays a currently valid OMB control number. The OMB # is 0970-0152 and the expiration date is 06/30/2024. If you have any comments on this collection of information, please contact OCSE by email at OCSE.DPT@acf.hhs.gov.

Doc-3477792

UNID: 077090152
Expiration Date: 06/30/2024

NOTICE OF LIEN, PAGE 2

Section III. Property Description:

Hidalgo County

[] Continued on attached sheet(s), incorporated by reference

All aspects of this lien, including its priority and enforcement, are governed by the law of the state where the property is located. An obligor must follow the laws and procedures of the state where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the issuer or in accordance with the laws of the state where the property is located.

Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.

Section IV. Remit Payment:

To remit payment, include the case ID, docket number, remittance ID or other payment identifier with the payment and, if necessary, use this locator code: 4800000.

Remit payment to: Texas Child Support Disbursement Unit
[X] SDU [] Obligor [] Obligor representative

At this address: P.O. Box 659791, San Antonio, TX 78265-9791

Section V. Submission Entity

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

[X] A. Submitted by a IV-D agency/office on behalf of the named obligor.

As an authorized agent of a state or tribal agency (or subdivision of such) responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Social Security Act (section 451 et seq.), I have authority to file this child support lien in any state. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency listed in the heading and reference its case number, listed in Section I.

08/23/23 Irma G. Garcia
Date Authorized agent signature Authorized agent printed name

CustomerService.PharrMetro316@oag.texas.gov (956)-630-2891 (956)-971-3790
E-mail Direct telephone number Fax

Doc-3477792

UNID: 07/06/0152
Expiration Date: 06/30/2024

NOTICE OF LIEN, PAGE 3

Section V. Submission Entity (Continued):

☐ B. Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee.

I am (choose one)

☐ the obligee of the above referenced order.

☐ an attorney or entity representing the above named obligee.

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the state of _____. For additional information regarding this lien, including the pay-off amount, please contact the obligee or attorney/entity listed in the heading.

Date Signature Printed name

E-mail Direct telephone number Fax

Notary state County

I certify that _____ appeared before me and is known to me as the individual who signed the above.

Date Notary public Appointment expiration

Section VI. Release of Lien:

This lien remains in effect, until released by issuer: Office of the Attorney General
Printed name of issuer

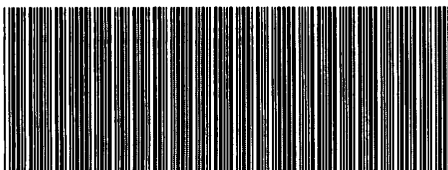
As of _____, this lien has been satisfied or otherwise discharged and it is hereby effectively released.
Date

Date Authorized agent signature Authorized agent printed name

Encryption Requirements:

When communicating this form through electronic transmission, precautions must be taken to ensure the security of the data. Child support agencies are encouraged to use the electronic applications provided by the federal Office of Child Support Enforcement. Other electronic means, such as encrypted attachments to e-mails, may be used if the encryption method is compliant with Federal Information Processing Standards (FIPS) Publication 140-2 (FIPS PUB 140-2).

Doc-3635379



VG-1240-2025-3635379

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3635379

Billable Pages: 3

Recorded On: April 02, 2025 09:37 AM

Number of Pages: 4

S WARR DEED W/VL

*****Examined and Charged as Follows*****

Total Recording: \$ 43.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3635379
Receipt No: 20250402000086
Recorded On: April 02, 2025 09:37 AM
Deputy Clerk: Erika Gonzalez
Station: CH-1-CC-K35

Record and Return To:

GDSS LLC
902 Bighorn Dr
original returned to customer
Edinburg TX 78542



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3635379

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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: March 27, 2025

Grantor: GDSS, LLC, a Texas Limited Liability Company
Grantor's Mailing Address:
902 Big Horn Dr.
Edinburg, Texas 78542
Hidalgo County, Texas

Grantee: Angela Janette Orozco
Grantee's Phone Number: 956-685-9252
Grantee's Mailing Address (including county):
728 Noemi St.
Donna, TX 78537
Hidalgo County, TX

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Seventy Thousand Nine Hundred Fifty Dollars 00/100 (\$70,950.00) and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Timothy Sers, Trustee.

Property (including any improvements):

Lot 25, San Martin No. 8, as per map or plat thereof filed on December 13, 2022, and recorded under Clerk's File Number 3405098, Official Records and Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages in area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;

Doc-3635379

10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of San Martin Subdivision No. 8, as per map or plat thereof filed on December 13, 2022, and recorded under Clerk's File Number 3405098, Official Records and Map Records, Hidalgo County, Texas.; and
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

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

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until the Purchase Note is fully paid according to its terms, at which time this deed shall become absolute.

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

NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENTATION CONCERNING THE ABOVE-DESCRIBED PROPERTY. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY, NOR AS TO ANY TAXES DUE ON THE PROPERTY.

Doc-3635379

GDSS, LLC, a Texas Limited Liability Company

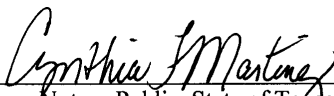
BY: 
Richard Scurlock, Manager

Accepted by: Angela Orozco
Angela Janette Orozco

(Acknowledgment)

State of Texas
County of Hidalgo

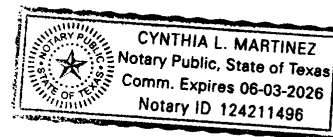
This instrument was acknowledged before me on March 27, 2025 by Richard Scurlock, Manager, of GDSS, LLC, a Texas Limited Liability Company.

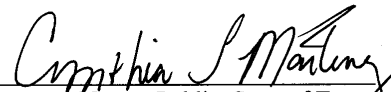

Notary Public, State of Texas

(Acknowledgment)

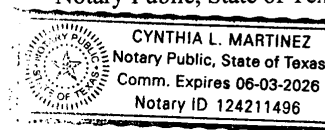
State of Texas
County of Hidalgo

This instrument was acknowledged before me on March 27, 2025 by Angela Janette Orozco.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
GDSS, LLC
902 Big Horn Dr
Edinburg, Texas 78542



TITLE MEMORANDUM
GF# 189897

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lot 11, Block 4, STALLWORTH ADDITION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 3, Page 7, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Isaac Andres Garza by virtue of a General Warranty Deed from Santiago Garza, Jr. and Ana Elizabeth Garza, wife, dated April 2, 2025, filed April 2, 2025 under Document Number 3635379, Official Records, Hidalgo County, Texas.

BUILDING RESTRICTIONS:

None of record

EXCEPTIONS:

- A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
- B. Roadways as shown on the map of Stallworth Addition, recorded in Volume 3, Page 7, Map Records of Hidalgo County, Texas.
- C. Any claim of invalidity of the foreclosure and tax sale pursuant to judgment entered in Cause No. T-1119-19-C, District Court of Hidalgo County, and as reflected by Sheriff's Deed, dated November 2, 2022, filed November 14, 2022 under Document Number 3397531, Official Records of Hidalgo County, Texas.
- D. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.
- E. Rights of parties in possession.
- F. Visible and apparent easements on or across the property herein described.

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

LIENS:

- A. Any claim of invalidity of the foreclosure and tax sale pursuant to judgment entered in Cause No. T-1119-19-C, District Court of Hidalgo County, and as reflected by Sheriff's Deed, dated November 2, 2022, filed November 14, 2022 under Document Number 3397531, Official Records of Hidalgo County, Texas.
- B. Vendor's Lien retained in Deed dated April 15, 2024, executed by Graciela Villarreal, joined herein pro forma by her husband, Jose A. Canut to Santiago Garza, Jr. and wife, Ana Elizabeth Garza, filed April 23, 2021 under Document Number 3542207, Official Records of Hidalgo County, Texas, securing the payment of one note of even date therewith in the sum of \$30,300.00, payable to the order of Grantor and being additionally secured by Deed of Trust dated April 15, 2024 to Jefferson A. Crabb, Trustee; said Deed of Trust filed for record in the office of the County Clerk of Hidalgo County, Texas on April 23, 2021 under Document Number 3542208, Official Records of Hidalgo County, Texas.
- C. We find the following 1 lien which may be against the prior owner-Santiago Garza, Jr.. (see attached sheets)
- D. We find the following 1 lien which may be against the prior owner-Ana Elizabeth Garza. (see attached sheets)
- E. We find the following 8 liens which may be against the Isaac Andres Garza. (see attached sheets)
- F. Bankruptcy proceedings are filed by or against:

Andres Garza, Social Security No. xxx-xx-9718 and xxx-xx-8822, in the McAllen Division under Cause No. 23-70029-M-13 and dated February 20, 2023.

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of April 29, 2025 at 5:00 p.m.

VALLEY LAND TITLE CO.
By: Martha A. Rodriguez
Martha Rodriguez

Doc-3542207

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3542207

Billable Pages: 2

Recorded On: April 23, 2024 04:48 PM

Number of Pages: 3

WARR DEED W/VL

*****Examined and Charged as Follows*****

Total Recording: \$ 39.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3542207
Receipt No: 20240423000334
Recorded On: April 23, 2024 04:48 PM
Deputy Clerk: Olga Garcia
Station: CH-1-CC-K21

Record and Return To:

Valley Land Title

MCALLEN TX



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3542207

CHARGE: VLTC
GF#186361/JH

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: April 15, 2024

Grantor: GRACIELA VILLARREAL, joined herein Pro forma by her husband, JOSE A. CANTU

Grantor's Mailing Address: 1502 Vida Dulce
Weslaco, Texas 78596

Grantee: SANTIAGO GARZA, JR. AND WIFE, ANA ELIZABETH GARZA

Grantee's Mailing Address: 401 W. 12th St.
Weslaco, Texas 78596

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of THIRTY THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$30,300.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to JEFFERSON A. CRABB, trustee.

Property (including any improvements): All of Lot 11, Block 4, STALLWORTH ADDITION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 3, Page 7, 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:

1. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
2. Roadways as shown on the map of Stallworth Addition, recorded in Volume 3, Page 7, Map Records of Hidalgo County, Texas.
3. Any rights of redemption in connection with the tax foreclosure and sale reflected by Sheriff's/Constable's Deed filed November 14, 2022, and recorded in/under document number 3397531 of the Real Property Records of Hidalgo County, Texas.
4. Any claim of invalidity of the foreclosure and tax sale pursuant to judgment entered in Cause No. T-1119-19-C, District Court of Hidalgo County, and as reflected by Sheriff's/Constable's Deed filed November 14, 2022, and recorded in/under document number 3397531 of the Real Property Records of Hidalgo County, Texas.
5. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
6. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
7. 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.
8. Standby fees, taxes and assessments by any taxing authority for the year 2024, and subsequent years, the payment of which Grantee assumes.

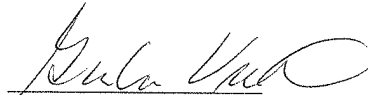
Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

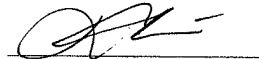
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

Doc-3542207

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


GRACIELA VILLARREAL

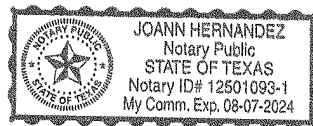

JOSE A. CANTU

(Acknowledgment)

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on April 15, 2024 by GRACIELA VILLARREAL.



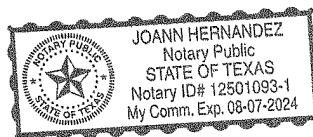

NOTARY PUBLIC, STATE OF TEXAS

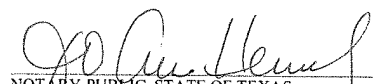
(Acknowledgment)

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on April 15, 2024 by JOSE A. CANTU.




NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
SANTIAGO GARZA &
ANA ELIZABETH GARZA
401 W. 12th St.
Westlaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:
JEFFERSON A. CRABB
6013 N. 10th Street
McAllen, Texas 78504
File No. 186361

STATE OF TEXAS } S.S.
COUNTY OF HIDALGO }

We, J.R. Hopkins and S.W. Allen Civil Engineers and Surveyors, do hereby certify that the foregoing is a full, true and complete map of THE SUBDIVISION OF THE SOUTH 5.00 ACRES OF THE EAST 10.00 ACRES OF LOT 8 BLOCK 163 OF THE WEST TRACT SUBDIVISION OF THE LANDS OF THE AMERICAN RIO GRANDE LAND & IRRIGATION COMPANY, as actually surveyed and platted by us, for C.W. Stallworth of Weslaco Texas.

Witness our hands this 26 day of March A.D. 1925.

J.R. Hopkins S.W. Allen
Civil Engineers and Surveyors.

STATE OF TEXAS } S.S.
COUNTY OF HIDALGO }

Sworn and subscribed to before me this 26 day of March A.D. 1925

Geo. C. Breeding
Notary Public, Hidalgo Co. Texas.
My Commission Expires 6-1-25

Seal

STATE OF TEXAS } S.S.
COUNTY OF HIDALGO }

I, C.W. Stallworth hereby dedicate the streets, alleys and roadways as shown on this plat to the use of the public, with the express reservations in C.W. Stallworth or his heirs and assigns, all the right to occupy and use said streets, alleys and roadways and the space beneath them for the purpose of constructing, erecting and operating plants, pipe lines, poles and lines of wire for the distribution and sale of water, heat, light, and power; and for telephone and telegraph lines, and for the purpose of operating lines of transportation for the carriage of freight and passengers, and for the construction and operation of sewers and drains within the said Stallworth Addition to Weslaco, all of said rights, privileges and franchises in the streets, alleys and roadways shall be the property of, and shall be used and exercised by C.W. Stallworth, or by any person, persons, corporation, or corporations to whom such rights, privileges and franchises may be respectively assigned by C.W. Stallworth.

Witness my Hand this 27 day of March A.D. 1925.
C.W. Stallworth
Weslaco Texas.

STATE OF TEXAS } S.S.
COUNTY OF HIDALGO }

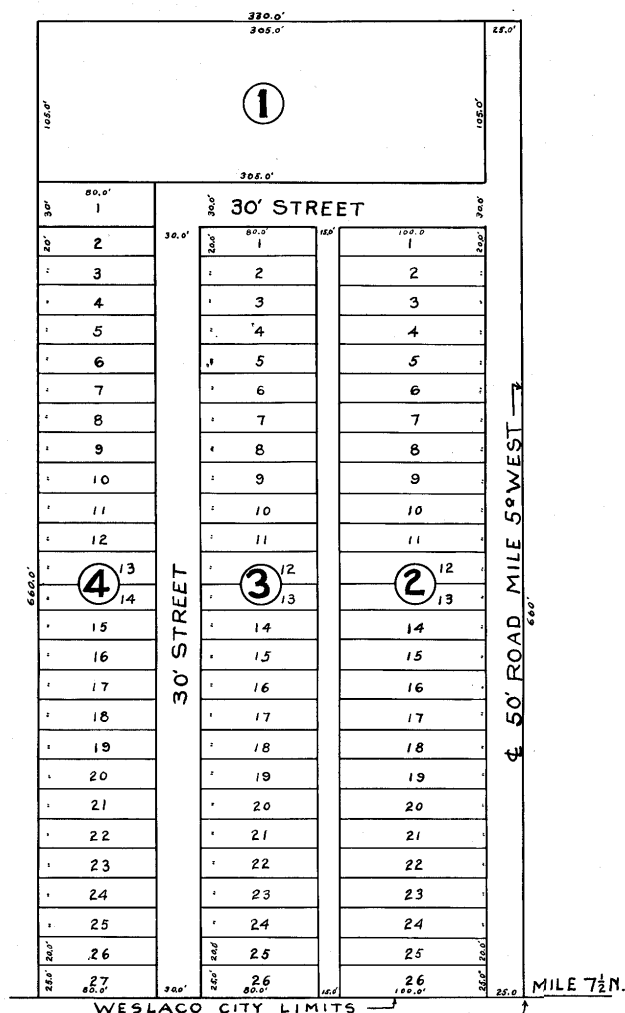
Before me Geo. C. Breeding a Notary Public duly commissioned in and for the above County and State, personally came C.W. Stallworth known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the same for the purpose therein expressed. Given under my hand and seal of office this 27 day of March, A.D. 1925.

Geo. C. Breeding
Notary Public, Hidalgo Co. Texas.
My Commission expires

Seal

Filed for record this 28th day of March A.D. 1925 at 10 o'clock P.M. CAME E. HILL

Clerk, County Court, Hidalgo Co. Texas.
By Juana Benura, Cy.



STALLWORTH ADDITION
TO THE
CITY OF WESLACO
SCALE 1" = 50'

HOPKINS & ALLEN ENGRS.
MERCEDES TEXAS.

PID 289902 | 132 N MISSOURI AVE

Property Summary Report | 2025
Online Services | Hidalgo Appraisal District

GENERAL INFO

ACCOUNT
Property ID: 289902
Geographic ID: S5900-00-004-0011-00
Type: R
Zoning: RS
Agent:
Legal Description: STALLWORTH ADDN BLK 4 LT 11

Property Use:

OWNER
Name: GARZA ISAAC ANDRES

Secondary Name:

Mailing Address: 401 W 12TH ST WESLACO TX 78596

Owner ID: 1311831
% Ownership: 100.000000
Exemptions:

LOCATION
Address: 132 N MISSOURI AVE, WESLACO TX

Market Area:
Market Area CD: SWLA001
Map ID: CWL VOL 3 PG 7
Zoning: RS

PROTEST
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES
Land Homesite: \$0
Land Non-Homesite: \$17,120
Special Use Land Market: \$0
Total Land: \$17,120

Improvement Homesite: \$0
Improvement Non-Homesite: \$27,068
Total Improvement: \$27,068

Market: \$44,188
Special Use Exclusion (-): \$0
Appraised: \$44,188
Value Limitation Adjustment (-): \$0

Net Appraised: \$44,188

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$17,120	\$27,068	\$0	\$44,188	\$0	\$44,188
2024	\$9,600	\$15,059	\$0	\$24,659	\$0	\$24,659
2023	\$9,600	\$15,059	\$0	\$24,659	\$0	\$24,659
2022	\$5,680	\$13,390	\$0	\$19,070	\$0	\$19,070
2021	\$5,680	\$10,935	\$0	\$16,615	\$0	\$16,615

Values for the current year are preliminary and are subject to change.

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$17,120	\$27,068	\$0	\$44,188	\$0	\$44,188
2024	\$9,600	\$15,059	\$0	\$24,659	\$0	\$24,659
2023	\$9,600	\$15,059	\$0	\$24,659	\$0	\$24,659
2022	\$5,680	\$13,390	\$0	\$19,070	\$0	\$19,070
2021	\$5,680	\$10,935	\$0	\$16,615	\$0	\$16,615

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	\$44,188	\$44,188
DR1	DRAINAGE DISTRICT #1	0.112300	\$44,188	\$44,188
GHD	HIDALGO COUNTY	0.575000	\$44,188	\$44,188
JCC	SOUTH TEXAS COLLEGE	0.162000	\$44,188	\$44,188
SST	SOUTH TEXAS SCHOOL	0.049200	\$44,188	\$44,188
SWL	WESLACO ISD	0.948100	\$44,188	\$44,188

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **RESIDENTIAL**
State Code: **A1** Description:

Improvement Value: **\$27,068**

Main Area: **530**
Gross Building Area: **650**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	SIDLW		1	1983	1983	530
POR	PORCH (COVERED)	SIDLW		1	1983	1983	120

Improvement Features

MA Construction Style: RES, Foundation: PR-BM, Exterior Wall: DWD, Interior Finish: SRK, Roof Style: GAB, Heating/Cooling: MINUS, Flooring: LIN, Number of Bedrooms: 2.00, Plumbing: 1, BATH: 1, Custom: 0

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.0367	1,600	\$10.70	\$17,120	\$0

DEED HISTORY

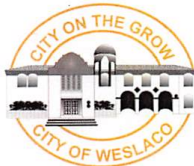
Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
4/2/25	GWD	GEN. W/D	GARZA SANTIAGO JR & ANA	GARZA ISAAC ANDRES				3635376
4/23/24	WDV	WARRANTY DEED/VENDO	VILLARREAL GRACIELA	GARZA SANTIAGO JR & ANA				3542207
11/14/22	SHD	SHERIFF'S DEED	REYES JESUS R	VILLARREAL GRACIELA				3397531
	CONV	CONVERSION	JOSE LUIS ARGUELLO	REYES JESUS R				

210 W Plaza



City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-Large
Pete Garcia, Jr. Commissioner At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Martin Garza, City Manager

RE: Dilapidated Structure at 210 W Plaza, Weslaco, Texas

5/20/2025

NOTICE OF PUBLIC HEARING

Dear Patricio Solis

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **210 W Plaza St** legally described as being; **W15'-LOT13, ALL-LOT 14 BLK 8, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 12, 2025, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, July 1, 2025, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred be charged to you against the property. A lien will be placed on and charges incurred.

If you have any questions or comments regarding this notice, 3120.

Sincerely,

Code Enforcement Inspector

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-966

U.S. Postal Service[™] CERTIFIED MAIL[®] RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	Patricio Solis
Street and Apt. No., or P.O. Box No.	900 W 7th St
City, State, ZIP+4 [®]	Weslaco TX US 78596-6702

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT <i>210 Plaza</i>			HOUSING TYPE
STREET	CITY Weslaco		☒ Single Family
COUNTY Hidalgo	STATE TX	ZIP 78596	☐ Duplex Dwelling
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			☐ Apartment
			☐ Other
PHONE NO.			
ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT	
1.1 ELECTRICITY		6	
1.2 WINDOW CONDITION		5	
1.3 CEILING CONDITION	<i>Cracks</i>	6	
1.4 WALL CONDITION	<i>Cracks</i>	5	
1.5 FLOOR CONDITION		5	
ITEM NO. 2. KITCHEN	COMMENT	INITIAL ASSESSMENT	
2.1 ELECTRICITY		6	
2.2 WINDOW CONDITION	<i>Cracks/missing</i>	6	
2.3 CEILING CONDITION	<i>Cracks</i>	5	
2.4 WALL CONDITION		5	
2.5 FLOOR CONDITION		5	
ITEM NO. 3. BATHROOM	COMMENT	INITIAL ASSESSMENT	
3.1 ELECTRICITY		6	
3.2 WINDOW CONDITION		5	
3.3 CEILING CONDITION	<i>Cracks</i>	6	
3.4 WALL CONDITION	<i>Cracks</i>	5	
3.5 FLOOR CONDITION		5	
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT		5	
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		5	
3.8 TUB OR SHOWER IN UNIT		5	
3.9 VENTILATION		5	

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		6
4.2 WINDOW CONDITION		5
4.3 CEILING CONDITION		4
4.4 WALL CONDITION		4
4.5 FLOOR CONDITION		5
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		6
5.2 WINDOW CONDITION		5
5.3 CEILING CONDITION	Cracks	6
5.4 WALL CONDITION		5
5.5 FLOOR CONDITION		5
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION	Sinking	6
6.2 CONDITION OF STAIRS, RAILS AND PORCHES	Rotting	7
6.3 CONDITION OF ROOF AND GUTTERS	Missing	6
6.4 CONDITION OF EXTERIOR SURFACES	Cracked/ Rotting	6
6.5 LEAD PAINT: EXT. SURFACES		—
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP	Missing	6
7.2 SAFETY OF HEATING EQUIP.	—	6
7.3 VENTILATION/COOLING	Missing	6
7.4 WATER HEATER	Missing	6
7.5 APPROVABLE WATER SUPPLY		6
7.6 PLUMBING		6
7.7 SEWER CONNECTION		6

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.
RECOMMENDATION: REPAIR _____ DEMOLISH ☒ VACATE _____	
*INTERPRETATION OF NUMERIC SCALE 1 = Newly constructed 2 = Good condition requiring no repairs 3 = Standard condition requiring minor maintenance repair from normal seasonal wear 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard 6 = Dilapidated condition requiring more than 50% structural replacement 7 = Severe dilapidated condition that would require immediate attention	
INSPECTED BY  DATE <u>5-6-25</u>	

DILAPIDATED STRUCTURE INSPECTION REPORT

PHONE #: _____ OWNER/MANAGER: _____

OCCUPANCY CLASS: _____ **RESIDENCE** _____

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
X	20	Graffiti
X	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

Doc-2548223

**** Electronically Filed Document ****

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

Document Number: 2014-2548223
Recorded As : RECORDING ELECTRONIC

Recorded On: September 15, 2014
Recorded At: 04:04:48 pm
Number of Pages: 8

Recording Fee: \$50.00

Parties:

Direct-
Indirect-

Receipt Number: 1468582
Processed By: Elisa Castillo

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

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



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

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.

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

Affiant: Maria Antonia Castillo
2614 Marlen St.
Weslaco, Texas 78596

1. Affiant, **Natividad Torres**, knew Decedent for over 50 years until his death on December 2, 1998. Decedent's place of death was Weslaco, Hidalgo County, Texas 78596. At the time of Decedent's death, Decedent's residence was 900 W. 7th St., Weslaco, Hidalgo County, Texas 78596.

Doc-2548223

2. Affiant, **Trinidad Castillo**, knew Decedent for over 50 years until his death on December 2, 1998. Decedent's place of death was Weslaco, Hidalgo County, Texas 78596. At the time of Decedent's death, Decedent's residence was 900 W. 7th St., Weslaco, Hidalgo County, Texas 78596.
3. Affiant, **Maria Antonia Castillo**, knew Decedent for over 50 years until his death on December 2, 1998. Decedent's place of death was Weslaco, Hidalgo County, Texas 78596. At the time of Decedent's death, Decedent's residence was 900 W. 7th St., Weslaco, Hidalgo County, Texas 78596.
4. Decedent's marital history was as follows: Decedent was married once and only once to **Natividad Torres** in 1943 in Mercedes, Hidalgo, County, Texas. **Margarito Torres** was married to **Natividad Torres** at the time of his death.
5. Decedent had the following children who survived him:

Maria De La Luz Torres Strosser	Adult
San Juanita Torres Morin	Adult
Norberta Torres Tullos	Adult
Guadalupe Torres	Adult
Adelina Torres Garcia	Adult
Abelardo Torres	Adult
Enrique Torres	Adult

6. Decedent had one child who predeceased him:

Enrique Torres **date of death: 1950 - (had no children)**
7. Decedent did not have or adopt any other children and did not take any other children into Decedent's home or raise any other children, except: **None**
10. Decedent died leaving no written Will.
11. There has been no administration of Decedent's estate.
12. Decedent left no debts that are unpaid, except: **None**
13. There are no unpaid estate or inheritance taxes, except: **None**
14. To the best of our knowledge, Decedent owned an interest in the following real property:

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

Doc-2548223

Signed the 8th day of September, 2014.

Natividad Torres
NATIVIDAD TORRES, Affiant/Witness

SWORN TO AND SUBSCRIBED BEFORE ME by the said **Natividad Torres**, Affiant, on this 8th day of September, 2014, to certify which, witness my hand and seal of office.



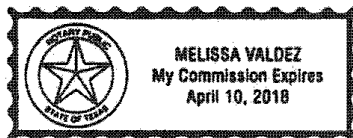
Melissa Valdez
Notary Public, State of Texas

STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 8th day of September, 2014, by **Natividad Torres**.



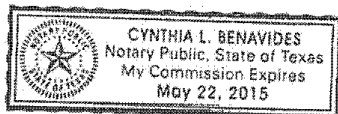
Melissa Valdez
Notary Public, State of Texas

Doc-2548223

Signed the 8th day of September, 2014.

Trinidad Castillo
TRINIDAD CASTILLO, Affiant/Witness

SWORN TO AND SUBSCRIBED BEFORE ME by the said **Trinidad Castillo**, Affiant, on this 8th day of September, 2014, to certify which, witness my hand and seal of office.



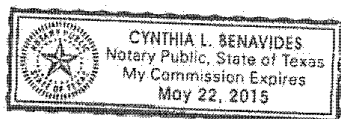
Cynthia L. Benavides
Notary Public, State of Texas

STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 8th day of September, 2014, by **Trinidad Castillo**.



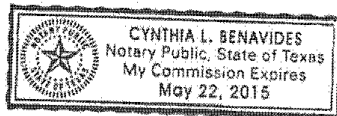
Cynthia L. Benavides
Notary Public, State of Texas

Doc-2548223

Signed the 8th day of September, 2014.

Maria Antonia Castillo
MARIA ANTONIA TORRES, Affiant/Witness
Castillo

SWORN TO AND SUBSCRIBED BEFORE ME by the said Maria Antonia Torres,
Affiant, on this 8th day of September, 2014, to certify which, witness my
hand and seal of office.



Cynthia L. Benavides
Notary Public, State of Texas

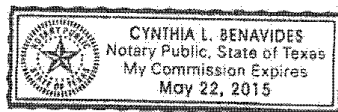
STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 8th day of
September, 2014, by Maria Antonia Torres.

Castillo



Cynthia L. Benavides
Notary Public, State of Texas

PREPARED IN THE LAW OFFICES OF:
AFTER RECORDING RETURN TO:

Cynthia L. Benavides
JONES, GALLIGAN, KEY & LOZANO, L.L.P.
2300 West Pike Blvd., Suite 300
Weslaco, Texas 78599-1247

Doc-2548223

EXHIBIT "B"

Tract I:

Lot 15, Block 5, Unit 2, Sun Country Estates, a subdivision in Hidalgo County, Texas, according to a map, Map Records of Hidalgo County, Texas; Save and except for all oil, gas, and other minerals, which are hereby reserved to grantors.

Tract II:

Lots Nineteen (19) and Twenty (20), less the East Five (5) feet of Lot Twenty (20), Block Two (2), Bougainvillea Heights Subdivision to the City of Weslaco, Hidalgo County, Texas.

Tract III:

Lot 14, and the West ½ of Lot 13, Block 8, Northside Addition to the City of Weslaco, Hidalgo County, Texas.

Doc 2548223

136

STATE OF TEXAS		CERTIFICATE OF DEATH		STATE FILE NUMBER	
1. NAME OF DECEASED (a) FIRST (b) MIDDLE (c) LAST		2. SEX		3. DATE OF DEATH	
MARGARITO TORRES		MALE		12/02/1998	
4. DATE OF BIRTH		5. AGE		6. BIRTH PLACE (CITY & STATE OR FOREIGN COUNTRY)	
10/17/1919		79		MEXICO	
7. RACE		8. MARITAL STATUS		9. EDUCATION (SPECIFY HIGHEST GRADE COMPLETED: ELISA OR SECONDARY 10-12) COLLEGE (13-16, 17+)	
CAUC		MARRIED		2	
10. IF YES, SPECIFY (MEDICAL, CRIMINAL, FUGITIVE)		11. WAS DECEASED EVER IN U.S. ARMED FORCES?		12. DECEASED'S USUAL OCCUPATION	
MEXICAN		NO		LABORER	
13. SURVIVING SPOUSE (IF WIFE, GIVE MAIDEN NAME)		14. DECEASED'S USUAL OCCUPATION		15. KIND OF BUSINESS OR INDUSTRY	
NATIVIDAD TORRES		LABORER		AGRICULTURE	
16. RESIDENCE STREET ADDRESS		17. CITY OR TOWN		18. ZIP CODE	
900 W. 7th		WESLACO		78596	
19. COUNTY		20. STATE		21. INSIDE CITY LIMITS	
HIDALGO		TEXAS		YES NO	
22. FATHER'S NAME		23. MOTHER'S MAIDEN NAME		24. PLACE OF DEATH (CHECK ONLY ONE)	
ENRIQUE TORRES		SEVERA GONZALEZ		HOSPITAL INPATIENT OUTPATIENT OTHER: NURSING HOME RESIDENCE OTHER (SPECIFY)	
25. CITY OR TOWN (IF OUTSIDE CITY LIMITS, GIVE PRECINCT NO.)		26. NAME OF HOSPITAL OR INSTITUTION (If not in residence, show street address)		27. NAME AND ADDRESS OF INFORMANT	
HIDALGO WESLACO		KNAPP MEDICAL CENTER		900 W. 7th WESLACO, TEXAS	
28. INFORMANT - SIGNATURE & RELATIONSHIP		29. METHOD OF DISPOSITION		30. PLACE OF DISPOSITION (PLACE OF BURIAL, CREMATION OR OTHER PLACE)	
NATIVIDAD TORRES NIECE		X BURIAL		HIGHLAND MEMORIAL PARK	
31. SIGNATURE OF FURNERAL DIRECTOR OR PERSON ACTING AS SUCH		32. DATE OF DISPOSITION		33. NAME & ADDRESS OF FUNERAL HOME	
Mark McCall		12/05/1998		MCCALLER FUNERAL HOME	
34. CERTIFIER		35. SIGNATURE & TITLE OF CERTIFIER		36. DATE SIGNED	
TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE TIME, DATE AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER AS STATED.		DR. LETICIA VOLPE		12/16/98	
37. PART 1: ENTER THE DISEASE, INJURY OR COMPLICATIONS THAT CAUSED THE DEATH TO NOT ENTER THE MODE OF DYING SUCH AS CAUSAL OR PRECIPITATING ARREST, SHOCK, OR HEART FAILURE. LIST ONLY ONE CAUSE ON EACH LINE.		38. PART 2: OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE (GIVEN IN PART 1) (e.g., anesthesia, stress, diabetes, smoking, etc.)		39. AUTOPSY?	
Immediate cause of death (e.g., myocardial infarction)		5/ALP/ALP		YES NO	
Due to (OR AS A LIKELY CONSEQUENCE OF):				YES NO	
Due to (OR AS A LIKELY CONSEQUENCE OF):				YES NO	
Due to (OR AS A LIKELY CONSEQUENCE OF):				YES NO	
Due to (OR AS A LIKELY CONSEQUENCE OF):				YES NO	
39. MANNER OF DEATH		40. DATE OF INJURY		41. TIME OF INJURY	
NATURAL		12-22-98		AM PM	
42. DATE RECEIVED BY LOCAL REGISTRAR		43. SIGNATURE OF LOCAL REGISTRAR		44. PLACE OF INJURY (AT HOME, FARM, STREET, FACTORY, OFFICE, ETC. (SPECIFY))	
12-22-98		Elizabeth M. Walker		AT HOME	

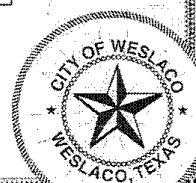
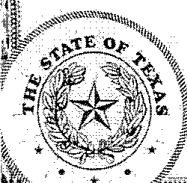
This is to certify that this is a true and correct reproduction of the original record as recorded in this office.
Issued under authority of §Section 191.051, Health and Safety Code.

ISSUED

AUG 29 2014

Elizabeth M. Walker
Local Registrar

WARNING: IT IS ILLEGAL TO DUPLICATE THIS COPY



TITLE MEMORANDUM
GF# 189899

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lot 14 and the West 15 feet of Lot 13, Block 8, THE NORTHSIDE SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 3, Page 58, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Patricio Solis and wife, Evarista Solis by virtue of a Warranty Deed from Eduardo Guerra Jr. and wife, Estela Guerra dated June 22, 1978, recorded in Volume 1592, page 853, Deed Records, Hidalgo County, Texas.

Note: It appears the heirs of Margarito Torres, deceased, have an interest in and to the property under examination as shown by Affidavit of Facts Concerning the Identity of Heirs dated September 8, 2014, filed September 15, 2014, under Document Number 2014-2548223, Official Records, Hidalgo County, Texas.

BUILDING RESTRICTIONS:

None.

EXCEPTIONS:

- A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
- B. Roadways as shown on the map of The Northside Subdivision, recorded in Volume 3, Page 58, Map Records of Hidalgo County, Texas.
- C. Right of Way easement in favor of Allie B. Couch as shown by instrument dated July 23, 1945, recorded in Volume 623, Page 37, Deed Records of Hidalgo County, Texas.
- D. Any claim or allegation that the land, described in Schedule "A", 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.

- E. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.
- F. Rights of parties in possession.
- G. Visible and apparent easements on or across the property herein described.
- H. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- I. 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.

LIENS:

None found.

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of May 1, 2025 at 5:00 p.m.

VALLEY LAND TITLE CO.

By:  _____
Gabriel Salinas

151—WARRANTY DEED (WITH VENDOR'S LIEN) TEXAS STANDARD FORM

30674

The State of Texas, } Know All Men by These Presents:
County of HIDALGO JR.
That EDUARDO GUERRA And wife, ESTELA GUERRA

of the County of Hidalgo State of Texas for and in consideration
of the sum of Ten and No/100 and other good and valuable considerations---
-----(\$10.00)--DOLLARS
to us paid, and secured to be paid, by Patricio Solis and wife, Evarista Solis

as follows:
In further consideration of the execution and delivery by grantees herein of one certain promissory note of even date, payable to grantors herein, bearing interest and providing for acceleration of maturity and attorney's fees in event of default, payment of which is secured by a Deed of Trust of even date to PHIL HARRIS, Trustee, and in further consideration of the execution and delivery by grantees herein of one certain promissory note of even date in the principal sum of \$2,782.77, payable to the order of Manuel Maniz, bearing interest and providing for the acceleration of maturity and for attorney's fees in event of default, payment of which is secured by the vendor's lien retained herein and additionally secured by a Deed of Trust to PHIL HARRIS, Trustee.

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said
PATRICIO SOLIS and wife, EVARISTA SOLIS

of the County of Hidalgo State of Texas all that certain
Lot 14, and the West 1/2 of Lot 13, Block 8, Northside Addition
to the City of Weslaco, 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 Patricio Solis and wife, Evarista Solis, their
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 Patricio Solis and Wife, Evarista Solis, their
heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any
part thereof.

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

WITNESS our hands at Weslaco, Texas
this 22nd day of June 1978.
Witness at request of Grantor:

.....
EDUARDO GUERRA, JR.
.....
ESTELA GUERRA

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **EDUARDO GUERRA and wife, ESTELA GUERRA** known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 28th day of June A. D. 19 78

BELIA NORIEGA
Notary Public
Hidalgo County, Texas

Belia Noriega
Notary Public in and for HIDALGO County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF

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

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

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

(L. S.)

Notary Public in and for County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF

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

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

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

(L. S.)

Notary Public in and for County, Texas

THE STATE OF TEXAS, }
COUNTY OF

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.

30674

Warranty Deed
(WITH VENDOR'S LIEN)

FROM
JR.
EDUARDO GUERRA ET UX,
ESTELA GUERRA

TO
PATRICIO SOLIS ET UX,
EVARISTA SOLIS

FILED FOR RECORD

This day of A.D. 19
at o'clock M.

County Clerk

By

FILED FOR RECORD THIS DATE
RECORDED
AT 2:00 o'clock P.M.
SEP 14 1978
County Records

In Book
SANTOS SALDANA, Jr.
County Clerk, Hidalgo County, Texas

By
[Signature]
Deputy

Recording Fee \$

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

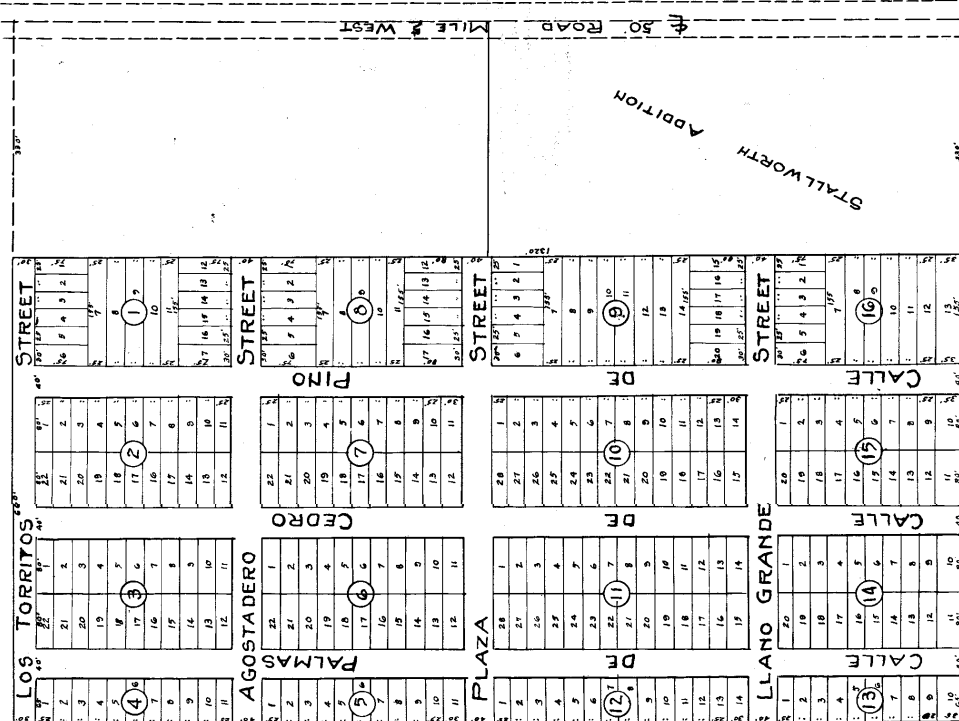
PHIL HARRIS, P. O. BOX 66
420 S. MISSOURI, WESLACO, TEXAS
78096 - CHG. & RETURN TO:

The Other Company, Publishers, Dallas

C.K.# 12384

Nov 5-1926.

A.E. Bennett.
CIVIL ENGINEER
MERCEDES, TEXAS



STATE OF TEXAS } S.S.
COUNTY OF HARRIS }

[illegible]

STATE OF TEXAS } S.S.

Before me, the undersigned authority, on this day personally appeared E.C. Couch, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed.

Given under my hand and seal of office this 15th day of November A.D. 1926.

[Signature]

STATE OF TEXAS } S.S.
COUNTY OF HINDS }

I, H. E. Bennett, Civil Engineer and Surveyor, do hereby certify that the foregoing plat is a full, true and complete map of the North Side Subdivision" as surveyed and platted by me.

Witness my hand this 8th day of November A.D. 1926.

STATE OF TEXAS }
COUNTY OF _____ }
SS. _____ }
Notary Public in and for the State of Texas.

Before me, the undersigned authority on this day personally appeared McBennett, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed. Given under my hand and seal of office this 18th day of Nov. A.D. 1926.

FILED for record this day.

NDV : 0.192:

at 4⁵⁴ o'clock P.M.
GAM E. HILL
West County Court, Hickory County, Texas
J. S. Rupp

Recorded. Dec. 3, 1926
at 2:30 P.M.

PID 249189 | 210 W PLAZA ST

Property Summary Report | 2025
Online Services | Hidalgo Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 249189
Geographic ID: N7700-00-008-0013-00
Type: R
Zoning: RS
Agent:
Legal Description: NORTHSIDE W 15'-LOT 13, ALL-LOT 14 BLK 8
Property Use:

OWNER

Name: SOLIS PATRICIO
Secondary Name:
Mailing Address: 900 W 7TH ST WESLACO TX US 78596-6702
Owner ID: 144586
% Ownership: 100.000000
Exemptions: HS - Homestead, OTHER

LOCATION

Address: 210 W PLAZA ST, WESLACO TX

Market Area:
Market Area CD: SWLA001
Map ID: CWL
Zoning: RS

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

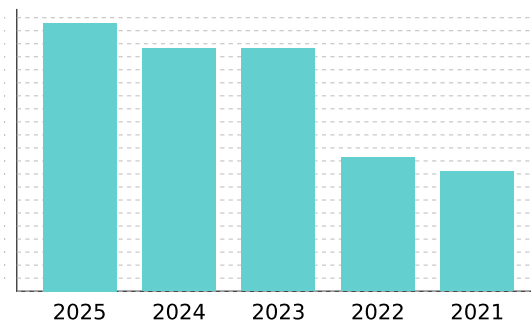
Land Homesite: \$24,800
Land Non-Homesite: \$0
Special Use Land Market: \$0
Total Land: \$24,800

Improvement Homesite: \$26,710
Improvement Non-Homesite: \$0
Total Improvement: \$26,710

Market: \$51,510
Special Use Exclusion (-): \$0
Appraised: \$51,510
Value Limitation Adjustment (-): \$19,390

Net Appraised: \$32,120

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$24,800	\$26,710	\$0	\$51,510	\$19,390	\$32,120
2024	\$30,560	\$16,044	\$0	\$46,604	\$17,404	\$29,200
2023	\$30,560	\$16,044	\$0	\$46,604	\$20,059	\$26,545
2022	\$11,360	\$14,249	\$0	\$25,609	\$1,477	\$24,132
2021	\$11,360	\$11,611	\$0	\$22,971	\$1,033	\$21,938

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	\$32,120	\$22,120
DR1	DRAINAGE DISTRICT #1	0.112300	\$32,120	\$32,120
GHD	HIDALGO COUNTY	0.575000	\$32,120	\$17,120
JCC	SOUTH TEXAS COLLEGE	0.162000	\$32,120	\$32,120
SST	SOUTH TEXAS SCHOOL	0.049200	\$32,120	\$27,120
SWL	WESLACO ISD	0.948100	\$32,120	\$0

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **RESIDENTIAL** Improvement Value: **\$26,710** Main Area: **558**
State Code: **A1** Description: Gross Building Area: **558**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	SIDLW		1	1982	1982	528
ENC	ENCLOSED ADD	SIDLW		1	1982	1982	30

Improvement Features

MA Construction Style: RES, Foundation: PR-BM, Exterior Wall: DWD, Interior Finish: SRK, Roof Style: HIP, Heating/Cooling: MINUS, Flooring: LIN, Number of Bedrooms: 2.00, Plumbing: 1, BATH: 1, Custom: 0
ENC Construction Style: RES, Foundation: PR-BM, Exterior Wall: DWD, Interior Finish: SRK, Roof Style: HIP, Heating/Cooling: MINUS, Flooring: LIN, Number of Bedrooms: 2.00, Plumbing: 1, BATH: 1, Custom: 0

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.0459	2,000	\$7.75	\$15,500	\$0
L	LOT	0.0275	1,200	\$7.75	\$9,300	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/14/78	WDV	WARRANTY DEED/VENDO	JOSE LUIS ARGUELLO	SOLIS PATRICIO		1592	853	

253 Guerra St



City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Martin Garza, City Manager

RE: Dilapidated Structure at 253 Guerra St, Weslaco, Texas

5/20/2025

NOTICE OF PUBLIC HEARING

Dear Raul Cardona

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **253 Guerra St** legally described as being; **COLONIA GUADALUPE LT 12 BLK 7, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 12, 2025, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, July 1, 2025, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City the building on your property and all the costs and expenses in be charged to you against the property. A lien will be placed o and charges incurred.

If you have any questions or comments regarding this notice, 3120.

Sincerely,

Code Enforcement Inspector

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-961

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	Raul Cardona
Street and Apt. No. or PO Box No.	253 Guerra St
City, State, ZIP+4®	Weslaco, TX 78596-6285
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 253			HOUSING TYPE ☒ Single Family ☐ Duplex Dwelling ☐ Apartment ☐ Other
STREET GUERRA	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.
ITEM NO. 1. LIVING ROOM	COMMENT		INITIAL ASSESSMENT
1.1 ELECTRICITY			6
1.2 WINDOW CONDITION			6
1.3 CEILING CONDITION			6
1.4 WALL CONDITION			6
1.5 FLOOR CONDITION			6
ITEM NO. 2. KITCHEN	COMMENT		INITIAL ASSESSMENT
2.1 ELECTRICITY			6
2.2 WINDOW CONDITION			6
2.3 CEILING CONDITION			6
2.4 WALL CONDITION			6
2.5 FLOOR CONDITION			6
ITEM NO. 3. BATHROOM	COMMENT		INITIAL ASSESSMENT
3.1 ELECTRICITY			6
3.2 WINDOW CONDITION			6
3.3 CEILING CONDITION			6
3.4 WALL CONDITION			6
3.5 FLOOR CONDITION			6
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT			6
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT			6
3.8 TUB OR SHOWER IN UNIT			6
3.9 VENTILATION			6

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		6
4.2 WINDOW CONDITION		6
4.3 CEILING CONDITION		6
4.4 WALL CONDITION		6
4.5 FLOOR CONDITION		6
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		6
5.2 WINDOW CONDITION		6
5.3 CEILING CONDITION		6
5.4 WALL CONDITION		6
5.5 FLOOR CONDITION		6
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION		6
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		6
6.3 CONDITION OF ROOF AND GUTTERS		6
6.4 CONDITION OF EXTERIOR SURFACES		6
6.5 LEAD PAINT: EXT. SURFACES		6
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		6
7.2 SAFETY OF HEATING EQUIP.		6
7.3 VENTILATION/COOLING		6
7.4 WATER HEATER		6
7.5 APPROVABLE WATER SUPPLY		6
7.6 PLUMBING		6
7.7 SEWER CONNECTION		6

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.
RECOMMENDATION: REPAIR _____ DEMOLISH <u>X</u> VACATE _____	
*INTERPRETATION OF NUMERIC SCALE 1 = Newly constructed 2 = Good condition requiring no repairs 3 = Standard condition requiring minor maintenance repair from normal seasonal wear 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard 6 = Dilapidated condition requiring more than 50% structural replacement 7 = Severe dilapidated condition that would require immediate attention	
INSPECTED BY <u>Gen Valg</u> DATE <u>1/8/25</u>	

DILAPIDATED STRUCTURE INSPECTION REPORT

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
X	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
X	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
X	22	Other: Completely gutted exposing wood framing
	23	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

OWNER/OCCUPANT _____ Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR _____

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

Doc-2579518

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

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

Document Number: 2015-2579518
Recorded As : RECORDING ELECTRONIC

Recorded On: January 20, 2015
Recorded At: 03:14:27 pm
Number of Pages: 3

Recording Fee: \$30.00

Parties:

Direct-
Indirect- NOT REQUIRED

Receipt Number: 1493998
Processed By: Imelda Leal

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

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



**STATE OF TEXAS
COUNTY OF HIDALGO**

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Doc-2579518

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.

Gift Warranty Deed

Date: **January 2, 2015**

Grantor: **MICAELA R. RANGEL AKA MICHAELA R. RANGEL, a single person**

Grantor's Mailing Address: **9271 Rockhurst
Houston, Texas 77080
Harris County**

Grantee: **RAUL CARDONA, as his sole and separate property and estate**

Grantee's Mailing Address: **8814 Carousel
Houston, Texas 77080-0000
Harris County**

Consideration: **A gift of the property herein conveyed because of the love and affection I hold for my nephew.**

Property (including any improvements):
Lot Twelve (12), Block Seven (7), in Colonial Guadalupe, an addition adjacent to or near the City of Weslaco, Texas, according to the map or plat of said addition which is of record in the office of the County Clerk of Hidalgo County, Texas, and to which reference is here made for all purposes.

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

All oil, gas, and other mineral reservations of record, if any;

All oil, gas leases and drilling agreements of record, if any;

Easements of record, if any;

Easements and conditions as may be contained in plat of said subdivision, if any;

Easements, rights, rules, and regulations in favor of pertaining water district, if any;

All visible easements and restrictions of record, if any.

All ad valorem taxes for the year 2015 and all 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 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 and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

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

Doc-2579518

Michaela Rangel
MICHAELA R. RANGEL

ACCEPTED BY:

Raul Cardona
RAUL CARDONA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF ~~HARRIS~~ *Hidalgo LA*

This instrument was acknowledged before me on the 2 day of January, 2015, by MICHAELA R. RANGEL.

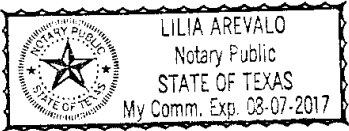


Lilia Arevalo
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF ~~HARRIS~~ *Hidalgo LA*

This instrument was acknowledged before me on the 2 day of January, 2015, by RAUL CARDONA.



Lilia Arevalo
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
RAUL CARDONA
8814 Carousel
Houston, Texas 77080-0000

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100 *2015-014*
McAllen, Texas 78501
FileNo.:GF#CARDONA;LA/ih

TITLE MEMORANDUM
GF# 189900

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lot 12, Block 7, COLONIA GUADALUPE SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 9, Page 13, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Raul Cardona by virtue of a Warranty Deed from Micaela R. Rangel aka Michaela R. Rangel dated January 2, 2015 filed January 20, 2015 under Document Number 2015-2579518, Official Records, Hidalgo County, Texas.

Note: The legal description of the above referenced deed appears to be defective.

BUILDING RESTRICTIONS:

None of Record

EXCEPTIONS:

- A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
- B. Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of Colonia Guadalupe Subdivision, recorded in Volume 9, Page 13, Map Records of Hidalgo County, Texas.
- C. Easement and Right of Way in favor of Central Power and Light Company as shown by instrument dated March 26, 1946, recorded in Volume 582, Page 502, Deed Records of Hidalgo County, Texas.
- D. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.

- E. Rights of parties in possession. (Owner's Policy Only)
- F. Visible and apparent easements on or across the property herein described.
- G. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- H. 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.

LIENS:

- A. None of Record.

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

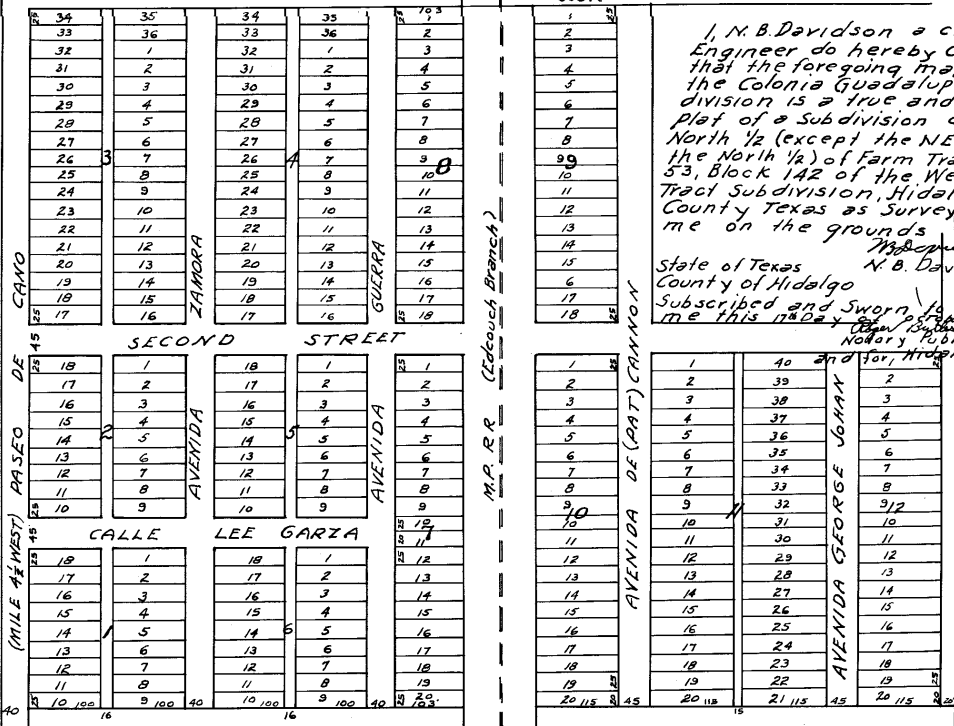
This examination is as of April 30, 2025 at 5:00 p.m.

VALLEY LAND TITLE CO.

By: Ida L. Castañeda
Ida Castañeda

COLONIA GUADALUPE
SUBDIVISION

Scale 1"=100'



I, N. B. Davidson a civil Engineer do hereby certify that the foregoing map of the Colonia Guadalupe Subdivision is a true and correct plat of a Subdivision of the North 1/2 (except the NE 1/4 of the North 1/2) of Farm Tract No 53, Block 142 of the West Tract Subdivision, Hidalgo County Texas as Surveyed by me on the grounds

State of Texas
County of Hidalgo
Subscribed and Sworn to before me this 17th day of May, 1946
Notary Public in and for, Hidalgo Co., Tex.

State of Texas
County of Hidalgo
Know all men by these present that I, M. P. Lackland owner of the property hereon described and designated as the COLONIA GUADALUPE subdivision and being a Subdivision of the North one half (except the NE 1/4 of the North 1/2) of Farm Tract 53, Block 142 West Tract Subdivision, Hidalgo Co., Texas, do hereby dedicate, adopt and confirm the foregoing map of the Colonia Guadalupe Subdivision and do hereby dedicate to the public the streets designated thereon reserving unto myself all water facilities with power to grant and convey such rights

Approved by City Commission
on Oct 22nd 1946.
City Secty: W. Thompson
Mayor Protem: G. P. Cannon

M. P. Lackland

State of Texas
County of Hidalgo

Before me the undersigned authority on this day personally appeared M. P. Lackland in the capacity of owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed

Given under my hand and seal of office, Notary Public in and for, Hidalgo Co., Tex. of October 1946 Commission Expires

PID 183939 | 253 S GUERRA

Property Summary Report | 2025
Online Services | Hidalgo Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 183939
Geographic ID: G9100-00-007-0012-00
Type: R
Zoning: RS
Agent:
Legal Description: COLONIA GUADALUPE LT 12 BLK 7

Property Use:

LOCATION

Address: 253 S GUERRA

Market Area:
Market Area CD: SWLA002
Map ID: CWL VOL 9 PG 13
Zoning: RS

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: CARDONA RAUL
Secondary Name:
Mailing Address: 8814 CAROUSEL HOUSTON TX US
77080-6001
Owner ID: 1044225
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

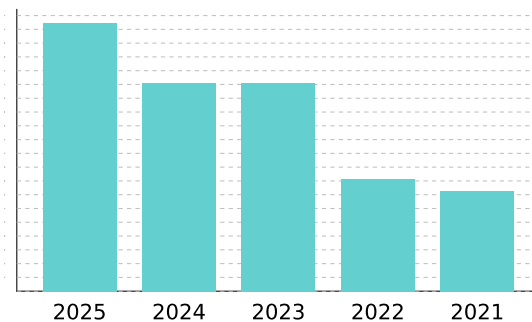
Land Homesite: \$0
Land Non-Homesite: \$24,591
Special Use Land Market: \$0
Total Land: \$24,591

Improvement Homesite: \$0
Improvement Non-Homesite: \$24,088
Total Improvement: \$24,088

Market: \$48,679
Special Use Exclusion (-): \$0
Appraised: \$48,679
Value Limitation Adjustment (-): \$3,357

Net Appraised: \$45,322

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$24,591	\$24,088	\$0	\$48,679	\$3,357	\$45,322
2024	\$24,591	\$13,177	\$0	\$37,768	\$0	\$37,768
2023	\$24,591	\$13,177	\$0	\$37,768	\$0	\$37,768
2022	\$8,626	\$11,704	\$0	\$20,330	\$0	\$20,330
2021	\$8,626	\$9,537	\$0	\$18,163	\$0	\$18,163

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	\$45,322	\$45,322
DR1	DRAINAGE DISTRICT #1	0.112300	\$45,322	\$45,322
GHD	HIDALGO COUNTY	0.575000	\$45,322	\$45,322
JCC	SOUTH TEXAS COLLEGE	0.162000	\$45,322	\$45,322
SST	SOUTH TEXAS SCHOOL	0.049200	\$45,322	\$45,322
SWL	WESLACO ISD	0.948100	\$45,322	\$45,322

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **RESIDENTIAL** Improvement Value: **\$24,088** Main Area: **464**
State Code: **A1** Description: **RESIDENTIAL** Gross Building Area: **512**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	SIDLW		1	1984	1984	464
POR	PORCH (COVERED)	SIDLW		1	2007	2007	48

Improvement Features

MA Construction Style: RES, Foundation: CBK, Exterior Wall: DWD, Interior Finish: SRK, Roof Style: GAB, Heating/Cooling: MINUS, Flooring: LIN, Number of Bedrooms: 2.00, Plumbing: 1, BATH: 1, Custom: 0

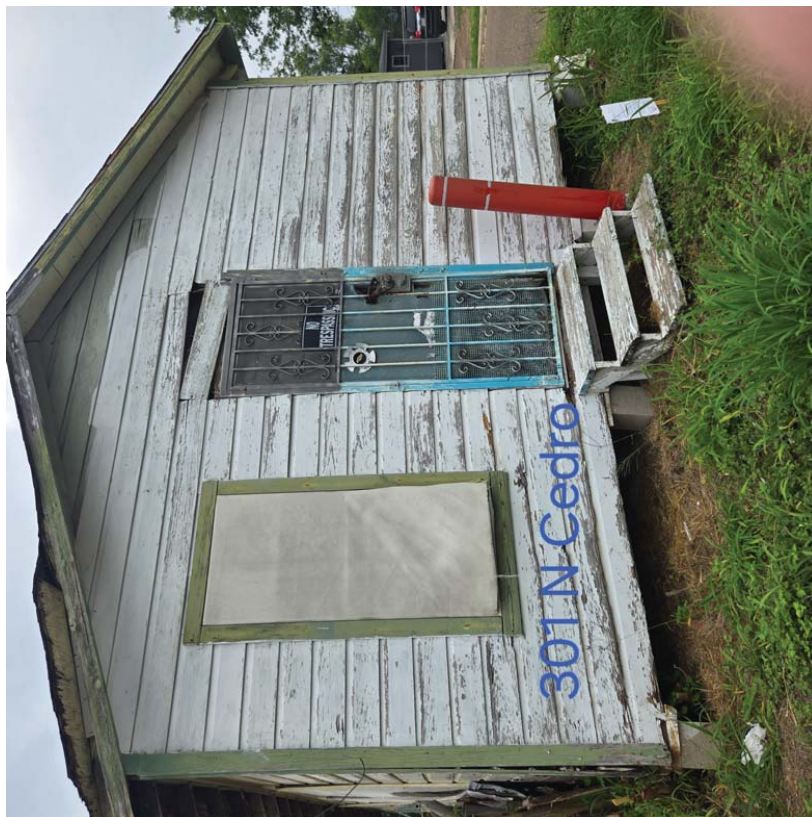
LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.0591	2,575	\$9.55	\$24,591	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
1/20/15	GFD	GIFT DEED	RANGEL MICHAELA	CARDONA RAUL				2579518
	CONV	CONVERSION	JOSE LUIS ARGUELLO	RANGEL MICHAELA				

301 N Cedro



City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Martin Garza, City Manager

RE: Dilapidated Structure at 301 N Cerdo St, Weslaco, Texas

5/20/2025

NOTICE OF PUBLIC HEARING

Dear Matiana Dominguez

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **301 N Cerdo St** legally described as being; **NORTHSIDE LOT 12 BLK 7, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 12, 2025, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, July 1, 2025, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred, including administrative costs will be charged to you against the property. A lien will be placed on and charges incurred.

If you have any questions or comments regarding this notice, please call 3120.

Sincerely,

Code Enforcement Inspector

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-968

U.S. Postal Service[™] CERTIFIED MAIL[®] RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	Matiana Dominguez
Street and Apt. No., or PO Box No.	1608 Sam Houston Dr
City, State, ZIP+4 [®]	HARLINGEN TX 78550-8189

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT <i>301 N. cedar</i>			HOUSING TYPE ☒ Single Family ☐ Duplex Dwelling ☐ Apartment ☐ Other
STREET	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			
PHONE NO.			
ITEM NO. 1. LIVING ROOM	COMMENT		INITIAL ASSESSMENT
1.1 ELECTRICITY			6
1.2 WINDOW CONDITION	<i>Broken / missing</i>		6
1.3 CEILING CONDITION	<i>holes</i>		7
1.4 WALL CONDITION	<i>holes</i>		6
1.5 FLOOR CONDITION	<i>holes / warping</i>		6
ITEM NO. 2. KITCHEN	COMMENT		INITIAL ASSESSMENT
2.1 ELECTRICITY			6
2.2 WINDOW CONDITION	<i>Broken / missing</i>		7
2.3 CEILING CONDITION	<i>holes</i>		7
2.4 WALL CONDITION	<i>holes</i>		6
2.5 FLOOR CONDITION	<i>warping</i>		6
ITEM NO. 3. BATHROOM	COMMENT		INITIAL ASSESSMENT
3.1 ELECTRICITY			6
3.2 WINDOW CONDITION	<i>cracked</i>		6
3.3 CEILING CONDITION	<i>holes</i>		7
3.4 WALL CONDITION	<i>holes</i>		7
3.5 FLOOR CONDITION	<i>warped</i>		7
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT	<i>missing</i>		7
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT	<i>missing</i>		7
3.8 TUB OR SHOWER IN UNIT	<i>not secured to wall</i>		7
3.9 VENTILATION			6

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		6
4.2 WINDOW CONDITION		7
4.3 CEILING CONDITION	cracked	7
4.4 WALL CONDITION	holes	7
4.5 FLOOR CONDITION	warped	6
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		6
5.2 WINDOW CONDITION	cracked	6
5.3 CEILING CONDITION	holes	7
5.4 WALL CONDITION	holes	7
5.5 FLOOR CONDITION	warped	7
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION	sinking	7
6.2 CONDITION OF STAIRS, RAILS AND PORCHES	missing	7
6.3 CONDITION OF ROOF AND GUTTERS	missing	7
6.4 CONDITION OF EXTERIOR SURFACES	holes / rotting	7
6.5 LEAD PAINT: EXT. SURFACES		—
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP	missing	6
7.2 SAFETY OF HEATING EQUIP.	—	6
7.3 VENTILATION/COOLING	missing	6
7.4 WATER HEATER	missing	6
7.5 APPROVABLE WATER SUPPLY		6
7.6 PLUMBING		6
7.7 SEWER CONNECTION		6

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.
RECOMMENDATION: REPAIR _____ DEMOLISH ☒ VACATE _____	
*INTERPRETATION OF NUMERIC SCALE 1 = Newly constructed 2 = Good condition requiring no repairs 3 = Standard condition requiring minor maintenance repair from normal seasonal wear 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard 6 = Dilapidated condition requiring more than 50% structural replacement 7 = Severe dilapidated condition that would require immediate attention	
INSPECTED BY	  DATE

DILAPIDATED STRUCTURE INSPECTION REPORT

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
X	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
X	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

AFFIDAVIT FOR RIGHT OF ENTRY TO ABATE A NUISANCE
FOR FIRE, HEALTH & CODE VIOLATIONS

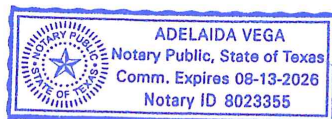
STATE OF TEXAS §
COUNTY OF HIDALGO §
CITY OF WESLACO §

1. There is, in the City of Weslaco, Hidalgo County, Texas, a suspected place and premises located at 301 N. Cedro St. Texas (hereinafter referred to as Property), which is a substructure. Affiant deemed the property as Public Nuisance. Refer to attachments.
2. Affiant further believes that the Property presents a fire or health hazard or unsafe building condition or a violation of a fire, health or building regulation, statute, or ordinance.
3. The Property is owned by Matiana Dominguez
4. It is the belief of Affiant, and Affiant hereby charges and accuses that the owner of the Property is in violation of Section 26-225 of the City of Weslaco City's Code.

FURTHER AFFIANT SAYETH NOT

This instrument was acknowledged before me on the 5th day of May, 2025, by Joel Gonzalez as Code Enforcement Officer of the City of Weslaco.

Joel Gonzalez
5th day of May 2025. b
City of Weslaco.
Celedaida Vega
Notary Public's Signature, State of Texas



WARRENT

170994

**WARRENT FOR RIGHT OF ENTRY TO ABATE A NUISANCE
FOR FIRE, HEALTH & CODE VIOLATIONS**

STATE OF TEXAS §
COUNTY OF HIDALGO §
CITY OF WESLACO §

IN THE NAME BY THE AUTHORITY OF THE STATE OF TEXAS:

GREETINGS:

WHEREAS, in accordance with Article 18.05 of the Code of Criminal Procedure of the State of Texas authorizing certain municipal officers to inspect any specified premises to determine the presence of a fire or health hazard, or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance, and accordance with the general police powers granted to municipalities in the State of Texas to preserve the health, safety, and welfare of its citizenry, Joel Gonzalez, Code Enforcement Officer of the City of Weslaco, has sworn and alleged, under oath, that a certain premise located at 301 N. Cedro St. is in apparent violation of Chapter 26 the Code of Ordinances.

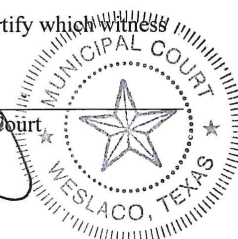
WHEREAS the grounds and probable cause for this Warrant to issue and set forth in the Affidavit, which is attached and made a part hereof: and upon examination by me, I am satisfied that the grounds exist, and that probable cause is shown, and I believe in its existence and do so hereby find.

NOW THEREFORE, Joel Gonzalez is commanded to enter and abate nuisance of the suspected place and premises described above and in said Affidavit and to make notes of findings and take photographs and video recordings of the specified premises to determine presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulations, statute, or city ordinance.

HEREIN FAIL NOT, but you have then and there this Warrant for execution within three (3) days after the date of issuance and exclusive of the date of execution with the return thereon, showing how you have executed the same.

ISSUED at 1:30 o'clock p. m., on this 5th day of May, 2025, to certify which witness my hand and seal this day.

[Signature]
Judge, Weslaco Municipal Court



THE STATE OF TEXAS

City of Weslaco

City of Weslaco vs. Matiana Dominguez

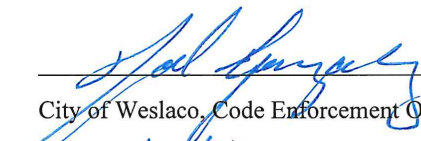
Officer's Return

The within warrant came to hand, and executed on this 6 day of MAY 2025
inspecting the premises herein described, and finding therein the violations named below:

Joel Gonzalez, Code Enforcement Officer of the City of Weslaco.

Due and proper return having been made of the Inspection warrant, and within the warrant,
affidavit and return shall be filed in the office of the clerk for the city of Weslaco.

This _____ day of _____, 20 ____.



City of Weslaco, Code Enforcement Officer, Joel Gonzalez
City of Weslaco, Texas

TITLE MEMORANDUM
GF# 189901

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lot 12, Block 7, NORTHSIDE SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 3, Page 58, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Matiana Dominguez, a single woman by virtue of a Warranty Deed from Romula O. de la Pena, dated December 15, 1986, recorded in Volume 2381, Page 978, Official Records, Hidalgo County, Texas.

BUILDING RESTRICTIONS:

None of record

EXCEPTIONS:

- A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
- B. Roadway's as shown on the map of Northside Subdivision, recorded in Volume 3, Page 58, Map Records of Hidalgo County, Texas.
- C. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.
- D. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.
- E. Rights of parties in possession.
- F. Visible and apparent easements on or across the property herein described.

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

LIENS:

- A. None of record

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of April 29, 2025 at 5:00 p.m.

By: 
VALLEY LAND TITLE CO.
Martha Rodriguez

126—WARRANTY DEED VOL 2381 PAGE 978 TEXAS STANDARD FORM

193082

The State of Texas, } **Know All Men by These Presents:**
County of Hidalgo

That Romula O. de la Pena

of the County of Hidalgo State of Texas for and in consideration
of the sum of Ten Dollars and no/100-----
-----(\$10.00)-----DOLLARS
to it in hand paid by Matiana Dominguez, a single woman
as follows:

Cash, Receipt of which is confessed

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said
Matiana Dominguez, a single woman

of the County of Hidalgo State of Texas all that certain

Lot 12 in Block 7 North Side Subdivision, Weslaco, Hidalgo
County, Texas as per map or plat duly filed in the map
records, Hidalgo County

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

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

WITNESS my hand at Weslaco, Texas
this 15th day of December 19 86
Witnesses at Request of Grantor:

Romula O. de la Pena
Romula O. de la Pena

THE STATE OF TEXAS, }
COUNTY OF Hidalgo }
SINGLE ACKNOWLEDGMENT
BEFORE ME, the undersigned authority, on this day personally appeared
Romula O. de la Pena
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me
that She executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of December A.D. 19 86
(L.S.)
My Commission Expires: 12-13-88 EDUARDO GUERRA, JR. *Eduardo Guerra Jr*
NOTARY PUBLIC Notary Public in and for the State of Texas
HIDALGO, CO. TEX.

THE STATE OF TEXAS, }
COUNTY OF }
SINGLE ACKNOWLEDGMENT
BEFORE ME, the undersigned authority, on this day personally appeared
known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me
that he executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of A.D. 19
(L.S.)
My Commission Expires: Notary Public in and for the State of Texas

THE STATE OF TEXAS, }
COUNTY OF }
SINGLE ACKNOWLEDGMENT
BEFORE ME, the undersigned authority, on this day personally appeared
known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me
that he executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of A.D. 19
(L.S.)
My Commission Expires: Notary Public in and for the State of Texas

THE STATE OF TEXAS, }
COUNTY OF }
I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for
record in my office on the day of , A. D. 19 at o'clock M.,
and was duly recorded by me on the day of A. D. 19
in Vol. , page , of the Records of said County.
WITNESS MY HAND and the Seal of the County Court of said County, at my office in
the day and year last above written.
(L. S.)
County Clerk County, Texas
By Deputy.

193082

125

Warranty Deed

FROM

TO

FILED FOR RECORD

This day of A.D. 19 at o'clock M.

By County Clerk Deputy

4:12

1986

In County Records on Page

In Book

County Clerk Deputy

Recording Fee \$

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

391 N. Cedro Westlake

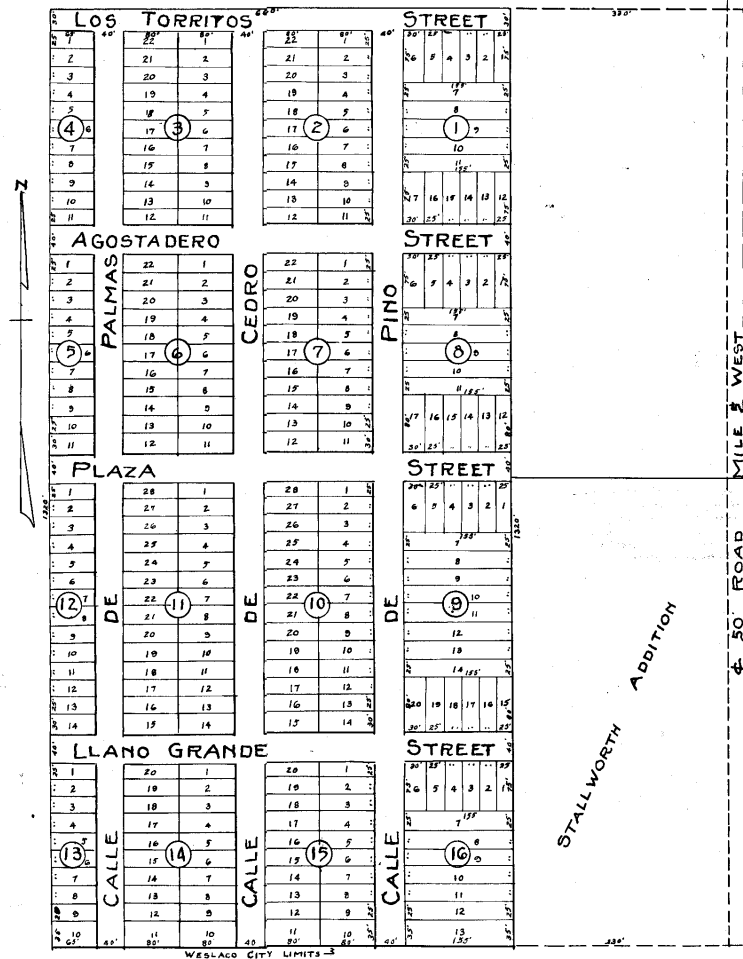
The Odor Company, Publishers, Dallas

MAP
OF
THE NORTHSIDE SUBDIVISION
AN ADDITION TO
WESLACO TEXAS

SCALE 1"=100'

NOV 5-1926.

H.E. Bennett
CIVIL ENGINEER
MERCED, TEXAS



STATE OF TEXAS} ss.
COUNTY HIDALGO

KNOW ALL MEN BY THESE PRESENTS,

That I, E.C. Couch, have caused the land embraced in the annexed plat, known as the West 20 acres of Farm Tract 1510 in Lot 8 Block 163 of the American Rio Grande Land and Irrigation Company West Tract Subdivision, to be surveyed, laid out and platted, and to be known as, 'NORTH SIDE SUBDIVISION', and that the dedication of the streets of this plat is made with the express reservation in the said E.C. Couch of the right to occupy and use said streets and the space beneath them for the purpose of constructing and operating plants, pipe and pole lines for the distribution and sale of water, heat, gas, light and power, and for telephone and telegraph lines, and for the purpose of operating lines of transportation for the carriage of passengers and freight, and for the construction and operation of sewerage and drainage within the said 'North Side Subdivision', and it is expressly provided that at no time in the present or future shall any oil well be sunk, or any operation whatever be made or had within the said streets for mineral mining or oil, but the same is forever prohibited; all of said rights, privileges and franchises in the said streets aforesaid are and shall be the property of and shall be used and exercised by the said E.C. Couch, or any other person or persons, corporation or corporations to whom said rights, privileges and franchises may be respectively assigned by him.

Witness my hand this 3rd day of November A.D. 1926.

E.C. Couch

STATE OF TEXAS} ss.
COUNTY HIDALGO

Before me, the undersigned authority, on this day personally appeared E.C. Couch, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed.

Given under my hand and seal of office this 18th day of November A.D. 1926.

Notary Public, Hidalgo County, Texas

STATE OF TEXAS} ss.
COUNTY HIDALGO

I, H.E. Bennett, Civil Engineer and Surveyor, do hereby certify that the foregoing plat is a full, true and complete map of the 'North Side Subdivision' as surveyed and platted by me.

Witness my hand this 3rd day of November A.D. 1926.

H.E. Bennett
Civil Engineer and Surveyor

STATE OF TEXAS} ss.
COUNTY HIDALGO

Before me, the undersigned authority on this day personally appeared H.E. Bennett, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed.

Given under my hand and seal of office this 18th day of November A.D. 1926.

Notary Public, Hidalgo County, Texas

FILED for record this day

NOV 5 1926

at 1:30 o'clock P.M.
CAME E. HILL
Clerk County Court, Hidalgo County, Texas
at 1:30 P.M.

Recorded: Dec. 3, 1926
at 2:30 P.M.

STALLWORTH ADDITION

PID 249175 | 301 N CEDRO ST

Property Summary Report | 2025
Online Services | Hidalgo Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 249175
Geographic ID: N7700-00-007-0012-00
Type: R
Zoning: RS
Agent:
Legal Description: NORTHSIDE LOT 12 BLK 7

Property Use:

OWNER

Name: DOMINGUEZ MATIANA
Secondary Name:
Mailing Address: 1608 SAM HOUSTON DR HARLINGEN TX
US 78550-8189
Owner ID: 144580
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 301 N CEDRO ST, WESLACO TX

Market Area:
Market Area CD: SWLA001
Map ID:
Zoning: RS

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

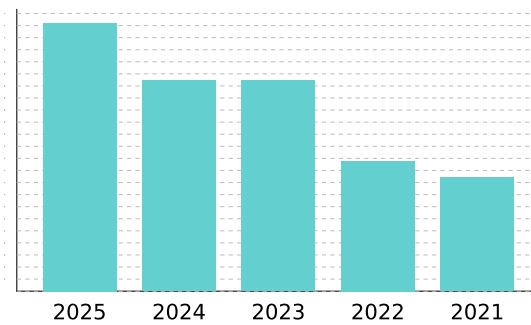
Land Homesite: \$0
Land Non-Homesite: \$25,680
Special Use Land Market: \$0
Total Land: \$25,680

Improvement Homesite: \$0
Improvement Non-Homesite: \$29,882
Total Improvement: \$29,882

Market: \$55,562
Special Use Exclusion (-): \$0
Appraised: \$55,562
Value Limitation Adjustment (-): \$3,186

Net Appraised: \$52,376

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$25,680	\$29,882	\$0	\$55,562	\$3,186	\$52,376
2024	\$22,920	\$20,727	\$0	\$43,647	\$0	\$43,647
2023	\$22,920	\$20,727	\$0	\$43,647	\$0	\$43,647
2022	\$8,520	\$18,412	\$0	\$26,932	\$0	\$26,932
2021	\$8,520	\$14,999	\$0	\$23,519	\$0	\$23,519

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	\$52,376	\$52,376
DR1	DRAINAGE DISTRICT #1	0.112300	\$52,376	\$52,376
GHD	HIDALGO COUNTY	0.575000	\$52,376	\$52,376
JCC	SOUTH TEXAS COLLEGE	0.162000	\$52,376	\$52,376
SST	SOUTH TEXAS SCHOOL	0.049200	\$52,376	\$52,376
SWL	WESLACO ISD	0.948100	\$52,376	\$52,376

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **RESIDENTIAL** Improvement Value: **\$29,882** Main Area: **704**
State Code: **A1** Description: **RESIDENTIAL** Gross Building Area: **704**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	SIDLW		1	1975	1975	544
ADD	ADDITION	SIDLW		1	1975	1975	160

Improvement Features

MA Construction Style: RES, Foundation: CBK, Exterior Wall: DWD, Interior Finish: SRK, Roof Style: GAB, Heating/Cooling: MINUS, Flooring: LWD, Number of Bedrooms: 2.00, Plumbing: 1, BATH: 1, Custom: 0
ADD Construction Style: RES, Foundation: CBK, Exterior Wall: DWD, Interior Finish: SRK, Roof Style: GAB, Heating/Cooling: MINUS, Flooring: LWD, Number of Bedrooms: 2.00, Plumbing: 1, BATH: 1, Custom: 0

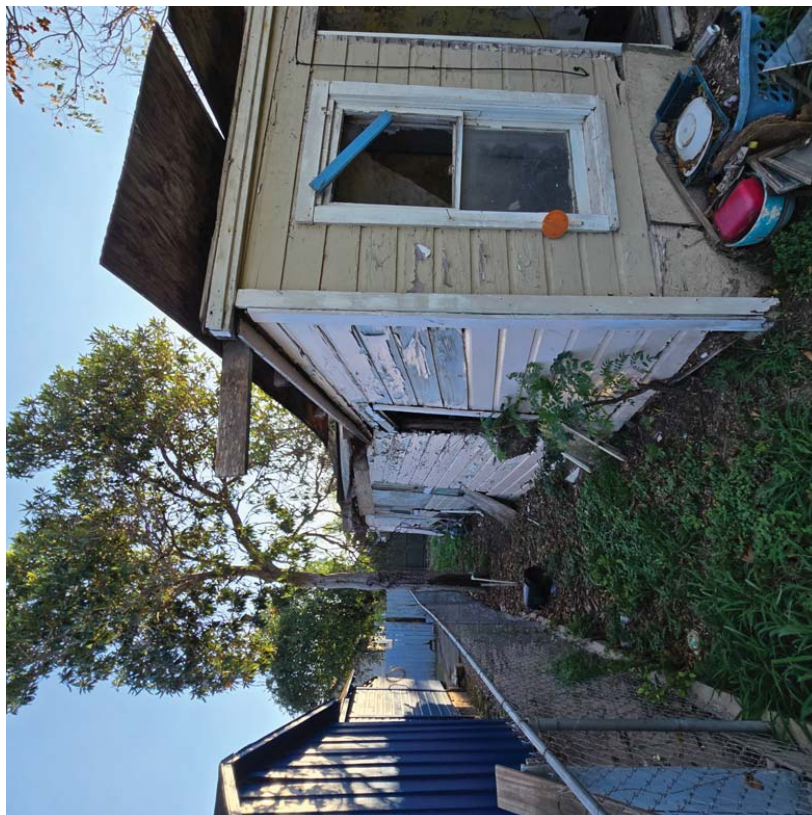
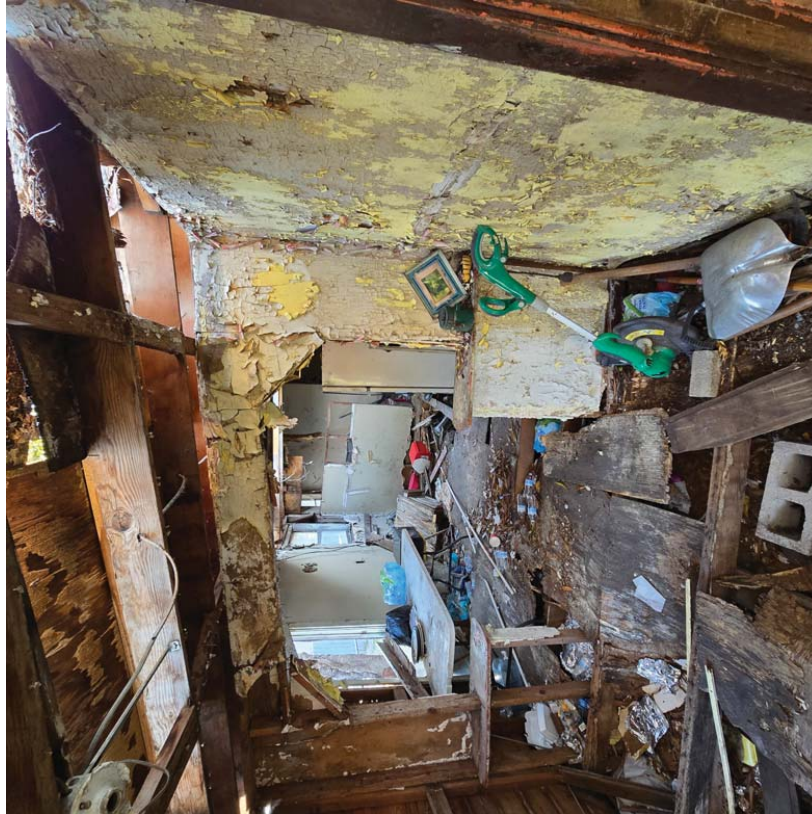
LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.0551	2,400	\$10.70	\$25,680	\$0

DEED HISTORY

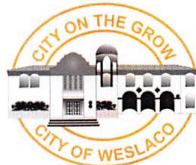
Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
	CONV	CONVERSION DE LA PENA R L		DOMINGUEZ MATIANA		2381	978	

304 N Pueblo St



City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Martin Garza, City Manager

RE: Dilapidated Structure at 304 N Pueblo St, Weslaco, Texas

5/20/2025

NOTICE OF PUBLIC HEARING

Dear Jesusa Medina Martinez

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **304 N Pueblo St** legally described as being; **CHRISTENSEN'S BLK 3 LOT 5 , City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 12, 2025, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, July 1, 2025, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred be charged to you against the property. A lien will be placed on and charges incurred.

If you have any questions or comments regarding this notice, please call 3120.

Sincerely,

Code Enforcement Inspector

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-968

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE™

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To: Jesusa Medina Martinez
Street and Apt. No. or PO Box No.: 304 Pueblo St
City, State, ZIP+4: Weslaco TX 78596-3124

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT			HOUSING TYPE
STREET 304 Pueblo	CITY Weslaco		☒ Single Family ☐ Duplex Dwelling ☐ Apartment ☐ Other
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.
ITEM NO. 1. LIVING ROOM	COMMENT		INITIAL ASSESSMENT
1.1 ELECTRICITY			
1.2 WINDOW CONDITION			
1.3 CEILING CONDITION			
1.4 WALL CONDITION			
1.5 FLOOR CONDITION			
ITEM NO. 2. KITCHEN	COMMENT		INITIAL ASSESSMENT
2.1 ELECTRICITY			
2.2 WINDOW CONDITION			
2.3 CEILING CONDITION			
2.4 WALL CONDITION			
2.5 FLOOR CONDITION			
ITEM NO. 3. BATHROOM	COMMENT		INITIAL ASSESSMENT
3.1 ELECTRICITY			
3.2 WINDOW CONDITION			
3.3 CEILING CONDITION			
3.4 WALL CONDITION			
3.5 FLOOR CONDITION			
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT			
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT			
3.8 TUB OR SHOWER IN UNIT			
3.9 VENTILATION			

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		
4.2 WINDOW CONDITION		
4.3 CEILING CONDITION		
4.4 WALL CONDITION		
4.5 FLOOR CONDITION		
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		
5.2 WINDOW CONDITION		
5.3 CEILING CONDITION		
5.4 WALL CONDITION		
5.5 FLOOR CONDITION		
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION		
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		
6.3 CONDITION OF ROOF AND GUTTERS		
6.4 CONDITION OF EXTERIOR SURFACES		
6.5 LEAD PAINT: EXT. SURFACES		
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		
7.2 SAFETY OF HEATING EQUIP.		
7.3 VENTILATION/COOLING		
7.4 WATER HEATER		
7.5 APPROVABLE WATER SUPPLY		
7.6 PLUMBING		
7.7 SEWER CONNECTION		

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.
RECOMMENDATION: REPAIR _____ DEMOLISH ☒ VACATE _____	
*INTERPRETATION OF NUMERIC SCALE 1 = Newly constructed 2 = Good condition requiring no repairs 3 = Standard condition requiring minor maintenance repair from normal seasonal wear 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard 6 = Dilapidated condition requiring more than 50% structural replacement 7 = Severe dilapidated condition that would require immediate attention	
 _____ INSPECTED BY 1-6-25 _____ DATE	

DILAPIDATED STRUCTURE INSPECTION REPORT

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
X	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
X	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
X	22	Other: Natural Gas Meter in place.
X	23	Other: Propane Tank on property
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

Doc-2986537

C054-09-2

NAFT FEDERAL CREDIT UNION	§	IN THE JUSTICE COURT
	§	
VS.	§	PRECINCT 2 PLACE 2
PATRICIA G. MEDINA	§	
	§	HIDALGO COUNTY, TEXAS

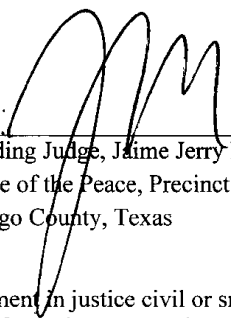
ABSTRACT OF JUDGMENT

The undersigned, Justice of the Peace, Precinct 2 Place 2, Hidalgo County, Texas, hereby certifies that, on this the 18th day of February, 2009, in the said court in a cause styled Naft Federal Credit Union, Plaintiff, vs. Patricia G. Medina, Defendant, and No. C054-09-2 on the docket of such court, a Judgment was rendered in favor of Plaintiff as against Defendant, of which Judgment the following is a true and correct abstract:

1. The name of the Plaintiff in such Judgment is: Naft Federal Credit Union;
2. The mailing address for said Plaintiff is: Po Box 771 Pharr TX 78577;
3. The name of the Defendant in such Judgment is: Patricia G. Medina;
4. The defendant's date of birth is **/**/**** ;
5. The defendant's driver's license number is ***** ;
6. The defendant's social security number is ***-**-**** ;
7. The number of the suit in which such Judgment was rendered is Cause No.C054-09-2;
8. The defendants address is 2913 Azteca Ave McAllen, TX 78503;
9. Citation of personal service was served upon the Defendant in person on , in Hidalgo County, Texas;
10. The date when such Judgment was rendered: 2/18/2009;
11. The amount for which such Judgment was rendered is: \$6,205.43, plus \$152.00 court costs;
12. The balance due on such Judgment as of today is: \$12,393.86;
13. The rate of interest specified in such Judgment: 10% compounded annually.

I further certify that Naft Federal Credit Union Plaintiff, the person in whose favor such Judgment was rendered, applied for and hereby receives delivery of this Abstract of Judgment from the court upon due payment of the fee allowed by law.

Issued on this the 6th day of February, 2019.

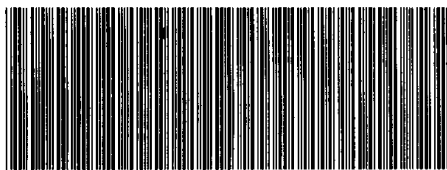


Presiding Judge, Jaime Jerry Munoz
Justice of the Peace, Precinct 2 Place 2
Hidalgo County, Texas



[NOTE: The attorney of person who is awarded a judgment in justice civil or small claims court may prepare an abstract for the court; however it must contain all the information set out above.]

Doc-2986537



VG-1390-2019-2986537

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2986537

Billable Pages: 1

Recorded On: February 11, 2019 12:50 PM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 2986537
Receipt No: 20190211000210
Recorded On: February 11, 2019 12:50 PM
Deputy Clerk: Imelda Leal
Station: CH-1-CC-K27

Record and Return To:

NAFT Federal Credit Union
P.O. Box 771
Attn: Alfonso
Pharr TX 78577



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-2599793

**** Electronically Filed Document ****

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

**Document Number: 2015-2599793
Recorded As : LIEN - FEDERAL/STATE**

**Recorded On: April 02, 2015
Recorded At: 04:43:35 pm
Number of Pages: 2**

Recording Fee: \$31.00

Parties:

**Direct- MEDINA MARIA PATRICIA
Indirect- UNITED STATES ATTORNEYS OFFIC**

**Receipt Number: 1511291
Processed By: Ismael Hidalgo**

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

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



**STATE OF TEXAS
COUNTY OF HIDALGO**

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Doc-2599793



DEPARTMENT OF JUSTICE
NOTICE OF LIEN FOR FINE AND/OR RESTITUTION
IMPOSED PURSUANT TO THE
ANTI-TERRORISM AND EFFECTIVE DEATH
PENALTY ACT OF 1996

United States Attorney's Office for
SOUTHERN DISTRICT OF TEXAS

Serial Number
2015A36193

NOTICE is hereby given of a lien against the property of the defendant named below. Pursuant to Title 18, United States Code, § 3613(c), a fine or an order of restitution imposed pursuant to the provisions of subchapter C of chapter 227 is a lien in favor of the United States upon all property belonging to the person fined or ordered to pay restitution. Pursuant to § 3613(d), a notice of lien shall be considered a notice of lien for taxes for the purposes of any State or local law providing for the filing of a tax lien. The lien arises at the time of the entry of judgment and continues until the liability is satisfied, remitted, or set aside, or until it becomes unenforceable pursuant to § 3613(b).

Name of Defendant	Maria Patricia Medina
Amount of Fine/Restitution	\$2,100.00
Court Imposing Judgment	McAllen Division
Court Number	7:14-CR-483-01
Date of Judgment	July 24, 2014
Date of Entry of Judgment	August 11, 2014
Rate of Interest	0.00%

If payment becomes past due, penalties totaling up to 25 percent of the principal amount past due may arise. 18 U.S.C. § 3612(g).

IMPORTANT RELEASE INFORMATION--With respect to the lien listed above, this notice shall operate as a certificate of release pursuant to 18 U.S.C. § 3613(b) by operation of law, but no later than June 24, 2035 (twenty years plus term of imprisonment).

PLACE OF FILING Hidalgo County, TX

This notice was prepared and signed at HOUSTON, TX on this 2nd day of April, 2015.

Signature:

Martha Minnis
Assistant United States Attorney
1000 Louisiana, Suite 2300
Houston, Texas 77002
Tel: (713) 567-9167
Fax: (713) 718-3405

RETURN TO:
US ATTORNEY'S OFFICE
ATTN: FINANCIAL LITIGATION UNIT (KWL)
1000 LOUISIANA, STE 2300
HOUSTON, TEXAS 77002

281

126-WARRANTY DEED

TEXAS STANDARD FORM

The State of Texas,
County of HIDALGO

729

} Know All Men by These Presents:

That I, R. L. de la Pena

of the County of Hidalgo State of Texas for and in consideration
of the sum of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION,

~~XXXXXXXXXX~~

to me in hand paid by Donaciano L. Medina and wife, Patricia G. Medina,
as follows:

In cash,

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

Donaciano L. Medina and wife, Patricia G. Medina,

of the County of Hidalgo State of Texas all that certain
lot, tract or parcel of land lying and being situated in Hidalgo County,
Texas and being more particularly described as follows, to-wit:

Being all of Lot Five (5), Block Three (3), Christensen Sub-
division to the City of Weslaco, according to a map or plat
of said Christensen Subdivision now of record in the Office
of the County Clerk of Hidalgo County, Texas, to which map
or plat reference is here made for all purposes;

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

Donaciano L. Medina and wife, Patricia G. Medina, their
heirs and assigns forever and I do hereby bind myself, my
heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises
unto the said

Donaciano L. Medina and wife, Patricia G. Medina, their
heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any
part thereof.

WITNESS my hand at Weslaco, Texas,
this 18th day of January, 1954.

~~Witness at Request of Grantor~~



R. L. de la Pena
R. L. de la Pena

262

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF HIDALGO }

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18th day of January, A. D. 19 54.

(L. S.)

E. H. McIlhenny (E. H. McIlhenny)
Notary Public in and for Hidalgo County, Texas

WIFE'S SEPARATE ACKNOWLEDGMENT

Filed for Record on the 19th day of January A. D. 1954, at 10:55 o'clock A. M.

Duly Recorded this the 21st day of January A. D. 1954, at 10:22 o'clock A. M.

Instrument No. 729

GEO. L. ANDERSON, County Clerk
Hidalgo County, Texas

By J. Brennan Deputy

29224

VOL 1691 PAGE 181

QUITCLAIM DEED

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

That, We, PATRICIA GUAJARDO MEDINA, individually, and as community survivor of Donaciano Medina, Deceased, Juana M Solis, Eleuteria M of Rodriguez, HIDALGO COUNTY, Texas, in consideration of and Jesusa M. Martinez, of the sum of one dollar in hand paid by the grantee s hereinafter named, the receipt of which is hereby acknowledged, do by these presents grant, convey, release and forever QUITCLAIM unto - - Patricie Guajardo Medina, and Jesusa Medina Martinez, as joint tenants, add not as tenants in common, with full right of survivorship,

of Hidalgo County, Texas, all that certain property situate in the County of Hidalgo

State of Texas, described as follows, to-wit:

All of Lot Number Five (5), out of Block Number Three (3), out of CHRISTENSEN SUBDIVISION to the city of WESLACO, HIDALGO COUNTY, TEXAS, as same is described in the map or plat thereof of record in the office the the County Clerk of Hidalgo County, Texas, to which reference is here made for a more particular description;

TO HAVE AND TO HOLD the said premises, together with all rights, hereditaments and appurtenances thereto belonging, unto the said grantee s above named, their heirs and assigns forever, so that neither the undersigned, nor any person or persons claiming under the undersigned, shall at any time hereafter have or claim any right, title or interest in or to said property, or any part thereof.

EXECUTED this 21st day of April, A. D. 1980.

Witnesses to mark of
Patricia G. Medina.

-- Celia Rodriguez
Donaciano Medina

Patricia Guajardo Medina
Patricia Guajardo Medina

Jesusa Medina Martinez
Jesusa M. Martinez

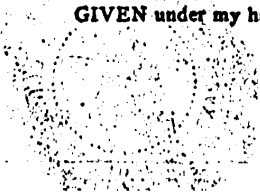
Juana Medina Solis
Juana Medina Solis

Eleuteria Medina Rodriguez
Eleuteria Medina Rodriguez

VOL 1691 PAGE 182
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE me, the undersigned, a Notary Public in and for the State and County aforesaid, on this day personally appeared PATRICIA GUAJARDO MEDINA, JESUSA M. MARTINEZ, JUANA MEDINA SOLIS and ELEUTERIA MEDINA RODRIGUEZ known to me to be the person s whose name s are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and Seal of Office this the 21st day of April 1980.



Walter G. Weaver
Notary Public for HIDALGO County, Texas.
Walter G. Weaver, ...

29224

FORM 16
QUIT CLAIM DEED

PATRICIA GUAJARDO MEDINA, ET AL

TO

PATRICIA GUAJARDO MEDINA AND
JESUSA M. MARTINEZ

FILED FOR RECORD
1980 OCT -3 AM 11:23
SANTOS SALDANA
COUNTY CLERK
HIDALGO COUNTY, TEXAS

alg: Walter G. Weaver

Return to
Martha M. Martinez 304 N. Pineda, Laredo, Texas 78546

TITLE MEMORANDUM
GF# 189903

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lot 5, Block 3, CHRISTENSEN'S SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 7, Page 53, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Donaciano L. Medina and wife, Patricia G. Medina by virtue of a Warranty Deed from R. L. de la Pena dated January 18, 1954, recorded in Volume 790, Page 261, Deed Records, Hidalgo County, Texas; and

Patricia Guajardo Medina and Jesusa Medina Martinez by virtue of a QuitClaim Deed from Patricia Guajardo Medina, community survivor of Donaciano Medina, deceased, Juana M. Solis, Eleuteria M. Rodriguez and Jesusa M. Martinez, dated April 21, 1980, recorded in Volume 1691, Page 181, Deed Records, Hidalgo County, Texas.

BUILDING RESTRICTIONS:

None.

EXCEPTIONS:

- A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
- B. Roads, easements and reservations as shown on the map of Christensen's Subdivision, recorded in Volume 7, Page 53, Map Records of Hidalgo County, Texas.
- C. Right of way easement in favor of Hidalgo Gas Company as shown by instrument dated October 9, 1937, recorded in Volume 437, Page 392, Deed Records of Hidalgo County, Texas.
- D. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.

- E. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.
- F. Rights of parties in possession.
- G. Visible and apparent easements on or across the property herein described.
- H. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- I. 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.

LIENS:

- A. We find the following 2 liens which may be against the record owner - Patricia G. Medina. (see attached sheets)

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of May 1, 2025 at 5:00 p.m.

VALLEY LAND TITLE CO.

By: 
Gabriel Salinas



BEING A SUBDIVISION OF 9.73 ACRES OF LAND OUT OF WEST PART OF FARM TRACT 1509 AND S.E. PART OF LOT 7 BLOCK 163 OF THE AMERICAN RIO GRANDE LAND AND IRRIGATION COMPANY'S WEST TRACT SUBDIVISION OF THE LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS
SCALE ONE INCH EQUALS 100 FEET

I, E. M. Card, a surveyor, do hereby certify, that the foregoing map of Christensen's Subdivision as delineated out of farm tract 1909 and lot 7 block 163 of the West Tract Subdivision of the American Rio Grande Land and Irrigation Company, out of the Llano Grande Grant, Hidalgo County, Texas, is a true and correct plat of said lands as surveyed and subdivided by me upon the ground, McAllen, Texas, December 17, 1943.

Embard
SURVEYOR

State of Texas:
County of Hidalgo:

Subscribed and sworn to before me, this 17th day of December
A. D. 1943

Bice Lezeman
Notary Public in and for
Hidalgo County, State of Texas

Seal

PID 135043 | 304 N PUEBLO ST

Property Summary Report | 2025
Online Services | Hidalgo Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 135043
Geographic ID: C4200-00-003-0005-00
Type: R
Zoning: RS
Agent:
Legal Description: CHRISTENSEN'S BLK 3 LOT 5

Property Use:

OWNER

Name: MARTINEZ JESUSA MEDINA
Secondary Name:
Mailing Address: 304 PUEBLO ST WESLACO TX US 78596-5124
Owner ID: 460192
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 304 N PUEBLO ST, WESLACO TX

Market Area:
Market Area CD: SWLA001
Map ID: CWL VOL 7 PG 53
Zoning: RS

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

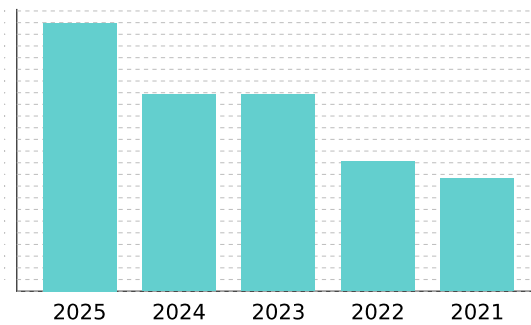
Land Homesite: \$0
Land Non-Homesite: \$24,396
Special Use Land Market: \$0
Total Land: \$24,396

Improvement Homesite: \$0
Improvement Non-Homesite: \$33,057
Total Improvement: \$33,057

Market: \$57,453
Special Use Exclusion (-): \$0
Appraised: \$57,453
Value Limitation Adjustment (-): \$6,963

Net Appraised: \$50,490

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$24,396	\$33,057	\$0	\$57,453	\$6,963	\$50,490
2024	\$21,774	\$20,301	\$0	\$42,075	\$0	\$42,075
2023	\$21,774	\$20,301	\$0	\$42,075	\$0	\$42,075
2022	\$8,094	\$19,670	\$0	\$27,764	\$0	\$27,764
2021	\$8,094	\$16,027	\$0	\$24,121	\$2,998	\$21,123

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	\$50,490	\$50,490
DR1	DRAINAGE DISTRICT #1	0.112300	\$50,490	\$50,490
GHD	HIDALGO COUNTY	0.575000	\$50,490	\$50,490
JCC	SOUTH TEXAS COLLEGE	0.162000	\$50,490	\$50,490
SST	SOUTH TEXAS SCHOOL	0.049200	\$50,490	\$50,490
SWL	WESLACO ISD	0.948100	\$50,490	\$50,490

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **RESIDENTIAL** Improvement Value: **\$33,057** Main Area: **860**
State Code: **A1** Description: Gross Building Area: **860**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	SIDLW		1	1980	1980	860

Improvement Features

MA Construction Style: RES, Foundation: CBK, Exterior Wall: DWD, Interior Finish: SRK, Roof Style: GAB, Heating/Cooling: MINUS, Flooring: VYL, Number of Bedrooms: 2.00, Plumbing: 1, BATH: 1, Custom: 0

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.0523	2,280	\$10.70	\$24,396	\$0

DEED HISTORY

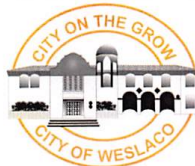
Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
10/3/80	QCD	QUITCLAIM DEED	MEDINA DONACIANO L	MARTINEZ JESUSA MEDINA		1691	181	
	CONV	CONVERSION	JOSE LUIS ARGUELLO	MEDINA DONACIANO L				

312 W Esplanada St



City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Martin Garza, City Manager

RE: Dilapidated Structure at 312 W Esplanada St, Weslaco, Texas

5/20/2025

NOTICE OF PUBLIC HEARING

Dear Pascual Conchas

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **312 W Esplanada St** legally described as being; **ESPLANADA BLK 14 LT 14, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 12, 2025, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, July 1, 2025, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred shall be charged to you against the property. A lien will be placed on the property and charges incurred.

If you have any questions or comments regarding this notice, please call 956-6285-3120.

Sincerely,

Code Enforcement Inspector

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-968-

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To	Pascual Conchas
Street and Apt. No., or PO Box No.	312 W Esplanada St
City, State, ZIP+4®	Weslaco, TX 78596-4719

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 312 W Esplanada			HOUSING TYPE ☒ Single Family ☐ Duplex Dwelling ☐ Apartment ☐ Other
STREET	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			
PHONE NO.			
ITEM NO. 1. LIVING ROOM	COMMENT		INITIAL ASSESSMENT
1.1 ELECTRICITY			6
1.2 WINDOW CONDITION	Cracks		6
1.3 CEILING CONDITION	Falling down		7
1.4 WALL CONDITION	holes / cracks		7
1.5 FLOOR CONDITION	coming up		6
ITEM NO. 2. KITCHEN	COMMENT		INITIAL ASSESSMENT
2.1 ELECTRICITY			6
2.2 WINDOW CONDITION	cracks		6
2.3 CEILING CONDITION	Falling down		7
2.4 WALL CONDITION	holes / cracks		6
2.5 FLOOR CONDITION	coming up		6
ITEM NO. 3. BATHROOM	COMMENT		INITIAL ASSESSMENT
3.1 ELECTRICITY			6
3.2 WINDOW CONDITION	cracks		6
3.3 CEILING CONDITION	Falling down		6
3.4 WALL CONDITION	cracks		5
3.5 FLOOR CONDITION			5
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT			6
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT			6
3.8 TUB OR SHOWER IN UNIT			6
3.9 VENTILATION			6

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		6
4.2 WINDOW CONDITION	cracks	6
4.3 CEILING CONDITION	Falling down	7
4.4 WALL CONDITION	holes	6
4.5 FLOOR CONDITION	warping	6
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		6
5.2 WINDOW CONDITION		6
5.3 CEILING CONDITION	Black mold	7
5.4 WALL CONDITION	cracks	6
5.5 FLOOR CONDITION	warping	6
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION	sinking	6
6.2 CONDITION OF STAIRS, RAILS AND PORCHES	Rotting	6
6.3 CONDITION OF ROOF AND GUTTERS	missing	7
6.4 CONDITION OF EXTERIOR SURFACES	Rotting	6
6.5 LEAD PAINT: EXT. SURFACES		—
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP	missing	6
7.2 SAFETY OF HEATING EQUIP.		6
7.3 VENTILATION/COOLING	missing	6
7.4 WATER HEATER	Rusted / holes	6
7.5 APPROVABLE WATER SUPPLY		6
7.6 PLUMBING		6
7.7 SEWER CONNECTION		6

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.
RECOMMENDATION: REPAIR _____ DEMOLISH ☒ VACATE _____	
*INTERPRETATION OF NUMERIC SCALE 1 = Newly constructed 2 = Good condition requiring no repairs 3 = Standard condition requiring minor maintenance repair from normal seasonal wear 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard 6 = Dilapidated condition requiring more than 50% structural replacement 7 = Severe dilapidated condition that would require immediate attention	
INSPECTED BY <u></u> DATE <u>5-6-25</u>	

DILAPIDATED STRUCTURE INSPECTION REPORT

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
X	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
X	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

OWNER/OCCUPANT	Asst. Fire Marshal Mike Swinna FIRE MARSHAL/FIRE INSPECTOR
----------------	---

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

AFFIDAVIT FOR RIGHT OF ENTRY TO ABATE A NUISANCE
FOR FIRE, HEALTH & CODE VIOLATIONS

_____ day of May, 2025, by
of Weslaco,
Edelinda Vega
Notary Public's Signature, State of Texas

WARRENT 170996

WARRENT FOR RIGHT OF ENTRY TO ABATE A NUISANCE
FOR FIRE, HEALTH & CODE VIOLATIONS

STATE OF TEXAS §
COUNTY OF HIDALGO §
CITY OF WESLACO §

IN THE NAME BY THE AUTHORITY OF THE STATE OF TEXAS:

GREETINGS:

WHEREAS, in accordance with Article 18.05 of the Code of Criminal Procedure of the State of Texas authorizing certain municipal officers to inspect any specified premises to determine the presence of a fire or health hazard, or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance, and accordance with the general police powers granted to municipalities in the State of Texas to preserve the health, safety, and welfare of its citizenry, Joel Gonzalez, Code Enforcement Officer of the City of Weslaco, has sworn and alleged, under oath, that a certain premise located at 312 W. Esplananda St. is in apparent violation of Chapter 26 the Code of Ordinances.

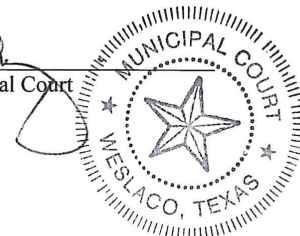
WHEREAS the grounds and probable cause for this Warrant to issue and set forth in the Affidavit, which is attached and made a part hereof: and upon examination by me, I am satisfied that the grounds exist, and that probable cause is shown, and I believe in its existence and do so hereby find.

NOW THEREFORE, Joel Gonzalez is commanded to enter and abate nuisance of the suspected place and premises described above and in said Affidavit and to make notes of findings and take photographs and video recordings of the specified premises to determine presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulations, statute, or city ordinance.

HEREIN FAIL NOT, but you have then and there this Warrant for execution within three (3) days after the date of issuance and exclusive of the date of execution with the return thereon, showing how you have executed the same.

ISSUED at 1:30 o'clock p. m., on this 5th day of May, 2025, to certify which witness my hand and seal this day.

[Signature]
Judge, Weslaco Municipal Court



THE STATE OF TEXAS

City of Weslaco

City of Weslaco vs. Pascual Conchas

Officer's Return

The within warrant came to hand, and executed on this 6 day of May, 2025
inspecting the premises herein described, and finding therein the violations named below:

Joel Gonzalez, Code Enforcement Officer of the City of Weslaco.

Due and proper return having been made of the Inspection warrant, and within the warrant,
affidavit and return shall be filed in the office of the clerk for the city of Weslaco.

This _____ day of _____, 20____.



City of Weslaco, Code Enforcement Officer, Joel Gonzalez

City of Weslaco, Texas

GF 02061565

GIFT DEED

DOC# 469890

Date: July 27, 1995

Grantor: HORTENCIA R. CONCHAS, formerly known as Hortencia Rodriguez

Grantor's Mailing Address (including county):

HORTENCIA R. CONCHAS
312 W. Esplanada
Weslaco, Texas 78596
Hidalgo County

Grantee: PASCUAL CONCHAS

Grantee's Mailing Address (including County):

PASCUAL CONCHAS
312 W. Esplanada
Weslaco, Texas 78596
Hidalgo County

Consideration: THE LOVE AND AFFECTION I HAVE AND BEAR UNTO MY HUSBAND, GRANTEE HEREIN.

Property (including any improvements):

My undivided one-half interest in an to the following property:

Lot 14, Block 14, ESPLANADA SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 8, page 26, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

1. Rights of parties in possession.
2. Easements, rights, rules, and regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
3. All visible easements.

Grantor, for the consideration indicated above, and subject to the reservations from and exceptions to conveyance and warranty, grants, conveys to Grantee, 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 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 conveyance and warranty.

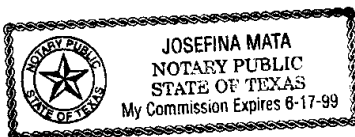
When the context requires, singular nouns and pronouns include the plural.

Hortencia R. Conchas
HORTENCIA R. CONCHAS, formerly
known as Hortencia Rodriguez

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on July 27,
1995, by HORTENCIA R. CONCHAS, formerly known as Hortencia
Rodriguez.



Josefina Mata
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

JOE I. CARDENAS
119 E. Fifth
P.O. Box 8396
Weslaco, Texas 78599-3396

AFTER RECORDING RETURN TO:

JOE I. CARDENAS
119 E. Fifth
P.O. Box 8396
Weslaco, Texas 78599-3396

FILED FOR RECORD
DOC# 469890 \$11
08-18-1995 08:17:42
JOSE ELOY PULIDO
HIDALGO COUNTY

TITLE MEMORANDUM
GF# 189904

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lot 14, Block 14, ESPLANADA SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 8, Page 26, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Hortencia Rodriguez by virtue of a Warranty Deed from Noelia Hilda Gomez dated June 17, 1981, recorded in Volume 1730, Page 393, Deed Records, Hidalgo County, Texas.

and

Pascual Conchas by virtue of a Warranty Deed from Hortencia R. Conchas, formerly known as Hortencia Rodriguez dated July 27, 1995, filed August 18, 1995 under Document Number 469890, Official Records, Hidalgo County, Texas.

BUILDING RESTRICTIONS:

None of record

EXCEPTIONS:

- A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
- B. Roadways and easements as shown on the map of Esplanada Subdivision, recorded in Volume 8, Page 26, Map Records of Hidalgo County, Texas
- C. Easement for roadways, canals, laterals and other rights as shown by instrument dated January 1, 1918, recorded in Volume 66, Page 521, Deed Records of Hidalgo County, Texas.
- D. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.

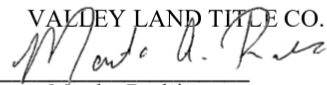
- E. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.
- F. Rights of parties in possession.
- G. Visible and apparent easements on or across the property herein described.
- H. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- I. 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.

LIENS:

- A. None of record

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of April 29, 2025 at 5:00 p.m.

VALLEY LAND TITLE CO.
By: 
Martha Rodriguez

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. Reviewed 1-1-76.
To select the proper form, fill in blank spaces, strike out form provisions or
insert special terms constitutes the practice of law. No "standard form" can
meet all requirements.

VOL. 1730 PAGE 393
508

WARRANTY DEED 21410

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

That I, NOELIA HILDA GOMEZ,

of the County of Hidalgo and State of Texas for and in
consideration of the sum of TEN AND NO/100-----
----- (\$10.00) ----- DOLLARS
and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of
which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
HORTENCIA RODRIGUEZ, as her sole and separate property

of the County of Hidalgo and State of Texas, all of
the following described real property in Hidalgo County, Texas, to-wit:
All of Lot Fourteen (14), Block Fourteen (14), Esplanada Park Subdivision,
an Addition to the City of Weslaco, Hidalgo County, Texas, together with
all improvements situated thereon.

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 grantee, her heirs and assigns
forever; and I do hereby bind myself, my heirs, executors and administrators to
WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, her
heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 17th day of June, A.D. 19 81
Noelia Hilda Gomez
NOELIA HILDA GOMEZ

Vol. 1730 Page 394

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF HIDALGO }

Before me, the undersigned authority, on this day personally appeared
NOELIA HILDA GOMEZ

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

Given under my hand and seal of office on this the 17th day of June, A.D. 19 81



ADELA GARCIA
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES 6-25-84

Notary Public in and for Hidalgo County, Texas.
My commission expires..... 6-25....., 19 84
(Printed or stamped name of notary)

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared

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

Given under my hand and seal of office on this the day of , A.D. 19

Notary Public in and for County, Texas.
My commission expires....., 19.....
(Printed or stamped name of notary)

21410

WARRANTY DEED

NOELIA HILDA GOMEZ

TO

HORTENCIA RODRIGUEZ

FILED FOR RECORD THIS DATE
At 9:30'clock A. M.

JUN 25 1981

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

PREPARED IN THE LAW OFFICE OF:

JOE I. CARDENAS
120 E. 5th Street
Weslaco, Texas 78596

Charge &

PLEASE RETURN TO:

LAW OFFICES OF JOE I. CARDENAS
P.O. BOX 417
WESLACO, TEXAS 78596

File No# 6665-81-1

(Corporate Acknowledgment)

THE STATE OF TEXAS
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared
of

a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that
he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed
of said corporation.

Given under my hand and seal of office on this the day of , A.D. 19

Notary Public in and for County, Texas.
My commission expires....., 19.....
(Printed or stamped name of notary)

ESPLANADA SUBDIVISION
OF
FARM TRACT NO. 121 - LOT 1 - BLOCK NO. 163
IN

THE WEST TRACT SUBDIVISION, L. GR. GRANT, HIDALGO COUNTY, TEXAS
August 22nd, 1944. Mercedes, Texas. Scale 1 inch = 100 feet

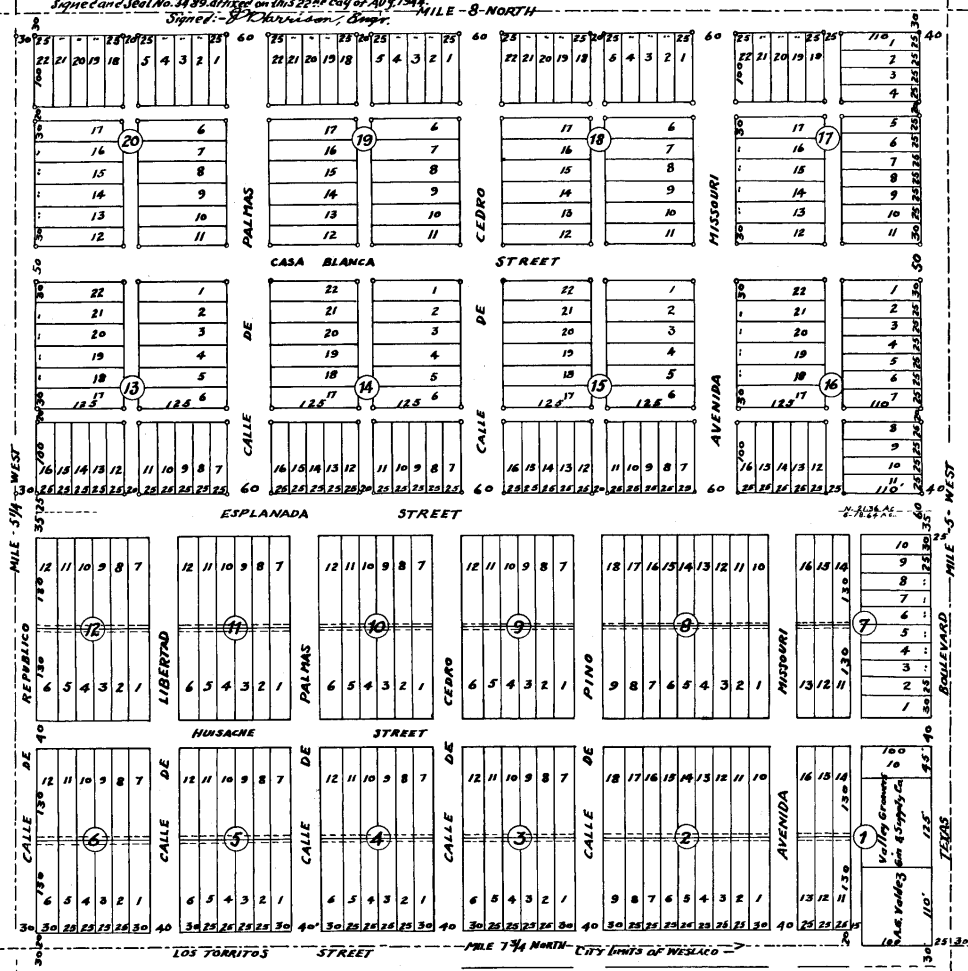
STATE OF TEXAS

This is to certify that J. D. Harrison, Licensed Professional Engineer of Mercedes, Texas, have surveyed and subdivided and mapped the Northern 26.36 Acres and from an unrecorded map made by BREWER E. WILLIAMS a licensed Engineer of McAllen, Texas on April 15, 1940, I have retraced and reproduced a map of Mr. Williams signed, sworn and subscribed to as a division of the southern 186.44 Ac. in said Farm Tract 121. These two surveys and two ground subdivisions to be filed and recorded as one unit, 43.80 Ac. Subdividing of Lot No. 1, Block No. 163 West tract. Signed and sealed No. 3499, affixed on this 22nd day of AUG. 1944.

Signed: J. D. Harrison, Engineer

ACKNOWLEDGMENT

SWORN AND SUBSCRIBED TO BEFORE ME, N. B. JONES,
N. B. Jones, A. NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS, AUGUST 22nd, 1944 A.D.
MY SEAL AND SIGNATURE AFFIXED ON THIS 22ND DAY
OF AUGUST, YEAR 1944, N. B. JONES, N. B. Jones
A NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS



PID 171264 | 312 W ESPLANADA ST

Property Summary Report | 2025
Online Services | Hidalgo Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 171264
Geographic ID: E7200-00-014-0014-00
Type: R
Zoning: RS
Agent:
Legal Description: ESPLANADA BLK 14 LT 14

Property Use:

OWNER

Name: CONCHAS PASCUAL
Secondary Name:
Mailing Address: 312 W ESPLANADA ST WESLACO TX US
78596-4719
Owner ID: 328652
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 312 W ESPLANADA ST, WESLACO TX

Market Area:
Market Area CD: SWLA001
Map ID: VOL 8 PG 26
Zoning: RS

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

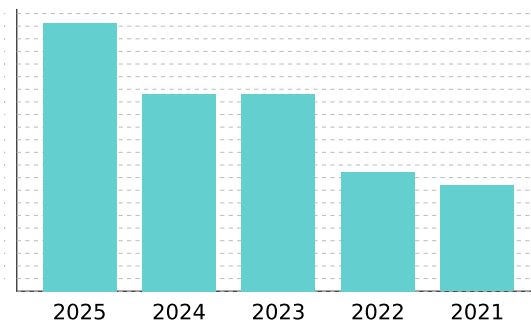
Land Homesite: \$0
Land Non-Homesite: \$26,750
Special Use Land Market: \$0
Total Land: \$26,750

Improvement Homesite: \$0
Improvement Non-Homesite: \$26,409
Total Improvement: \$26,409

Market: \$53,159
Special Use Exclusion (-): \$0
Appraised: \$53,159
Value Limitation Adjustment (-): \$6,281

Net Appraised: \$46,878

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$26,750	\$26,409	\$0	\$53,159	\$6,281	\$46,878
2024	\$23,875	\$15,190	\$0	\$39,065	\$0	\$39,065
2023	\$23,875	\$15,190	\$0	\$39,065	\$0	\$39,065
2022	\$8,875	\$14,726	\$0	\$23,601	\$4,745	\$18,856
2021	\$8,875	\$12,045	\$0	\$20,920	\$3,778	\$17,142

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	\$46,878	\$46,878
DR1	DRAINAGE DISTRICT #1	0.112300	\$46,878	\$46,878
GHD	HIDALGO COUNTY	0.575000	\$46,878	\$46,878
JCC	SOUTH TEXAS COLLEGE	0.162000	\$46,878	\$46,878
SST	SOUTH TEXAS SCHOOL	0.049200	\$46,878	\$46,878
SWL	WESLACO ISD	0.948100	\$46,878	\$46,878

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **RESIDENTIAL**
State Code: **A1** Description:

Improvement Value: **\$26,409**

Main Area: **660**
Gross Building Area: **684**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	SIDLW		1	1983	1983	280
ADD	ADDITION	SIDLW		1	1983	1983	280
OBL	OUT BUILDING	SIDLW		1	1979	1979	100
POR	PORCH (COVERED)	SIDLW		1	1983	1983	24

Improvement Features

MA Construction Style: RES, Foundation: CBK, Exterior Wall: DWD, Interior Finish: SRK, Roof Style: GAB, Heating/Cooling: MINUS, Flooring: VYL, Number of Bedrooms: 1.00, Plumbing: 1, BATH: 1, Custom: 0
ADD Construction Style: RES, Foundation: CBK, Exterior Wall: DWD, Interior Finish: SRK, Roof Style: GAB, Heating/Cooling: MINUS, Flooring: VYL, Number of Bedrooms: 1.00, Plumbing: 1, BATH: 1, Custom: 0

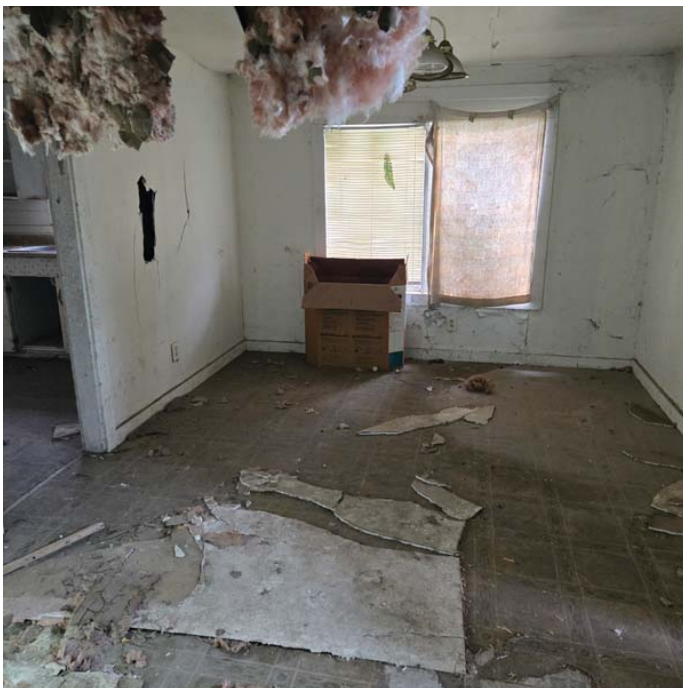
LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.0574	2,500	\$10.70	\$26,750	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
8/18/95	CONV	CONVERSION	RODRIGUEZ HORTENCIA	CONCHAS PASCUAL				469890
	CONV	CONVERSION	JOSE LUIS ARGUELLO	RODRIGUEZ HORTENCIA				

616 W Plaza St.



City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Martin Garza, City Manager

RE: Dilapidated Structure at 616 E Plaza St, Weslaco, Texas

5/20/2025

NOTICE OF PUBLIC HEARING

Dear Iglesia Cristina Bethel

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **616 E Plaza St.** legally described as being; **RAMONA ADDN BLK 8 LTS 6-7-8, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 12, 2025, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, July 1, 2025, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred be charged to you against the property. A lien will be placed on and charges incurred.

If you have any questions or comments regarding this notice, please call 3120.

Sincerely,

Code Enforcement Inspector

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-968

U.S. Postal Service[™] CERTIFIED MAIL[®] RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	Iglesia Christiana Bethel
Street and Apt. No. or PO Box No.	627 E PLAZA ST
City, State, ZIP+4 [®]	Weslaco, TX 78596-5423

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT <i>616 E Plaza</i>			HOUSING TYPE ☒ Single Family ☐ Duplex Dwelling ☐ Apartment ☐ Other
STREET	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.
ITEM NO. 1. LIVING ROOM	COMMENT		INITIAL ASSESSMENT
1.1 ELECTRICITY			6
1.2 WINDOW CONDITION	<i>cracked/missing</i>		7
1.3 CEILING CONDITION	<i>Falling down</i>		6
1.4 WALL CONDITION	<i>cracks/holes</i>		7
1.5 FLOOR CONDITION	<i>Rotting</i>		7
ITEM NO. 2. KITCHEN	COMMENT		INITIAL ASSESSMENT
2.1 ELECTRICITY			6
2.2 WINDOW CONDITION	<i>cracked/missing</i>		7
2.3 CEILING CONDITION	<i>Falling down</i>		7
2.4 WALL CONDITION	<i>cracks/holes</i>		7
2.5 FLOOR CONDITION	<i>Rotting</i>		7
ITEM NO. 3. BATHROOM	COMMENT		INITIAL ASSESSMENT
3.1 ELECTRICITY			6
3.2 WINDOW CONDITION	<i>cracks missing</i>		6
3.3 CEILING CONDITION	<i>Falling down</i>		6
3.4 WALL CONDITION	<i>holes/cracks</i>		7
3.5 FLOOR CONDITION	<i>Rotting</i>		7
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT			6
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT			6
3.8 TUB OR SHOWER IN UNIT			6
3.9 VENTILIATION			6

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		6
4.2 WINDOW CONDITION	cracked	7
4.3 CEILING CONDITION	falling down	7
4.4 WALL CONDITION	holes/cracks	7
4.5 FLOOR CONDITION	Rotting	7
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		6
5.2 WINDOW CONDITION		6
5.3 CEILING CONDITION		6
5.4 WALL CONDITION		6
5.5 FLOOR CONDITION	Rotting	7
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION		6
6.2 CONDITION OF STAIRS, RAILS AND PORCHES	Rotting / Falling Apart	7
6.3 CONDITION OF ROOF AND GUTTERS	missing	6
6.4 CONDITION OF EXTERIOR SURFACES	Rotting	6
6.5 LEAD PAINT: EXT. SURFACES	—	—
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP	missing	7
7.2 SAFETY OF HEATING EQUIP.	—	7
7.3 VENTILATION/COOLING	missing	7
7.4 WATER HEATER	missing	7
7.5 APPROVABLE WATER SUPPLY		6
7.6 PLUMBING		7
7.7 SEWER CONNECTION		6

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.
RECOMMENDATION: REPAIR _____ DEMOLISH ☒ VACATE _____	
*INTERPRETATION OF NUMERIC SCALE 1 = Newly constructed 2 = Good condition requiring no repairs 3 = Standard condition requiring minor maintenance repair from normal seasonal wear 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard 6 = Dilapidated condition requiring more than 50% structural replacement 7 = Severe dilapidated condition that would require immediate attention	
INSPECTED BY  DATE <u>5-6-25</u>	

AFFIDAVIT FOR RIGHT OF ENTRY TO ABATE A NUISANCE
FOR FIRE, HEALTH & CODE VIOLATIONS

The undersigned Affiant, Joel Gonzalez, being the Code Enforcement Officer for the City of Weslaco, Texas, and being duly sworn on oath makes the following statements and accusations:

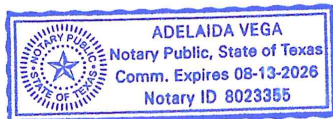
1. There is, in the City of Weslaco, Hidalgo County, Texas, a suspected place and premises located at 616 E. Plaza Texas (hereinafter referred to as Property), which is a substructure. Affiant deemed the property as Public Nuisance. Refer to attachments.
2. Affiant further believes that the Property presents a fire or health hazard or unsafe building condition or a violation of a fire, health or building ~~regulation, statute, or ordinance~~.
3. The Property is owned by Iglesia Cristiana Bethel
4. It is the belief of Affiant, and Affiant hereby charges and accuses that the owner of the Property is in violation of Section 26-225 of the City of Weslaco City's Code.

WHEREFORE, Affiant asked for issuance of a Warrant that will authorize Affiant to inspect the suspected place and premises for the purpose of establishing the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance: more specifically Chapter 26 & Chapter 42 of the City of Weslaco Code of Ordinances.

FURTHER AFFIANT SAYETH NOT

This instrument was acknowledged before me on the 5th day of May, 2025, by Joel Gonzalez, as Code Enforcement Officer of the City of Weslaco.

Notary Public's Signature, State of Texas



WARRENT

170995

WARRENT FOR RIGHT OF ENTRY TO ABATE A NUISANCE
FOR FIRE, HEALTH & CODE VIOLATIONS

STATE OF TEXAS §
COUNTY OF HIDALGO §
CITY OF WESLACO §

IN THE NAME BY THE AUTHORITY OF THE STATE OF TEXAS:

GREETINGS:

WHEREAS, in accordance with Article 18.05 of the Code of Criminal Procedure of the State of Texas authorizing certain municipal officers to inspect any specified premises to determine the presence of a fire or health hazard, or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance, and accordance with the general police powers granted to municipalities in the State of Texas to preserve the health, safety, and welfare of its citizenry, Joel Gonzalez, Code Enforcement Officer of the City of Weslaco, has sworn and alleged, under oath, that a certain premise located at 616 E. Plaza is in apparent violation of Chapter 26 the Code of Ordinances.

WHEREAS the grounds and probable cause for this Warrant to issue and set forth in the Affidavit, which is attached and made a part hereof: and upon examination by me, I am satisfied that the grounds exist, and that probable cause is shown, and I believe in its existence and do so hereby find.

NOW THEREFORE, Joel Gonzalez is commanded to enter and abate nuisance of the suspected place and premises described above and in said Affidavit and to make notes of findings and take photographs and video recordings of the specified premises to determine presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulations, statute, or city ordinance.

HEREIN FAIL NOT, but you have then and there this Warrant for execution within three (3) days after the date of issuance and exclusive of the date of execution with the return thereon, showing how you have executed the same.

ISSUED at 1:30 o'clock P. m., on this 5th day of May 2025, to certify which witness my hand and seal this day.

March
Judge, Weslaco Municipal Court



THE STATE OF TEXAS

City of Weslaco

City of Weslaco vs. Iglesia Cristiana Bethel

Officer's Return

The within warrant came to hand, and executed on this 6 day of MAY 2025
inspecting the premises herein described, and finding therein the violations named below:

Joel Gonzalez, Code Enforcement Officer of the City of Weslaco.

Due and proper return having been made of the Inspection warrant, and within the warrant,
affidavit and return shall be filed in the office of the clerk for the city of Weslaco.

This _____ day of _____, 20 ____.



City of Weslaco, Code Enforcement Officer, Joel Gonzalez

City of Weslaco, Texas

TITLE MEMORANDUM
GF# 189905

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lots 6, 7 and 8, Block 8, RAMONA ADDITION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 5, Page 18, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Iglesia Cristiana Bethel, chartered under Unified Pentecostal Local Churches, Incorporated, a Texas non-profit corporation by virtue of a Warranty Deed with Vendor's Lien from L & M Properties, a Texas General Partnership, dated October 4, 2007, filed November 1, 2007 under Document Number 2007-1822084, Official Records, Hidalgo County, Texas.

BUILDING RESTRICTIONS:

None of record

EXCEPTIONS:

- A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
- B. Roadway and easements as shown on the map of Ramona Addition, recorded in Volume 5, Page 18, Map Records of Hidalgo County, Texas.
- C. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.
- D. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.
- E. Rights of parties in possession.

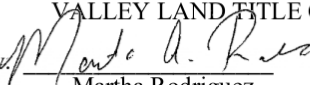
- F. Visible and apparent easements on or across the property herein described.
- G. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- H. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

LIENS:

- A. None of record

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of April 30, 2025 at 5:00 p.m.

VALLEY LAND TITLE CO.
By 
Martha Rodriguez

Recorded On-2007-Nov-01 As-1822084



70 2007 01822084

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540

Instrument Number: 2007-1822084

Recorded On: November 01, 2007
As
Recording

Parties:
To

Billable Pages: 2
Number of Pages: 3

Comment: WDWVL GF#003140

** Examined and Charged as Follows: **

Recording	20.00
Total Recording:	20.00

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

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

File Information:

Document Number: 2007-1822084
Receipt Number: 905140
Recorded Date/Time: November 01, 2007 02:43P

Record and Return To:

IGLESIA CRISTIANA BETHEL
627 E. PLAZA
WESLACO TX 78596

User / Station: N Perez - Cash Superstation 08



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Recorded On-2007-Nov-01 As-1822084

Charge to: Southern Star Title Co.

GF#

0001401 EDG

1822084

NOTICE OF CONFIDENTIALITY RIGHTS:

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: October 4, 2007

Grantor: L & M Properties, a Texas General Partnership

Grantors' Mailing Address (including county): 740 Nolana Avenue, Ste 4
McAllen, Texas 78501
Hidalgo County, Texas

Grantee: Iglesia Cristiana Bethel, chartered under Unified Pentecostal Local Churches, Incorporated, a Texas non-profit corporation

Grantees' Mailing Address (including county): 627 E. Plaza
Weslaco, Texas 78596
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal sum of Forty-five Thousand and no/100ths Dollars (\$45,000.00). The note is secured by a first and superior vendor's lien and superior title retained in deed and by a first lien Deed of Trust of even date herewith from Grantee to Sandra L. Martinez, Trustee.

Property (including any improvements):

All of Lots 6, 7 and 8, Block 8, RAMONA ADDITION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 5, Page 18, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Exceptions to Conveyance and Warranty:

Blanket easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

Minimum floor elevations, setback lines, easements as shown on the map of Ramona Addition, recorded in Volume 5, Page 18, Map Records of Hidalgo County, Texas.

Visible and apparent easements on or across the property herein described.

Standby fees, taxes and assessments by any taxing authority for the year 2007 and subsequent years.

Recorded On-2007-Nov-01 As-1822084

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.

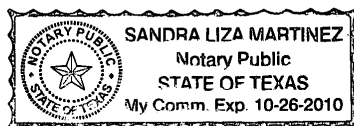
L & M Properties, a Texas General Partnership
AKA L and M Properties, A Texas General
Partnership

By: Leonel L. Rodriguez
Leonel L. Rodriguez, Managing Partner

(Acknowledgement)

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 4th day of October, 2007 by Leonel L. Rodriguez, Managing Partner of L & M Properties, a Texas General Partnership, on behalf of said general partnership.



Sandra L. Martinez
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Iglesia Cristiana Bethel
627 E. Plaza
Weslaco, Texas 78596

PREPARED IN THE OFFICE OF:

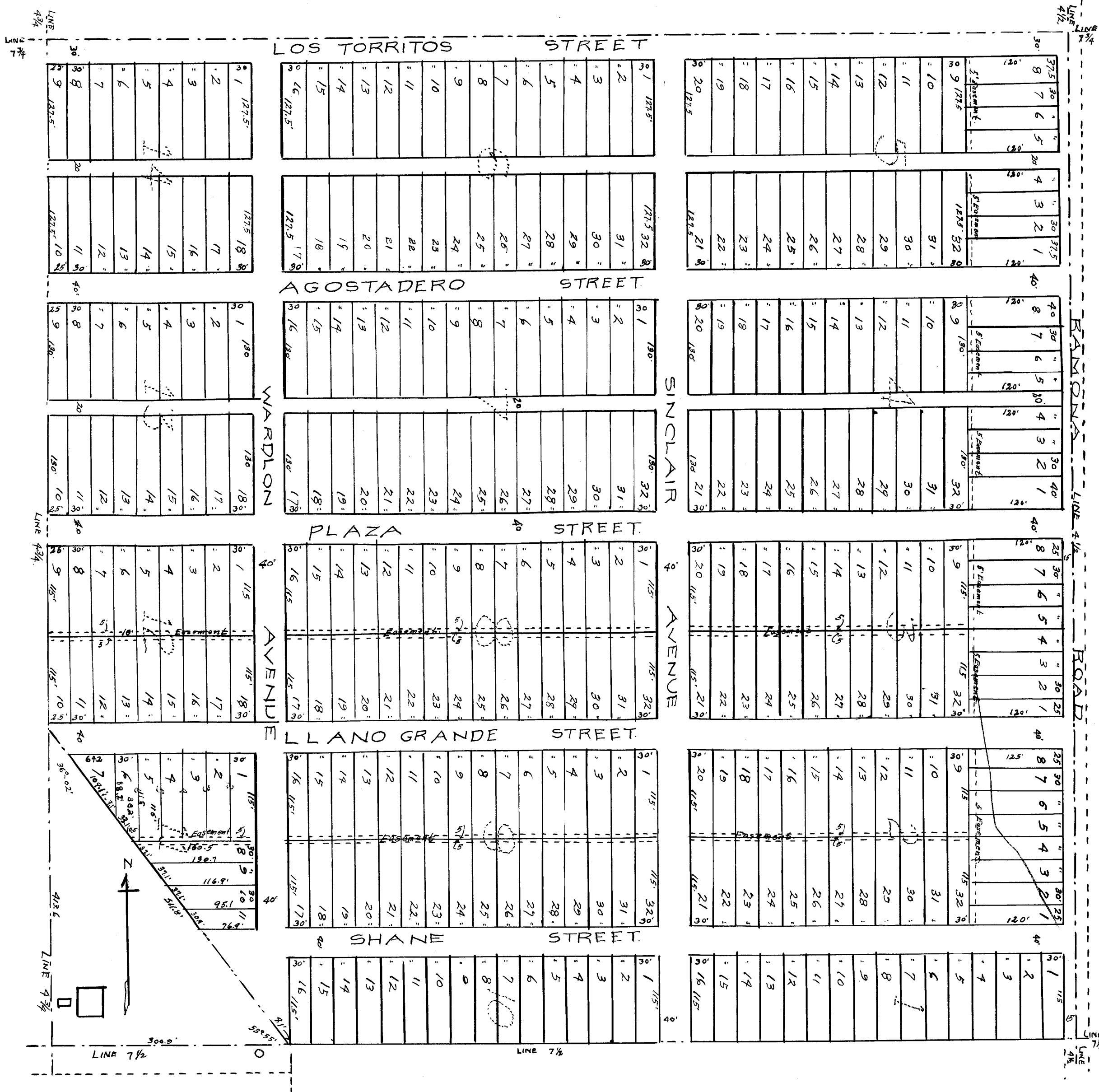
Sandra L. Martinez Attorney & Counselor at Law, PC
7001 N. 10th Street, Suite 301
McAllen, Texas 78504

G.F.#: 003140 Southern Star Title Co.
File #07-348

5-18
5-18

MAP OF
RAMONA ADDITION
TO THE CITY OF
WESLACO TEXAS

SCALE 1 IN. = 100 FEET
PLATTED & STAKED
RIO GRANDE ENGINEERING COMPANY, SAN BENITO, TEX.



STATE OF TEXAS)
COUNTY OF CAMERON)
Know all men by these presents that
I, Wm. Shane of Cameron County, Texas, and owner of Lot
6 of Block 142 of the Subdivision of the American Rio
Grande Land and Water Company in Hidalgo County,
Texas have caused said Lot 6 of Block 142 to be
subdivided into City or Suburban lots as shown by the
accompanying map which is hereby made a part of
this instrument, or dedication, and I do hereby dedicate
to the public for the use of roads, highways, or city
streets all streets, avenues, and alleyways as shown
on the accompanying map, but I expressly reserve unto
myself, my heirs or assigns, the right and privilege to
construct on, over, or across any or all streets, avenues,
and or easements, water mains, gas mains, sewer lines,
telephone, telegraph, or electric power lines, street, rail-
way lines or any other city or Suburban utilities.
Witness my hand this 20 day of July 1928.

William Shane

STATE OF TEXAS)
COUNTY OF CAMERON)
Before me, the undersigned
authority, on this day personally appeared Wm.
Shane, known to me to be the person whose name
is subscribed to the foregoing instrument and acknow-
ledged to me that he executed same for the purpose
and consideration therein expressed.
and Given under my hand and Seal of office
this 20 day of July, 1928.

Seal

Stella M. Craig
Notary Public in and for Cameron County, Tex.

Filed for record Aug 3rd 1928 at 9:15
o'clock A. M. and recorded Aug 4th 1928
at 3:30 o'clock P. M.

CAM E HILL
Clerk County Court, Hidalgo County, Texas.
By E. S. Ruppert, Deputy

STATE OF TEXAS)
COUNTY OF CAMERON)
I, B. B. Crowe, civil engineer and surveyor
certify the above to be a true and correct delineation of a
subdivision of Lot 6, Block 142 of the American Rio Grande Land and
Irrigation Company's Subdivision in Hidalgo County, Texas.
Witness my hand this 19th day of July 1928.

B. B. Crowe

STATE OF TEXAS)
COUNTY OF CAMERON)
Before me the undersigned authority, on this
day personally appeared B. B. Crowe, known to me to be the
person whose name is subscribed to the foregoing certificate
and acknowledged to me that he executed same for the
purpose and consideration therein expressed.
Given under my hand and seal of office this 19th
day of July 1928.

Notary Public in and for Cameron County, Texas.

PID 266150 | 616 E PLAZA ST

Property Summary Report | 2025
Online Services | Hidalgo Appraisal District

GENERAL INFO

ACCOUNT
Property ID: 266150
Geographic ID: R0650-00-008-0006-00
Type: R
Zoning: RS
Agent:
Legal Description: RAMONA ADDN BLK 8 LTS 6-7-8

Property Use:

OWNER
Name: IGLESIA CRISTIANA BETHEL

Secondary Name:

Mailing Address: 627 E PLAZA ST WESLACO TX US 78596-5429

Owner ID: 150249
% Ownership: 100.000000
Exemptions:

LOCATION
Address: 616 E PLAZA ST, WESLACO TX

Market Area:
Market Area CD: SWLA002
Map ID: CWL VOL 5 PG 18
Zoning: RS

PROTEST
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES
Land Homesite: \$0
Land Non-Homesite: \$65,205
Special Use Land Market: \$0
Total Land: \$65,205

Improvement Homesite: \$0
Improvement Non-Homesite: \$38,370
Total Improvement: \$38,370

Market: \$103,575
Special Use Exclusion (-): \$0
Appraised: \$103,575
Value Limitation Adjustment (-): \$2,735

Net Appraised: \$100,840

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$65,205	\$38,370	\$0	\$103,575	\$2,735	\$100,840
2024	\$58,995	\$25,038	\$0	\$84,033	\$0	\$84,033
2023	\$58,995	\$25,038	\$0	\$84,033	\$0	\$84,033
2022	\$36,743	\$26,742	\$0	\$63,485	\$0	\$63,485
2021	\$36,743	\$21,934	\$0	\$58,677	\$0	\$58,677

Values for the current year are preliminary and are subject to change.

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$65,205	\$38,370	\$0	\$103,575	\$2,735	\$100,840
2024	\$58,995	\$25,038	\$0	\$84,033	\$0	\$84,033
2023	\$58,995	\$25,038	\$0	\$84,033	\$0	\$84,033
2022	\$36,743	\$26,742	\$0	\$63,485	\$0	\$63,485
2021	\$36,743	\$21,934	\$0	\$58,677	\$0	\$58,677

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	\$100,840	\$100,840
DR1	DRAINAGE DISTRICT #1	0.112300	\$100,840	\$100,840
GHD	HIDALGO COUNTY	0.575000	\$100,840	\$100,840
JCC	SOUTH TEXAS COLLEGE	0.162000	\$100,840	\$100,840
SST	SOUTH TEXAS SCHOOL	0.049200	\$100,840	\$100,840
SWL	WESLACO ISD	0.948100	\$100,840	\$100,840

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **RESIDENTIAL**
State Code: **A1** Description:

Improvement Value: **\$38,370**

Main Area: **980**
Gross Building Area: **1,356**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	SIDLW		1	1984	1984	840
ADD	ADDITION	SIDLW		1	1984	1984	140
POR	PORCH (COVERED)	SIDLW		1	1984	1984	96
CPT	CARPORT	SIDLW		1	1984	1984	280

Improvement Features

ADD Construction Style: RES, Foundation: CBK, Exterior Wall: DWD, Interior Finish: SRK, Roof Style: GAB, Heating/Cooling: MINUS, Flooring: LIN, Number of Bedrooms: 2.00, Plumbing: 2, BATH: 1, Custom: 0
MA Plumbing: 2, BATH: 1, Custom: 0, Construction Style: RES, Foundation: CBK, Exterior Wall: DWD, Interior Finish: SRK, Roof Style: GAB, Heating/Cooling: MINUS, Flooring: LIN, Number of Bedrooms: 2.00

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.2376	10,350	\$6.30	\$65,205	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/1/07	WDV	WARRANTY DEED/VENDO	L & M PROPERTIES	IGLESIA CRISTIANA BETHEL				1822084
7/18/03	WD	WARRANTY DEED	RODRIGUEZ LEONEL LAURO	L & M PROPERTIES				1222470
11/28/01	WD	WARRANTY DEED	RODRIGUEZ LEOBARDO	RODRIGUEZ LEONEL LAURO				1028914
12/8/86	CONV	CONVERSION	RODRIGUEZ PETRA P	RODRIGUEZ LEOBARDO		2376	534	

758 N Illinois St



City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Martin Garza, City Manager

RE: Dilapidated Structure at 758 N Illinois St, Weslaco, Texas

5/20/2025

NOTICE OF PUBLIC HEARING

Dear Gregorio Gonzalez

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **758 N Illinois St** legally described as being; **L.D. MORGAN'S ADDN BLK 8 LOT 21, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 12, 2025, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, July 1, 2025, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred by the City will be charged to you against the property. A lien will be placed on the property and charges incurred.

If you have any questions or comments regarding this notice, call 3120.

Sincerely,

Code Enforcement Inspector

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-968

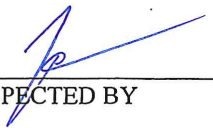
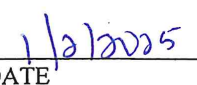
U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
Gregorio Gonzalez 758 N. Illinois St. Weslaco, Texas 78596-4838	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT			HOUSING TYPE ☒ Single Family ☐ Duplex Dwelling ☐ Apartment ☐ Other
STREET 758 ILLINOISE	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			
PHONE NO.			
ITEM NO. 1. LIVING ROOM	COMMENT		INITIAL ASSESSMENT
1.1 ELECTRICITY			7
1.2 WINDOW CONDITION			7
1.3 CEILING CONDITION			5
1.4 WALL CONDITION			5
1.5 FLOOR CONDITION			5
ITEM NO. 2. KITCHEN	COMMENT		INITIAL ASSESSMENT
2.1 ELECTRICITY			7
2.2 WINDOW CONDITION			7
2.3 CEILING CONDITION			5
2.4 WALL CONDITION	Hole in Wall		7
2.5 FLOOR CONDITION	Showering Under Floor		7
ITEM NO. 3. BATHROOM	COMMENT		INITIAL ASSESSMENT
3.1 ELECTRICITY			7
3.2 WINDOW CONDITION			7
3.3 CEILING CONDITION			5
3.4 WALL CONDITION			5
3.5 FLOOR CONDITION			5
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT	Leak From Pipe		6
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT			6
3.8 TUB OR SHOWER IN UNIT			7
3.9 VENTILATION	Leak From Pipe		7

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		7
4.2 WINDOW CONDITION		7
4.3 CEILING CONDITION		5
4.4 WALL CONDITION		7
4.5 FLOOR CONDITION		7
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		
5.2 WINDOW CONDITION		
5.3 CEILING CONDITION		
5.4 WALL CONDITION		
5.5 FLOOR CONDITION		
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION	Northside major repairs sub	6
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		3
6.3 CONDITION OF ROOF AND GUTTERS		
6.4 CONDITION OF EXTERIOR SURFACES	holes throughout	5
6.5 LEAD PAINT: EXT. SURFACES		7
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		7
7.2 SAFETY OF HEATING EQUIP.		7
7.3 VENTILATION/COOLING		7
7.4 WATER HEATER		7
7.5 APPROVABLE WATER SUPPLY		7
7.6 PLUMBING		7
7.7 SEWER CONNECTION		7

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.
RECOMMENDATION: REPAIR _____ DEMOLISH <u> </u> VACATE _____	
*INTERPRETATION OF NUMERIC SCALE 1 = Newly constructed 2 = Good condition requiring no repairs 3 = Standard condition requiring minor maintenance repair from normal seasonal wear 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard 6 = Dilapidated condition requiring more than 50% structural replacement 7 = Severe dilapidated condition that would require immediate attention	
 INSPECTED BY _____	 DATE _____

DILAPIDATED STRUCTURE INSPECTION REPORT

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
X	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

WILL REINSPECT BY:

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

Recorded On-2007-Nov-29 As-1831283



70 2007 01831283

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540

Instrument Number: 2007-1831283

Recorded On: November 29, 2007

As
Recording - No Fee

Parties:

To

Number of Pages: 3

Comment: NCSL ARTURO LOY

** Examined and Charged as Follows: **

Recording - No Fee	0.00
Total Recording:	0.00

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

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

File Information:

Document Number: 2007-1831283

Receipt Number: 912178

Recorded Date/Time: November 29, 2007 04:37P

User / Station: M Torres - Cash Station 03

Record and Return To:

ATTORNEY GENERAL OF TEXAS
CHILD SUPPORT DIVISION -MC 307
1820 W JEFFERSON
HARLINGEN TX 78550-9958



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Recorded On-2007-Nov-29 As-1831283

1831283

Notice of Child Support Lien

TO: ARTURO GUAJARDO, HIDALGO COUNTY CLERK
(Name/Address of recorder or P.O. BOX 1356
asset holder) COUNTY COURTHOUSE
EDINBURG, TX 78540-1356

OBLIGOR: ARTURO LOY JR
(Name, Address/DOB, SSN) RR9 BOX 269N
WESLACO TX 78596
DOB: 6/12/1975

FROM: OFFICE OF THE ATTORNEY GENERAL
(IV-D Agency /Claimant) 1820 WEST JEFFERSON AVENUE
HARLINGEN, TX 78550-6446
Telephone No. (956)421-4351
Toll Free 1(800)687-8220
Fax No. (956)425-2957

OBLIGEE: VERONICA VILLARREAL
(Office of the Attorney
General by assignment from
VERONICA VILLARREAL)

IV-D Case Number: 0008927839

This lien results from a child support order, entered on 1/10/2003 by 197TH JUDICIAL DISTRICT COURT, CAMERON COUNTY, TEXAS in tribunal number 2002-10-4193-C.

As of 11/7/2007, the obligor owes unpaid support in the amount of \$ 16,180.44. This judgment may be subject to interest.

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:

Recorded On-2007-Nov-29 As-1831283

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An Obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the obligee or in accordance with the laws of the State where the property is located.

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any State, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

11/8/07
Date

Myrna D. Duran
Authorized Agent

Myrna D. Duran, 956-421-4351, 956-425-2957

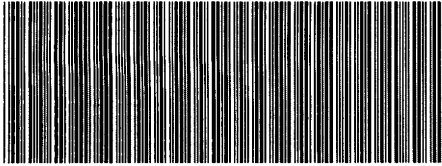
Print Name, e-mail address, phone and fax number

Notice: Respondents are not required to respond to this information collection unless it displays a valid OMB control number. The average burden for responding to this information collection is estimated at 30 minutes. If you believe this estimate is inaccurate, or if you have ideas to reduce this burden, please provide comment to the issuing agency.

OMB Control #: 0970-0153 Expiration Date: 01/31/2008

Page 2 of 2

Doc-2831260



VG-1391-2017-2831260

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2831260

Billable Pages: 2

Recorded On: July 13, 2017 12:47 PM

Number of Pages: 3

*****Examined and Charged as Follows*****

Total Recording: \$ 0.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 2831260
Receipt No: 20170713000185
Recorded On: July 13, 2017 12:47 PM
Deputy Clerk: Mary Lou Cantu
Station: CH-1-CC-K15

Record and Return To:

Child Support Office
1810 Hale Ave Ste 6
Arturo Loy Jr
Harlingen TX 78550



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-2831260

NOTICE: THIS DOCUMENT CONTAINS SENSITIVE DATA

NOTICE OF LIEN

TO:
(Name/Address of recorder or
asset holder) *HIDALGO COUNTY CLERK
100 N CLOSNER - 1ST FLOOR
P.O. BOX 58
EDINBURG, TX 78539*

Obligor:
(Name, Address/DOB, SSN) *ARTURO LOY JR
MI 115N 45W RR9 BX269N
WESLACO TX 78596
DOB: 6/12/1975
SSN: xxx-xx-1410*

FROM:
(IV-D Agency or name of obligee
and/or his or her private attorney
or entity acting on behalf of the
obligee, address, phone, e-mail
address, fax number) *CHILD SUPPORT OFFICE
1810 HALE AVE
SUITE 6
HARLINGEN, TX 78550-5247
Telephone No. (956)421-4351
Toll Free 1(800)252-8014
Fax No. (956)425-2957*

Obligee:
(Name) *by assignment from VERONICA VILLARREAL*

IV-D Case #:
(or non-IV-D docket #) *0008927839*

This lien results, by operation of law, from a child support order, entered on 06/10/2008 by *197TH JUDICIAL DISTRICT COURT* in *CAMERON COUNTY, TEXAS* tribunal number *2002-10-4193-C*.

As of 7/2/2017, the obligor owes unpaid support in the amount of \$ 16,723.51. This judgment may be subject to interest.

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:

Doc-2831260

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the issuing agency, the obligee, the entity acting on behalf of the obligee, or in accordance with the laws of the State where the property is located.

Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any State, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

7-3-17
Date

Is America Gargy
Authorized Agent

CSD-LEGAL-307@OAG.TEXAS.GOV, 956-421-4351. 956-425-2957

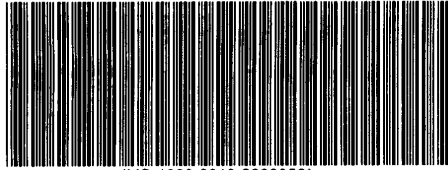
Print Name, e-mail address, phone and fax number

Notice: Respondents are not required to respond to this information collection unless it displays a valid OMB control number. The average burden for responding to this information collection is estimated at 30 minutes. If you believe this estimate is inaccurate, or if you have ideas to reduce this burden, please provide comment to the issuing agency.

OMB Control #: 0970-0153 Expiration Date: 06/30/2018 (Please note, this expiration date is for the OMB form and not the lien itself.)

Page 2 of 2

Doc-2998356



VG-1390-2019-2998356

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2998356

Billable Pages: 1

Recorded On: March 25, 2019 04:24 PM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 2998356
Receipt No: 20190325000371
Recorded On: March 25, 2019 04:24 PM
Deputy Clerk: Gilbert Ramos
Station: CH-1-CC-K21

Record and Return To:

LACKS VALLEY STORE
1300 San Patricia Street
Pharr TX 78577



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-2998356

SC19-0076-J22

LACK'S VALLEY STORES, LTD	§	IN THE JUSTICE COURT
	§	
VS.	§	PRECINCT 2 PLACE 2
JUAN LOPEZ	§	
482752	§	HIDALGO COUNTY, TEXAS

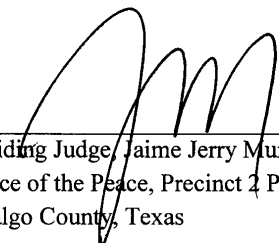
ABSTRACT OF JUDGMENT

The undersigned, Justice of the Peace, Precinct 2 Place 2, Hidalgo County, Texas, hereby certifies that, in the said court in a cause styled Lack's Valley Stores, Ltd, Plaintiff, vs. Juan Lopez, Defendant, and No. SC19-0076-J22 on the docket of such court, a Judgment was rendered in favor of Plaintiff as against Defendant, of which Judgment the following is a true and correct abstract:

1. The name of the Plaintiff in such Judgment is: Lack's Valley Stores, Ltd;
2. The mailing address for said Plaintiff is: 1300 San Patricia St Pharr TX 78577;
3. The name of the Defendant in such Judgment is: Juan Lopez;
4. The defendant's date of birth is 06/05/1985 ;
5. The defendant's driver's license number is *****412 ;
6. The defendant's social security number is ***-**-444 ;
7. The number of the suit in which such Judgment was rendered is Cause No.SC19-0076-J22;
8. The defendants address is 1320 Rejamen Dr San Juan, TX 78589;
9. Citation of personal service was served upon the Defendant in person on this the 8th day of February, 2019; on this the 8th day of February, 2019, in Hidalgo County, Texas;
10. The date when such Judgment was rendered: 02/07/2019 ;
11. The amount for which such Judgment was rendered is: \$3,574.04, plus \$0.00 court costs;
12. The balance due on such Judgment as of today is: 3752.74;
13. The rate of interest specified in such Judgment: 5.0% compounded annually.

I further certify that Lack's Valley Stores, Ltd Plaintiff, the person in whose favor such Judgment was rendered, applied for and hereby receives delivery of this Abstract of Judgment from the court upon due payment of the fee allowed by law.

Issued on this the 1st day of March, 2019.



Presiding Judge, Jaime Jerry Munoz
Justice of the Peace, Precinct 2 Place 2
Hidalgo County, Texas



[NOTE: The attorney of person who is awarded a judgment in justice civil or small claims court may prepare an abstract for the court; however it must contain all the information set out above.]

Doc-3191676

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3191676

Billable Pages: 1

Recorded On: February 09, 2021 09:25 AM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3191676
Receipt No: 20210209000098
Recorded On: February 09, 2021 09:25 AM
Deputy Clerk: Rene Salinas
Station: CH-1-CC-K17

Record and Return To:

Simplifile
5072 North 300 West
PROVO UT 78589



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3191676

ABSTRACT OF JUDGMENT

STATE OF TEXAS)SS.
COUNTY OF DALLAS)SS.

NOW COMES Plaintiff LVNV FUNDING, LLC Assignee of MHC Receivables, LLC and FNBM, LLC Assignee of Credit One Bank, N.A., whose address is 6801 S. CIMARRON ROAD SUITE 424-J, LAS VEGAS NV 89113, and, through its undersigned attorney, certifies that in cause number **DC18-1906-J41** in Hidalgo County Justice Court Pr 4 PI 1, Texas, a judgment was entered in favor of Plaintiff and against Defendant, **Juan Lopez** on August 4, 2020 in the amount of \$2,048.83, plus pre-judgment interest in the amount of \$.00, plus costs and interest at the rate of 5 per annum, from the date of judgment until paid. After allowing all due offsets, credits and/or payments, and assessing all allowable costs and interest, the current balance due on the judgment as of January 18, 2021 is \$2,224.20. Defendant is further identified as follows:

Juan Lopez
4209 S ALAMO RD, EDINBURG TX 78542-9915
SSN: ***-**-9623
DL#: Unknown
DOB: ***** **, 1966

The entire amount of the judgment is due and payable.

RAUSCH STURM
ATTORNEYS IN THE PRACTICE OF DEBT COLLECTION

JESSICA OLSEN-ZHANG, SBN 24099761
ROBERTO JARAMILLO, SBN 24098772
MEGAN HALE, SBN 24087654
BRANDON E. BOWLIN, SBN 24084917
JOHN KETTLER, SBN 24089374
BRANDI MARIE ADDISON, SBN 24094342
COLIN PATRICK BROGAN, SBN 24096499
TALISA KARENE LOWERY, SBN 24093504
GEORGE COLBY SCHERER, SBN 00784916
✓ J. CHASE LINCER, SBN 24109476
CHRISTOPHER RYAN MILLER, SBN 24025536
ROGER KYLE BALL, SBN 24077895
MARSHALL NEILL MILLARD, SBN 14052950
15660 N. Dallas Parkway, Suite 350
Dallas TX 75248
Toll Free - (877) 215-2552 Fax - Dallas (877) 492-5185
E-mail: lawfirmTX@rsieh.com
ATTORNEY FOR PLAINTIFF
3002610

STATE OF TEXAS)SS.
COUNTY OF DALLAS)SS.

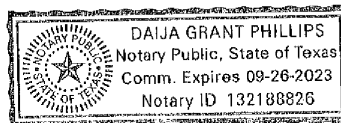
J. Chase Lincer

JAN 28 2021

Signed and sworn to before me, the undersigned authority, by _____ on _____

Daija Grant Phillips
NOTARY PUBLIC, STATE OF TEXAS

After recording please return to:
RAUSCH STURM
15660 N. Dallas Parkway, Suite 350
Dallas TX 75248
877/689-7966 (Fax: 877/492-5185)
ATTORNEY FOR PLAINTIFF



Original

Our File No. 3002610



OFFICE OF THE ATTORNEY GENERAL
JOHN CORNYN

933970

NCP Name: JUAN LOPEZ
CP Name: FELIPA GUZMAN
OAG Number: 0600934752/WES

NOTICE OF CHILD SUPPORT LIEN

Court of Continuing Jurisdiction: 206th Judicial District Court, Hidalgo COUNTY, TEXAS
Style: IN THE INTEREST OF KIMBERLY FELICIA LOPEZ, A CHILD
Cause Number: F-381-99-D
Obligor: JUAN LOPEZ
Address: RR. 2, BOX 180, ALAMO,, TX 78516-9621-80
Date of Birth: 04/05/1952
Driver's License No.: unknown
Social Security No.: 458-83-5202
Obligee: FELIPA GUZMAN
Address: 628 SILVER ST., MERCEDES, TX 78570
Date of Birth: 01/28/1954
Driver's License No.: unknown
Social Security No.: 454-04-3348

Child(ren):	Sex	DOB	SSN	DL#	Birthplace
KIMBERLY FELICIA LOPEZ	F	05/09/1994	630-42-9775	N/A	WESLACO TX

Amount of child support arrears in Order or Writ: \$13,125.00

Date of Order or Writ which determined arrears: December 18, 2000

Rate of Interest specified in the Order or Writ: 12%

Date arrears determined if different from above: n/a

Arrears due \$13,125.00: as of December 18, 2000

The arrears are payable to the Texas Attorney General, for distribution according to law.

NOTICE OF CHILD SUPPORT LIEN

PAGE 1 OF 2



OFFICE OF THE ATTORNEY GENERAL
JOHN CORNYN

I solemnly affirm and declare the foregoing to be a true statement.

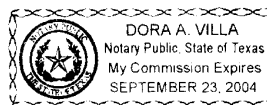
Office of the Attorney General
FIDEL L. PEÑA, III, Texas Bar No. 15736510
Assistant Attorney General
Child Support Division
CHILD SUPPORT UNIT 0303E
2411 N TEXAS BLVD STE C
WESLACO, TX 78596
Telephone No. (956)969-2010
Fax No. (956)969-1158

State of Texas
County of Hidalgo

Before me, a notary public, on this 01st day of Jan,
01, personally appeared Fidel C. Peña, known to me
to be the person whose name is subscribed to the foregoing document and,
being by me first duly sworn, declared that the statements therein
contained are true and correct.

Return to:

The Office of the Attorney General
CHILD SUPPORT UNIT 0303E
2411 N TEXAS BLVD STE C
WESLACO, TX 78596



Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk
On: Jan 02, 2001 at 01:19P
As a Recording
Document Number: 933978
Total Fees: .00
Receipt Number - 321972
Imelda Leal, Deputy

NOTICE OF CHILD SUPPORT LIEN

PAGE 2 OF 2

946201

NCP Name: JUAN LOPEZ
CP Name: SANDRA VARGAS
OAG Number: 0009471821/WES

NOTICE OF CHILD SUPPORT LIEN

Court of Continuing Jurisdiction: 275th Judicial District Court, Hidalgo COUNTY, TEXAS
Style: IN THE INTEREST OF ANA LYDIA VARGAS, A CHILD
Cause Number: F-486-00-E

Obligor: JUAN LOPEZ
Address: 409 S 13TH ST, DONNA, TX 78537-3309-09
Date of Birth: 01/23/1975
Driver's License No.: 14123720tx
Social Security No.: 367-78-9215

Obligee: SANDRA VARGAS
Address: P.O. BOX 1398, DONNA TX 78537
Date of Birth: 11/23/1974
Driver's License No.: unknown
Social Security No.: 263-69-0675

Child(ren):	Name	Sex	DOB	SSN	DL#	Birthplace
	ANA LYDIA VARGAS	F	01/07/2000	627-70-6422	N/A	WESLACO TX

Amount of child support arrears in Order or Writ: \$2,270.00

Date of Order or Writ which determined arrears: January 25, 2001

Rate of Interest specified in the Order or Writ: 12%

Date arrears determined if different from above: N/A

Arrears due \$2,270.00 as of January 25, 2001

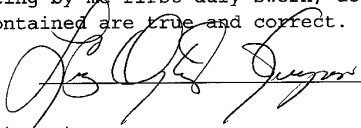
The arrears are payable to the Texas Attorney General, for distribution according to law.

I solemnly affirm and declare the foregoing to be a true statement.

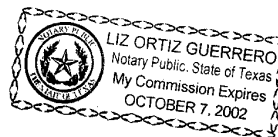

Office of the Attorney General
FIDEL L. PEÑA, III, Texas Bar No. 15736510
RICHARD LEE PEÑA, Texas Bar No. 50511715
Assistant Attorney General
Child Support Division
CHILD SUPPORT UNIT 0303E
2411 N TEXAS BLVD STE C
WESLACO, TX 78596
Telephone No. (956) 969-2010
Fax No. (956) 969-1158

State of Texas
County of N. datos

Before me, a notary public, on this 21st day of Feb
2001, personally appeared Fidel Peña Richard, known to me
to be the person whose name is subscribed to the foregoing document and,
being by me first duly sworn, declared that the statements therein
contained are true and correct.


Return to:

The Office of the Attorney General
CHILD SUPPORT UNIT 0303E
2411 N TEXAS BLVD STE C
WESLACO, TX 78596



Filed for Record in:
Hidalgo County, III
by J. D. Salinas, III
County Clerk
On: Feb 26, 2001 at 10:40a
As a Recording
Document Number: 946201
Total Fees: .00
Receipt Number - 330932
Imelda Leal, Deputy

NOTICE OF CHILD SUPPORT LIEN

PAGE 2 OF 2

972248

NCP Name: JUAN LOPEZ
CP Name: ALICIA SAUCEDA
OAG Number: 0008996123/WES

NOTICE OF CHILD SUPPORT LIEN

Court of Continuing Jurisdiction: 92ND JUDICIAL DISTRICT COURT, HIDALGO COUNTY, TEXAS
Style: IN THE INTEREST OF JUAN JR LOPEZ, A CHILD
Cause Number: C-631-98-A

Obligor: JUAN LOPEZ
Address: 1151 S TEXAS ST, MERCEDES, TX 78570-3838
Date of Birth: 03/28/1953
Driver's License No.:
Social Security No.: 462-53-1540

Obligee: ALICIA SAUCEDA
Address: 850 S INDIANA, MERCEDES TX 78570
Date of Birth: 01/20/1945
Driver's License No.:
Social Security No.: 454-96-8687

Child(ren):	Name	Sex	DOB	SSN	DL#	Birthplace
	JUAN JR LOPEZ	M	06/22/1986	449-79-1750	N/A	WESLACO TX

Amount of child support arrears in Order or Writ: \$17,689.00

Date of Order or Writ which determined arrears: N/A

Rate of Interest specified in the Order or Writ: 12%

Date arrears determined if different from above: N/A

Arrears due \$17,689.00 as of OCTOBER 01, 1998

The arrears are payable to the Texas Attorney General, for distribution according to law.

NOTICE OF CHILD SUPPORT LIEN

PAGE 1 OF 2

I solemnly affirm and declare the foregoing to be a true statement.

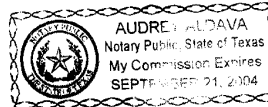

Office of the Attorney General
FIDEL L. PEÑA, III, Texas Bar No. 15736510
RICHARD LEE KING, Texas Bar No. 50511715
Assistant Attorney General
Child Support Division
CHILD SUPPORT UNIT 0303E
2411 N TEXAS BLVD STE C
WESLACO, TX 78596
Telephone No. (956)969-2010
Fax No. (956)969-1158

State of Texas
County of Hidalgo

Before me, a notary public, on this 27th day of April,
2001, personally appeared Richard Lee King, known to me
to be the person whose name is subscribed to the foregoing document and,
being by me first duly sworn, declared that the statements therein
contained are true and correct.

Return to:

The Office of the Attorney General
CHILD SUPPORT UNIT 0303E
2411 N TEXAS BLVD STE C
WESLACO, TX 78596



Filed for Record in:
Hidalgo County, III
by J. D. Salinas, III
County Clerk
On: May 22, 2001 at 03:12P
As a Recording
Document Number: 972249
Total Fees: .00
Receipt Number - 349046
By: Imelda Leal, Deputy

NOTICE OF CHILD SUPPORT LIEN

PAGE 2 OF 2

986757

NCP Name: JUAN LOPEZ
CP Name: NORMA LYDIA LOPEZ
OAG Number: 0553533081 (MCA)

NOTICE OF CHILD SUPPORT LIEN

Court of Continuing Jurisdiction: 370TH JUDICIAL DISTRICT COURT, HIDALGO
COUNTY, TEXAS

Style:
IN THE INTEREST OF YAJAIRA JANNETT LOPEZ, JUAN ROBERTO LOPEZ, CHILDREN
Cause Number: C-1197-96-G

Obligor: JUAN LOPEZ
Address: 1151 S TEXAS ST, MERCEDES, TX 78570
Date of Birth: 3/28/1953
Driver's License No.: UNKNOWN
Social Security No.: 462-53-1540

Obligee: NORMA LYDIA LOPEZ
Address: P O BOX 36, LA JOYA TX 78560
Date of Birth: 8/19/1949
Driver's License No.: UNKNOWN
Social Security No.: 452-90-2699

Child(ren):

Name	Sex	DOB	SSN	Birthplace
YAJAIRA JANNETT LOPEZ	F	4/14/1982	450-81-6619	MCALLEN, TX
JUAN ROBERTO LOPEZ	M	5/24/1987	466-83-3351	MCALLEN, TX

Amount of child support arrears in Order or Writ: \$7,365.75

Date arrearages determined: November 25, 1997

Rate of Interest specified in the Order or Writ: 12%

Arrears due \$17,716.62 as of May 21, 2001

The arrears are payable to the Texas Attorney General, for distribution
according to law.

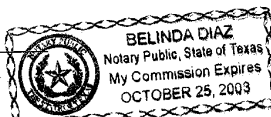
I solemnly affirm and declare the foregoing to be a true statement.


Office of the Attorney General
Barbara Vander Voord/Maria Leos/Margie Villalobos
Assistant Attorney General
Child Support Division
Texas Bar No. 24006298/12218900/01299275
CHILD SUPPORT UNIT 0302E
3201 N MCCOLL RD STE 100A
MCALLEN, TX 78501-5538
Telephone No. (956)630-2891
Fax No. (956)630-0486

State of Texas
County of Hidalgo

Before me, a notary public, on this 19th day of June,
2001, personally appeared Maria Leos, known to me
to be the person whose name is subscribed to the foregoing document and,
being by me first duly sworn, declared that the statements therein
contained are true and correct.


Return to:
The Office of the Attorney General
CHILD SUPPORT UNIT 0302E
3201 N MCCOLL RD STE 100A
MCALLEN, TX 78501-5538



Filed for Record in:
Hidalgo County, III
by J. D. Salinas, III
County Clerk
On: Jul 11, 2001 at 10:17A
As a Recording
Document Number: 986737
Total Fees \$.00
Receipt Number - 358363
By Imelda Leal, Deputy

1115735

Notice of Child Support Lien

TO:
(Name, address)

*HIDALGO COUNTY CLERK'S OFFICE
P.O. BOX 58
EDINBURG, TEXAS 78540*

OBLIGOR:
(Name, Address/DOB, SSN)

*JUAN LOPEZ
335 W RODRIGUEZ
RAYMONDVILLE TX 78580
DOB: 5/16/56
SSN: 640-03-6699*

FROM:
(Claimant)

*OFFICE OF THE ATTORNEY GENERAL
2411 N. Texas Suite C
Weslaco, TX 78596
Telephone No. (956)969-2010
Fax No. (956)969-1158*

OBLIGEE:
(Name)

IRMA CHAPA

IV-D Case Number:

0531102492

This lien results from a child support order, entered on 8/24/99 by 93RD JUDICIAL DISTRICT COURT, HIDALGO COUNTY, TEXAS in tribunal number C-5056-98-B.

As of 8/20/02, the obligor owes unpaid support in the amount of \$ 6,928.14. This judgment may be subject to interest.

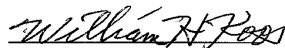
Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named obligor which is located or existing within the state/county of filing, including any property specifically described below.

Specific description of property:

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An Obligor must follow the laws and procedures of the State where the property is located or recorded to contest or challenge this lien. This lien remains in effect until released by the claimant or in accordance with the laws of the State of filing.

As an authorized agent of a state, or subdivision of a State, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency (claimant) and reference its case number, both listed above.

APPROVED:


WILLIAM H. KOOS
DONNA O'SHEA
Assistant Attorney General
Texas Bar No. 11679320/11079870
Child Support Division
2411 N. Texas Suite C
Weslaco, Texas 78596
Telephone No. (956)969-2010
Fax No. (956) 969-1158

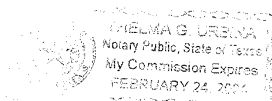
State of: Texas

County of: Hidalgo

I certify that William H. Koos appeared before me and is known to me as the individual who signed the above.

Date: 8-23-02


Notary Public



My appointment expires 2-24-04

Notice: Respondents are not required to respond to this information collection unless it displays a valid OMB control number. The average burden for responding to this information collection is estimated at 30 minutes. If you believe this estimate is inaccurate, or if you have ideas to reduce this burden, please provide comment to the issuing agency.

OMB Control #: 0970-0153 Expiration Date: 03/31/2004

Page 2 of 2

Filed for Record in:
Hidalgo County, TX
by Val S. Leal, III
County Clerk
On: Aug 28, 2002 at 02:10P
As a Recording
Document Number: 115735
Total Fees : .00
Receipt Number - 442717
By
Imelda Leal, Deputy



70 2005 01537399

Hidalgo County
Eddy Trevino
County Clerk
Edinburg, TX 78540

Instrument Number: 2005-1537399

Recorded On: October 28, 2005

As
Recording - No Fee

Parties:

To

Number of Pages: 3

Comment: CHILD SUPPORT LIEN

**** Examined and Charged as Follows: ****

Recording - No Fee	0.00
Total Recording:	0.00

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

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

File Information:

Document Number: 2005-1537399
Receipt Number: 716390
Recorded Date/Time: October 28, 2005 09:13A
Book-Vol/Pg: BK-SC VL-4 PG-12603
User / Station: M Cantu - Cash Super Station 1

Record and Return To:

OFFICE OF ATTY GENERAL
CHILD SUPPORT DIVISION UNIT 0303E
510 S TEXAS BLVD STE 1
WESLACO TX 78596

1537399

Notice of Child Support Lien

TO: *HIDALGO COUNTY CLERKS OFFICE*
(Name/Address of recorder or *PO BOX 58*
asset holder) *EDINBURG TX 78540*

OBLIGOR: *JUAN LOPEZ*
(Name, Address/DOB, SSN) *RR 2 BOX 180*
ALAMO TX 78516-9621-80
DOB: *04/05/1952*
SSN: *458-83-5202*

FROM: *OFFICE OF THE ATTORNEY GENERAL*
(IV-D Agency /Claimant) *Child Support Unit 0303E*
510 S. Texas Blvd., Ste. 1
Weslaco, TX 78596
Telephone No. (956)969-2010
Toll Free 1(800)687-8217
Fax No. (956)969-1158

OBLIGEE: *FELIPA GUZMAN*
(Office of the Attorney
General by assignment from
FELIPA GUZMAN)

IV-D Case Number: *0600934752*

This lien results from a child support order, entered on *06/15/2005* by *206th Judicial District Court, HIDALGO COUNTY, TEXAS* in tribunal number *F-381-00-D*.

As of *10/18/2005*, the obligor owes unpaid support in the amount of \$ *19,329.59*. This judgment may be subject to interest.

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An Obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the obligee or in accordance with the laws of the State where the property is located.

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any State, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

10-19-05
Date



Authorized Agent

Laura Arjona, 1-800-687-8217, 956-969-1158

Print Name, phone and fax number

Filed for Record in:
Hidalgo County
by Eddy Trevino
County Clerk
On: Oct 28, 2005 at 09:13A
As a Recording
Document Number: 1537399
Total Fees: .00
Receipt Number - 716390
By:
MaryLou Cantu, Deputy

Notice: Respondents are not required to respond to this information collection unless it displays a valid OMB control number. The average burden for responding to this information collection is estimated at 30 minutes. If you believe this estimate is inaccurate, or if you have ideas to reduce this burden, please provide comment to the issuing agency.

Recorded On-2007-Sep-14 AS-1806312

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540



Instrument Number: 2007-1806312

Recorded On: September 14, 2007

As
Recording - No Fee

Parties:

To

Number of Pages: 3

Comment: JUAN REYES LOPEZ

**** Examined and Charged as Follows: ****

Recording - No Fee	0.00
Total Recording:	0.00

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

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

File Information:

Document Number: 2007-1806312
Receipt Number: 892286
Recorded Date/Time: September 14, 2007 11:50A

Record and Return To:

ATTY GENERAL OF TEXAS
CHILD SUPPORT DIVISION MC 208
1901 GARNER FIELD RD
UVALDE TX 78801

User / Station: M Cantu - Cash Station 17



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Recorded On-2007-Sep-14 As-1806312

1806312

Notice of Child Support Lien

TO:
(Name/Address of recorder or
asset holder) AURTURO GUAJARDO, HIDALGO County Clerk
HIDALGO COUNTY COURTHOUSE
PO BOX 58
EDINBURG, TX 78540

OBLIGOR:
(Name, Address/DOB, SSN) *JUAN REYES LOPEZ*
2809 NICKEL AVE
MISSION TX 78574-7639-09
DOB: 2/10/1966
SSN: xxx-xx-5091

FROM:
(IV-D Agency /Claimant) OFFICE OF THE ATTORNEY GENERAL
CHILD SUPPORT UNIT 0208E
1901 GARNER FIELD RD
UVALDE, TX 78801
Telephone No. (830)278-4161
Toll Free 1(800)687-8209
Fax No. (830)278-3780

OBLIGEE:
(Office of the Attorney
General by assignment from
ANARAE TAPIA LOPEZ)

IV-D Case Number: 0010614424

This lien results from a child support order, entered on 8/15/2007 by 38TH DISTRICT COURT, MEDINA COUNTY, TEXAS in tribunal number 050817527CV.

As of 9/9/2007, the obligor owes unpaid support in the amount of \$ 12,435.00. This judgment may be subject to interest.

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property: ALL REAL AND PERSONAL PROPERTY

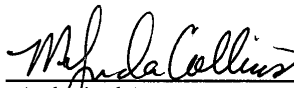
Recorded On-2007-Sep-14 As-1806312

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An Obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the obligee or in accordance with the laws of the State where the property is located.

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any State, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

9/10/07

Date


Authorized Agent

MELYNDA COLLINS

830-591-2119

Print Name, e-mail address, phone and fax number

Notice: Respondents are not required to respond to this information collection unless it displays a valid OMB control number. The average burden for responding to this information collection is estimated at 30 minutes. If you believe this estimate is inaccurate, or if you have ideas to reduce this burden, please provide comment to the issuing agency.

OMB Control #: 0970-0153 Expiration Date: 01/31/2008

Page 2 of 2

Recorded On-2008-Mar-07 As-1864550

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540



70 2008 01864550

Instrument Number: 2008-1864550

Recorded On: March 07, 2008

As
Recording - No Fee

Parties:

To

Number of Pages: 3

Comment: CSL/JUAN RAMON C LOPEZ

**** Examined and Charged as Follows: ****

Recording - No Fee 0.00

Total Recording: 0.00

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

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

File Information:

Document Number: 2008-1864550

Receipt Number: 937977

Recorded Date/Time: March 07, 2008 11:18A

Record and Return To:

OFFICE OF THE ATTORNEY GENERAL

CHILD SUPPORT UNIT 0302E

3201 N MCCOLL RD STE 100A

MCALLEN TX 78501-5538

User / Station: I Hidalgo - Cash Station 04



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Recorded On-2008-Mar-07 As-1864550

1864550

Notice of Child Support Lien

TO:
(Name/Address of recorder or
asset holder)

HIDALGO County Clerk's Office
P O Box 58
Edinburg, Texas 78539

OBLIGOR:
(Name, Address/DOB, SSN)

JUAN RAMON CIENFUEGOS LOPEZ
600 EVERGREEN
PHARR TX 78577
DOB: 5/1/1968
SSN: xxx-xx-6451

FROM:
(IV-D Agency /Claimant)

OFFICE OF THE ATTORNEY GENERAL
CHILD SUPPORT UNIT 0302E
3201 N MCCOLL RD STE 100A
MCALLEN, TX 78501-5538
Telephone No. (956)630-2891
Toll Free 1(800)687-8214
Fax No. (956)630-0486

OBLIGEE:
(Office of the Attorney
General by assignment from
BERENICE CORONA)

BERENICE CORONA

IV-D Case Number: 0009570026

This lien results from a child support order, entered on 12/05/07 by *COUNTY COURT AT LAW #4, HIDALGO COUNTY, TEXAS* in tribunal number *F-4956-07-4*.

As of 2/28/2008, the obligor owes unpaid support in the amount of \$ 8,646.06. This judgment may be subject to interest.

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property: HIDALGO COUNTY

Recorded On-2008-Mar-07 As-1864550

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An Obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the obligee or in accordance with the laws of the State where the property is located.

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any State, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

2/29/08
Date


ROCIO M. GARCIA

OFFICE OF THE ATTORNEY GENERAL
CHILD SUPPORT UNIT 0302E
3201 N MCCOLL RD STE 100A
MCALLEN, TX 78501-5538
Telephone No. (956)630-2891
Toll Free 1(800)687-8214

Notice: Respondents are not required to respond to this information collection unless it displays a valid OMB control number. The average burden for responding to this information collection is estimated at 30 minutes. If you believe this estimate is inaccurate, or if you have ideas to reduce this burden, please provide comment to the issuing agency.

OMB Control #: 0970-0153 Expiration Date: 01/31/2008

Page 2 of 2

Recorded On-2009-May-08-As-1996696



70 2009 01996696

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540

Instrument Number: 2009-1996696

As

Recorded On: May 08, 2009

Recording - No Fee

Parties:

To

Number of Pages: 3

Comment: NCSL/JUAN RAMON LOPEZ

** Examined and Charged as Follows: **

Recording - No Fee	0.00
Total Recording:	0.00

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

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

File Information:

Document Number: 2009-1996696
Receipt Number: 1036939
Recorded Date/Time: May 08, 2009 01:07P

Record and Return To:

OFFICE OF THE ATTORNEY GENERAL
CHILD SUPPORT UNIT 309E
2510 SOUTH I ROAD
EDINBURG TX 78539

User / Station: A Uresti - Cash Station 03



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Recorded On-2009-May-08 As-1996696

1996696

Notice of Child Support Lien

TO: *HIDALGO COUNTY CLERK*
(Name/Address of recorder or *PO BOX 58*
asset holder) *EDINBURG, TX 78540*

OBLIGOR: *JUAN RAMON LOPEZ*
(Name, Address/DOB, SSN) *729 NAVARRO LN*
EDINBURG TX 78542-7237-29
DOB: 5/17/1970
SSN: xxx-xx-5358

FROM: *OFFICE OF THE ATTORNEY GENERAL*
(IV-D Agency /Claimant) *Child Support Unit 309E*
2510 South I Road
Edinburg, TX 78539
Telephone No. (956)380-1406
Toll Free 1(800)687-8225
Fax No. (956)380-0470

OBLIGEE: *XIOMARA YAMILETH LOPEZ*
(Office of the Attorney
General by assignment from
XIOMARA YAMILETH
LOPEZ)

IV-D Case Number: *0010354153*

This lien results from a child support order, entered on *1/14/2009* by *389TH JUDICIAL DISTRICT COURT, HIDALGO COUNTY, TEXAS* in tribunal number *F-3128-04-H*.

As of *4/27/2009*, the obligor owes unpaid support in the amount of \$ *2,933.35*. This judgment may be subject to interest.

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:

Recorded On 2009-May-08 As 1996696

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An Obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the obligee or in accordance with the laws of the State where the property is located.

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any State, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

4/28/09

Date



Authorized Agent

AURORA A. CERDA

Print Name, phone and fax number

Telephone: 956-380-1406

Fax: 956-380-0470

Notice: Respondents are not required to respond to this information collection unless it displays a valid OMB control number. The average burden for responding to this information collection is estimated at 30 minutes. If you believe this estimate is inaccurate, or if you have ideas to reduce this burden, please provide comment to the issuing agency.

OMB Control #: 0970-0153 Expiration Date: 01/31/2008

Page 2 of 2

Recorded On-2010-May-18 As-2103708



70 2010 02103708

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540

Instrument Number: 2010-2103708

As

Recorded On: May 18, 2010

Recording - No Fee

Parties:

To

Number of Pages: 3

Comment: CSL/JUAN LOPEZ

** Examined and Charged as Follows: **

Recording - No Fee	0.00
Total Recording:	0.00

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

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

File Information:

Document Number: 2010-2103708

Receipt Number: 1120718

Recorded Date/Time: May 18, 2010 10:48A

Record and Return To:

ATTORNEY GENERAL

510 S. TEXAS BLVD., STE. 1

WESLACO TX 78596

User / Station: I Leal - Cash Station 02



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Recorded On-2010-May-18 As-2103708

2103708

Notice of Child Support Lien

TO:
(Name/Address of recorder or
asset holder)

*HIDALGO COUNTY CLERKS OFFICE
PO BOX 58
EDINBURG, TX 78540*

OBLIGOR:
(Name, Address/DOB, SSN)

*JUAN LOPEZ
413 S 13TH ST
DONNA TX 78537-3309-13
DOB: 1/23/1975
SSN: xxx-xx-9215*

FROM:
(IV-D Agency /Claimant)

*OFFICE OF THE ATTORNEY GENERAL
Child Support Unit 0303E
510 S. Texas Blvd., Ste. 1
Weslaco, TX 78596
Telephone No. (956)969-2010
Toll Free 1(800)687-8217
Fax No. (956)969-1158*

OBLIGEE:
(Office of the Attorney
General by assignment from
MARIA G LOPEZ)

MARIA G LOPEZ

IV-D Case Number: *0569670171*

This lien results from a child support order, entered on 6/3/1996 by 139TH JUDICIAL DISTRICT COURT, HIDALGO COUNTY, TEXAS in tribunal number C-654-96-C.

As of 5/16/2010, the obligor owes unpaid support in the amount of \$ 17,158.65. This judgment may be subject to interest.

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:

Recorded On-2010-May-18 As-2103708

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An Obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the obligee or in accordance with the laws of the State where the property is located.

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any State, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

5/11/10
Date


Authorized Agent

Sergio Guerrero 1-800-687-8217 (956) 969-1158

Print Name, e-mail address, phone and fax number

Notice: Respondents are not required to respond to this information collection unless it displays a valid OMB control number. The average burden for responding to this information collection is estimated at 30 minutes. If you believe this estimate is inaccurate, or if you have ideas to reduce this burden, please provide comment to the issuing agency.

OMB Control #: 0970-0153

Page 2 of 2

Recorded On-2011-Jun-08 As-2212982



70 2011 02212982

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540

Instrument Number: 2011-2212982

As

Recorded On: June 08, 2011

Recording - No Fee

Parties:

To

Number of Pages: 3

Comment: LIEN/JUAN LOPEZ

** Examined and Charged as Follows: **

Recording - No Fee	0.00
Total Recording:	0.00

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

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

File Information:

Document Number: 2011-2212982

Receipt Number: 1202191

Recorded Date/Time: June 08, 2011 11:44A

Record and Return To:

OFFICE OF THE ATTORNEY GENERAL

CHILD SUPPORT UNIT 0303E

1508 EAST BUSINESS HIGHWAY 83 SUITE 1

WESLACO TX 78596

User / Station: I Hidalgo - Cash Station 04



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Recorded On-2011-Jun-08 As-2212982

2212982

Notice of Lien

TO: *Hidalgo County County Clerk's Office*
(Name/Address of recorder or *P.O. Box 58*
asset holder) *Edinburg, Texas 78540*

OBLIGOR: *JUAN LOPEZ*
(Name, Address/DOB, SSN) *1151 S TEXAS ST*
MERCEDES TX 78570-3838-51
DOB: *3/28/1953*
SSN: *xxx-xx-1540*

FROM: *Attorney General*
(IV-D Agency /Claimant) *Child Support Unit 0303E*
1508 E BUSINESS HIGHWAY 83 STE 1
Weslaco, TX 78596
Telephone No. (956)969-2010
Toll Free 1(800)687-8217
Fax No. (956)969-1158

OBLIGEE: *Attorney General by assignment from ALICIA SAUCEDA*

IV-D Case Number: *0008996123*

This lien results from a child support order, entered on 09/14/1998 by the *92ND JUDICIAL DISTRICT COURT,*
HIDALGO COUNTY, TEXAS in tribunal number *C-631-98-A.*

As of *5/31/2011*, the obligor owes unpaid support in the amount of \$ *39,340.88*. This judgment may be subject to
interest.

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien
attaches to all non-exempt real and/or personal property of the above-named obligor which is located or existing within
the State/county of filing, including any property specifically described below.

Specific description of property:

Recorded On-2011-Jun-08 As-2212982

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An Obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the obligee or in accordance with the laws of the State where the property is located.

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any State, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

6-2-2011
Date

Maria E. Rubio
Authorized Agent

Maria E. Rubio 1-800-687-8217 (956) 969-1158

Print Name, e-mail address, phone and fax number

Notice: Respondents are not required to respond to this information collection unless it displays a valid OMB control number. The average burden for responding to this information collection is estimated at 30 minutes. If you believe this estimate is inaccurate, or if you have ideas to reduce this burden, please provide comment to the issuing agency.

OMB Control #: 0970-0153

Page 2 of 2

Recorded On-2013-Feb-26 As-2386249



70 2013 02386249

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540

Instrument Number: 2013-2386249

Recorded On: February 26, 2013

As
Recording - No Fee

Parties:

To

Number of Pages: 3

Comment: NOTICE OF LIEN/JUAN LOPEZ

**** Examined and Charged as Follows: ****

Recording - No Fee 0.00

Total Recording: 0.00

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

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

File Information:

Document Number: 2013-2386249

Receipt Number: 1338798

Recorded Date/Time: February 26, 2013 03:29P

User / Station: T Rivera - Cash Station 01

Record and Return To:

ATTORNEY GENERAL

CHILD SUPPORT UNIT 0303E

1508 E BUSINESS HWY 83 STE 1

WESLACO TX 78596



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Recorded On-2013-Feb-26 As-2386249

2386249

Notice of Lien

TO: *Hidalgo County Clerk's Office*
(Name/Address of recorder or *P.O. Box 58*
asset holder) *Edinburg, Texas 78540*

OBLIGOR: *JUAN LOPEZ*
(Name, Address/DOB, SSN) *12106 MESA DR*
HOUSTON TX 77016-1622-06
DOB: 5/16/1956
SSN: xxx-xx-6699

FROM: *Attorney General*
(IV-D Agency /Claimant) *Child Support Unit 0303E*
1508 E BUSINESS HIGHWAY 83 STE 1
Weslaco, TX 78596
Telephone No. (956)969-2010
Toll Free 1(800)252-8014
Fax No. (956)969-1158

OBLIGEE: *Attorney General by assignment from IRMA CHAPA*

IV-D Case Number: *0531102492*

This lien results, by operation of law, from a child support order, entered on November 8, 2010 by the *93rd Judicial District Court, HIDALGO COUNTY, TEXAS* in tribunal number *C-5056-98-B*.

As of 2/20/2013, the obligor owes unpaid support in the amount of \$ 546.34. This judgment may be subject to interest.

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:

Recorded On-2013-Feb-26 As-2386249

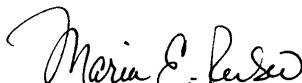
All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the issuing agency, the obligee, the entity acting on behalf of the obligee, or in accordance with the laws of the State where the property is located.

Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any State, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

02/21/2013

Date



Authorized Agent

Maria Elena Rubio, 956-969-2010, 956-969-1158

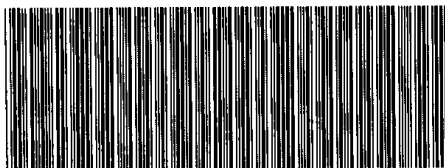
Print Name, e-mail address, phone and fax number

Notice: Respondents are not required to respond to this information collection unless it displays a valid OMB control number. The average burden for responding to this information collection is estimated at 30 minutes. If you believe this estimate is inaccurate, or if you have ideas to reduce this burden, please provide comment to the issuing agency.

OMB Control #: 0970-0153

Page 2 of 2

Doc-3199837



VG-1391-2021-3199837

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3199837

Billable Pages: 3

Recorded On: March 08, 2021 01:35 PM

Number of Pages: 4

*****Examined and Charged as Follows*****

Total Recording: \$ 0.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3199837
Receipt No: 20210308000269
Recorded On: March 08, 2021 01:35 PM
Deputy Clerk: Belya Trevino
Station: CH-1-CC-K27

Record and Return To:

Child Support Division
Post Office Box 12048
NCL/JUAN LOPEZ
AUSTIN TX 78711



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3199837

NOTICE OF LIEN, PAGE 1

NOTICE: THIS DOCUMENT CONTAINS SENSITIVE DATA

NOTICE OF LIEN

The information on this form may be disclosed as authorized by law.

If you are not the intended recipient, you are hereby notified that any use, disclosure, distribution, or copying of this form or its contents is strictly prohibited.

TO: (Recorder or Asset Holder Name and Address)

Obligor:

Legal Name JUAN LOPEZ
(first, middle, last suffix)

Alias Name(s)

Address 2144 BALBOA AVE
MCALLEN TX 78503-5615-44

Date of Birth 10/30/1972

Social Security Number xxx-xx-7188

FROM:

(Agency or name of obligee and/or his or her private attorney or entity acting on behalf of the obligee, address, telephone, e-mail address, fax) Texas State Attorney General
CHILD SUPPORT OFFICE
1801 E CALTON RD
LAREDO, TX 78041-4162
Telephone No. (956)724-1602
Toll Free 1(800)252-8014
Fax No. (956)724-4915

Obligee Name(s): Texas State Attorney General by assignment from SANDRA BECERRA

Section I. Case Identifier:

1.	IV-D Case Number or Non-IV-D docket Number: 0013978149
----	--

Barcode

--

Doc-3199837

NOTICE OF LIEN, PAGE 2

	Remittance ID or other payment identifier (optional):
2.	IV-D Case Number or Non-IV-D docket Number:
	Remittance ID or other payment identifier (optional):
3.	IV-D Case Number or Non-IV-D docket Number:
	Remittance ID or other payment identifier (optional):

Section II. Lien Notice:

This lien results, by operation of law, from a child support order, entered on 1/27/2021 by the CNTY CRT AT LAW NO 2 in WEBB COUNTY, TEXAS tribunal number 2020FLI001507C3.

As of 3/1/2021, the obligor owes unpaid support in the amount of \$ 8,761.04.

This judgment may be subject to interest, penalties, fees, surcharge, or other related amounts.
(See Section 466(a)(4) of the Social Security Act regarding Full Faith and Credit).

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. Contact the child support agency or the obligee and/or his or her private attorney or entity acting on behalf of the obligee according to the contact information located in the heading to obtain the current lien amount.

This lien attaches to all non-exempt: ☐ real property or ☐ personal property or ☒ or real and personal property of the above-named obligor, which is located or existing within the state/county where it may be filed, if required under state law. This includes any property specifically described on the next page.

Doc-3199837

NOTICE OF LIEN, PAGE 3

Section III. Property Description:

[] Continued on attached sheet(s), incorporated by reference

All aspects of this lien, including its priority and enforcement, are governed by the law of the state where the property is located. An obligor must follow the laws and procedures of the state where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the issuer or in accordance with the laws of the state where the property is located.

Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.

Section IV. Remit Payment:

To remit payment, include the case ID, docket number, remittance ID or other payment identifier with the payment and, if necessary, use this locator code: N/A.

Section V. Submission Entity:

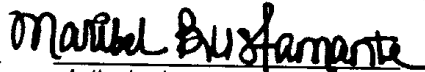
Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

[X] A. Submitted by a IV-D agency/office on behalf of the named obligee.

As an authorized agent of a state or tribal agency (or subdivision of such) responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Social Security Act (section 451 et seq.), I have authority to file this child support lien in any state. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency listed in the heading and reference its case number, listed in Section I.

03/02/21

Date



Authorized agent signature

Maribel Bustamante

Authorized agent printed name

www.oag.texas.gov

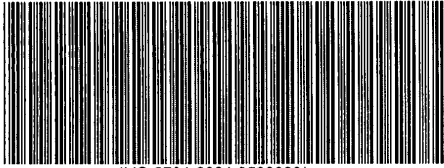
E-mail

1(800)252-8014

Direct telephone

(956)724-4915

Fax



VG-2704-2024-3533903

Doc-3533903

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3533903

Billable Pages: 3

Recorded On: March 26, 2024 08:18 AM

Number of Pages: 4

CHILD SUPPORT LIEN

*****Examined and Charged as Follows*****

Total Recording: \$ 0.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3533903
Receipt No: 20240326000006
Recorded On: March 26, 2024 08:18 AM
Deputy Clerk: Elisa Castillo
Station: CH-1-CC-K12

Record and Return To:

Office of the AG, Child Support Div 0316e
3508 N Jackson Rd., Ste 600
ncsl/Juan Ramon Jaime-Lopez
Pharr TX 78577-8643



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3533903

OMB# 0970-0152
Expiration Date: 06/30/2024

NOTICE OF LIEN

The information on this form may be disclosed as authorized by law.

If you are not the intended recipient, you are hereby notified that any use, disclosure, distribution, or copying of this form or its contents is strictly prohibited.

To: Hidalgo County Clerk's Office
P.O. Box 58
Edinburg, Texas 78540

File Stamp

Obligor: Legal Name (first, middle, last, suffix) JUAN RAMON JAIME-LOPEZ
Alias Name(s)
Address 2632 MEADOW CREEK LOOP, BILLINGS, MT 59105-5512-32
Date of Birth 10/17/1986
Social Security Number xxx-xx-3734

From: (Agency or name of obligee and/or his or her private attorney or entity acting on behalf of the obligee, address, telephone, e-mail address, fax)
Office of the Attorney General
CHILD SUPPORT UNIT 0316E
3508 N JACKSON RD STE 600
PHARR, TX 78577-8643
Telephone No. (956)630-2891
Fax No. (956)971-3790

Obligee Name(s): Office of the Attorney General by assignment from LEANN GRANADOS

Section I. Case Identifier:

1.	IV-D Case Number or Non-IV-D Docket Number: 0013698416
	Remittance ID or other payment identifier (optional): 0013698416F-2610-18-G
2.	IV-D Case Number or Non-IV-D Docket Number:
	Remittance ID or other payment identifier (optional):
3.	IV-D Case Number or Non-IV-D Docket Number:
	Remittance ID or other payment identifier (optional):

Section II. Lien Notice:

This lien results, by operation of law, from a child support order, entered on 8/7/2019 by 370TH JUDICIAL DISTRICT COURT in HIDALGO COUNTY, TEXAS tribunal number F-2610-18-G.

As of 3/13/2024, the obligor owes unpaid support in the amount of \$15,292.06.

This judgment may be subject to interest, penalties, fees, surcharge, or other related amounts. (See Section 466(a)(4) of the Social Security Act regarding Full Faith and Credit.)

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. Contact the child support agency or the obligee and/or his or her private attorney or entity acting on behalf of the obligee according to the contact information located in the heading to obtain the current lien amount.

This lien attaches to all nonexempt: ☐ real property or ☐ personal property or ☒ real and personal property of the above-named obligor, which is located or existing within the state/county where it may be filed, if required under state law. This includes any property specifically described on the next page.

Barcode

--

The Paperwork Reduction Act of 1995 (Pub. L. 104-13): STATEMENT OF PUBLIC BURDEN: The purpose of this information collection is to provide uniformity and standardization in the transmission of interstate liens. Public reporting burden for this collection of information is estimated to average .50 hours per form, including the time for reviewing instructions, gathering and maintaining the data needed, and reviewing the collection of information. This collection of information is required for interstate cases (section 454(9)(E) of the Social Security Act). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information subject to the requirements of the Paperwork Reduction Act of 1995, unless it displays a currently valid OMB control number. The OMB # is 0970-0152 and the expiration date is 06/30/2024. If you have any comments on this collection of information, please contact OCSE by email at OCSE.DPT@acf.hhs.gov.

Doc-3533903

AB# 0970-0152
Expiration Date: 06/30/2024

NOTICE OF LIEN, PAGE 2

Section III. Property Description:

Hidalgo County

[] Continued on attached sheet(s), incorporated by reference

All aspects of this lien, including its priority and enforcement, are governed by the law of the state where the property is located. An obligor must follow the laws and procedures of the state where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the issuer or in accordance with the laws of the state where the property is located.

Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.

Section IV. Remit Payment:

To remit payment, include the case ID, docket number, remittance ID or other payment identifier with the payment and, if necessary, use this locator code: 4800000.

Remit payment to: Texas Child Support Disbursement Unit

[X] SDU

[] Obligor

[] Obligor representative

At this address: P.O. Box 659791, San Antonio, TX 78265-9791

Section V. Submission Entity

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

☒ A. Submitted by a IV-D agency/office on behalf of the named obligee.

As an authorized agent of a state or tribal agency (or subdivision of such) responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Social Security Act (section 451 et seq.), I have authority to file this child support lien in any state. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency listed in the heading and reference its case number, listed in Section I.

03/21/2024

Date

Gisela Abad

Authorized agent signature

Gisela Abad

Authorized agent printed name

E-mail

Direct telephone number

Fax

Doc-3533903

MB# 0970-0152
Expiration Date: 06/30/2024

NOTICE OF LIEN, PAGE 3

Section V. Submission Entity (Continued):

☐ B. Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee.

I am (choose one)

☐ the obligee of the above referenced order.

☐ an attorney or entity representing the above named obligee.

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the state of _____. For additional information regarding this lien, including the pay-off amount, please contact the obligee or attorney/entity listed in the heading.

Date Signature Printed name

E-mail Direct telephone number Fax

Notary state County

I certify that _____ appeared before me and is known to me as the individual who signed the above.

Date Notary public Appointment expiration

Section VI. Release of Lien:

This lien remains in effect, until released by issuer: Office of the Attorney General
Printed name of issuer

As of _____, this lien has been satisfied or otherwise discharged and it is hereby effectively released.
Date

Date Authorized agent signature Authorized agent printed name

Encryption Requirements:

When communicating this form through electronic transmission, precautions must be taken to ensure the security of the data. Child support agencies are encouraged to use the electronic applications provided by the federal Office of Child Support Enforcement. Other electronic means, such as encrypted attachments to e-mails, may be used if the encryption method is compliant with Federal Information Processing Standards (FIPS) Publication 140-2 (FIPS PUB 140-2).



Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540

Instrument Number: 2009-1998928

As

Recorded On: May 15, 2009

Lien - Federal/State

Parties:

To

Number of Pages: 2

Comment: REAL PROPERTY

** Examined and Charged as Follows: **

Lien - Federal/State	21.00
Total Recording:	21.00

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

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

File Information:

Document Number: 2009-1998928

Receipt Number: 1038767

Recorded Date/Time: May 15, 2009 03:13P

User / Station: I Leal - Cash Station 02

Record and Return To:

UNITED STATES ATTORNEYS OFFICE
DEPARTMENT OF JUSTICE
P.O. BOX 611296
HOUSTON TX 77208-9957



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX



DEPARTMENT OF JUSTICE

NOTICE OF LIEN FOR FINE AND/OR
RESTITUTION IMPOSED PURSUANT TO
THE ANTI-TERRORISM AND EFFECTIVE
DEATH PENALTY ACT OF 1996

For Optional Use By Recording
Office

1998928

United States Attorney's Office for
SOUTHERN DISTRICT OF TEXAS

Serial Number
2009A22093/001

NOTICE is hereby given of a lien against the property of the defendant named below. Pursuant to Title 18, United States Code, § 3613(c), a fine or an order of restitution imposed pursuant to the provisions of subchapter C of chapter 227 is a lien in favor of the United States upon all property belonging to the person fined or ordered to pay restitution. Pursuant to § 3613(d), a notice of lien shall be considered a notice of lien for taxes for the purposes of any State or local law providing for the filing of a tax lien. The lien arises at the time of the entry of judgment and continues until the liability is satisfied, remitted, or set aside, or until it becomes unenforceable pursuant to § 3613(b).

Name of Defendant JUAN LOPEZ

SSN:
DOB:

Residence:

Amount of Fine/Restitution \$18,375.00
Court Imposing Judgment McAllen Division

Court Number 7:08-CR-1053-1

Date of Judgment December 10, 2008

Date of Entry of Judgment January 6, 2009

Rate of Interest .500%

REAL PROPERTY

If payment becomes past due, penalties totaling up to 25 percent of the principal amount past due may arise. 18 U.S.C. § 3612(g).

IMPORTANT RELEASE INFORMATION--With respect to the lien listed above, this notice shall operate as a certificate of release pursuant to 18 U.S.C. § 3613(b) by operation of law, but no later than March 10, 2030 (twenty years plus term of imprisonment)].

PLACE OF FILING Hidalgo County, TX

This notice was prepared and signed at HOUSTON, TX on this 13th day of April, 2009.

Signature:

ELIZABETH F. KARPATI
Assistant United States Attorney

P. O. Box 61129
Houston, Texas 77208
Tel: (713) 567-9000
Fax: (713) 718-3405

RETURN TO:
US ATTORNEY'S OFFICE
ATTN: FINANCIAL LITIGATION UNIT (kwl)
P. O. BOX 61129
HOUSTON, TEXAS 77208

Recorded On-2009-May-15 -As-1998929



70 2009 01998929

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540

Instrument Number: 2009-1998929

As

Recorded On: May 15, 2009

Lien - Federal/State

Parties:

To

Number of Pages: 2

Comment: PERSONAL PROPERTY

** Examined and Charged as Follows: **

Lien - Federal/State	21.00
Total Recording:	21.00

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

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

File Information:

Document Number: 2009-1998929

Receipt Number: 1038767

Recorded Date/Time: May 15, 2009 03:13P

User / Station: I Leal - Cash Station 02

Record and Return To:

UNITED STATES ATTORNEYS OFFICE

DEPARTMENT OF JUSTICE

P.O. BOX 611296

HOUSTON TX 77208-9957



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Recorded On-2009-May-15 As-1998929



DEPARTMENT OF JUSTICE

NOTICE OF LIEN FOR FINE AND/OR
RESTITUTION IMPOSED PURSUANT TO
THE ANTI-TERRORISM AND EFFECTIVE
DEATH PENALTY ACT OF 1996

For Optional Use By Recording
Office

1998929

United States Attorney's Office for
SOUTHERN DISTRICT OF TEXAS

Serial Number
2009A22093/001

NOTICE is hereby given of a lien against the property of the defendant named below. Pursuant to Title 18, United States Code, § 3613(c), a fine or an order of restitution imposed pursuant to the provisions of subchapter C of chapter 227 is a lien in favor of the United States upon all property belonging to the person fined or ordered to pay restitution. Pursuant to § 3613(d), a notice of lien shall be considered a notice of lien for taxes for the purposes of any State or local law providing for the filing of a tax lien. The lien arises at the time of the entry of judgment and continues until the liability is satisfied, remitted, or set aside, or until it becomes unenforceable pursuant to § 3613(b).

Name of Defendant JUAN LOPEZ

SSN:
DOB:

Residence:

Amount of Fine/Restitution \$18,375.00
Court Imposing Judgment McAllen Division

Court Number 7:08-CR-1053-1

Date of Judgment December 10, 2008

Date of Entry of Judgment January 6, 2009

Rate of Interest .500%

PERSONAL PROPERTY

If payment becomes past due, penalties totaling up to 25 percent of the principal amount past due may arise. 18 U.S.C. § 3612(g).

IMPORTANT RELEASE INFORMATION--With respect to the lien listed above, this notice shall operate as a certificate of release pursuant to 18 U.S.C. § 3613(b) by operation of law, but no later than March 10, 2030 (twenty years plus term of imprisonment)].

PLACE OF FILING Hidalgo County, TX

This notice was prepared and signed at HOUSTON, TX on this 13th day of April, 2009.

Signature:

ELIZABETH F. KARPATI
Assistant United States Attorney
P. O. Box 61129
Houston, Texas 77208
Tel: (713) 567-9000
Fax: (713) 718-3405

RETURN TO:
US ATTORNEY'S OFFICE
ATTN: FINANCIAL LITIGATION UNIT (**kwl**)
P. O. BOX 61129
HOUSTON, TEXAS 77208

DOC# 318637

This notice is given that a lien exists in favor of the State of Texas for delinquent taxes. All taxes, fines, penalty and interest due to the State of Texas were assessed by statute and were secured as of the assessment date by a statutory lien on all real and personal property owned, claimed or acquired by the taxpayer named below.

This lien is cumulative and in addition to all other liens provided by law and is sufficient to cover all taxes, penalties and interest of the same nature which may accrue after filing this notice.

This notice is made as required by all relevant provisions of law.

Legal cite: TEX. TAX CODE ANN. ch. 113

Given under my hand and seal of office at the City of Austin, Texas, this 8TH day of APRIL, 1993



John Sharp

JOHN SHARP
COMPTROLLER OF PUBLIC ACCOUNTS

County Clerk certification and recording information

FILED FOR RECORD
DOC# 318637 #8
Q4-27-1993 10:15:12
WILLIAM (BILLY) LEO
HIDALGO COUNTY

For tax assistance call 1-800-252-5555 toll free nationwide, or call 512/463-4600.
(From a Telecommunication Device for the Deaf (TDD) ONLY call 1-800-248-4099 toll free, or call 512/463-4621.)

607131
Do not write in the space above

T. Code ■ 56515
INTERNATIONAL FUEL TAX AGREEMENT
TEXAS STATE TAX LIEN

County Clerk Of
HIDALGO
P O BOX 58
EDINBURG
County
TX 78540

For Comptroller's use only

3. Taxpayer number ■ 2-566-60-2542-1	4. Period ■ 962	
5. Audit rec. ■ 000	6. County ■ 108	7. Uniq. no. ■ 01
8. Recording date ■	9. Volume ■	10. Page ■

COUNTY CLERK: Please record this Texas State Tax Lien in the "State Tax Liens Book" of your county as provided by law. Enter your county filing data in the space designated below.
Return this lien when recorded to: COMPTROLLER OF PUBLIC ACCOUNTS
111 E. 17th Street
Austin Texas 78774-0100.

This notice is given that a lien exists in favor of the State of Texas for delinquent taxes/fees. All taxes/fees, fines, penalties and interest due to the State of Texas were assessed by statute and were secured as of the assessment date by a statutory lien on all real and personal property owned, claimed or acquired by the taxpayer named below.

Taxpayer identification:
JUAN LOPEZ
RR 10 BOX 458G
EDINBURG TX 78539

PERIOD OF LIABILITY	TYPE OF TAX/FEE	AMOUNT OF LIEN
04/01/1996 through 06/30/1996	INTERNATIONAL FUEL TAX AGREEMENT	833.00
	PENALTY	166.60
	INTEREST	91.63
TOTAL AMOUNT OF LIEN		\$ 1,091.23

This lien is cumulative and in addition to all other liens provided by law and is sufficient to cover all taxes/fees, fines, penalties and interest of the same nature which may accrue after filing this notice.

This notice is made as required by TEX. TAX CODE ANN. ch. 113 and all other relevant provisions of law.

Given under my hand and seal of office at the City of Austin, Texas, this 19th day of June, 1997


JOHN SHARP
COMPTROLLER OF PUBLIC ACCOUNTS

County Clerk certification and recording information

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

On: Jun 26, 1997 at 02:14P
As a
Recording
Document Number: 607131
Total Fees: 9.00
Receipt Number - 97426
By,
Norma Garza

For tax assistance call 1-800-252-1383 toll free nationwide. The Austin number is 512-463-4600.
(From a Telecommunication Device for the Deaf (TDD) ONLY call 1-800-248-4099 toll free. The Austin number is 512-463-4621.)

TITLE MEMORANDUM
GF# 189906

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lot 20, Block 8, L.D. MORGAN'S ADDITION TO WESLACO, Hidalgo County, Texas, according to the map recorded in Volume 8, Page 60, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Juan R. Lopez by virtue of a Warranty Deed from L. D. Morgan and wife, Vera Morgan dated December 27, 1945, recorded in Volume 599, page 68, Deed Records, Hidalgo County, Texas.

Arturo Loy by virtue of a Warranty Deed from Andrea Loy dated August 11, 1978, recorded in Volume 1588, page 621, Deed Records, Hidalgo County, Texas.

Note: There appears to be a break in the chain of title. We did not find any conveyance from Juan R. Lopez to Andrea Loy.

BUILDING RESTRICTIONS:

(None of Record)

EXCEPTIONS:

- A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
- B. Roadways, setback lines, and restrictions as shown on the map of L. D. Morgan's Addition to Weslaco, recorded in Volume 8, Page 60, Map Records of Hidalgo County, Texas
- C. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.
- D. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.

- E. Rights of parties in possession. (Owner's Policy Only)
- F. Visible and apparent easements on or across the property herein described.
- G. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- H. 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.

LIENS:

- A. We find the following 15 liens which may be against the Record Title Owner, Juan R. Lopez. (see attached sheets)
- B. We find the following 2 liens which may be against the Record Title Owner, Arturo Loy. (see attached sheets)

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of April 30, 2025 at 5:00 p.m.

VALLEY LAND TITLE CO.
By: Ida L. Castañeda
Ida Castañeda

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only.
To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements.

Spd.

26911

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That ANDREA LOY, A WIDOW

of the County of Hidalgo and State of Texas for and in
consideration of the sum of Ten Dollars and No/100 -----DOLLARS
and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of
which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
ARTURO LOY

of the County of Hidalgo and State of Texas, all of
the following described real property in Hidalgo County, Texas, to-wit:

Lot 20, Block 8, L. D. Morgan Addition to the City
of Weslaco, 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 grantee, his heirs and assigns
forever; and I do hereby bind myself, my heirs, executors and administrators to
WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his
heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 11th day of August, A.D. 19 78

Witnesses to Her mark
1. Belia Noriega
2. John Ramirez

(HER
MARK)
+ ANDREA LOY, A WIDOW

(Acknowledgment)

THE STATE OF TEXAS }
COUNTY OF HIDALGO }

Before me, the undersigned authority, on this day personally appeared ANDREA LOY, A WIDOW

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

Given under my hand and seal of office on this the 14th day of August, A. D. 19 78

NORMA De La GARZA
Notary Public in and for
Hidalgo County, Texas

Notary Public in and for HIDALGO County, Texas.

(Acknowledgment)

THE STATE OF TEXAS }
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared

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

Given under my hand and seal of office on this the day of , A. D. 19

Notary Public in and for County, Texas.

26911
WARRANTY DEED

ANDREA LOY, A WIDOW

TO

ARTURO LOY

FILED FOR RECORD THIS DATE
APR 16 10:00 AM

AUG 14 1978

SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By

PREPARED IN THE LAW OFFICE OF:

PHIL HARRIS
P. O. BOX 66
WESLACO, TEXAS 78596

PLEASE RETURN TO:

ARTURO LOY

762 N. Illinois
Weslaco, Texas 78596

(Corporate acknowledgment)

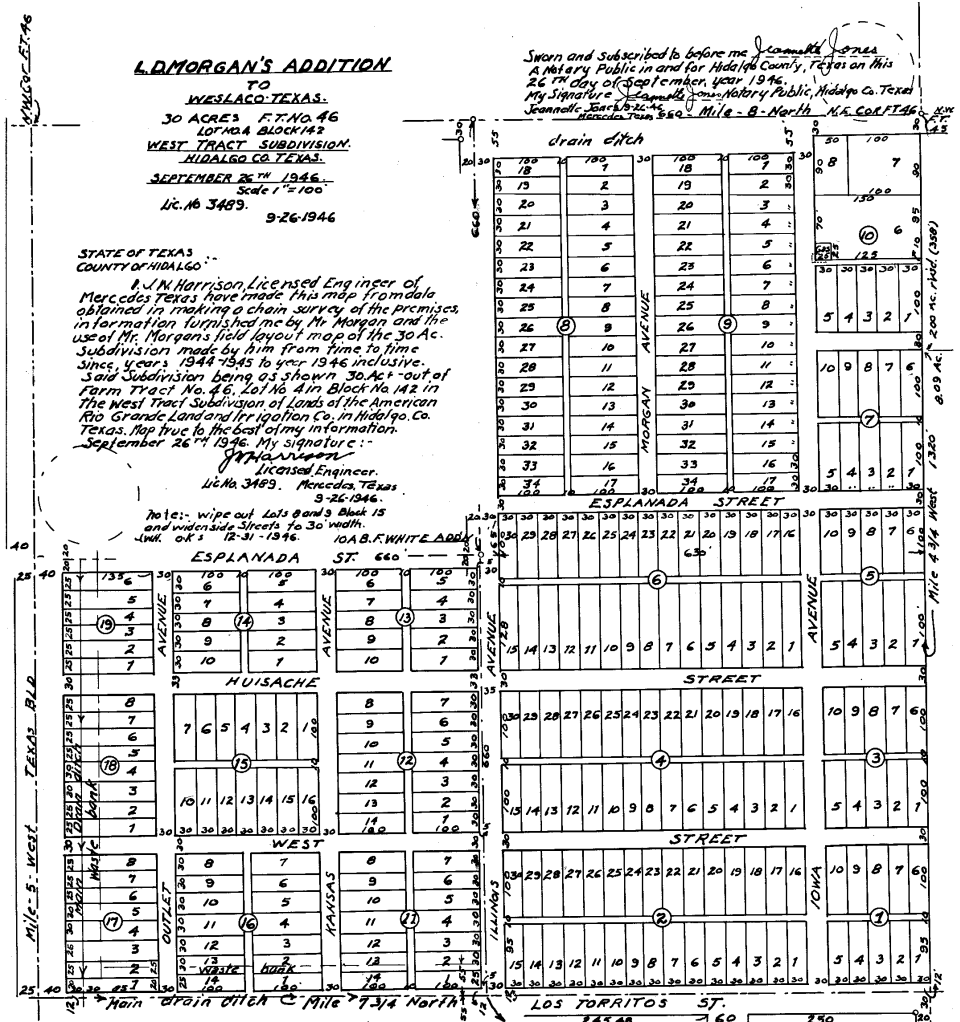
THE STATE OF TEXAS }
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared
of

a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the day of , A. D. 19

Notary Public in and for County, Texas.



PID 243521 | 758 N ILLINOIS AVE

Property Summary Report | 2025
Online Services | Hidalgo Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 243521
Geographic ID: M6450-00-008-0020-00
Type: R
Zoning: RS
Agent:
Legal Description: L. D. MORGAN'S ADDN BLK 8 LOT 20

Property Use:

OWNER

Name: LOY ARTURO
Secondary Name:
Mailing Address: 5811 N MILE 4 1/2 W WESLACO TX US 78599-7150
Owner ID: 142783
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 758 N ILLINOIS AVE, WESLACO TX

Market Area:
Market Area CD: SWLA002
Map ID:
Zoning: RS

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

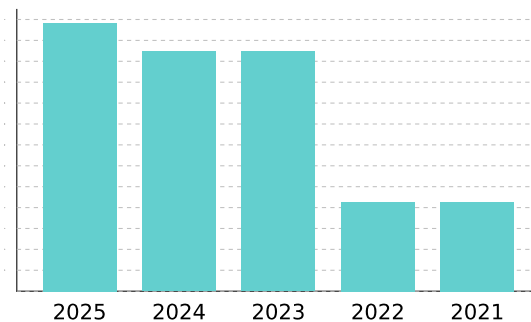
Land Homesite: \$0
Land Non-Homesite: \$32,100
Special Use Land Market: \$0
Total Land: \$32,100

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$32,100
Special Use Exclusion (-): \$0
Appraised: \$32,100
Value Limitation Adjustment (-): \$0

Net Appraised: \$32,100

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$32,100	\$0	\$0	\$32,100	\$0	\$32,100
2024	\$28,650	\$0	\$0	\$28,650	\$0	\$28,650
2023	\$28,650	\$0	\$0	\$28,650	\$0	\$28,650
2022	\$10,650	\$0	\$0	\$10,650	\$0	\$10,650
2021	\$10,650	\$0	\$0	\$10,650	\$0	\$10,650

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	\$32,100	\$32,100
DR1	DRAINAGE DISTRICT #1	0.112300	\$32,100	\$32,100
GHD	HIDALGO COUNTY	0.575000	\$32,100	\$32,100
JCC	SOUTH TEXAS COLLEGE	0.162000	\$32,100	\$32,100
SST	SOUTH TEXAS SCHOOL	0.049200	\$32,100	\$32,100
SWL	WESLACO ISD	0.948100	\$32,100	\$32,100

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.0689	3,000	\$10.70	\$32,100	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
	CONV	CONVERSION	JOSE LUIS ARGUELLO	LOY ARTURO				

2314 E 10th St.



City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Martin Garza, City Manager

RE: Dilapidated Structure at 2314 E 10TH St, Weslaco, Texas

5/20/2025

NOTICE OF PUBLIC HEARING

Dear Juan Martinez and Olivia G. Martinez

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **2314 E 10TH St** legally described as being; **KAYMOR NO. 2 BLK 4 LOT 8, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

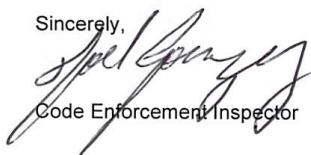
On Thursday, June 12, 2025, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, July 1, 2025, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred by the City of Weslaco shall be charged to you against the property. A lien will be placed on the property and charges incurred.

If you have any questions or comments regarding this notice, please call the Code Enforcement Department at 3120.

Sincerely,


Code Enforcement Inspector

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To: **Juan Martinez and Olivia G. Martinez**
Street and Apt. No., or PO Box No.: **11711 Hardin St. New Port Richey**
City, State ZIP+4[®]: **Florida 34654**

Postmark Here

See Reverse for Instructions

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 2314 E. 10th			HOUSING TYPE ☒ Single Family ☐ Duplex Dwelling ☐ Apartment ☐ Other
STREET	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.
ITEM NO. 1. LIVING ROOM	COMMENT		INITIAL ASSESSMENT
1.1 ELECTRICITY	missing		7
1.2 WINDOW CONDITION	Broken/missing		7
1.3 CEILING CONDITION	Falling down		7
1.4 WALL CONDITION	holes		7
1.5 FLOOR CONDITION	Rotting		7
ITEM NO. 2. KITCHEN	COMMENT		INITIAL ASSESSMENT
2.1 ELECTRICITY	missing		7
2.2 WINDOW CONDITION	Broken/missing		7
2.3 CEILING CONDITION	Falling down		7
2.4 WALL CONDITION	holes		7
2.5 FLOOR CONDITION	Rotting		7
ITEM NO. 3. BATHROOM	COMMENT		INITIAL ASSESSMENT
3.1 ELECTRICITY	missing		7
3.2 WINDOW CONDITION	Broken		7
3.3 CEILING CONDITION	Falling down		7
3.4 WALL CONDITION	holes		7
3.5 FLOOR CONDITION	Rotting		7
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT			7
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT			7
3.8 TUB OR SHOWER IN UNIT			7
3.9 VENTILATION			7

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION	missing	7
4.2 WINDOW CONDITION	BROKEN	7
4.3 CEILING CONDITION	Falling down	7
4.4 WALL CONDITION	holes	7
4.5 FLOOR CONDITION	Rotting	7
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION	missing	7
5.2 WINDOW CONDITION	BROKEN	7
5.3 CEILING CONDITION	Falling down	7
5.4 WALL CONDITION	holes	7
5.5 FLOOR CONDITION	Rotting	7
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION	Sinking	7
6.2 CONDITION OF STAIRS, RAILS AND PORCHES	Rotted	7
6.3 CONDITION OF ROOF AND GUTTERS	missing	7
6.4 CONDITION OF EXTERIOR SURFACES	Rotting	7
6.5 LEAD PAINT: EXT. SURFACES		7
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP	missing	7
7.2 SAFETY OF HEATING EQUIP.		7
7.3 VENTILATION/COOLING	Missing	7
7.4 WATER HEATER	missing	7
7.5 APPROVABLE WATER SUPPLY		7
7.6 PLUMBING		7
7.7 SEWER CONNECTION		7

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.
RECOMMENDATION: REPAIR _____ DEMOLISH ☒ VACATE _____	
*INTERPRETATION OF NUMERIC SCALE 1 = Newly constructed 2 = Good condition requiring no repairs 3 = Standard condition requiring minor maintenance repair from normal seasonal wear 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard 6 = Dilapidated condition requiring more than 50% structural replacement 7 = Severe dilapidated condition that would require immediate attention	
 INSPECTED BY	526-35 DATE

DILAPIDATED STRUCTURE INSPECTION REPORT

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

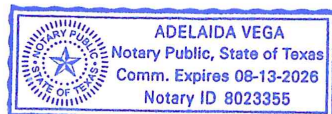
	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
X	22	Other: Large portions of exterior wall missing
	23	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

OWNER/OCCUPANT _____ Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR _____

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.



WARRENT 170992

WARRENT FOR RIGHT OF ENTRY TO ABATE A NUISANCE
FOR FIRE, HEALTH & CODE VIOLATIONS

STATE OF TEXAS §
COUNTY OF HIDALGO §
CITY OF WESLACO §

IN THE NAME BY THE AUTHORITY OF THE STATE OF TEXAS:

GREETINGS:

WHEREAS, in accordance with Article 18.05 of the Code of Criminal Procedure of the State of Texas authorizing certain municipal officers to inspect any specified premises to determine the presence of a fire or health hazard, or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance, and accordance with the general police powers granted to municipalities in the State of Texas to preserve the health, safety, and welfare of its citizenry, Joel Gonzalez, Code Enforcement Officer of the City of Weslaco, has sworn and alleged, under oath, that a certain premise located at 2314 E 10th St. is in apparent violation of Chapter 26 the Code of Ordinances.

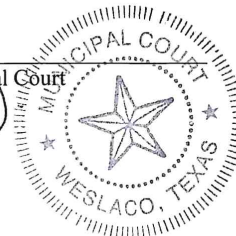
WHEREAS the grounds and probable cause for this Warrant to issue and set forth in the Affidavit, which is attached and made a part hereof: and upon examination by me, I am satisfied that the grounds exist, and that probable cause is shown, and I believe in its existence and do so hereby find.

NOW THEREFORE, Joel Gonzalez is commanded to enter and abate nuisance of the suspected place and premises described above and in said Affidavit and to make notes of findings and take photographs and video recordings of the specified premises to determine presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulations, statute, or city ordinance.

HEREIN FAIL NOT, but you have then and there this Warrant for execution within three (3) days after the date of issuance and exclusive of the date of execution with the return thereon, showing how you have executed the same.

ISSUED at 1:30 o'clock p. m., on this 5th day of May, 2025, to certify which witness my hand and seal this day.

Enrique
Judge, Weslaco Municipal Court



THE STATE OF TEXAS

City of Weslaco

City of Weslaco vs. Juan & Olivia G Martinez

Officer's Return

The within warrant came to hand, and executed on this 6 day of MAY 20 25
inspecting the premises herein described, and finding therein the violations named below:

Joel Gonzalez, Code Enforcement Officer of the City of Weslaco.

Due and proper return having been made of the Inspection warrant, and within the warrant,
affidavit and return shall be filed in the office of the clerk for the city of Weslaco.

This _____ day of _____, 20 ____.



City of Weslaco, Code Enforcement Officer, Joel Gonzalez

City of Weslaco, Texas

File No. 99-317

845202

DEED OF TRUST

Date: **January 10, 2000**

Grantor: **JUAN MARTINEZ and wife, OLIVIA G. RODRIGUEZ**

Grantor's Address: **2314 E. 10th St., Weslaco, Hidalgo County, Texas 79596**

Trustee: **JAMES H. LAUDERDALE**

Trustee's Mailing Address: **611 International Ave., Weslaco, Hidalgo County, Texas 78596**

Beneficiary: **SENON MOYA, JR.**

Beneficiary's Mailing Address: **Rt. 3, Box 62, Mercedes, Hidalgo County, Texas 78570**

Note(s)

Date: **January 10, 2000**

Amount: **THIRTY FOUR THOUSAND AND NO/100THS DOLLARS (\$34,000.00)**

Maker: **JUAN MARTINEZ and wife, OLIVIA G. RODRIGUEZ**

Payee: **SENON MOYA, JR.**

Final Maturity Date: **As therein provided.**

Terms of payment (optional): **As therein provided.**

Property (including any improvements):

Lot 8, Block 4, KAYMAR SUBDIVISION, NO. 2., Hidalgo County, Texas, according to map thereof recorded in Volume 19, Page 21, Map Records of Hidalgo County, Texas and the Manatee Mobile Home Serial No. 2048117306 located thereon.

Prior Lien(s)(including recording information):

All of record.

For value received and to secure payment of the note, Grantor conveys the property to Trustee in trust. Grantor warrants and agrees to defend the title to the property. If Grantor performs all the covenants and pays the note according to its terms, this deed of trust shall have no further effect, and Beneficiary shall release it at Grantor's expense.

Grantor's Obligations

Grantor agrees to:

1. keep the property in good repair and condition;
2. pay all taxes and assessments on the property when due;
3. preserve the lien's priority as it is established in this deed of trust;
4. maintain, in a form acceptable to Beneficiary, an insurance policy that:
 - a. covers all improvements for their full insurable value as determined when the policy is issued and renewed, unless Beneficiary approves a smaller amount in writing;
 - b. contains an 80% coinsurance clause;
 - c. provides fire and extended coverage, including windstorm coverage;
 - d. protects Beneficiary with a standard mortgage clause;
 - e. provides flood insurance at any time the property is in a flood hazard area; and
 - f. contains such other coverages as Beneficiary may reasonably require;
5. comply at all times with the requirements of the 80% coinsurance clause;
6. deliver the insurance policy to Beneficiary and deliver renewals to Beneficiary at least ten days before expiration;
7. keep any buildings occupied as required by the insurance policy; and
8. if this is not a first lien, pay all prior lien notes that Grantor is personally liable to pay and abide by all prior lien instruments.

Beneficiary's Rights

1. Beneficiary may appoint in writing a substitute or successor trustee, succeeding to all rights and responsibilities of trustee.
2. If the proceeds of the note are used to pay any debt secured by prior liens, Beneficiary is subrogated to all of the rights and liens of the holders of any debt so paid.
3. Beneficiary may apply any proceeds received under the insurance policy either to reduce the note or to repair or replace damaged or destroyed improvements covered by the policy.
4. If Grantor fails to perform any of Grantor's obligations, Beneficiary may perform those obligations and be reimbursed by Grantor, on demand, at the place where the note is payable for any sums so paid, including attorney's fees, plus interest on those sums from the dates of payment at the rate stated in the note for matured, unpaid amounts. The sum to be reimbursed shall be secured by this Deed of Trust.
5. If Grantor defaults on the note or fails to perform any of Grantor's obligations or if default occurs on a prior lien note or other instrument, and the default continues after Beneficiary gives Grantor notice of the default and the time within which it must be cured, as may be required by law or by written agreement, then Beneficiary may:
 - a. declare the unpaid principal balance and earned interest on the note immediately due;
 - b. request Trustee to foreclose this lien, in which case Beneficiary or Beneficiary's agent shall give notice of the foreclosure sale as provided by the Texas Property Code as then amended; and
 - c. purchase the property at any foreclosure sale by offering the highest bid and then have the bid credited on the note.

Trustee's Duties

If requested by Beneficiary to foreclose this lien, Trustee shall:

1. either personally or by agent give notice of the foreclosure sale as required by the Texas Property Code as then amended;
2. sell and convey all or part of the property to the highest bidder for cash with a general warranty binding Grantor, subject to prior liens and to other exceptions to conveyance and warranty; and
3. from the proceeds of the sale, pay, in this order:
 - a. expenses of foreclosure, including a commission to Trustee of five percent of the bid;
 - b. to Beneficiary, the full amount of principal, interest, attorney's fees, and other charges due and unpaid;
 - c. any amounts required by law to be paid before payment to Grantor; and
 - d. to Grantor, any balance.

General Provisions

1. If any of the property is sold under this Deed of Trust, Grantor shall immediately surrender possession to the purchaser. If Grantor fails to do so, Grantor shall become a tenant at sufferance of the purchaser, subject to an action for forcible detainer.
2. Recitals in any Trustee's Deed conveying the property will be presumed to be true.
3. Proceeding under this Deed of Trust, filing suit for foreclosure, or pursuing any other remedy will not constitute an election of remedies.
4. This lien shall remain superior to liens later created even if the time of the payment of all or part of the note is extended or part of the property is released.
5. If any portion of the note cannot be lawfully secured by this Deed of Trust, payments shall be applied first to discharge that portion.
6. Grantor assigns to Beneficiary all sums payable to or received by Grantor from condemnation of all or part of the property, from private sale in lieu of condemnation, and from damages caused by public works or construction on or near the property. After deducting any expenses incurred, including attorney's fees, Beneficiary may release any remaining sums to Grantor or apply such sums to reduce the note. Beneficiary shall not be liable for failure to collect or to exercise diligence in collecting any such sums.
7. Grantor assigns to Beneficiary absolutely, not only as collateral, all present and future rent and other income and receipts from the property. Leases are not assigned. Grantor warrants the validity and enforceability of the assignment. Grantor may as Beneficiary's licensee collect rent and other income and receipts as long as Grantor is not in default under the note or this deed of trust. Grantor will apply all rent and other income and receipts to payment of the note and performance of this deed of trust, but if the rent and other income and receipts exceed the amount due under the note and deed of trust, Grantor may retain the excess. If Grantor defaults in payment of the note or performance of this deed of trust, Beneficiary may terminate Grantor's license to collect and then as Grantor's agent may rent the property if it is vacant and collect all rent and other income and receipts. Beneficiary neither has nor assumes any obligations as lessor or landlord with respect to any occupant of the property. Beneficiary may exercise Beneficiary's rights and remedies under this paragraph without taking possession of the property. Beneficiary shall apply all rent and other income and receipts collected under this paragraph first to expenses incurred in exercising Beneficiary's rights and remedies and then to Grantor's obligations under the note and this deed of trust in the order determined by Beneficiary. Beneficiary is not required to act under this paragraph, and acting under this paragraph does not waive any of Beneficiary's other rights or remedies. If Grantor becomes a voluntary or involuntary bankrupt, Beneficiary's filing a proof of claim in bankruptcy will be tantamount to the appointment of a receiver under Texas law.
8. Interest on the debt secured by this deed of trust shall not exceed the maximum amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law; any interest in excess of that maximum amount shall be credited on the principal of the debt or, if that has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess shall be cancelled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides other provisions in this and all other instruments concerning the debt.
9. When the context requires, singular nouns and pronouns include the plural.
10. The term note includes all sums secured by this deed of trust.
11. This Deed of Trust shall bind, inure to the benefit of, and be exercised by successors in interest of all parties.
12. If Grantor and Maker are not the same person, the term Grantor shall include Maker.
13. Grantor represents that this deed of trust and the note are given for the following purposes:

The debt evidenced by the note is in payment of the purchase price of the property; the debt is secured both by this deed of trust and by a vendor's lien on the property, which is expressly retained in a deed to Grantor of even date. This deed of trust does not waive the vendor's lien, and the two liens and the rights created by this instrument shall be cumulative. Beneficiary may elect to foreclose under either of the liens without waiving the other or may foreclose under both. The deed is incorporated into this deed of trust.

Grantor agrees to furnish on Beneficiary's request evidence satisfactory to Beneficiary that all taxes and assessments on the property have been paid when due.

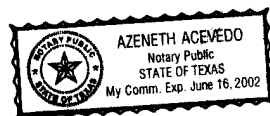
If all or any part of the property or an interest therein is sold or transferred by the borrower without the prior written consent from SEMON MOYA, JR. excluding the creation of a lien or encumbrance subordinate to this deed of trust, SEMON MOYA, JR. at his option may declare all sums secured by this deed of trust to be immediately due and payable.

Juan Martinez
JUAN MARTINEZ

Olivia G. Rodriguez
OLIVIA G. RODRIGUEZ

STATE OF TEXAS §
 § (Acknowledgment)
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 14th day of JANUARY, 2000, by JUAN MARTINEZ and wife, OLIVIA G. RODRIGUEZ.



Azeneth Acevedo
Notary Public, State of Texas

CHARGE & AFTER RECORDING, PLEASE
RETURN TO:

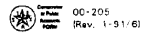
SARA L. TIPPIT/JAMES H. LAUDERDALE
Attorney at Law
601 International Ave.
Weslaco, Texas 78596

PREPARED IN THE LAW
OFFICE OF:

SAME

DEED OF TRUST
Page 4 of 5

Filed for Record in:
Hidalgo County
by Juan D. Salinas III
County Clerk
On: Feb 09, 2000 at 02:24p
As a
Recording
Document Number: 845202
Total Fees: 15.00
Receipt Number - 264098
By,
Bea Cruz



00-205
(Rev. 1-91/01)

T. Code ■ 04120
TEXAS STATE TAX LIEN

County Clerk Of
HIDALGO
P O BOX 58
EDINBURG

County

TX

78540

Do not write in the space above

For Comptroller's use only	
3. Taxpayer number	4. Period
■ 2-629-36-6694-2 ■	■ 942 ■
000 001 108	
AUD. RCD. UNIQ. NO. COUNTY	
Recording date	Volume Page

DOC# 423933

COUNTY CLERK: Please record this Texas State Tax Lien in the "State Tax Liens Book" of your county as provided by law.

Enter your county filing data in the space designated below.

Return this lien when recorded to: COMPTROLLER OF PUBLIC ACCOUNTS
Austin, Texas 78774-0100

This notice is given that a lien exists in favor of the State of Texas for delinquent taxes. All taxes, fines, penalty and interest due to the State of Texas were assessed by statute and were secured as of the assessment date by a statutory lien on all real and personal property owned, claimed or acquired by the taxpayer named below.

Taxpayer identification		
OLIVIA GUADALUPE MARTINEZ		
RT 1 BOX 101-M		
MISSION TX 78572		
INCLUDING BUT NOT LIMITED TO ALL OUTLETS IN THE STATE OF TEXAS		
TYPE OF TAX	PERIOD OF LIABILITY	AMOUNT OF LIEN
STATE	04-01-94 through 06-30-94	\$ 459.00
CITY		\$ 55.08
MTA/CTD		
COUNTY/SPD		
TOTAL AMOUNT OF LIEN		\$ 514.08

This lien is cumulative and in addition to all other liens provided by law and is sufficient to cover all taxes, penalties and interest of the same nature which may accrue after filing this notice.

This notice is made as required by all relevant provisions of law.

Legal cite: TEX. TAX CODE ANN. ch. 113

Given under my hand and seal of office at the City of Austin, Texas, this 1ST day of DECEMBER, 1994



John Sharp

JOHN SHARP
COMPTROLLER OF PUBLIC ACCOUNTS

County Clerk certification and recording information

FILED FOR RECORD
DOC# 423933 \$9
12-07-1994 02:58:06
WILLIAM (BILLY) LEO
HIDALGO COUNTY

Recorded On-2016-Jan-13 As-2676905



70 2016 02676905

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540

Instrument Number: 2016-2676905

As

Recorded On: January 13, 2016

Abstract of Judgment

Parties:

To

Number of Pages: 2

Comment: ABSTRACT OF ASSESSMENT

**** Examined and Charged as Follows: ****

Abstract of Judgment	26.00
Total Recording:	26.00

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

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

File Information:

Document Number: 2016-2676905
Receipt Number: 1574247
Recorded Date/Time: January 13, 2016 10:53A

Record and Return To:

TEXAS WORKFORCE COMMISSION
REGULATORY INTEGRITY DIVISION
101 E 15TH ST RM 556
AUSTIN TX 78778

User / Station: T Rivera - Cash Station 01



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Recorded On-2016-Jan-13 As-2676905

2676905

10-427758-6-002
TWC ASSESSMENT NO.

**ABSTRACT OF ASSESSMENT
TEXAS WORKFORCE COMMISSION
AUSTIN, TEXAS 78778-0001**

10-427758-6
TWC ACCOUNT NO.

27-002

The undersigned Custodian-Tax Records of the Texas Workforce Commission (TWC), Austin, Travis County, Texas, hereby certifies:
that a Notice of Assessment was issued to

JUAN G MARTINEZ SR, INDIVIDUALLY AND AS AN OFFICER/DIRECTOR OF
E & J MASONRY INC., A TEXAS CORPORATION

that said Notice of Assessment No. 10-427758-6-002 was served on

JUAN G MARTINEZ SR, AKA JOHNNY MARTINEZ WHOSE ADDRESS APPEARS AS

1309 CANTERA RD

PHARR TX 78577-6444

(whose birthdate appears as 01-19-46 and whose social security number appears as XXX-XX-X613 and whose driver's license is not reasonably available) on the 22nd day of September, 2015; that on the 23rd day of October, 2015, pursuant to T.U.C.A., LABOR CODE Sec. 213.031, said assessment became final and shall be treated as if it were the final judgment of a district court; that said executed Notice of Assessment is of record with the TWC; that the assessment was for \$ 11,892.38, this representing contributions, interest and penalties as of the 30th day of September, 2015, as shown by the following schedule:

PERIOD (CALENDAR QUARTER)	TOTAL TAXABLE WAGES	TAX RATE (%)	CONTRIBUTION DUE	DELINQUENCY DATE	INT RATE (%)	CURRENT INTEREST DUE	PENALTY & OTHER CHARGES
4-14	\$ 30,953.62	5.51	\$ 357.78BAL.	2-03-15	12.0	\$ 43.00	
1-15	89,073.50	7.17	6,386.57	5-01-15	7.5	479.00	
2-15	62,640.00	7.17	4,491.29	8-03-15	3.0	134.74	
XXX	XXX	XX	\$ 11,235.64	XXX	X	\$ 656.74	\$ 0.00

TOTAL AMOUNT DUE AS OF September, 2015 **FOR PERIODS SHOWN ABOVE** \$ 11,892.38

that said assessment provides that late payment interest on contributions or taxes (1.5% per month) and interest on contributions or taxes reduced to final assessment (1% per month) shall be due until paid as imposed by Sec. 213.021 and 213.025, T.U.C.A., LABOR CODE, and for \$ 66.00 costs. After all credits and offsets there is still due on said assessment \$ 9,808.35 with accrued interest imposed by said Sections 213.021 and 213.025, T.U.C.A., LABOR CODE, through the 31st day of December, 2015; together with \$ 66.00 costs and all fees for filing and recording the abstract as imposed by Sec. 213.036, T.U.C.A., LABOR CODE.

I hereby verify in accordance with Section 52.002 of the Texas Property Code, that the foregoing is true and correct to the best of my knowledge and belief.

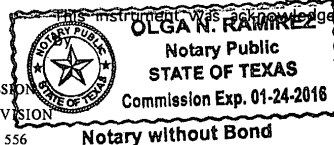
L Bitter
L Bitter

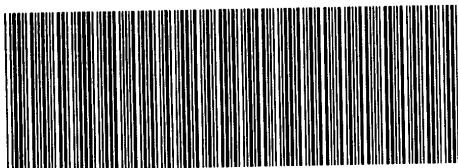
, Custodian-Tax Records, Texas Workforce Commission

, Custodian-Tax Records, Texas Workforce Commission

Return to Plaintiff:

TEXAS WORKFORCE COMMISSION
REGULATORY INTEGRITY DIVISION
101 E 15TH STREET - ROOM 556
AUSTIN, TEXAS 78778-0001





VG-1391-2016-2696020

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2696020

Billable Pages: 1

Recorded On: March 21, 2016 10:14 AM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: 26.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 2696020
Receipt No: 20160321000595
Recorded On: March 21, 2016 10:14 AM
Deputy Clerk: Mary Lou Cantu
Station: CH-1-CC-K13

Record and Return To:

Texas Workforce Commission
101 E 15th Street Room 556

Austin TX 78778-0001



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

10-427758-6-003
TWC ASSESSMENT NO.

**ABSTRACT OF ASSESSMENT
TEXAS WORKFORCE COMMISSION
AUSTIN, TEXAS 78778-0001**

10-427758-6
TWC ACCOUNT NO.

The undersigned Custodian-Tax Records of the Texas Workforce Commission (TWC), Austin, Travis County, Texas, hereby certifies:
that a Notice of Assessment was issued to

JUAN G MARTINEZ JR., INDIVIDUALLY AND AS AN OFFICER/DIRECTOR OF
E & J MASONRY INC., A TEXAS CORPORATION

that said Notice of Assessment No. 10-427758-6-003, was served on
JUAN G MARTINEZ JR., AKA JOHNNY MARTINEZ WHOSE ADDRESS APPEARS AS
1317 S RIDGEWOOD CIR
PHARR TX 78577-6307

(whose birthdate appears as 04-15-69 and whose social security number appears as XXX-XX-X444 and whose driver's license is not reasonably available) on the 22nd day of September, 2015; that on the 23rd day of October, 2015, pursuant to T.U.C.A., LABOR CODE Sec. 213.031, said assessment became final and shall be treated as if it were the final judgment of a district court; that said executed Notice of Assessment is of record with the TWC; that the assessment was for \$ 11,892.38, this representing contributions, interest and penalties as of the 30th day of September, 2015, as shown by the following schedule:

PERIOD (CALENDAR QUARTER)	TOTAL TAXABLE WAGES	TAX RATE (%)	CONTRIBUTION DUE	DELINQUENCY DATE	INT RATE (%)	CURRENT INTEREST DUE	PENALTY & OTHER CHARGES
4-14	\$ 30,953.62	5.51	\$ 357.78BAL.	2-03-15	12.0	\$ 43.00	
1-15	89,073.50	7.17	6,386.57	5-01-15	7.5	479.00	
2-15	62,640.00	7.17	4,491.29	8-03-15	3.0	134.74	
XXX	XXX	XX	\$ 11,235.64	XXX	X	\$ 656.74	\$ 0.00

TOTAL AMOUNT DUE AS OF September, 2015 **FOR PERIODS SHOWN ABOVE** \$ 11,892.38

that said assessment provides that late payment interest on contributions or taxes (1.5% per month) and interest on contributions or taxes reduced to final assessment (1% per month) shall be due until paid as imposed by Sec. 213.021 and 213.025, T.U.C.A., LABOR CODE, and for \$ 66.00 costs. After all credits and offsets there is still due on said assessment \$ 9,688.94 with accrued interest imposed by said Sections 213.021 and 213.025, T.U.C.A., LABOR CODE, through the 31st day of March, 2016; together with \$ 66.00 costs and all fees for filing and recording the abstract as imposed by Sec. 213.036, T.U.C.A., LABOR CODE.

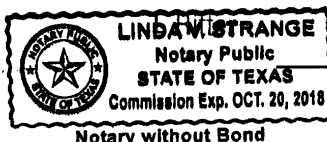
I hereby verify in accordance with Section 52.002 of the Texas Property Code, that the foregoing is true and correct to the best of my knowledge and belief.

L Ritter

, Custodian-Tax Records, Texas Workforce Commission

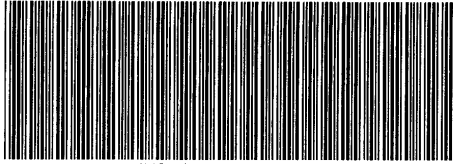
This instrument was acknowledged before me on the 10th day of March, 2016
by _____, Custodian-Tax Records, Texas Workforce Commission

Return to Plaintiff:
TEXAS WORKFORCE COMMISSION
REGULATORY INTEGRITY DIVISION
101 E 15TH STREET - ROOM 556
AUSTIN, TEXAS 78778-0001



Linda V. Strange

C-33SPR (0411)
FORM C33SPR



VG-1390-2016-2701457

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2701457

Billable Pages: 1

Recorded On: April 06, 2016 02:50 PM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 2701457
Receipt No: 20160406000402
Recorded On: April 06, 2016 02:50 PM
Deputy Clerk: Joey Eufracio
Station: CH-1-CC-K14

Record and Return To:

EDINBURG TEACHERS CREDIT UNION
PO BOX 1349
ORIGINAL RETURNED TO CUSTOMER
EDINBURG TX 78540



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

E14-1696

EDINBURG TEACHERS CREDIT UNION	§	IN THE JUSTICE COURT
	§	
VS.	§	PRECINCT 4 PLACE 1
JUAN MARTINEZ	§	
Acct.#: 879794-066	§	HIDALGO COUNTY, TEXAS

ABSTRACT OF JUDGMENT

The undersigned, Justice of the Peace, Precinct 4 Place 1, Hidalgo County, Texas, hereby certifies that, on this the 2nd day of April, 2015, in the said court in a cause styled 'Edinburg Teachers Credit Union , Plaintiff, vs. Juan Martinez, Defendant, No. E14-1696 on the docket of such court, a Judgment was rendered in favor of Plaintiff as against Defendant, of which Judgment the following is a true and correct abstract:

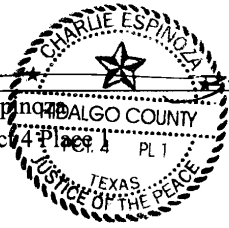
1. The name of the Plaintiff in such Judgment is: Edinburg Teachers Credit Union;
2. The mailing address for said Plaintiff is: 900 W University Edinburg Tx 78539;
3. The name of the Defendant in such Judgment is: Juan Martinez;
4. The defendant's date of birth is ;
5. The defendant's driver's license number is ;
6. The defendant's social security number is ;
7. The number of the suit in which such Judgment was rendered is Cause No. _____ E14-1696;
8. The defendants address is 313 Adams Ave Edinburg, Tx 78541;
9. Citation of personal service was served upon the Defendant in person on , in Hidalgo County, Texas;
10. The date when such Judgment was rendered: 4/2/2015;
11. The amount for which such Judgment was rendered is: \$1,200.00, plus \$41.00 court costs;
12. The balance due on such Judgment as of today is: \$1,200.00;
13. The rate of interest specified in such Judgment: 5.0000% compounded annually.

I further certify that Edinburg Teachers Credit Union Plaintiff, the person in whose favor such Judgment was rendered, applied for and hereby receives delivery of this Abstract of Judgment from the court upon due payment of the fee allowed by law.

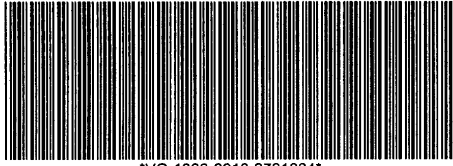
Issued on this the 5th day of April, 2016.



Presiding Judge, Charlie Espinoza
Justice of the Peace, Precinct 4 Place 1
Hidalgo County, Texas



[NOTE: The attorney of person who is awarded a judgment in justice civil or small claims court may prepare an abstract for the court; however it must contain all the information set out above.]



Doc-2721624

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

VG-1390-2016-2721624

Document No: 2721624

Billable Pages: 1

Recorded On: June 16, 2016 11:40 AM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 2721624
Receipt No: 20160616000194
Recorded On: June 16, 2016 11:40 AM
Deputy Clerk: Imelda Leal
Station: CH-1-CC-K12

Record and Return To:

NELSON DOCKERY
3604 N. MCCOLL RD STE. A
ORIGINAL RETURN TO CUSTOMER
MCALLEN TX 78501



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-2721624

LT16-0592-J41

NELSON DOCKERY	§	IN THE JUSTICE COURT
	§	
VS.	§	PRECINCT 4 PLACE 1
JUAN MARTINEZ	§	
	§	HIDALGO COUNTY, TEXAS

ABSTRACT OF JUDGMENT

The undersigned, Justice of the Peace, Precinct 4 Place 1, Hidalgo County, Texas, hereby certifies that, on this the 13th day of April, 2016, in the said court in a cause styled Nelson Dockery, Plaintiff, vs. Juan Martinez, Defendant, No. LT16-0592-J41 on the docket of such court, a Judgment was rendered in favor of Plaintiff as against Defendant, of which Judgment the following is a true and correct abstract:

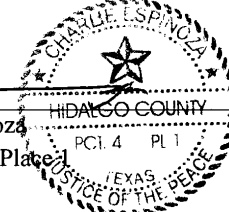
1. The name of the Plaintiff in such Judgment is: Nelson Dockery;
2. The mailing address for said Plaintiff is: 3604 N Mccoll Rd Ste A Mcallen Tx 78501;
3. The name of the Defendant in such Judgment is: Juan Martinez;
4. The defendant's date of birth is 09/11/69;
5. The defendant's driver's license number is TX-14346230 ;
6. The defendant's social security number is xxx-xx-1656;
7. The number of the suit in which such Judgment was rendered is Cause No. _____ LT16-0592-J41;
8. The defendants address is 329 Thunderbird Ave Mcallen, Tx 78504;
9. Citation of personal service was served upon the Defendant in person on this the 6th day of April, 2016, in Hidalgo County, Texas;
10. The date when such Judgment was rendered: 4/13/2016;
11. The amount for which such Judgment was rendered is: \$5,930.00, plus \$121.00 court costs;
12. The balance due on such Judgment as of today is: \$5930.00;
13. The rate of interest specified in such Judgment: 5.0000% compounded annually.

I further certify that Nelson Dockery Plaintiff, the person in whose favor such Judgment was rendered, applied for and hereby receives delivery of this Abstract of Judgment from the court upon due payment of the fee allowed by law.

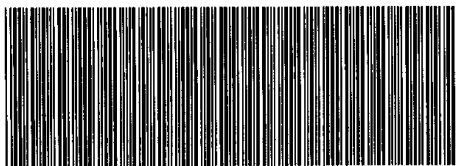
Issued on this the 16th day of June, 2016.



Presiding Judge, Charlie Espinoza
Justice of the Peace, Precinct 4 Place 1
Hidalgo County, Texas



[NOTE: The attorney of person who is awarded a judgment in justice civil or small claims court may prepare an abstract for the court; however it must contain all the information set out above.]



Doc-2753344

VG-1390-2016-2753344

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2753344

Billable Pages: 1

Recorded On: October 07, 2016 10:17 AM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 2753344
Receipt No: 20161007000109
Recorded On: October 07, 2016 10:17 AM
Deputy Clerk: Amabely Rodriguez
Station: Mcallen-CC-K23

Record and Return To:

PO Box 2916

McAllen TX 78502



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-2753344

ABSTRACT OF JUDGMENT

THE STATE OF TEXAS

COUNTY OF HIDALGO

I hereby certify that on the 11th day of September, 2007 in the 139TH DISTRICT COURT OF HIDALGO COUNTY, TEXAS in a cause entitled WESLACO INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS COLLEGE AND Hidalgo County vs. JUAN M. MARTINEZ, No. T-489-05-C on its docket, said Court rendered Judgment in favor of Plaintiff(s) **CITY OF WESLACO AND WESLACO INDEPENDENT SCHOOL DISTRICT** against Defendant(s) whose name(s) and address(s) is/are as follows:

JUAN M. MARTINEZ, 3002 23RD ST., WESLACO, TX 78596-8521

The birth date, driver's license and social security number of the defendant(s), unless indicated with the defendant's name above, are unavailable to the Plaintiffs. Details of the judgment are as follows:

Judgment Creditors	Judgment amounts, less any credits or payments which may have occurred after an entry of judgement
WESLACO INDEPENDENT SCHOOL DISTRICT	\$4,166.00
CITY OF WESLACO	\$2,154.41
RECORDING FEE	\$36.00

The foregoing amounts reflect ad valorem taxes, penalties and interest due as of the date of the judgment. **THE TOTAL AMOUNT DUE EXCLUDING COSTS IS \$6,320.41 AND WILL CONTINUE TO ACCRUE INTEREST AT THE STATUTORY RATE SPECIFIED IN THE TEXAS PROPERTY TAX CODE.** Additionally, costs of court and other expenses are due.

PERDUE, BRANDON, FIELDER, COLLINS & MOTT, L.L.P.
P.O. BOX 2916
MCALLEN, TX 78502
(956) 631-4026 FAX:(956) 994-8042

BY: Thelma R. Banduch
Hiram A. Gutierrez / Bar No. 24040058
Thelma R. Banduch / Bar No. 01668900
hidalgolegal@pbfc.com

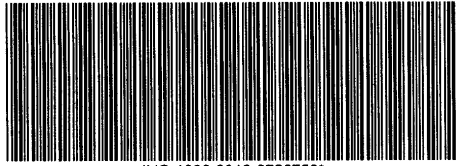
BEFORE ME, the undersigned Notary Public, on this day personally appeared Thelma R. Banduch who being by me duly sworn upon oath said that (s)he had read and signed the foregoing Abstract Of Judgment and that all the facts stated therein are within her/his personal knowledge and are true and correct. TO CERTIFY WHICH, witness my hand and official seal on this the 10th day of October, 2014.



#12877682

Mayra E Solis
Notary Public in and for the State Of Texas
My Commission Expires: 10-20-19

For GEO Codes: W392095000002900
Judgment Creditor Mailing Address: P.O. BOX 2916, , MCALLEN, TX 78502
Return To: Perdue, Brandon, P.O. BOX 2916, , MCALLEN, TX 78502



VG-1390-2016-2756750

Doc-2756750

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2756750

Billable Pages: 1

Recorded On: October 20, 2016 02:52 PM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 2756750
Receipt No: 20161020000300
Recorded On: October 20, 2016 02:52 PM
Deputy Clerk: Elisa Castillo
Station: CH-1-CC-K15

Record and Return To:

Max Fine Furniture & Appl. Inc.
505 West Highway 83

Weslaco TX 78596



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-2756750



**ABSTRACT OF JUDGMENT
CAUSE NO: SC16-0169-J12**

THE STATE OF TEXAS
COUNTY OF HIDALGO
JUSTICE OF THE PEACE PCT. 1 PLACE 2

Max Fine Furniture
505 W. Hwy 83
Weslaco, TX 78596

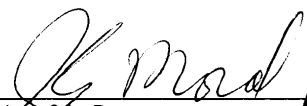
Vs.

Juan M. Martinez
2802 US Bus 281
Edinburg, TX 78539

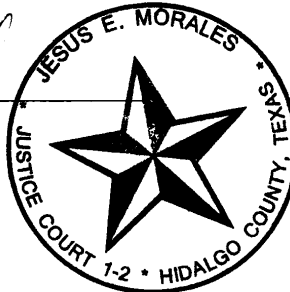
TEXAS DRIVER'S LICENSE NO.: XXXXX134
DATE OF BIRTH: 09/25/1978
SOCIAL SECURITY NO: XXX-XX-X973
DATE OF JUDGMENT: 08/03/2016
AMOUNT OF JUDGMENT: \$4,986.80
AMOUNT OF COURT COSTS: \$ 121.00
AMOUNT OF ATTORNEY'S FEES: \$ 0
RATE OF INTEREST: 5% PER ANNUM
AMOUNT OF CREDITS SINCE JUDGMENT: \$ 0
AMOUNT OF JUDGMENT, COSTS AND INTEREST STILL DUE: \$ 5,107.80 PLUS
INTEREST AT THE RATE OF 5% PER ANNUM.

I HEREBY CERTIFY that the above and foregoing is a correct abstract of judgment rendered in Justice Court, Precinct No. 1, Place 2 of Hidalgo County, in Cause No. **SC16-0169-J12**, in favor of **Max Fine Furniture** Plaintiff in Judgment and against **Juan M. Martinez**, Defendant(s) in Judgment as appears from the Docket of said Court.

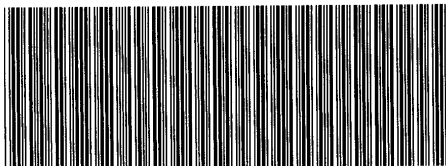
GIVEN UNDER MY HAND this the 7th day of October 2016.



Justice of the Peace
Precinct 1, Place 2
Hidalgo County, Texas



Doc-2824498



VG-1390-2017-2824498

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2824498

Billable Pages: 1

Recorded On: June 19, 2017 11:17 AM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 2824498
Receipt No: 20170619000104
Recorded On: June 19, 2017 11:17 AM
Deputy Clerk: Joey Eufrazio
Station: CH-1-CC-K14

Record and Return To:

Moss Law Firm, PC
PO Box 65020
Lubbock TX 79464



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-2824498

ABSTRACT OF JUDGMENT

CAUSE NO. CL-16-1044-E

THE STATE OF TEXAS
COUNTY OF HIDALGO

§
§

Name of Plaintiff in Judgment:

DISCOVER BANK
P.O. Box 3025
New Albany, OH 43054

Name of Defendant in Judgment:

JUAN F MARTINEZ
318 W Van Week St
EDINBURG TX 78541
SSN#: ***.**.*099
DOB: 10/19/1969
The last three digits of Defendant's driver's
license are unavailable.

Date of Judgment:

June 1, 2017

1. Principal awarded in connection with account
number XXXXXXXXXXXXX3206:

\$10,270.76

2. Attorney's fees awarded in connection with
account number XXXXXXXXXXXXX3206:

\$0.00

3. Additional fees if Defendant appeals:

4. Interest:

0.00%

5. Costs of court:

All Costs of Court

6. Amount due:

\$10,270.76, less payments received, plus
interest, plus costs.

*Please call the number below for current
balance.

I, MICHAEL A. MOSS, attorney of record for DISCOVER BANK, do hereby verify that the above and foregoing is a true and correct Abstract of the Judgment rendered in said Court in Cause No. CL-16-1044-E in favor of DISCOVER BANK, Plaintiff in Judgment, vs. JUAN F MARTINEZ, the Defendant in Judgment, in COUNTY COURT AT LAW NO. 5 of HIDALGO County, Texas.

WITNESS MY HAND at Lubbock, Texas, on this 12 day of June, 2017.

Michael A. Moss, State Bar No. 24054360
Moss Law Firm, P.C.
P.O. Box 3968, Lubbock, Texas 79452
(806) 796-7375 / FAX (806) 771-0062
Email: e-Service@mosslawfirm.com
ATTORNEYS FOR PLAINTIFF

STATE OF TEXAS }
COUNTY OF LUBBOCK }

BEFORE ME, the undersigned Notary Public, on this date personally appeared MICHAEL A. MOSS, who, being by me duly sworn upon oath, said that he had read and signed the foregoing Abstract of Judgment and that all the facts stated in it are within his personal knowledge and are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12 day of June, 2017.

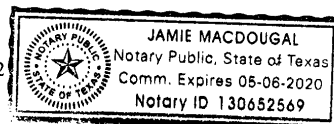
[Signature]
NOTARY PUBLIC, STATE OF TEXAS

RETURN TO:

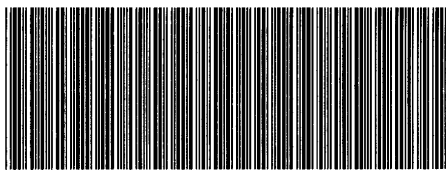
NOTARY STAMP:

RECORDING STAMP:

Moss Law Firm, P.C.
P.O. Box 3968
Lubbock, Texas 79452



Doc-2840701



VG-1390-2017-2840701

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2840701

Billable Pages: 1

Recorded On: August 15, 2017 11:41 AM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 2840701
Receipt No: 20170815000206
Recorded On: August 15, 2017 11:41 AM
Deputy Clerk: Imelda Leal
Station: CH-1-CC-K12

Record and Return To:

Malone Akerly Martin PLLC
8750 N. Central Expressway Ste. 1850
Attn:L. Sapp
Dallas TX 75231



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-2840701

UNITED STATES DISTRICT COURT

SOUTHERN DISTRICT OF TEXAS

Produce Pay, Inc.

versus

Honey Bee Produce LLC et al,
jointly and severally.

§
§
§
§
§
§
§
§
§
§
§

ACTION NUMBER:

7:17-cv-00074

ABSTRACT OF JUDGMENT

Date of Judgment Entered:	05-04-2017
Judgment in Favor of:	Produce Pay, Inc.
Judgment Against:	HONEY BEE PRODUCE LLC, LOS RANCHEROS COMMERCIALIZADORA SA DE CV a/w/a LOS RANCHEROS MEXICO, LOS RANCHEROS USA LLC, HONEY B COMMERCIALIZADORA SA DE CV, LOURDES A. NARVAEZ, and JUAN C. LOZANO MARTINEZ, jointly and severally
Amount of Judgment:	\$ \$400,000.00
Amount of Costs:	\$
Rate of Interest:	% 18 APR
Amount of Credits Since Judgment:	\$ None
Amount Due:	

The above and foregoing is a correct Abstract of Judgment entered in the United States District Court, for the Southern District of Texas, in the above captioned case.

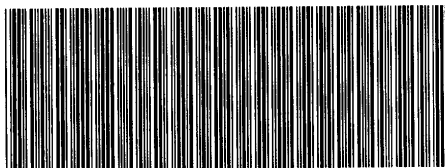
CLERK OF COURT

DATED: 8/1/2017

By: Brenda Saenz
Deputy Clerk

O:\Houforms\Forms-Web

Doc-2855979



VG-1390-2017-2855979

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2855979

Billable Pages: 1

Recorded On: October 06, 2017 03:42 PM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$36.50

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 2855979
Receipt No: 20171006000283
Recorded On: October 06, 2017 03:42 PM
Deputy Clerk: Tania Rivera
Station: CH-1-CC-K11

Record and Return To:

Perdue Brandon Fielder Collins & Mott
PO Box 2916
McAllen TX 78502



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-2855979

ABSTRACT OF JUDGMENT

THE STATE OF TEXAS

COUNTY OF HIDALGO

I hereby certify that on the 16th day of April, 2013 in the 398TH DISTRICT COURT OF HIDALGO COUNTY, TEXAS in a cause entitled MERCEDES INDEPENDENT SCHOOL DISTRICT, CITY OF MERCEDES, AND SOUTH TEXAS COLLEGE VS. JUAN MARTINEZ, A/K/A JOSE JUAN MARTINEZ, A/K/A JOSE J. MARTINEZ, A/K/A JOSE JUAN MARTINEZ, JR., No. T-0325-12-I on its docket, said Court rendered Judgment in favor of Intervenor(s)/Plaintiff(s) CITY OF MERCEDES against Defendants(s) whose name(s) and address(s) is/are as follows:

JUAN MARTINEZ, A/K/A JOSE JUAN MARTINEZ, A/K/A JOSE J. MARTINEZ, A/K/A
JOSE JUAN MARTINEZ, JR.,
88 DOGWOOD STREET
MERCEDES, TX 78570-3279

The birth date, driver's license and social security number of the defendant(s), unless indicated with the defendant's name above, are unavailable to the Intervenor(s)/Plaintiff(s). Details of the judgment are as follows:

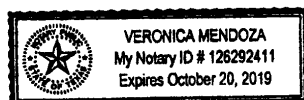
Judgment Creditors	Judgment amount, Not reflecting any credits or payments which may have occurred after an entry of Judgment
CITY OF MERCEDES	\$1,102.03
RECORDING FEE	\$36.00

The foregoing amounts reflect ad valorem taxes, penalties and interest due as of the date of the judgment. **THE TOTAL AMOUNT DUE EXCLUDING COSTS IS \$1,102.03 AND WILL CONTINUE TO ACCRUE INTEREST AT THE STATUTORY RATE SPECIFIED IN THE TEXAS PROPERTY TAX CODE.** Additionally, cost of court and other expenses are due.

PERDUE, BRANDON, FIELDER, COLLINS & MOTT, L.L.P.
P.O. BOX 2916
MCALLEN, TX 78502
(956) 631-4026 FAX:(956) 289-1023

BY: *Thelma R. Banduch*
Hiram A. Gutierrez / Bar No. 24040058
Thelma R. Banduch / Bar No. 01668900
hidalgolegal@pbfc.com

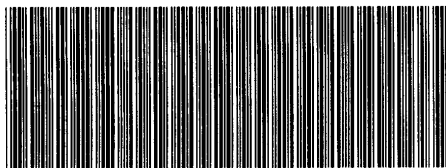
BEFORE ME, the undersigned Notary Public, on this day personally appeared Thelma R. Banduch/Hiram A. Gutierrez who being by me duly sworn upon oath said that (s)he had read and signed the foregoing Abstract Of Judgment and that all the facts stated therein are within her/his personal knowledge and are true and correct. TO CERTIFY WHICH, witness my hand and official seal on this the 6th day of October, 2017.



Veronica Mendoza
Notary Public in and for the State Of Texas
My Commission Expires: October 20, 2019

For GEO Codes: P407097000008801
Judgment Creditor Mailing Address: P.O. BOX 2916, , MCALLEN, TX 78502
Return To: Perdue, Brandon, P.O. BOX 2916, , MCALLEN, TX 78502

Doc-2862558



VG-1390-2017-2862558

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2862558

Billable Pages: 1

Recorded On: November 02, 2017 02:23 PM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 2862558
Receipt No: 20171102000226
Recorded On: November 02, 2017 02:23 PM
Deputy Clerk: Elisa Castillo
Station: CH-1-CC-K13

Record and Return To:

Lack's Valley Stores, LTD
1300 San Patricia Drive

Pharr TX 78577



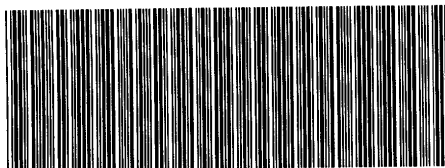
STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Filed for Record the _____ day of _____ 2017, at _____ o'clock, _____ M.
and duly recorded this _____ day of _____ 2017, at _____ o'clock, _____ M.
in the record of Judgments for HIDALGO County, in Volume _____, on Page _____.
_____, Clerk, County Court HIDALGO County, Texas
By _____ Deputy.

Doc-2867133



VG-1390-2017-2867133

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2867133

Billable Pages: 1

Recorded On: November 21, 2017 12:36 PM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$ 26.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 2867133
Receipt No: 20171121000244
Recorded On: November 21, 2017 12:36 PM
Deputy Clerk: Mary Lou Cantu
Station: CH-1-CC-K15

Record and Return To:

Texas Workforce Commission, Labor Law
101 E 15th Street - Room 556
Austin TX 78778-0001



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-2867133

10-427758-6-005
TWC ASSESSMENT NO.

ABSTRACT OF ASSESSMENT
TEXAS WORKFORCE COMMISSION
AUSTIN, TEXAS 78778-0001

10-427758-6
TWC ACCOUNT NO.
27-005

The undersigned Custodian-Tax Records of the Texas Workforce Commission (TWC), Austin, Travis County, Texas, hereby certifies:
that a Notice of Assessment was issued to JUAN G MARTINEZ SR, INDIVIDUALLY AND AS AN OFFICER/DIRECTOR OF
E & J MASONRY INC., A TEXAS CORPORATION

that said Notice of Assessment No. 10-427758-6-005 was served on
JUAN G MARTINEZ SR WHOSE ADDRESS APPEARS AS
1309 CANTERA RD
PHARR TX 78577-6444

(whose birthdate appears as, 1/19/1946 and whose driver's license appears as XXXXX815 and whose social security number appears as XXX-XX-X613 on the 11th day of May, 2017 that on the 11th day of June, 2017 pursuant to T.U.C.A., LABOR CODE, Sec. 203.031, said assessment became final and shall be treated as if it were the final judgment of a district court; that said executed Notice of Assessment is of record with the TWC; that the assessment was for \$ 12,789.83 this representing contributions, interest and penalties as of the 31st day of March, 2017 as shown by the following schedule:

PERIOD (CALENDAR QUARTER)	TOTAL TAXABLE WAGES	TAX RATE (%)	CONTRIBUTION DUE	DELINQUENCY DATE	INT RATE (%)	CURRENT INTEREST DUE	PENALTY & OTHER CHARGES
2-14	\$ 62,487.00	5.51	\$ 1,715.76 BAL	08-01-14	37.5	\$ 643.37	
1-16	63,590.65	7.47	4,750.22	05-03-16	16.5	783.75	\$ 155.39
2-16	40,371.20	7.47	3,015.73	08-02-16	12.0	361.92	120.56
3-16	13,730.05	7.47	1,025.63	11-01-16	7.5	76.90	80.60
4-16			Fees for Recording Tax Liens, Art. 5221b-12(f), V.C.S.				60.00
XXX	XXX	XX	\$ 10,507.34	XXX	XX	\$ 1,865.94	\$ 416.55

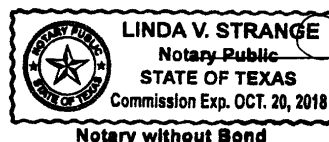
TOTAL AMOUNT DUE AS OF **March, 2017** **FOR PERIODS SHOWN ABOVE** **\$ 12,789.83**

that said assessment provides that late payment interest on contributions or taxes (1.5% per month) and interest on contributions or taxes reduced to final assessment (1% per month) shall be due until paid as imposed by Sec. 213.021 and 213.025, T.U.C.A., LABOR CODE, and for \$ 91.38 costs. **After all credits and offsets** there is still due on said assessment \$ 13,712.92 with accrued interest imposed by said Sections 213.021 and 213.025, T.U.C.A., LABOR CODE, through the 30th day of November, 2017 together with \$ 91.38 costs and all fees for filing and recording the abstract as imposed by Sec. 213.036, T.U.C.A., LABOR CODE.

I hereby verify in accordance with Section 52.002 of the Texas Property Code that the foregoing is true and correct to the best my knowledge and belief.

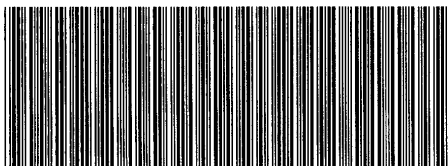
C. Quimby
C. Quimby, Custodian-Tax Records, Texas Workforce Commission
This instrument was acknowledged before me on the 13th day of November, 20 17
C. Quimby, Custodian-Tax Records, Texas Workforce Commission

Return to Plaintiff:
TEXAS WORKFORCE COMMISSION
REGULATORY INTEGRITY DIVISION
101 E 15TH STREET - ROOM 556
AUSTIN TX 78778-0001



C33 ALL (0907)

Doc-2934662



VG-1390-2018-2934662

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2934662

Billable Pages: 1

Recorded On: July 23, 2018 01:13 PM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

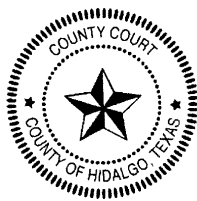
File Information:

Document No: 2934662
Receipt No: 20180723000207
Recorded On: July 23, 2018 01:13 PM
Deputy Clerk: Elisa Castillo
Station: CH-1-CC-K14

Record and Return To:

Lacks Valley Stores, LTD
1300 San Patricia Street

Pharr TX 78577



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-2934662

SC18-0077-J22

LACK'S VALLEY STORES, LTD

VS.

JUAN MANUEL MARTINEZ, JR.

686236

§
§
§
§
§

IN THE JUSTICE COURT

PRECINCT 2 PLACE 2

HIDALGO COUNTY, TEXAS

ABSTRACT OF JUDGMENT

The undersigned, Justice of the Peace, Precinct 2 Place 2, Hidalgo County, Texas, hereby certifies that, on this the 16th day of May, 2018, in the said court in a cause styled Lack's Valley Stores, Ltd , Plaintiff, vs. Juan Manuel Martinez, Jr., Defendant, No. SC18-0077-J22 on the docket of such court, a Judgment was rendered in favor of Plaintiff as against Defendant, of which Judgment the following is a true and correct abstract:

1. The name of the Plaintiff in such Judgment is: Lack's Valley Stores, Ltd;
2. The mailing address for said Plaintiff is: 1300 San Patricia St Pharr TX 78577;
3. The name of the Defendant in such Judgment is: Juan Manuel Martinez, Jr.;
4. The defendant's date of birth is 09/17/1970 ;
5. The defendant's driver's license number is *****517 ;
6. The defendant's social security number is ***-**-265 ;
7. The number of the suit in which such Judgment was rendered is Cause No.SC18-0077-J22;
8. The defendants address is 2121 White wing Ave McAllen, TX 78501;
9. Citation of personal service was served upon the Defendant in person on this the 5th day of February, 2018; , in Hidalgo County, Texas;
10. The date when such Judgment was rendered: 5/16/2018;
11. The amount for which such Judgment was rendered is: \$1,999.56, plus \$196.00 court costs;
12. The balance due on such Judgment as of today is: 2305.34;
13. The rate of interest specified in such Judgment: 5.0% compounded annually.

I further certify that Lack's Valley Stores, Ltd Plaintiff, the person in whose favor such Judgment was rendered, applied for and hereby receives delivery of this Abstract of Judgment from the court upon due payment of the fee allowed by law.

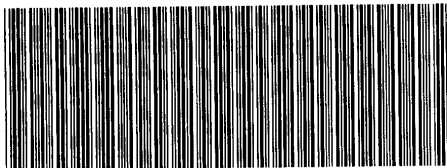
Issued on this the 29th day of June, 2018.

Presiding Judge, Jaime Jerry Munoz
Justice of the Peace, Precinct 2 Place 2
Hidalgo County, Texas



[NOTE: The attorney of person who is awarded a judgment in justice civil or small claims court may prepare an abstract for the court; however it must contain all the information set out above.]

Doc-2949566



VG-1390-2018-2949566

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2949566

Billable Pages: 1

Recorded On: September 13, 2018 11:13 AM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 2949566
Receipt No: 20180913000163
Recorded On: September 13, 2018 11:13 AM
Deputy Clerk: Tania Rivera
Station: CH-1-CC-K11

Record and Return To:

Perdue, Brandon, Fielder, Collins & Mott LLP
PO Box 9132
Amarillo TX 79105



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-2949566

Hildalgo

ABSTRACT OF JUDGMENT

THE STATE OF TEXAS

COUNTY OF POTTER

I hereby certify that on the 19th day of June, 2018 in the JUSTICE COURT, PCT. 3 OF POTTER COUNTY, TEXAS in a cause entitled POTTER COUNTY, ET AL vs. MARTINEZ, JUAN, No. 14490 on its docket, said Court rendered Judgment in favor of Plaintiff(s) against Defendants(s) whose name(s) and address(s) is/are as follows:

JUAN MARTINEZ
1910 LARGO ST
WESLACO, TX 78596-5080

The birth date, driver's license and social security number of the defendant(s), unless indicated with the defendant's name above, are unavailable to the Plaintiffs. Details of the judgment are as follows:

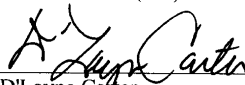
Judgment Creditors	Credits	Balance Due
Taxing Districts Collected by Potter County	\$0	\$434.77

The foregoing amounts reflect ad valorem taxes, penalties and interest due as of the date of the judgment. **THE TOTAL AMOUNT DUE EXCLUDING COSTS IS \$434.77 AND WILL CONTINUE TO ACCRUE INTEREST AT THE STATUTORY RATE SPECIFIED IN THE TEXAS PROPERTY TAX CODE.** Additionally, costs of court and other expenses, in the total amount of \$116.00 are due.

PERDUE, BRANDON, FIELDER, COLLINS & MOTT, L.L.P.
P.O. Box 9132

Amarillo, TX 79105-9132
(806) 359-3188 FAX:(806) 359-5126

BY:

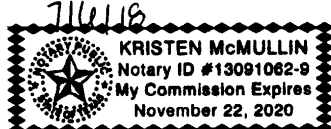

D'Layne Carter

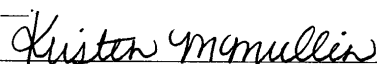
Bar Number 00792988, dpcarter@pbfc.com

Blake H. Newton

Bar Number 24088126, bnewton@pbfc.com

BEFORE ME, the undersigned Notary Public, on this day personally appeared D'Layne Carter who being by me duly sworn upon oath said that (s)he had read and signed the foregoing Abstract Of Judgment and that all the facts stated therein are within her/his personal knowledge and are true and correct. TO CERTIFY WHICH, witness my hand and official seal on



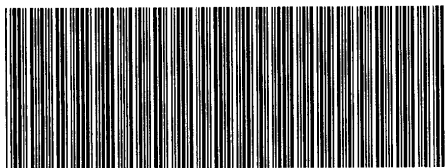

Notary Public in and for the State Of Texas
My Commission Expires: 11/22/2020

For GEO Codes: B00033601990

Judgment Creditor Mailing Address: P.O. Box 9132, , Amarillo, TX 79105-9132

Return To: Perdue, Brandon, P.O. Box 9132, , Amarillo, {Office_MState} {Office_MZipCode}

Doc-2958042



VG-1390-2018-2958042

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2958042

Billable Pages: 1

Recorded On: October 16, 2018 01:40 PM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 2958042
Receipt No: 20181016000226
Recorded On: October 16, 2018 01:40 PM
Deputy Clerk: Elisa Castillo
Station: CH-1-CC-K14

Record and Return To:

Lacks Valley Stores, Ltd
1300 San Patricia St.

Pharr TX 78577



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-2958042

SC18-0481-J22

LACK'S VALLEY STORES, LTD	§	IN THE JUSTICE COURT
	§	
VS.	§	PRECINCT 2 PLACE 2
JONATHAN LEE MARTINEZ GONZALEZ	§	
	§	HIDALGO COUNTY, TEXAS

830940

ABSTRACT OF JUDGMENT

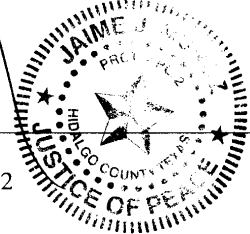
The undersigned, Justice of the Peace, Precinct 2 Place 2, Hidalgo County, Texas, hereby certifies that, in the said court in a cause styled Lack's Valley Stores, Ltd, Plaintiff, vs. Jonathan Lee Martinez Gonzalez, Defendant, and No. SC18-0481-J22 on the docket of such court, a Judgment was rendered in favor of Plaintiff as against Defendant, of which Judgment the following is a true and correct abstract:

1. The name of the Plaintiff in such Judgment is: Lack's Valley Stores, Ltd;
2. The mailing address for said Plaintiff is: 1300 San Patricia St Pharr TX 78577;
3. The name of the Defendant in such Judgment is: Jonathan Lee Martinez Gonzalez;
4. The defendant's date of birth is 11/28/1989 ;
5. The defendant's driver's license number is *****235 ;
6. The defendant's social security number is ***-**-318 ;
7. The number of the suit in which such Judgment was rendered is Cause No.SC18-0481-J22;
8. The defendants address is 1109 W Truman St Pharr, TX 78577;
9. Citation of personal service was served upon the Defendant in person on this the 20th day of July, 2018, in Hidalgo County, Texas;
10. The date when such Judgment was rendered: 08/28/2018 ;
11. The amount for which such Judgment was rendered is: \$1,169.39, plus court costs;
12. The balance due on such Judgment as of today is: 1227.86;
13. The rate of interest specified in such Judgment: 5.0% compounded annually.

I further certify that Lack's Valley Stores, Ltd Plaintiff, the person in whose favor such Judgment was rendered, applied for and hereby receives delivery of this Abstract of Judgment from the court upon due payment of the fee allowed by law.

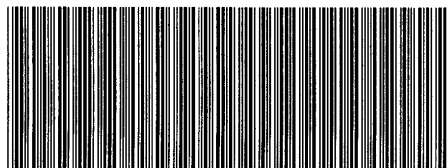
Issued on this the 19th day of September, 2018.

Presiding Judge, Jaime Jerry Munoz
Justice of the Peace, Precinct 2 Place 2
Hidalgo County, Texas



[NOTE: The attorney of person who is awarded a judgment in justice civil or small claims court may prepare an abstract for the court; however it must contain all the information set out above.]

Doc-2953284



VG-1390-2018-2953284

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2953284

Billable Pages: 1

Recorded On: September 27, 2018 12:24 PM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 2953284
Receipt No: 20180927000152
Recorded On: September 27, 2018 12:24 PM
Deputy Clerk: Tania Rivera
Station: CH-1-CC-K11

Record and Return To:

Michael J. Adams P.C.
10004 Wurzbach Road #292
San Antonio TX 78230



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-2953284

Abstract of Judgment

STATE OF TEXAS

§

COUNTY OF HIDALGO

§

I, Michael J. Adams, am the attorney of record for **TROY CAPITAL, LLC**. I hereby certify that in Cause No. **CI-17-2130-A** in the **HIDALGO COUNTY COURT AT LAW ONE** Court of **HIDALGO** County, Texas **TROY CAPITAL, LLC** is Plaintiff and **JUAN MARTINEZ** is the Defendant(s). Plaintiff, **TROY CAPITAL, LLC** was rewarded a judgment against Defendant(s), **JUAN MARTINEZ**.

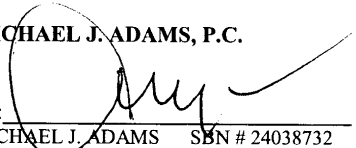
Plaintiff's address is **2660 S RAINBOW BLVD. #D104 LAS VEGAS, NV 89146**

Defendant's last known address is **916 E SAN DIEGO SAN JUAN TX 78589**.

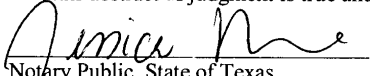
Judgment was rendered on **June 13, 2018** in the amount of **\$11091.66** which includes attorney's fees and costs if rewarded by the court. Post judgment interest was granted at a rate of **5.00%**.

The judgment is entitled to the following credits: **\$0.00**.

MICHAEL J. ADAMS, P.C.

By: 
MICHAEL J. ADAMS SBN # 24038732
16004 Wurzbach #292
SAN ANTONIO, TEXAS 78230
Toll Free Tel (877)223-5462
Toll Free Fax (877) 240-5467
mjadams@mjacplaw.com
ATTORNEYS FOR THE PLAINTIFF

BEFORE ME, the undersigned authority, on this **SEP 14 2018** personally appeared Michael J. Adams, who swore on oath that the information in this abstract of judgment is true and correct to the best of his knowledge.

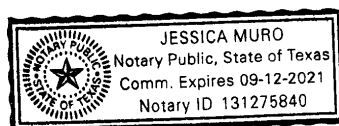

Notary Public, State of Texas

Please return to

Michael J Adams PC

10004 Wurzbach Rd #292

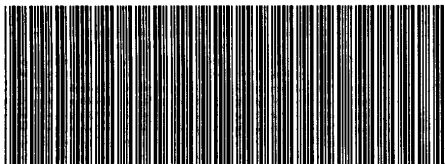
San Anontio, TX 78230



MJAPC 53183.001



Doc-2957226



VG-1390-2018-2957226

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2957226

Billable Pages: 1

Recorded On: October 12, 2018 12:29 PM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 2957226
Receipt No: 20181012000191
Recorded On: October 12, 2018 12:29 PM
Deputy Clerk: Amabely Rodriguez
Station: mcallen-cc-k23.hccm.com

Record and Return To:

Carmela Perez
5 Kctm fm 103 rd.
Original Returned to Customer
Rio Grande TX 78582



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-2957226

SC18-0183-J22

CARMELA PEREZ

VS.

JUAN MARTINEZ

§
§
§
§
§

IN THE JUSTICE COURT

PRECINCT 2 PLACE 2

HIDALGO COUNTY, TEXAS

ABSTRACT OF JUDGMENT

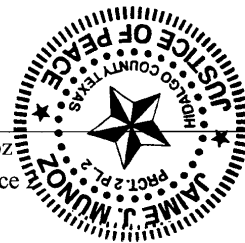
The undersigned, Justice of the Peace, Precinct 2 Place 2, Hidalgo County, Texas, hereby certifies that, on this the 17th day of April, 2018, in the said court in a cause styled Carmela Perez, Plaintiff, vs. Juan Martinez, Defendant, and No. SC18-0183-J22 on the docket of such court, a Judgment was rendered in favor of Plaintiff as against Defendant, of which Judgment the following is a true and correct abstract:

1. The name of the Plaintiff in such Judgment is: Carmela Perez;
2. The mailing address for said Plaintiff is: Po Box 454 Garciasville TX 78547;
3. The name of the Defendant in such Judgment is: Juan Martinez;
4. The defendant's date of birth is **/**/**** ;
5. The defendant's driver's license number is ***** ;
6. The defendant's social security number is ***-**-**** ;
7. The number of the suit in which such Judgment was rendered is Cause No.SC18-0183-J22;
8. The defendants address is 3001 South 23rd McAllen, TX 78503;
9. Citation of personal service was served upon the Defendant in person on this the 7th day of March, 2018; , in Hidalgo County, Texas;
10. The date when such Judgment was rendered: 4/17/2018;
11. The amount for which such Judgment was rendered is: \$1,550.00, plus \$121.00 court costs;
12. The balance due on such Judgment as of today is: 1754.55;
13. The rate of interest specified in such Judgment: 5.0% compounded annually.

I further certify that Carmela Perez Plaintiff, the person in whose favor such Judgment was rendered, applied for and hereby receives delivery of this Abstract of Judgment from the court upon due payment of the fee allowed by law.

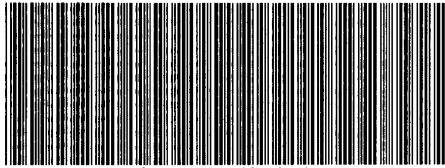
Issued on this the 12th day of October, 2018.

Presiding Judge, Jaime Jerry Munoz
Justice of the Peace, Precinct 2 Place
Hidalgo County, Texas



[NOTE: The attorney of person who is awarded a judgment in justice civil or small claims court may prepare an abstract for the court; however it must contain all the information set out above.]

Doc-2971377



VG-1390-2018-2971377

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2971377

Billable Pages: 1

Recorded On: December 10, 2018 03:24 PM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 2971377
Receipt No: 20181210000283
Recorded On: December 10, 2018 03:24 PM
Deputy Clerk: Elisa Castillo
Station: CH-1-CC-K32

Record and Return To:

MSC 20 / McReynolds Law Firm
1130 E Arapaho Road Suite 400
Richardson TX 75081



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-2971377

ABSTRACT OF JUDGMENT

State of Texas §
County of Dallas §

I, Melissa C. Dominguez, on behalf of the McReynolds Law Firm, attorneys of record for Judgment Plaintiff, **Germania Fire and Casualty Company as subrogee of Cruz Bernal Jr.** do hereby certify that in **Cause No. CL-18-1560-A** in the **Hidalgo CC 1, Hidalgo County, Texas**, Judgment Plaintiff recovered a judgment against Judgment Defendant(s) **Juan Martin Martinez**.

The mailing address of Plaintiff(s) **Germania Fire and Casualty Company**
c/o McReynolds Law Firm
1130 E. Arapaho Rd, Suite 400
Richardson, TX 75081

The last known mailing address, driver's license number and birth date of:

Defendant(s):

Juan Martin Martinez DL#: *****028 State: TX DOB: 01/29/1944 SSN: ***-**-1658
706 Ebony Street
San Juan, TX 78589

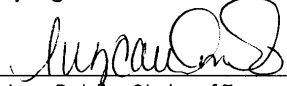
Said judgment was rendered on **9/19/2018**. Plaintiff, **Germania Fire and Casualty Company as subrogee of Cruz Bernal Jr.** was awarded judgment for the sum of **\$5,683.44**, prejudgment interest of **\$125.35**, court costs of **\$379.57** and interest at **5.00** percent per annum from the date of judgment until paid. Said judgment is entitled to the following credits: **\$00.00**. The amount due on the judgment is **\$6,188.36** plus interest at the above-stated rate.



McReynolds Law Firm
By: Melissa C. Dominguez SBN: 24038799
File no.: GER0166
1130 E Arapaho Rd, Suite 400
Richardson, TX 75081 214-206-3621

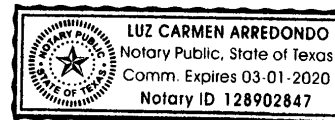
Before me, the undersigned authority, on this day personally appeared Melissa C. Dominguez, who swore on oath that the information in this abstract of judgment is true and correct.

Subscribed and sworn to on November 29, 2018

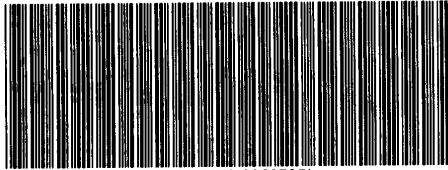


Notary Public, State of Texas

Return recorded abstract to:
McReynolds Law Firm
1130 E. Arapaho Rd, Suite 400
Richardson, TX 75081



Doc-3050785



VG-1390-2019-3050785

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3050785

Billable Pages: 1

Recorded On: September 25, 2019 11:06 AM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3050785
Receipt No: 20190925000168
Recorded On: September 25, 2019 11:06 AM
Deputy Clerk: Gilbert Ramos
Station: CH-1-CC-K21

Record and Return To:

Perdue Brandon Fielder Collins & Mott LLP
PO Box 2916
Original returned to customer
McAllen TX 78502



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3050785

ABSTRACT OF JUDGMENT

THE STATE OF TEXAS

COUNTY OF HIDALGO

I hereby certify that on the 15th day of April, 2019 in the 430TH DISTRICT COURT OF HIDALGO COUNTY, TEXAS in a cause entitled CITY OF MERCEDES vs. LLOYD SERNA, ET AL, No. T-0155-18-J on its docket, said Court rendered Judgment in favor of Plaintiff(s) CITY OF MERCEDES against Defendants(s) whose name(s) and address(s) is/are as follows:

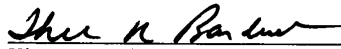
JUAN MARTINEZ, 88 DOGWOOD ST., MERCEDES, TX 78570

The birth date, driver's license and social security number of the defendant(s), unless indicated with the defendant's name above, are unavailable to the Plaintiffs. Details of the judgment are as follows:

Judgment Creditors	Judgment amount, not reflecting any credit or payments which may have occurred after any entry of Judgment
CITY OF MERCEDES	\$1,414.12
Recording Fee	\$36.00

The foregoing amounts reflect ad valorem taxes, penalties and interest due as of the date of the judgment. **THE TOTAL AMOUNT DUE EXCLUDING COSTS IS \$1,414.12 AND WILL CONTINUE TO ACCRUE INTEREST AT THE STATUTORY RATE SPECIFIED IN THE TEXAS PROPERTY TAX CODE.** Additionally, costs of court and other expenses are due.

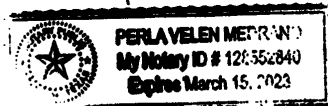
PERDUE, BRANDON, FIELDER, COLLINS & MOTT, L.L.P.
P.O. BOX 2916
MCALLEN, TX 78502
(956) 631-4026 FAX:(956) 289-1023

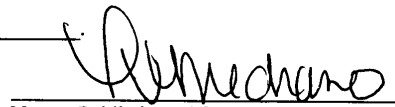


Hiram A. Gutierrez / Bar No. 24040058
Thelma R. Banduch / Bar No. 01668900
hidalgolegal@pbfc.com

BEFORE ME, the undersigned Notary Public, on this day personally appeared Hiram A. Gutierrez/Thelma R. Banduch who being by me duly sworn upon oath said that (s)he had read and signed the foregoing Abstract Of Judgment and that all the facts stated therein are within her/his personal knowledge and are true and correct. TO CERTIFY WHICH, witness my hand and official seal

on September 4, 2019



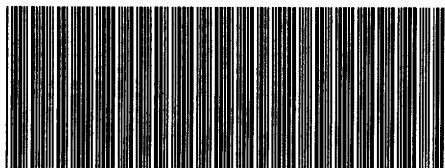

Notary Public in and for the State Of Texas
My Commission Expires March 15, 2023

For GEO Codes: P407097000008801

Judgment Creditor Mailing Address: P.O. BOX 2916, MCALLEN, TX 78502

Return To: Perdue, Brandon, P.O. BOX 2916, MCALLEN, TX, 78502

Doc-3072923



VG-1390-2019-3072923

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3072923

Billable Pages: 1

Recorded On: December 18, 2019 03:25 PM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3072923
Receipt No: 20191218000340
Recorded On: December 18, 2019 03:25 PM
Deputy Clerk: Nathan Ozuna
Station: CH-1-CC-K12

Record and Return To:

LACKS VALLEY STORE
1300 San Patricia Street

Pharr TX 78577

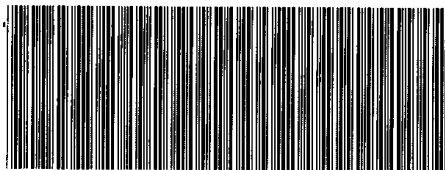


STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3185861



VG-1390-2021-3185861

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3185861

Billable Pages: 3

Recorded On: January 21, 2021 12:02 PM

Number of Pages: 4

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3185861
Receipt No: 20210121000194
Recorded On: January 21, 2021 12:02 PM
Deputy Clerk: Imelda Leal
Station: CH-1-CC-K27

Record and Return To:

Walsh,McGurk,Cordova & Nixon, P.L.L.C.
1506 S. Lone Star Way Ste. 10
attn: Weldon Beau Nixon
Edinburg TX 78539



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3185861

ABSTRACT OF JUDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

I, Weldon "Beau" Nixon of Walsh McGurk Cordova Nixon, PLLC, attorney of record for LONE STAR NATIONAL BANK, Judgment Plaintiff, do hereby certify that in the 389th Judicial District Court of Hidalgo County, Texas, in a certain suit pending in the said Court, wherein LONE STAR NATIONAL BANK is *Plaintiff* and INSTITUTO INTERNACIONAL DE ESTUDIOS SUPERIORES, LLC d/b/a IIES LANGUAGE AND TUTORING CENTER, JUAN R. MARTINEZ a/k/a JUAN ROSENDO MARTINEZ GOMEZ, TERESA E. MCDONALD a/k/a TERESA E. MCDONALD CHAVEZ and DIEGO A. MARTINEZ a/k/a DIEGO ALONZO MARTINEZ MCDONALD are *Defendants* in Cause No. C-3915-20-H, the said Plaintiff, LONE STAR NATIONAL BANK, recovered judgment against Defendants, INSTITUTO INTERNACIONAL DE ESTUDIOS SUPERIORES, LLC d/b/a IIES LANGUAGE AND TUTORING CENTER, JUAN R. MARTINEZ a/k/a JUAN ROSENDO MARTINEZ GOMEZ, TERESA E. MCDONALD a/k/a TERESA E. MCDONALD CHAVEZ and DIEGO A. MARTINEZ a/k/a DIEGO ALONZO MARTINEZ MCDONALD on the 3rd day of December, 2020, as follows:

1. **\$86,714.19** for the principal amount due;
2. **\$1,184.07** as interest on the principal amount due through November 10, 2020, plus per diem interest of \$14.43986 to the date of judgment;
3. Interest at the rate of **6.25%** per year on the total judgment from the date of judgment until paid;
4. **\$1,850.00** as attorneys' fees and **\$104.60** as expenses; with a conditional award of \$15,000.00 in the event Defendants appeal to the court of appeals; and with an additional conditional award of \$15,000.00 in the event Defendants appeal to the Texas Supreme Court;
5. **\$321.02** for costs of court; and
6. Judgment foreclosing Plaintiff's lien on the following:

Equipment; Fixtures; Inventory; Accounts; Instruments; Chattel paper; and General intangibles. Specific Property Description: Life Insurance Policy #002372556 in the name of Teresa E. McDonald-Chavez; Life Insurance Policy #002372591 in the name of Diego Alonzo Martinez McDonald; Guaranty by Juan R. Martinez; Guaranty by Teresa E. McDonald-Chavez; and Guaranty by Diego Alonzo Martinez McDonald.

Plaintiff's name and address: Lone Star National Bank, P.O. Box 1127, Pharr, Texas 78577.

Defendant **INSTITUTO INTERNACIONAL DE ESTUDIOS D/B/A IIES LANGUAGE AND TUTORING CENTER'S** last known address is: 1100 Travis Street, Mission, Texas 78572.

Doc-3185861

Defendant **INSTITUTO INTERNACIONAL DE ESTUDIOS D/B/A IIES LANGUAGE AND TUTORING CENTER** made appearance via Agreed Judgment on December 3, 2020.

Defendant **JUAN R. MARTINEZ A/K/A JUAN ROSENDO MARTINEZ GOMEZ'S** last known address is: 1100 Travis Street, Mission, Texas 78572; Defendant's date of birth is 03/08/1958; Defendant's social security number is XXX-XX-X338; Defendant's driver's license number is unknown.

Defendant **JUAN R. MARTINEZ A/K/A JUAN ROSENDO MARTINEZ GOMEZ** made appearance via Agreed Judgment on December 3, 2020.

Defendant **TERESA E. MCDONALD A/K/A TERESA E. MCDONALD CHAVEZ'S** last known address is: 1100 Travis Street, Mission, Texas 78572; Defendant's date of birth is 03/12/1964; Defendant's social security number is XXX-XX-X488; Defendant's driver's license number is XXXXX324

Defendant **TERESA E. MCDONALD A/K/A TERESA E. MCDONALD CHAVEZ** made appearance via Agreed Judgment on December 3, 2020.

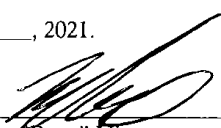
Defendant **DIEGO A. MARTINEZ A/K/A DIEGO ALONZO MARTINEZ MCDONALD'S** last known address is: 1100 Travis Street, Mission, Texas 78572; Defendant's date of birth is 05/03/1990; Defendant's social security number is XXX-XX-X268; Defendant's driver's license number is XXXXX939.

Defendant **DIEGO A. MARTINEZ A/K/A DIEGO ALONZO MARTINEZ MCDONALD** made appearance via Agreed Judgment on December 3, 2020.

Said Judgment is entitled to the following credits, to-wit: None.

There is now still due on this judgment the amounts set out above.

SIGNED on the 20th day of January, 2021.



Weldon "Beau" Nixon
State Bar No. 24047278
WALSH MCGURK CORDOVA NIXON, PLLC
1506 S. Lone Star Way, Suite 10
Edinburg, Texas 78539
Telephone: (956) 632-5000
Telecopier: (956) 632-5050

****THIS ABSTRACT WAS NOT PREPARED BY THE HIDALGO DISTRICT/COUNTY CLERK'S OFFICE****

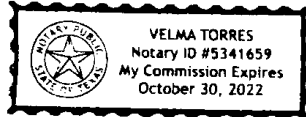
Doc-3185861

THE STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

VERIFICATION

BEFORE ME, the undersigned Notary Public, on this day personally appeared WELDON "BEAU" NIXON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he signed same for the purposes and consideration stated therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of January, 2021.



Velma Torres
Notary Public, State of Texas
My commission expires: 10/30/22

AFTER RECORDING, RETURN TO:

WALSH MCGURK CORDOVA NIXON, PLLC
Attn: Weldon "Beau" Nixon
1506 S. Lone Star Way, Suite 10
Edinburg, Texas 78539

Doc-3335159

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3335159

Billable Pages: 2

Recorded On: April 25, 2022 08:43 AM

Number of Pages: 3

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3335159
Receipt No: 20220425000035
Recorded On: April 25, 2022 08:43 AM
Deputy Clerk: Tania Rivera
Station: CH-1-CC-K23

Record and Return To:

Simplifile
5072 North 300 West
PROVO UT 78589



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3335159

CAUSE NO. C-1506-19-L

WELLS FARGO BANK, NA,	§	IN THE DISTRICT COURT
<i>Plaintiff,</i>	§	
	§	
v.	§	464TH JUDICIAL DISTRICT
	§	
JUAN C. MARTINEZ	§	
	§	
<i>Defendant.</i>	§	HIDALGO COUNTY, TEXAS

ABSTRACT OF JUDGMENT

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

I, Thomas M. Sellers, attorney of record for Judgment Plaintiff, Wells Fargo Bank, NA, certify that on August 27, 2019 in Cause No. C-1506-19-L, filed in the 464TH Judicial District Court, Hidalgo County, Texas, Plaintiff, Wells Fargo Bank, NA recovered a judgment against Defendant JUAN C. MARTINEZ as follows:

JUDGMENT DEFENDANTS:

JUAN C. MARTINEZ
3200 W 46TH ST
MISSION TX 78574-5796
DOB: 03/10/1991
SSN: ***-**-4722

JUDGMENT PLAINTIFF:

Wells Fargo Bank, NA
c/o Mark Rechner
Waddell Serafino Geary Rechner Jenevein, P.C.
1717 Main Street, Suite 2500
Dallas, Texas 75201

JUDGMENT AMOUNT:

- 1) Judgment was entered on August 27, 2019 for \$7,725.49 in principal and Attorneys' fees in the amount of \$800.00 and Costs of Court.
- 2) Judgment balance outstanding (minus any payments or credits) as of April 8, 2022 remains \$8,911.36.

Doc-3335159

**WADDELL SERAFINO GEARY RECHNER
JENEVEIN, P.C.**

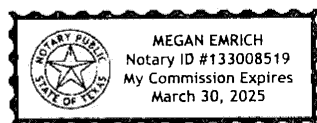
1717 Main Street, Suite 2500
Dallas, Texas 75201
(214) 979-7442 – Telephone
(214) 979-7402 – Telecopier

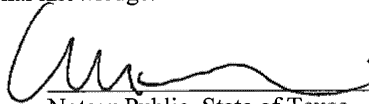
By:



MARK RECHNER
State Bar No. 24058064
mrechner@wslawpc.com
THOMAS M. SELLERS
State Bar No. 24070589
tsellers@wslawpc.com
WHITNEY ABBOTT
State Bar No. 24052628
wabbott@wslawpc.com

23 day of April, 2022 by Thomas M. Sellers, known to be to be the person whose name is subscribed hereto, who states under oath that the information in the foregoing Abstract of Judgment is true and correct to his personal knowledge.



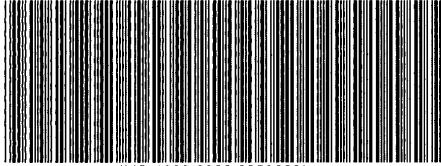


Notary Public, State of Texas
My Commission Expires: 03.30.2025

AFTER RECORDING RETURN TO:

Mark Rechner
Waddell Serafino Geary Rechner Jenevein, P.C.
1717 Main Street, Suite 2500
Dallas, Texas 75201

Doc-3350660



VG-1390-2022-3350660

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3350660

Billable Pages: 1

Recorded On: June 09, 2022 02:04 PM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3350660
Receipt No: 20220609000227
Recorded On: June 09, 2022 02:04 PM
Deputy Clerk: Horacio Garza
Station: CH-1-CC-K12

Record and Return To:

Mariner Finance LLC
1600 N. Westgate Drive St. 700

WESLACO TX 78599



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3350660

DC21-1646-J11

MARINER FINANCE LLC	§	IN THE JUSTICE COURT
	§	
VS.	§	PRECINCT 1 PLACE 1
	§	
JOSEPH JOHN MARTINEZ	§	HIDALGO COUNTY, TEXAS
	§	

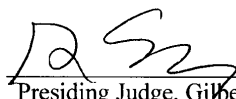
ABSTRACT OF JUDGMENT

The undersigned, Justice of the Peace, Precinct 1 Place 1, Hidalgo County, Texas, hereby certifies that, on this the **8th day of March, 2022**, in the said court in a cause styled Mariner Finance Llc , Plaintiff, vs. Joseph John Martinez, Defendant, No. **DC21-1646-J11** on the docket of such court, a Judgment was rendered in favor of Plaintiff as against Defendant, of which Judgment the following is a true and correct abstract:

1. **The name of the Plaintiff in such Judgment is:** Mariner Finance LLC;
2. **The mailing address for said Plaintiff is:** 1600 N Westgate Drive Suite 700 Weslaco Tx 78599;
3. **The name of the Defendant in such Judgment is:** Joseph John Martinez;
4. **The defendant's date of birth is:** 06/18/1989;
5. **The defendant's driver's license number is:** XXXXX173;
6. **The defendant's social security number is:** XXX-XX-X919;
7. **The number of the suit in which such Judgment was rendered is Cause No.** DC21-1646-J11;
8. **The defendants address is** 21614 Mile 4 W Edcouch Tx 78538-0000;
9. **Citation of personal service was served upon the Defendant in person on** on this the 30th day of November, 2021, **in Hidalgo County, Texas;**
10. **The date when such Judgment was rendered:** 3/8/2022;
11. **The amount for which such Judgment was rendered is:** \$4,977.74, plus \$146.00 court costs;
12. **The rate of interest specified in such Judgment:** 5.0000% **compounded annually.**

I further certify that Mariner Finance LLC Plaintiff, the person in whose favor such Judgment was rendered, applied for and hereby receives delivery of this Abstract of Judgment from the court upon due payment of the fee allowed by law.

Issued on this the 20th day of May, 2022.

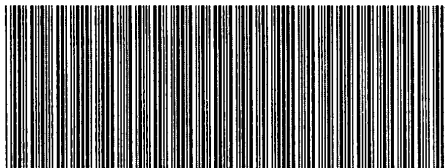


Presiding Judge, Gilberto Saenz
Justice of the Peace, Precinct 1, Place 1
Hidalgo County, Texas



[NOTE: The attorney of person who is awarded a judgment in justice civil or small claims court may prepare an abstract for the court; however it must contain all the information set out above.]

Doc-3385126



VG-1390-2022-3385126

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3385126

Billable Pages: 1

Recorded On: October 03, 2022 11:12 AM

Number of Pages: 2

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3385126
Receipt No: 20221003000108
Recorded On: October 03, 2022 11:12 AM
Deputy Clerk: Aerial Salazar
Station: CH-1-CC-K01

Record and Return To:

Midland Credit Management
PO Box 460568
HOUSTON TX 77056



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3385126

Abstract of Judgment

STATE OF TEXAS §

COUNTY OF HARRIS §

I, the attorney of record for MIDLAND FUNDING LLC, Judgment Plaintiff, certify that in Cause No. DC20-1495-J31, in the JUSTICE COURT PRECINCT 3 PLACE 1 of HIDALGO COUNTY, TEXAS, wherein MIDLAND FUNDING LLC was Plaintiff and JUAN MARTINEZ was the Defendant, Plaintiff recovered a judgment against Defendant.

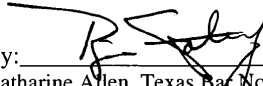
Defendant, JUAN MARTINEZ's last known address is 1410 GARDEN DR MISSION, TX 78572-0000. Defendant, JUAN MARTINEZ's social security number is XXX-XX-3344, and his/her driver's license number is unknown. Plaintiff, MIDLAND FUNDING LLC's address is 2365 Northside Drive, Ste. 300, San Diego, CA 92108.

Judgment was rendered on October 05, 2021, in the amount of \$5,039.21, plus post judgment interest from the date of judgment until paid, and court costs.

The interest rate on the judgment is 5.00 % per year, from the date of the judgment until paid.

The judgment is entitled to the following credits: \$0.00.

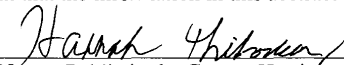
There is now still due on this judgment the amounts set out above.

By: 
Katharine Allen, Texas Bar No.24055139
Brian Staley, Texas Bar No.00797483
Michael Young, Texas Bar No.24037759
Peter Newman, Texas Bar No.24106928
Juan Goenaga, Texas Bar No.00797868
David Caviness, Texas Bar No.04033300
John Gillespie, Texas Bar No.07926300
Kristy Gabrielova, Texas Bar No.24042929
Attorneys for Plaintiff
P.O. Box 460568
HOUSTON, TX 77056
Phone: (866) 300-8750
Fax: (877) 232-9721

SEP 26 2022

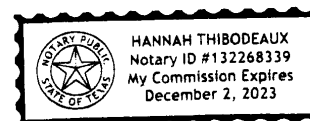
This instrument was subscribed and sworn before me on _____, 2022, by attorney

Brian Staley, who swore under oath that the information in this abstract of judgment is true and correct.


Notary Public in the County Harris
The State of Texas

After recording send to:

MIDLAND CREDIT MANAGEMENT, INC.
PO BOX 2121
WARREN MI 48090



Doc-3490115

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3490115

Billable Pages: 2

Recorded On: October 10, 2023 09:03 AM

Number of Pages: 3

ABSTRACT OF JUDGEMENT

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3490115
Receipt No: 20231010000043
Recorded On: October 10, 2023 09:03 AM
Deputy Clerk: Olga Garcia
Station: CH-1-CC-K21

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT 84604



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3490115

CAUSE NO. C-3023-16-J

WELLS FARGO BANK, NA,	§	IN THE DISTRICT COURT
	§	
<i>Plaintiff,</i>	§	
	§	
v.	§	430TH JUDICIAL DISTRICT
	§	
JUAN MARTINEZ	§	
	§	
<i>Defendant.</i>	§	HIDALGO COUNTY, TEXAS

ABSTRACT OF JUDGMENT

STATE OF TEXAS	§
	§
COUNTY OF HIDALGO	§

I, Thomas M. Sellers, attorney of record for Judgment Plaintiff, Wells Fargo Bank, NA, certify that on May 18, 2017 in Cause No. C-3023-16-J, filed in the 430TH Judicial District Court, Hidalgo County, Texas, Plaintiff, Wells Fargo Bank, NA recovered a judgment against Defendant JUAN MARTINEZ as follows:

JUDGMENT DEFENDANTS:

JUAN MARTINEZ
2017 W. 42 1/2 ST.
MISSION, TX 78573-5005
DOB: 07/03/1976
SSN: ***-**-9351

JUDGMENT PLAINTIFF:

Wells Fargo Bank, NA
c/o Mark Rechner
Waddell Serafino Geary Rechner Jenevein, P.C.
1717 Main Street, Suite 2500
Dallas, Texas 75201

JUDGMENT AMOUNT:

- 1) Judgment was entered on May 18, 2017 for \$13,323.14 in principal and Attorneys' fees in the amount of \$800.00 and Costs of Court.
- 2) Judgment balance outstanding (minus any payments or credits) as of December 29, 2022 remains \$2,133.11.

Doc-3490115

**WADDELL SERAFINO GEARY RECHNER
JENEVEIN, P.C.**

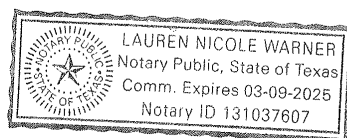
1717 Main Street, Suite 2500
Dallas, Texas 75201
(214) 979-7442 – Telephone
(214) 979-7402 – Telecopier

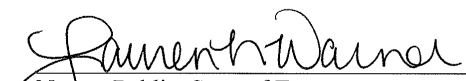
By:



MARK RECHNER
State Bar No. 24058064
mrechner@wslawpc.com
THOMAS M. SELLERS
State Bar No. 24070589
tsellers@wslawpc.com
WHITNEY ABBOTT
State Bar No. 24052628
wabbott@wslawpc.com

8th day of March, 2023 by Thomas M. Sellers, known to be to be the person whose name is subscribed hereto, who states under oath that the information in the foregoing Abstract of Judgment is true and correct to his personal knowledge.

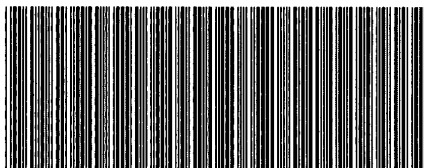



Notary Public, State of Texas
My Commission Expires: 3/9/25

AFTER RECORDING RETURN TO:

Mark Rechner
Waddell Serafino Geary Rechner Jenevein, P.C.
1717 Main Street, Suite 2500
Dallas, Texas 75201

Doc-3469914



VG-675-2023-3469914

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3469914

Billable Pages: 1

Recorded On: August 01, 2023 02:38 PM

Number of Pages: 2

ABSTRACT JUDGEMENT

*****Examined and Charged as Follows*****

Total Recording: \$ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3469914
Receipt No: 20230801000312
Recorded On: August 01, 2023 02:38 PM
Deputy Clerk: Horacio Garza
Station: CH-1-CC-K12

Record and Return To:

Hosto & Buchan, PLLC
PO Box 3377

Little Rock AR 72203



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3469914

STATE OF TEXAS
COUNTY OF HIDALGO

ABSTRACT OF JUDGMENT

CAUSE NO. CL-21-0715-D
County Court At Law #4

FORD MOTOR CREDIT COMPANY LLC
vs
JUAN J MARTINEZ-ARJONA

PLAINTIFF(S) IN JUDGMENT FORD MOTOR CREDIT COMPANY LLC

DEFENDANT(S) IN JUDGMENT JUAN J MARTINEZ-ARJONA
15707 MONTE REY LN
EDINBURG TX 78541-4073

SOCIAL SECURITY NO. XXX-XX-X303

DATE OF BIRTH UNKNOWN TO CLERK

DATE OF JUDGMENT MAY 24, 2021

AMOUNT OF JUDGMENT \$10,361.84

PREJUDGMENT INTEREST \$0

ATTORNEY'S FEES \$500.00

RATE OF INTEREST 5%

AMOUNT OF COST \$290.00

AMOUNT OF CREDITS -0-

BALANCE DUE ON JUDGMENT \$10,861.84 PLUS INTEREST AND COSTS

I, ARTURO GUAJARDO, JR., CLERK OF THE COURT OF HIDALGO COUNTY, TEXAS, DO HEREBY
CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT ABSTRACT OF JUDGMENT
RENDERED IN SAID COURT AT THE JANUARY TERM, IN CAUSE NO. CL-21-0715-D AS APPEARS IN THE
INSTRUMENT NUMBER _____.

WITNESS MY HAND AND THE SEAL OF SAID COURT, AT OFFICE AT EDINBURG, TEXAS, ON JUNE
23, 2023.

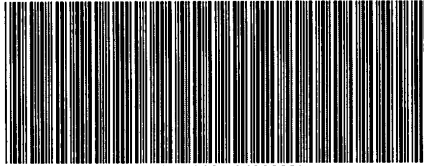
C/O FORD MOTOR CREDIT COMPANY LLC
HOSTO & BUCHAN PLLC
PO BOX 3397
LITTLE ROCK, AR 72203



ARTURO GUAJARDO, JR.
COUNTY CLERK, HIDALGO COUNTY, TEXAS
100 N. CLOSNER
EDINBURG, TEXAS 78539
COUNTY COURT AT LAW #4

BY: Alexis Medina, DEPUTY
ALEXIS MEDINA

Doc-3520228



VG-675-2024-3520228

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3520228

Billable Pages: 2

Recorded On: February 06, 2024 02:21 PM

Number of Pages: 3

ABSTRACT JUDGMENT

*****Examined and Charged as Follows*****

Total Recording: \$ 35.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3520228
Receipt No: 20240206000293
Recorded On: February 06, 2024 02:21 PM
Deputy Clerk: Rogerio Hernandez
Station: CH-1-CC-K31

Record and Return To:

Republic Finance
282 Tower Rd
Original Returned to Customer
PONCHATOULA LA 70454



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3520228

DC23-2313-J41

REPUBLIC FINANCE LLC	§	IN THE JUSTICE COURT
	§	
VS.	§	PRECINCT 4 PLACE 1
JUAN E MARTINEZ	§	
	§	HIDALGO COUNTY, TEXAS

ABSTRACT OF JUDGMENT

The undersigned, Justice of the Peace, Precinct 4 Place 1, Hidalgo County, Texas, hereby certifies that, , in the said court in a cause styled Republic Finance LLC , Plaintiff, vs. Juan E Martinez, Defendant, No. DC23-2313-J41 on the docket of such court, a Judgment was rendered in favor of Plaintiff as against Defendant, of which Judgment the following is a true and correct abstract:

1. The name of the Plaintiff in such Judgment is: Republic Finance LLC ;
2. The mailing address for said Plaintiff is: 282 Tower Rd Ponchatoula La 70454 ;
3. The name of the Defendant in such Judgment is: Juan E Martinez ;
4. The defendant's date of birth is ;
5. The defendant's driver's license number is ;
6. The defendant's social security number is 8854 ;
7. The number of the suit in which such Judgment was rendered is Cause No. DC23-2313-J41 ;
8. The defendants address is 5813 N 28th Ln Mcallen Tx 78504 ;
9. Citation of personal service was served upon the Defendant in person on on this the 25th day of July, 2023 , in Hidalgo County, Texas;
10. The date when such Judgment was rendered: 10/30/2023 ;
11. The amount for which such Judgment was rendered is: \$2,994.40 , plus court costs;
12. The balance due on such Judgment as of today is: \$2,994.40 ;
13. The rate of interest specified in such Judgment: 18.0000% compounded annually.

I further certify that Republic Finance LLC Plaintiff, the person in whose favor such Judgment was rendered, applied for and hereby receives delivery of this Abstract of Judgment from the court upon due payment of the fee allowed by law.

Important Notice

If you are an individual (not a company), your money or property may be protected from being taken to pay this judgment. Find out more by visiting www.texaslawhelp.org/exempt-property.

El Aviso Importante

Si usted es una persona física (y no una compañía), su dinero o propiedad pudieran estar protegidos de ser embargados como pago de esta deuda decretada en juicio en contra suya.

Doc-3520228

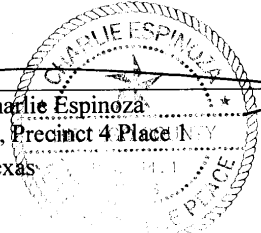
Obtenga mayor información visitando el sitio www.texaslawhelp.org/exempt-property.

You may appeal this judgment by filing a bond, making a cash deposit, or filing a Statement of Inability to Afford Payment of Court Costs within 21 days after this judgment was signed. See Texas Rule of Civil Procedure 506.

Issued on this the 22nd day of January, 2024.



Presiding Judge, Charlie Espinoza
Justice of the Peace, Precinct 4 Place 1
Hidalgo County, Texas



[NOTE: The attorney of person who is awarded a judgment in justice civil or small claims court may prepare an abstract for the court; however it must contain all the information set out above.]

Doc-3590329



VG-675-2024-3590329

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3590329

Billable Pages: 1

Recorded On: October 18, 2024 09:58 AM

Number of Pages: 2

ABSTRACT JUDGMENT

*****Examined and Charged as Follows*****

Total Recording: \$ 35.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3590329
Receipt No: 20241018000085
Recorded On: October 18, 2024 09:58 AM
Deputy Clerk: Erika Gonzalez
Station: CH-1-CC-K35

Record and Return To:

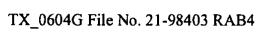
Midland Credit Management
P.O.BOX 2121
original returned to customer
WARREN MI 48090-9903



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas



NCP Name: JUAN JOSE MARTINEZ
CP Name: SAN JUANITA MARTINEZ
OAG Number: 0094756851 (MCA) 751822

NOTICE OF CHILD SUPPORT LIEN

Court of
Continuing
Jurisdiction: 139TH JUDICIAL DISTRICT COURT, HIDALGO COUNTY,
TEXAS
Style: IN THE INTEREST OF DELILAH MARIE MARTINEZ, A CHILD
Cause Number: C-1113-83-C

Obligor: JUAN JOSE MARTINEZ
Address: 1734 ANACUA CIR, ALAMO, TX 78516
Date of Birth: 7/10/62
Driver's License No.: 10704535
Social Security No.: 452-53-5134

Obligee: SAN JUANITA MARTINEZ
Address: 408 E. 3RD ST., SAN JUAN TX 78589
Date of Birth: 8/10/56
Driver's License No.:
Social Security No.: 460-94-7748

Child(ren):
Name Sex DOB SSN DL# Birthplace
DELILAH MARIE MARTINEZ F 2/9/82 454-59-8756 N/A EDINBURG, TX

Amount of child support arrears in Order or Writ: \$2,313.97

Date of Order or Writ which determined arrears: January 13, 1999

Rate of Interest specified in the Order or Writ: 12%

Arrears due \$2,313.97: as of January 13, 1999

The arrears are payable to the Texas Attorney General, for distribution according to law.

NOTICE OF CHILD SUPPORT LIEN

PAGE 1

I solemnly affirm and declare the foregoing to be a true statement.

Barbara Kuvet
Office of the Attorney General
Barbara Kuvet/Anne Smith/Carlos Villalon, Jr.
Assistant Attorney General
Child Support Division
Texas Bar No. 20211125/24002957/24003112 by Juan D. Salinas III
CHILD SUPPORT UNIT 0302E
3201 N MCCOLL RD STE 100A
MCALLEN, TX 78501-5538
Telephone No. (956)630-2891
Fax No. (956)630-0486

Filed for Record in:
Hidalgo County, Texas
County Clerk
On: Feb 25, 1999 at 01:39P
As a
Recording - No Fee
Document Number: 751822
Total Fees : .00
Receipt Number - 202031
By,
Anna Smith

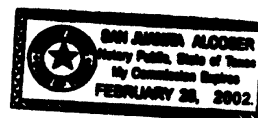
State of Texas
County of Hidalgo

Before me, a notary public, on this 18th day of February
19 99, personally appeared Anne A Smith, known to me
to be the person whose name is subscribed to the foregoing document and,
being by me first duly sworn, declared that the statements therein
contained are true and correct.

San Juanita Alcega

Return to:

The Office of the Attorney General
CHILD SUPPORT UNIT 0302E
3201 N MCCOLL RD STE 100A
MCALLEN TX 78501-5538



NCP Name: JUAN MANUEL MARTINEZ
CP Name: NORMA MACIAS
OAG Number: 0009032666 (MCA)

760796

NOTICE OF CHILD SUPPORT LIEN

Court of Continuing Jurisdiction: 92ND JUDICIAL DISTRICT COURT, HIDALGO COUNTY, TEXAS
Style: IN THE INTEREST OF SERGIO ALEJANDRO MARTINEZ, A CHILD
Cause Number: C-5167-98-A
Obligor: JUAN MANUEL MARTINEZ
Address: 1100 N 25TH, MCALLEN, TX 78501
Date of Birth: 6/6/77
Driver's License No.: 14890329
Social Security No.: 628-38-0991
Obligee: NORMA MACIAS
Address: 2417 REDWOOD AVE, MCALLEN TX 78501
Date of Birth: 1/27/82
Driver's License No.: unknown
Social Security No.: 451-75-6478

Child(ren):
Name Sex DOB SSN DL# Birthplace
SERGIO ALEJANDRO MARTINEZ M 11/22/97 635-60-1105 N/A MCALLEN TX

Amount of child support arrears in Order or Writ: \$1,726.00

Date of Order or Writ which determined arrears: February 10, 1999

Rate of Interest specified in the Order or Writ: 12%

Arrears due \$1,726.00: as of February 10, 1999

The arrears are payable to the Texas Attorney General, for distribution according to law.

NOTICE OF CHILD SUPPORT LIEN

PAGE 1

I solemnly affirm and declare the foregoing to be a true statement.

Daniel Smith
Office of the Attorney General
Barbara Kuvet/Anne Smith/Daniel Clark
Assistant Attorney General
Child Support Division
Texas Bar No. 20211125/24002957/24001889
CHILD SUPPORT UNIT 0302E
3201 N MCCOLL RD STE 100A
MCALLEN, TX 78501-5538
Telephone No. (956) 630-2891
Fax No. (956) 630-0486

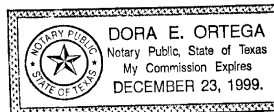
State of Texas
County of Hidalgo

Before me, a notary public, on this 10th day of March
1999, personally appeared Anne A. Smith, known to me
to be the person whose name is subscribed to the foregoing document and,
being by me first duly sworn, declared that the statements therein
contained are true and correct.

Dora E. Ortega

Return to:

The Office of the Attorney General
CHILD SUPPORT UNIT 0302E
3201 N MCCOLL RD STE 100A
MCALLEN TX 78501-5538



NOTICE OF CHILD SUPPORT LIEN

PAGE 2

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

On: Mar 31, 1999 at 07:44A

As a
Recording - No Fee

Document Number: 760796
Total Fees : .00

Receipt Number - 208420
By
MaryLou Cantu

TITLE MEMORANDUM
GF# 189907

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lot 8, Block 4, KAYMAR SUBDIVISION NUMBER 2, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 19, Page 21, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Juan Martinez and wife, Olivia G. Rodriguez by virtue of a Warranty Deed with Vendor's Lien from Senon Moya, Jr., a single person, dated January 10, 2000, filed February 9, 2000 under Document Number 845201, Official Records, Hidalgo County, Texas.

BUILDING RESTRICTIONS:

Dated November 27, 1973, recorded in Volume 1388, Page 373, Deed Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

EXCEPTIONS:

- A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
- B. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by W. H. Friend and wife, Estelle T. Friend to Hale Schaleben, dated February 23, 1960, recorded in Volume 245, Page 599, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
- C. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Mark Bailey and wife, Mary Virginia Bailey to Charles A. Brandt, dated March 17, 1972, recorded in Volume 339, Page 222, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).

- D. Mineral and/or royalty reservation contained in deed dated November 7, 1980, recorded in Volume 1699, Page 207, Deed Records of Hidalgo County, Texas.

Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

- E. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.
- F. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.
- G. Rights of parties in possession.
- H. Visible and apparent easements on or across the property herein described.
- I. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- J. 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.

LIENS:

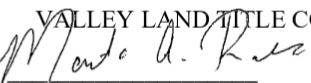
- A. Vendor's Lien retained in Deed dated January 10, 2000, executed by Senon Moya, Jr., a single man to Juan Martinez and wife, Olivia G. Rodriguez, filed February 9, 2000 under Document Number 845201, Official Records of Hidalgo County, Texas, securing the payment of one note of even date therewith in the sum of \$34,000.00, payable to the order of Grantor and being additionally secured by Deed of Trust dated January 10, 2000 to James H. Lauderdale, Trustee; said Deed of Trust filed for record in the office of the County Clerk of Hidalgo County, Texas on February 9, 2000 under Document Number 845202, Official Records of Hidalgo County, Texas. By instrument dated April 19, 2012, filed April 23, 2012, under Document Number 2012-2301309 in the Official Records of Hidalgo County, Texas, said note and lien were assigned to Senon Moya, Sr..
- B. We find the following 108 liens which may be against the Juan Martinez. (see attached sheets)

- C. We find the following 2 liens which may be against the Olivia G. Rodriguez.
(see attached sheets)
- D. We find the following 1 lien which may be against the Olivia G. Martinez. (see
attached sheets)
- E. Bankruptcy proceedings are filed by or against:

Juan Patricio Martinez, Social Security No. xxx-xx-0666 and xxx-xx-6009, in
the McAllen Division under Cause No. 21-70173-M-13 and dated November 30,
2021.

The foregoing information is based on the examination of records in the Office of Valley
Land Title Co. and liability for any errors or omissions in the preparation of this Title
Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE
CO., for the preparation hereof as agreed liquidated damages. This report is for the sole
use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of May 1, 2025 at 5:00 p.m.

VALLEY LAND TITLE CO.
By: 
Martha Rodriguez

Recorded On: 2012-Apr-23 As: 2301309



70 2012 02301309

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540

Instrument Number: 2012-2301309

Recorded On: April 23, 2012 As
Recording

Parties:
To

Billable Pages: 2
Number of Pages: 3

Comment: TRANSFER OF LIEN

** Examined and Charged as Follows: **

Recording	20.00
Total Recording:	20.00

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

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

File Information:

Document Number: 2012-2301309
Receipt Number: 1271474
Recorded Date/Time: April 23, 2012 04:09P

Record and Return To:

JUAN E GONZALEZ
3110 E BUSINESS 83
WESLACO TX 78596

User / Station: E Castillo - Cash Station 17



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Recorded On-2012-Apr-23 As-2301309

2301309

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

TRANSFER OF LIEN

Date: April 19, 2012

Holder of Note and Lien: SOCORRO BARRERA, as her sole and separate property and estate.

Holder's Address: 1118 West 4th Street
Weslaco, Hidalgo County, Texas 78596

Transferee: SENON MOYA, SR.

Transferee's Address: Rt. 6 Box 62
Mercedes, Hidalgo County, Texas 78570

Note:

Date: January 10, 2000

Original Amount: THIRTY-FOUR THOUSAND AND NO/100THS DOLLARS
(\$34,000.00)

Maker: JUAN MARTINEZ and OLIVIA G. RODRIGUEZ, husband and wife.

Payee: SENON MOYA, JR.

Unpaid Principal and Interest: THIRTY-THREE THOUSAND TWO HUNDRED
TWENTY-ONE AND 02/100THS DOLLARS
(\$33,221.02)

Date of Maturity (optional): As therein provided.

Note and Lien are Described in the Following Documents, Recorded in:

Warranty Deed with Vendor's Lien dated January 10, 2000 and executed by SENON MOYA, JR. to JUAN MARTINEZ and wife, OLIVIA G. RODRIGUEZ recorded in Document Number 845201, Official Records, Hidalgo County, Texas.

Deed of Trust dated January 10, 2000, executed by JUAN MARTINEZ and wife, OLIVIA G. RODRIGUEZ to JAMES H. LAUDERDALE, Trustee for SENON MOYA, JR., recorded in Document Number 845202, Official Records, Hidalgo County, Texas.

Recorded On-2012-Apr-23 As-2301309

Transfer of Lien dated November 26, 2001, executed by SENON MOYA, JR. to SENON MOYA, SR., and recorded in the Official Records, Hidalgo County, Texas.

Transfer of Lien dated November 26, 2001, executed by SENON MOYA, SR., to SOCORRO BARRERA, recorded in Document Number 1034748, Official Records, Hidalgo County, Texas.

Property (including any improvements) Subject to Lien:

Lot 8, Block 4, KAYMAR SUBDIVISION, NO. 2, Hidalgo County, Texas, according to map thereof recorded in Volume 19, Page 21, Map Records of Hidalgo County, Texas and the Manatee Mobile Home Serial No. 2048117306 located thereon.

Prior Liens: All of record.

For value received Holder of the note and lien transfers them to Transferee, warrants that the lien is valid against the property in the priority indicated, and represents that the unpaid principal and interest on the note are correctly stated. When the context requires, singular nouns include the plural.

The undersigned hereby sells and transfers all of her right, title and interest to the above-referenced Note to Senon Moya, Sr., without recourse.

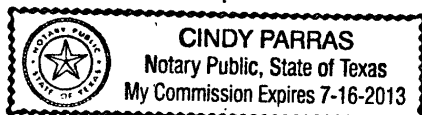

SOCORRO BARRERA

STATE OF TEXAS !

COUNTY OF HIDALGO !

This instrument was acknowledged before me on the 19th day of April 2012, by

Socorro Barrera, to certify which witness my hand and official seal.




NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires: 7-16-2013

PREPARED IN THE LAW OFFICE OF

JUAN E. GONZALEZ
3110 E. BUS. HWY 83
WESLACO, TEXAS 78596
(956) 447-5585

File No. 99-317

845201

WARRANTY DEED WITH VENDOR'S LIEN

Date: **January 10, 2000**

Grantor: **SENON MOYA, JR., a single man**

Grantor's Mailing Address (including county): **Rt. 3, Box 62, Mercedes, Hidalgo County, Texas 78570**

Grantee: **JUAN MARTINEZ and wife, OLIVIA G. RODRIGUEZ**

Grantee's Mailing Address (including county): **2314 E. 10th, Weslaco, Hidalgo County, Texas 78596**

Consideration:

TEN AND NO/100THS DOLLARS ———(\$10.00) and other valuable consideration;

and a note of even date that is in the principal amount of THIRTY-FOUR THOUSAND AND NO/100THS DOLLARS (\$34,000.00), said note is executed by JUAN MARTINEZ and wife, OLIVIA G. RODRIGUEZ, Grantee, payable to the order of SENON MOYA, JR. The note is secured by a vendor's lien retained in favor of SENON MOYA, JR. in this deed and by a deed of trust of even date from Grantees to JAMES H. LAUDERDALE, Trustee.

Property (including any improvements):

Lot 8, Block 4, KAYMAR SUBDIVISION, NO. 2., Hidalgo County, Texas, according to map thereof recorded in Volume 19, Page 21, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

- 1. All of record.**
- 2. Taxes for the year 2000 and subsequent years, and any subsequent assessments for prior years due to change in land usage or ownership shall be the responsibility of grantee.**

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 to 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.

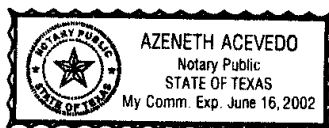
The vendor's lien against and superior title to the property are retained until each Note described is fully paid according to its terms, at which time this Deed shall become absolute.

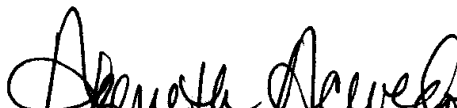
When the context requires, singular nouns and pronouns include the plural.


SENON MOYA, JR.

STATE OF TEXAS *
 * (Acknowledgment)
COUNTY OF HIDALGO *

This instrument was acknowledged before me on this the 11th day of JANUARY, 2000, by SENON MOYA, JR..




NOTARY PUBLIC, STATE OF TEXAS

CHARGE & AFTER RECORDING, PLEASE
RETURN TO:

SARA L. TIPPIT/JAMES H. LAUDERDALE
601 International Ave.
Weslaco, Texas 78596

PREPARED IN THE
LAW OFFICE OF:

SAME

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

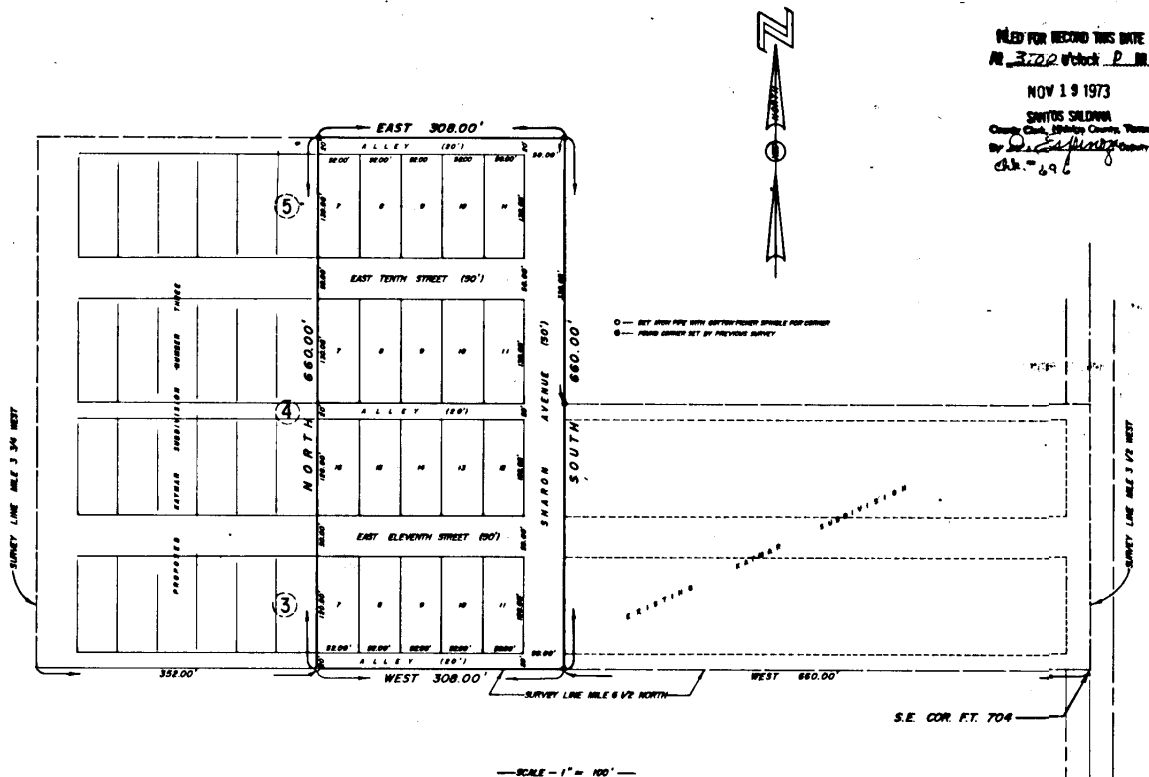
On: Feb 09, 2000 at 02:24P

As a
Recording

Document Number: 845201
Total Fees : 11.00

Receipt Number - 264098
By,
Bea Cruz

27880
KAYMAR SUBDIVISION NUMBER 2



FILED FOR RECORD THIS DATE
At 3:22 o'clock P.M.
NOV 19 1973
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By *[Signature]*
Chk. 296

A SUBDIVISION OF
THE EAST 4.67 ACRES OF THE WEST 10.00 ACRES OF THE
SOUTH 20.00 ACRES OF FARM TRACT 704, BLOCK 136
WEST TRACT SUBDIVISION, LLANO GRANDE GRANT,
HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
Held the 19th day of Nov. 1973
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
[Signature]

I, TOM W. STOWALL, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT
REPRESENTATION OF THE LAND HEREON DESCRIBED AS PLATTED BY ME FROM SURVEY OF THE OUTSIDE BOUNDARIES OF SAME.
[Signature] 2-25-73
TOM W. STOWALL #1651
REGISTERED PUBLIC SURVEYOR
WESLACO, TEXAS



STATE OF TEXAS:
COUNTY OF HIDALGO:

THAT I, MARK BAILEY, JR., TRUSTEE OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT, DEDICATE AND CONFIRM THE
FOREGOING PLAT OF KAYMAR SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS,
ALLEYS AND EASEMENTS THEREON SHOWN.
[Signature]
MARK BAILEY, JR.
TRUSTEE

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MARK BAILEY, JR., TRUSTEE, KNOWN TO ME
TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE
SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE
11 DAY OF October A.D., 1973.

[Signature]
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY THE COMMISSIONERS COURT OF HIDALGO COUNTY, TEXAS ON THIS DAY OF
A.D., 1973.

ATTEST:

COUNTY CLERK

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF WESLACO ON THIS 27th DAY OF October
A.D., 1973.

ATTEST:

[Signature]
SECRETARY

[Signature]
MAYOR



APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
By *[Signature]*
Date 11-19-73

PID 201458 | 2314 E 10TH ST

Property Summary Report | 2025
Online Services | Hidalgo Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 201458
Geographic ID: K1500-02-004-0008-00
Type: R
Zoning: RS
Agent:
Legal Description: KAYMAR NO. 2 BLK 4 LOT 8

Property Use:

LOCATION

Address: 2314 E 10TH ST, WESLACO TX

Market Area:
Market Area CD: K150000
Map ID: CWL VOL 19 PG 21
Zoning: RS

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: MARTINEZ JUAN & OLIVIA G
Secondary Name:
Mailing Address: 11711 PURDUE STREET NEW PORT
RICHEY FLORIDA US 34654
Owner ID: 422397
% Ownership: 100.000000
Exemptions: HS - Homestead

VALUES

CURRENT VALUES

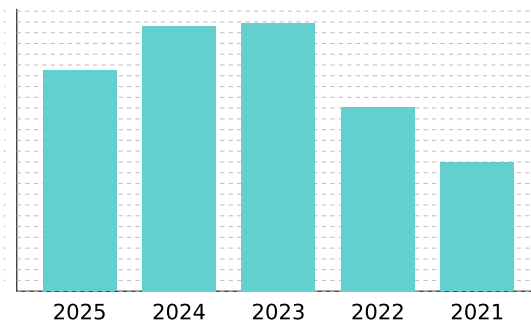
Land Homesite: \$40,560
Land Non-Homesite: \$0
Special Use Land Market: \$0
Total Land: \$40,560

Improvement Homesite: \$10,724
Improvement Non-Homesite: \$0
Total Improvement: \$10,724

Market: \$51,284
Special Use Exclusion (-): \$0
Appraised: \$51,284
Value Limitation Adjustment (-): \$7,509

Net Appraised: \$43,775

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$40,560	\$10,724	\$0	\$51,284	\$7,509	\$43,775
2024	\$40,560	\$21,015	\$0	\$61,575	\$21,780	\$39,795
2023	\$40,560	\$21,727	\$0	\$62,287	\$26,110	\$36,177
2022	\$20,280	\$22,439	\$0	\$42,719	\$9,831	\$32,888
2021	\$20,280	\$9,618	\$0	\$29,898	\$0	\$29,898

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	\$43,775	\$43,775
DR1	DRAINAGE DISTRICT #1	0.112300	\$43,775	\$43,775
GHD	HIDALGO COUNTY	0.575000	\$43,775	\$43,775
JCC	SOUTH TEXAS COLLEGE	0.162000	\$43,775	\$43,775
SST	SOUTH TEXAS SCHOOL	0.049200	\$43,775	\$38,775
SWL	WESLACO ISD	0.948100	\$43,775	\$0

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **RESIDENTIAL** Improvement Value: **\$10,724** Main Area: **1,432**
State Code: **A2** Description: **RESIDENTIAL** Gross Building Area: **1,640**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MHR	MANUFACTURED HOME	MHLW		1	1990	1990	672
ADDN	MH ADDITION	MHLW		1	1990	1990	440
ADDN	MH ADDITION	MHLW		1	1990	1990	320
STOR	MH STORAGE	MHLW		1	2019	2019	208

Improvement Features

MHR Construction Style: RES, Foundation: CBK, Exterior Wall: HDB, Roof Style: GAB, Roof Covering: MTL, Heating/Cooling: MINUS, Flooring: CPT, Second Roof Covering: Y, Wide: Sgl, Number of Bedrooms: 2.00, Plumbing: 1

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.1552	6,760	\$6.00	\$40,560	\$0

DEED HISTORY

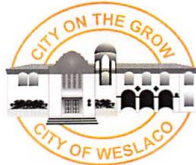
Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/9/00	WDV	WARRANTY DEED/VENDO	RODRIGUEZ RAY	MARTINEZ JUAN & OLIVIA G				845201
2/21/84	CONV	CONVERSION QUINTANILLA IDA		RODRIGUEZ RAY		1943	99	
	CONV	CONVERSION ALDRIDGE HARDY		QUINTANILLA IDA				

2610 S Bridge St



City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Martin Garza, City Manager

RE: Dilapidated Structure at 2610 S Bridge St, Weslaco, Texas

5/20/2025

NOTICE OF PUBLIC HEARING

Dear CFI65 LLC

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **2610 S. Bridge St** legally described as being; **WEST TRACT AN IRR TR S740.24 'FT 754 8.71 AC GR 8.44 AC NET.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 12, 2025, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

On Tuesday, July 1, 2025, at 5:30 pm, has been set as the date for a Public Hearing, the City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. **At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.**

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred be charged to you against the property. A lien will be placed on the property and charges incurred.

If you have any questions or comments regarding this notice, please call 956-6285-3120.

Sincerely,

Code Enforcement Inspector

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-6285-3120

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To CFI65 LLC	
Street and Apt. No., or PO Box No. 2185 W Main St STE A 203	
City, State, ZIP+4® WESLACO TX 78596-6285	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 2612 S BRICE.			HOUSING TYPE ☒ Single Family ☐ Duplex Dwelling ☐ Apartment ☐ Other
STREET	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			
PHONE NO.			
ITEM NO. 1. LIVING ROOM	COMMENT		INITIAL ASSESSMENT
1.1 ELECTRICITY	NONE		5
1.2 WINDOW CONDITION	BAD		5
1.3 CEILING CONDITION	BAD		5
1.4 WALL CONDITION			5
1.5 FLOOR CONDITION	FRONT SECTION of BUILD.		5
ITEM NO. 2. KITCHEN	COMMENT		INITIAL ASSESSMENT
2.1 ELECTRICITY			
2.2 WINDOW CONDITION			
2.3 CEILING CONDITION			
2.4 WALL CONDITION			
2.5 FLOOR CONDITION			
ITEM NO. 3. BATHROOM	COMMENT		INITIAL ASSESSMENT
3.1 ELECTRICITY	NONE		5
3.2 WINDOW CONDITION	NONE		1
3.3 CEILING CONDITION	BAD		
3.4 WALL CONDITION			
3.5 FLOOR CONDITION			
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT	NO TOILET.		
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT	NONE		
3.8 TUB OR SHOWER IN UNIT	NONE		
3.9 VENTILATION	NONE		

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		
4.2 WINDOW CONDITION		
4.3 CEILING CONDITION		
4.4 WALL CONDITION		
4.5 FLOOR CONDITION		
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		
5.2 WINDOW CONDITION		
5.3 CEILING CONDITION		
5.4 WALL CONDITION		
5.5 FLOOR CONDITION		
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION		3
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		3
6.3 CONDITION OF ROOF AND GUTTERS		3
6.4 CONDITION OF EXTERIOR SURFACES		3
6.5 LEAD PAINT: EXT. SURFACES		3
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		5
7.2 SAFETY OF HEATING EQUIP.		↓
7.3 VENTILATION/COOLING		
7.4 WATER HEATER		
7.5 APPROVABLE WATER SUPPLY		✓
7.6 PLUMBING		
7.7 SEWER CONNECTION		

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.
	FRONT SECTION OF BUILDING O.K., BUT
	BACK SECTION NEED TO BE DEMOLISH.
RECOMMENDATION: REPAIR _____ DEMOLISH _____ VACATE _____	
*INTERPRETATION OF NUMERIC SCALE 1 = Newly constructed 2 = Good condition requiring no repairs 3 = Standard condition requiring minor maintenance repair from normal seasonal wear 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard 6 = Dilapidated condition requiring more than 50% structural replacement 7 = Severe dilapidated condition that would require immediate attention	
INSPECTED BY <u>JERRY VALDEZ</u>	DATE <u>1/8/25</u>

DILAPIDATED STRUCTURE INSPECTION REPORT

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
X	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
X	18	Severe fire damage
X	19	Roof collapsed and/or exposed
X	20	Graffiti
X	21	Broken/cracked exterior walls
X	22	Other: History of fires and children playing inside.
X	23	Other: Several areas open.

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

Doc-3488818

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3488818

Billable Pages: 2

Recorded On: October 04, 2023 11:17 AM

Number of Pages: 3

AFFIDAVIT

*******Examined and Charged as Follows*******

Total Recording: \$ 40.00

*******THIS PAGE IS PART OF THE DOCUMENT*******

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

File Information:

Document No: 3488818
Receipt No: 20231004000138
Recorded On: October 04, 2023 11:17 AM
Deputy Clerk: Rogerio Hernandez
Station: CH-1-CC-K31

Record and Return To:

Corporation Service Company
919 North 1000 West

Logan UT 84321



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3488818

CORRECTION AFFIDAVIT
Under Sec. 5.028, Texas Property Code

Date: October 4, 2023

Original Instrument: Special Warranty Deed with Vendor's Lien dated effective January 23, 2023 filed January 25, 2023, recorded as Document No. 3415945, in the Official Records, Hidalgo County, Texas.

Affiant:

Affiant on oath swears that the following statements are true and correct and are within the personal knowledge of Affiant:

1. My name is MELISSA N. MIKULIK, and I am over the age of eighteen (18) years and qualified to make this Affidavit.
2. I am the President and Chief Executive Officer of Landtitle Texas, LLC. I acted on behalf of Landtitle Texas, LLC as an escrow officer in the transaction relating to the Original Instrument and have personal knowledge of the facts relevant to the correction of the Original Instrument, having reviewed all documents.
3. I am making this Affidavit as a correction instrument pursuant to Section 5.028 of the Texas Property Code, regarding the following non-material error in the Original Instrument where the Grantee is incorrectly expressed as:
CFI65, LLC, a Utah limited liability company
4. The Original Instrument should correctly express the Grantee as:
CFI65, LLC, a Utah limited liability company
5. I have given notice of this correction of the Original Instrument by sending a copy of this Correction Affidavit by electronic mail to each party to the Original Instrument in accordance with Section 5.028(d)(2), Texas Property Code.

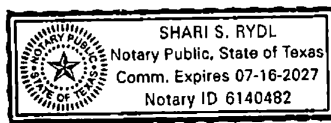
[Signature Page Follows.]

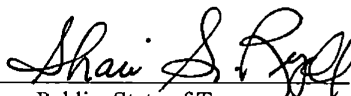
Doc-3488818



MELISSA N. MIKULIK, Affiant

SUBSCRIBED AND SWORN TO before me on 4th day of OCTOBER, 2023, by
MELISSA N. MIKULIK.





Notary Public, State of Texas

AFTER RECORDING RETURN TO AND PREPARED BY:
JJ Gonzalez | Attorney at Law
3700 North 10th Street, Suite 102
McAllen, Texas 78501

Doc-3415946

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3415946

Billable Pages: 24

Recorded On: January 25, 2023 09:31 AM

Number of Pages: 25

*****Examined and Charged as Follows*****

Total Recording: \$ 128.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

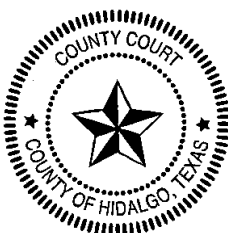
Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3415946
Receipt No: 20230125000043
Recorded On: January 25, 2023 09:31 AM
Deputy Clerk: Olga Garcia
Station: CH-1-CC-K21

Record and Return To:

Corporation Service Company
919 North 1000 West
Logan UT 84321



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3415946

AFTER RECORDING RETURN TO:

ORIGIN BANK
3201 Dallas Parkway, Suite 630
Frisco, Texas 75034
Attention: Ben Johnson

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.

**DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES,
ASSIGNMENT OF RENTS, AND FINANCING STATEMENT**

THIS DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES, ASSIGNMENT OF RENTS, AND FINANCING STATEMENT (as amended, modified or restated from time to time, this "Deed of Trust") is made on the date stated below by Debtor in favor of Trustee, for the benefit of Lender, who are identified and whose addresses are stated below. By signing this Deed of Trust, Debtor agrees to the terms and conditions and makes the covenants stated in this Deed of Trust.

"EFFECTIVE DATE": JANUARY 22 2023

"DEBTOR": CFI65, LLC,
a Utah limited liability company
476 S. 680 E.
American Fork, Utah 84003
Attention: Jordan Lee

"LENDER": ORIGIN BANK,
a Louisiana state bank
3201 Dallas Parkway, Suite 630
Frisco, Texas 75034
Attention: Ben Johnson

"TRUSTEE": BEN JOHNSON
ORIGIN BANK
3201 Dallas Parkway, Suite 630
Frisco, Texas 75034

"NOTE": That certain **PROMISSORY NOTE** dated as of the Effective Date, in the original principal amount of **ONE MILLION EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,800,000.00)**, executed by Debtor and payable to Lender in accordance with the terms and conditions stated therein (as the same may be amended, modified or restated from time to time, the "Note").

"LAND": The land described in Exhibit A attached hereto and made a part hereof for all purposes.

Doc-3415946

ARTICLE I SECURITY

1.01 CONVEYANCE IN TRUST. For value received, the receipt and sufficiency of which Debtor acknowledges, and to secure the payment of the Indebtedness described in Section 2.01 and performance of the covenants and agreements of Debtor stated in this Deed of Trust and in the Loan Documents, Debtor conveys the Property described in Section 1.02, including without limitation, the Land, to the Trustee in trust, with power of sale, **TO HAVE AND TO HOLD** the Property, together with the rights, privileges, and appurtenances thereto belonging unto the Trustee and the Trustee's substitutes or successors forever. Debtor binds itself and its heirs, executors, administrators, personal representatives, successors, and assigns to **WARRANT AND FOREVER DEFEND** the Property unto the Trustee, and the Trustee's substitutes or successors and assigns, against the claim or claims of all persons claiming or to claim the same or any part thereof.

1.02 PROPERTY. The Property covered by this Deed of Trust includes the Land and the following items described in this Section 1.02, whether now owned or hereafter acquired by Debtor, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by this Deed of Trust, and all rights, hereditaments and appurtenances pertaining thereto, all of which are referred to as the "Property":

(a) Any and all buildings, improvements (including, but not limited to, roads, curbs, gutters, public utilities, and drainage systems), and tenements now or hereafter attached to or placed, erected, constructed, or developed on the Land (the "Improvements");

(b) All equipment, fixtures, furnishings, inventory, and articles of personal property (the "Personalty") now or hereafter attached to or used in or about the Improvements or that are necessary or useful for the complete and comfortable use and occupancy of the Improvements for the purposes for which they were or are to be attached, placed, erected, constructed or developed, or which Personalty is or may be used in or related to the planning, development, financing or operation of the Improvements, and all renewals of or replacements or substitutions for any of the foregoing, whether or not the same are or shall be attached to the Land or Improvements;

(c) All water and water rights, timber, crops, and mineral interest pertaining to the Land;

(d) All building materials and equipment now or hereafter delivered to and intended to be installed in or on the Land or the Improvements, and all other building materials, regardless of location, intended to be installed in or on the Land or the Improvements;

(e) All plans and specifications for the Improvements and for any future development of or construction on the Land and all contracts and subcontracts relating to the construction of the Improvements on the Land;

(f) All rights (but not Debtor's obligations) under any contracts relating to the Land, the Improvements or the Personalty, including, without limitation, all sales and professional contracts;

(g) All deposits (including tenant security deposits), bank accounts, funds, deeds of trust, notes or chattel paper arising from or by virtue of any transactions related to the Land, the Improvements or the Personalty;

(h) All rights (but not Debtor's obligations) under any documents, contract rights, accounts, commitments, construction contracts (and all payment and performance bonds, statutory or otherwise, issued by any surety in connection with any such construction contracts, and the proceeds of such bonds), architectural contracts, engineering contracts, and general intangibles (including without limitation trademarks, trade names, and symbols) arising from or by virtue of any transactions related to the Land, the Improvements, or the Personalty;

(i) All permits, licenses, franchises, certificates, and other rights and privileges now owned or held or hereafter obtained in connection with the Land, the Improvements, or the Personalty;

Doc-3415946

(j) All development rights, utility commitments, water and wastewater taps, living unit equivalents, capital improvement project contracts, utility construction agreements with any governmental authority, including municipal utility districts, or with any utility companies (and all refunds and reimbursements thereunder) relating to the Land or the Improvements;

(k) All proceeds arising from or by virtue of the sale, lease or other disposition of the Land, the Improvements, or the Personality;

(l) All proceeds (including premium refunds) of each policy of insurance relating to the Land, the Improvements, or the Personality;

(m) All proceeds from the taking of any of the Land, the Improvements, the Personality or any rights appurtenant thereto by right of eminent domain or by private or other purchase in lieu thereof, including change of grade of streets, curb cuts or other rights of access, for any public or quasi-public use under any law;

(n) All right, title, and interest in and to all streets, roads, public places, easements, and rights-of-way, existing or proposed, public or private, adjacent to or used in connection with, belonging or pertaining to the Land;

(o) All of the Leases, rents, royalties, bonuses, issues, profits, revenues, or other benefits of the Land, the Improvements, or the Personality, including without limitation cash or securities deposited pursuant to Leases to secure performance by the tenants of their obligations thereunder;

(p) All consumer goods located in, on, or about the Land or the Improvements or used in connection with the use or operation thereof; however, neither the term "consumer goods" nor the term "Personality" includes clothing, furniture, appliances, linens, china, crockery, kitchenware, or personal effects used primarily for personal, family, or household purposes;

(q) All other interest of every kind and character that Debtor now has or at any time hereafter acquires in and to the Land, Improvements, and Personality and all property that is used or useful in connection therewith, including rights of ingress and egress and all reversionary rights or interests of Debtor with respect to such property and all of Debtor's rights (but not Debtor's obligations) under any covenants, conditions, and restrictions for the Land, as the same may be amended from time to time, including Debtor's rights, title, and interests thereunder as declarant or developer, if applicable; and

(r) All products and proceeds of the Personality described in this Section 1.02 (the Personality and other personal property described in this Section 1.02 being sometimes collectively referred to as the "Personal Property").

ARTICLE II INDEBTEDNESS AND PAYMENTS

2.01 INDEBTEDNESS. The indebtedness secured by this Deed of Trust (the "Indebtedness") shall mean and include the following:

(a) The Indebtedness (as defined in the Loan Agreement) including any and all sums becoming due and payable pursuant to the Note;

(b) Any and all other sums becoming due and payable by Debtor to Lender as a result of advancements made by Lender pursuant to the terms and conditions of this Deed of Trust or any other Loan Documents securing or executed in connection with or otherwise relating to the Note, including without limitation the repayment of any future advances made by Lender to Debtor as provided in paragraph (c) below and the repayment of any sums advanced for the protection of Lender's security pursuant to this Deed of Trust;

(c) Debtor and Lender contemplate that Lender will, from time to time, engage in various transactions and that from time to time other circumstances may arise, in which Debtor becomes obligated to Lender. Debtor

Doc-3415946

understands that some of those transactions and circumstances may be of a type that is very different from the loan transaction evidenced in part by the Note and the circumstances connected therewith. Debtor desires and intends that Lender engage in all such transactions, and deal generally with Debtor with the assurance that any and all indebtedness and obligations now owed, and that may hereafter become owing, to Lender from Debtor, will be secured by the liens arising hereunder. Therefore, the conveyance made by this Deed of Trust, in addition to being made to secure payment of the Note, is also made in trust to secure and enforce the payment of all other indebtedness and obligations of Debtor to Lender whether presently existing, or in any manner or means hereafter incurred by Debtor, and evidenced in any manner whatsoever, either by notes, advances, overdrafts, bookkeeping entries, guaranty agreements, liens or security interest, deeds of trust, or any other method or means including any renewal and extension of the Note, or of any part of any present or future indebtedness or other obligations, of Debtor and including any further loans and advances made by Lender to Debtor. The fact of repayment of all Indebtedness, and performance of all other obligations, of Debtor, to Lender shall not terminate the lien arising hereunder unless the same be released by Lender at the request of Debtor; but otherwise it shall remain in full force and effect to secure all future advances, indebtedness and other obligations, regardless of any additional security that may be taken as to any past or future indebtedness or other obligations. In no event shall this conveyance secure payment of any installment loan or any open-end line of credit established under the Texas Finance Code; and

(d) Any and all renewals, extensions, replacements, rearrangements, substitutions, or modifications of the Indebtedness, or any part of the Indebtedness.

2.02 OTHER LOAN DOCUMENTS. The term "Loan Documents" as used herein means this Deed of Trust, the Note, any guaranty and the other agreements, instruments and documents evidencing, securing, governing, guaranteeing or pertaining to the Note, including, but not limited to, that certain **LOAN AND SECURITY AGREEMENT** dated as of the Effective Date between Debtor and Lender (as amended, modified or restated from time to time, the "Loan Agreement"). This Deed of Trust shall also secure the performance of all obligations and covenants of Debtor under this Deed of Trust and the other Loan Documents.

2.03 PAYMENT OF PRINCIPAL AND INTEREST. Debtor shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, and prepayment and late charges provided in the Note and all other sums secured by this Deed of Trust.

2.04 APPLICATION OF PAYMENTS. Unless applicable law provides otherwise, all payments received by Lender from Debtor under the Note or this Deed of Trust shall be applied by Lender in the following order of priority: (a) amounts payable to Lender by Debtor under this Deed of Trust; (b) sums payable to Lender under the Note, to be applied to principal or interest as provided in any other Loan Document, or if no such provision, as Lender may determine in its discretion; and (c) any other sums secured by this Deed of Trust in such order as Lender, at Lender's option, may determine.

2.05 GUARANTOR. The term "Guarantor" shall include any person, company, or entity obligated to pay or guaranteeing collection of all or any portion of the Indebtedness, directly, or indirectly.

2.06 SUBROGATION TO EXISTING LIENS; VENDOR'S LIEN. To the extent that proceeds of the Note are used to pay indebtedness secured by any outstanding lien, security interest, charge or prior encumbrance against the Property, such proceeds have been advanced by Lender at Debtor's request, and Lender shall be subrogated to any and all rights, security interests and liens owned by any owner or holder of such outstanding liens, security interests, charges or encumbrances, however remote, irrespective of whether said liens, security interests, charges or encumbrances are released, and all of the same are recognized as valid and subsisting and are renewed and continued and merged herein to secure the secured indebtedness, but the terms and provisions of this Deed of Trust shall govern and control the manner and terms of enforcement of the liens, security interests, charges and encumbrances to which Lender is subrogated hereunder. It is expressly understood that, in consideration of the payment of such indebtedness by Lender, Debtor hereby waives and releases all demands and causes of action for offsets and payments in connection with the said indebtedness. If all or any portion of the proceeds of the Indebtedness evidenced by the Note or of any other secured indebtedness has been advanced for the purpose of paying the purchase price for all or a part of the Property, no vendor's lien is waived; and Lender shall have, and is hereby granted, a vendor's lien on the Property as cumulative additional security for the secured

Doc-3415946

indebtedness. Lender may foreclose under this Deed of Trust or under the vendor's lien without waiving the other or may foreclose under both.

ARTICLE III SECURITY AGREEMENT

3.01 UNIFORM COMMERCIAL CODE SECURITY AGREEMENT. This Deed of Trust is also intended to be a security agreement between Debtor, as debtor, and Lender, as secured party, pursuant to the UCC for any of the items specified above as part of the Property which, under applicable law, may be subject to a security interest pursuant to the UCC, and Debtor hereby grants Lender a security interest in all such items. Debtor shall pay all costs of filing any financing statement and any extensions, renewals, amendments, and releases thereof and shall pay all reasonable costs and expenses of any record searches for financing statements Lender may reasonably require. Without the prior written consent of Lender, Debtor shall not create or suffer to be created pursuant to the UCC any other security interest in said items, including replacements and additions thereto. Upon the occurrence of an Event of Default, including the covenants to pay when due all sums secured by this Deed of Trust, Lender shall have the remedies of a secured party under the UCC and, at Lender's option, may also invoke the remedies provided in this Deed of Trust as to such items. In exercising any remedies, Lender may proceed against the items of real property and any items of personal property specified above as part of the property separately or together and in any order whatsoever, without in any way affecting the availability of Lender's remedies under the UCC or of the remedies provided in this Deed of Trust.

3.02 NOTICES OF CHANGES. Debtor shall give advance notice in writing to Lender of any proposed change in Debtor's name or jurisdiction in which Debtor is organized, and shall execute and deliver to Lender, prior to or concurrently with the occurrence of any such change, all additional financing statements that Lender may require to establish and maintain the validity and priority of Lender's security interest with respect to any of the Property.

3.03 FIXTURES. Some of the items of the Property are goods that are or are to become fixtures related to the Land. Debtor and Lender intend that, as to those goods, this Deed of Trust shall be effective as a financing statement filed as a fixture filing from the date of its filing for record in the real estate records of the county in which the Property is situated. Information concerning the security interest created by this Deed of Trust may be obtained from Lender, as secured party, at Lender's address stated above. The mailing address of the Debtor, as debtor, is as stated above.

ARTICLE IV ASSIGNMENT OF LEASES

4.01 ASSIGNMENT OF LEASES. Debtor assigns to Lender, and grants to Lender a security interest in, all of Debtor's rights, but not Debtor's obligations, under existing and future leases, including subleases, and any and all extensions, renewals, modifications, and replacements of such leases, upon any part of the Property (the "Leases"). Debtor also assigns to Lender all guaranties of tenant's performance under the Leases. Prior to an Event of Default, Debtor shall have the right, without joinder of Lender, to enforce the Leases, unless Lender directs otherwise.

4.02 WARRANTIES CONCERNING LEASES AND RENTS. Debtor represents and warrants that:

- (a) Debtor has good title to the Leases hereby assigned and authority to assign them, and no other person or entity has any right, title or interest therein;
- (b) All existing Leases are valid, unmodified and in full force and effect, except as indicated herein and no default exists thereunder;
- (c) Unless otherwise provided herein, no Rents or other sums owing under the Leases have been or will be assigned, mortgaged or pledged;

Doc-3415946

(d) No Rents have been or will be anticipated, waived, released, discounted, set off or compromised;
and

(e) Except as indicated in the Leases, Debtor has not received any funds or deposits from any tenant that has not already been applied to the payment of accrued Rents.

4.03 DEBTOR'S COVENANTS OF PERFORMANCE. Debtor covenants to:

(a) Perform all of its obligations under the Leases and give prompt notice to Lender of any failure to do so;

(b) Give immediate notice to Lender of any notice Debtor receives from any tenant or subtenant under any Leases, specifying any claimed default by any party under such Leases;

(c) Enforce the tenant's obligations under the Leases;

(d) Defend, at Debtor's expense, any proceeding pertaining to the Leases, including, if Lender so requests, any such proceeding to which Lender is a party; and

(e) Neither create nor permit any encumbrance upon Debtor's interest as landlord of the leases, except this Deed of Trust and any other encumbrances permitted by this Deed of Trust.

4.04 PRIOR APPROVAL FOR ACTIONS AFFECTING LEASES. Debtor shall not, without the prior written consent of Lender (which consent shall not be unreasonably withheld):

(a) Receive or collect Rents under any Lease more than one month in advance;

(b) Encumber or assign future Rents;

(c) Waive or release any obligation of any tenant under the Leases;

(d) Cancel, terminate or materially modify any of the Leases, cause, permit or accept any cancellation, termination or surrender of any of the Leases, or commence any proceedings for dispossession of any tenant under any of the Leases, except upon default by the tenant thereunder;

(e) Renew or extend any of the Leases, except pursuant to terms in existing Leases;

(f) Permit any assignment of the Leases; or

(g) Enter into any Leases after the date hereof.

4.05 ATTORNMEN OF TENANTS. All future Leases of the Property shall specifically provide: (a) that such Leases are subordinate to this Deed of Trust; (b) that the tenant attorns to Lender, such attornment to be effective upon Lender's acquisition of title to the Property; (c) that the tenant agrees to execute such further evidences of attornment as Lender may from time to time request; (d) that the attornment of the tenant shall not be terminated by foreclosure; and (e) that Lender may, at Lender's option, accept or reject such attornments.

4.06 SETTLEMENT FOR TERMINATION. Debtor agrees that no settlement for damages for termination of any of the Leases under the Federal Bankruptcy Code, or under any other federal, state, or local statute, shall be made without the prior written consent of Lender, and any check in payment of such damages shall be made payable to both Debtor and Lender. Debtor hereby assigns any such payment to Lender, to be applied to the Indebtedness as Lender may elect, and Debtor agrees to endorse any check for payment to the order of Lender.

4.07 LENDER IN POSSESSION. Lender's acceptance of this assignment shall not, prior to entry upon and taking possession of the Property by Lender, be deemed to constitute Lender a mortgagee in possession,

Doc-3415946

nor obligate Lender to appear in or defend any proceeding relating to any of the Leases or to the Property, take any action hereunder, expend any money, incur any expenses, or perform any obligation or liability under the Leases, or assume any obligation for any deposits delivered to Debtor by any tenant and not delivered to Lender. Lender shall not be liable for any injury or damage to person or property in or about the Property.

4.08 APPOINTMENT OF ATTORNEY. Debtor hereby appoints Lender its attorney-in-fact, coupled with an interest, empowering Lender to subordinate any Leases to this Deed of Trust.

4.09 INDEMNIFICATION; HOLD HARMLESS. Debtor hereby indemnifies and holds Lender harmless from all liability, damage, or expense incurred by Lender from any claims under the Leases, including without limitation any claims by Debtor with respect to Rents paid directly to Lender after an Event of Default and claims by tenants for security deposits or for rental payments more than one (1) month in advance and not delivered to Lender. All amounts indemnified against hereunder, including reasonable attorneys fees, if paid by Lender shall bear interest at the Maximum Lawful Rate, shall be payable to Debtor immediately without demand, and shall be secured by this Deed of Trust.

4.10 RECORDS. Upon request by Lender, Debtor shall deliver to Lender executed originals of all Leases and copies of all records relating thereto.

4.11 MERGER. There shall be no merger of the leasehold estates, created by the Leases, with the fee estate of the Land without the prior written consent of Lender.

4.12 RIGHT TO RELY. Debtor authorizes and directs the tenants under the Leases to pay Rents to Lender upon written demand by Lender, without further consent of Debtor and regardless of whether Lender has taken possession of any other portion of the Property, and the tenants may rely upon any written statement by Lender to the tenants.

ARTICLE V ASSIGNMENT OF RENTS

5.01 ASSIGNMENT OF RENTS. As part of the consideration for the Indebtedness, and for other valuable consideration, the receipt and sufficiency of which Debtor acknowledges, Debtor hereby assigns and transfers to Lender all rents, issues, income, receipts, and profits from the Property, and all security deposits and other security therefor, and any other property defined as "rents" under Chapter 64 of the Texas Property Code (collectively, the "Rents"), including those now due, or to become due by virtue of any Lease or other agreement for the occupancy or use of all or part of the Property, regardless of to whom the Rents are payable. Debtor authorizes Lender or Lender's agents to collect the Rents and directs each tenant of the Property to pay such Rents to Lender or Lender's agents; provided, however, that prior to the occurrence of an Event of Default, Debtor shall collect and receive all Rents as trustee for the benefit of Lender and Debtor, to apply the Rents so collected to the sums secured by this Deed of Trust in the order provided in Section 2.04 with the balance, so long as no such Event of Default has occurred, to the account of Debtor.

5.02 EVENT OF DEFAULT. Upon the occurrence of an Event of Default, and without the necessity of Lender entering upon and taking and maintaining full control of the Property in person, by agent or by a court-appointed receiver, Lender shall immediately be entitled to possession of all the Rents specified in this Article V as the same become due and payable, including without limitation Rents then due and unpaid, and all such Rents shall immediately upon delivery of such notice be held by Debtor as trustee for the benefit of Lender only; provided, however, that the written notice by Lender to Debtor of the breach by Debtor shall contain a statement that Lender exercises its rights to such Rents. Debtor agrees that, commencing upon delivery of such written notice of an Event of Default by Lender to Debtor, each tenant of the Property shall make such Rents payable to and pay such Rents to Lender or Lender's agents on Lender's written demand to each tenant therefor, delivered to each tenant personally, by mail or by delivering such demand to each rental unit, without any liability on the part of any tenant to inquire further as to the existence of an Event of Default.

Doc-3415946

5.03 DEBTOR'S COVENANTS. Debtor covenants that Debtor has not executed any prior assignment of the Rents or any portion thereof, that Debtor has not performed, and will not perform, any acts and has not executed, and will not execute, any Deed of Trust which would prevent Lender from exercising its rights under this Article V and that at the time of execution of this Deed of Trust there has been no anticipation or prepayment of any of the Rents for more than **THIRTY (30)** days prior to the due dates of such Rents. Debtor covenants that Debtor will not hereafter collect or accept payment of any Rents more than **THIRTY (30)** days prior to the due dates of such Rents without prior written consent of Lender. Debtor further covenants that Debtor will execute and deliver to Lender such further assignments of Rents as Lender may from time to time request.

5.04 APPOINTMENT OF RECEIVER; POSSESSION OF THE PROPERTY. Upon the occurrence of an Event of Default, Lender may in person, by agent or by a court-appointed receiver, regardless of the adequacy of Lender's security, enter upon and take and maintain full control of the Property in order to perform all acts necessary and appropriate for the operation and maintenance thereof, including without limitation the execution, cancellation or modification of Leases, the collection of Rents, the making of repairs to the Property, and the execution or termination of contracts providing for the management or maintenance of the Property, all on such terms as are deemed best to protect the security of this Deed of Trust. In the event Lender elects to seek the appointment of a receiver for the Property upon the occurrence of an Event of Default, Debtor consents to the appointment of such receiver. Lender or the receiver shall be entitled to receive a reasonable fee for so managing the Property.

5.05 APPLICATION OF RENTS. All Rents collected subsequent to the occurrence of an Event of Default shall be applied first to the costs, if any, of taking control of and managing the Property and collecting the Rents, including without limitation attorneys' fees, receiver's fees, premiums on receiver's bonds, costs of repairs to the Property, premiums on insurance policies, taxes, assessments, and other charges on the Property, and to the costs of discharging any obligation or liability of Debtor as landlord of the Property, and then to the sums secured by this Deed of Trust. Lender or the receiver shall have access to the books and records used in the operation and maintenance of the Property and shall be liable to account only for those Rents actually received. Lender shall not be liable to Debtor, anyone claiming under or through Debtor or anyone having an interest in the Property by reason of anything done or left undone by Lender under this Article V.

5.06 INSUFFICIENT RENTS. If Rents are not sufficient to meet the costs, if any, of taking control of and managing the Property and collecting the Rents, any funds expended by Lender for such purposes shall become Indebtedness of Debtor to Lender secured by this Deed of Trust. Unless Lender and Debtor agree in writing to other terms of payment, such amounts shall be payable upon notice from Lender to Debtor requesting payment thereof and shall bear interest from the date of disbursement at the rate stated in the Note, unless payment of such interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest non-usurious rate which may be collected from Debtor under applicable law.

5.07 NO WAIVER; TERM. Any entering upon and taking and maintaining of control of the Property by Lender or the receiver and any application of Rents as provided herein shall not cure or waive any default hereunder or invalidate any other right or remedy of Lender under applicable law or provided herein. This assignment of the Rents shall terminate at such time as this Deed of Trust ceases to secure the Indebtedness held by Lender.

ARTICLE VI DEBTOR'S REPRESENTATIONS, WARRANTIES, COVENANTS, AND AGREEMENTS

Debtor covenants, warrants, represents to and agrees with Lender as follows:

6.01 PAYMENT AND PERFORMANCE. Debtor shall make all payments on the Indebtedness when due and shall punctually and properly perform all of Debtor's covenants, obligations and liabilities under this Deed of Trust and the other Loan Documents.

6.02 TITLE TO PROPERTY AND LIENS OF THIS DEED OF TRUST. Debtor has good and indefeasible title to the Land and the Improvements and good and marketable title to the Personal Property, free and clear of any liens, charges, encumbrances, security interests, and adverse claims whatsoever, other than the

Doc-3415946

Permitted Encumbrances. If the interest of Lender in the Property or any part thereof shall be endangered or shall be attacked, directly or indirectly, Debtor authorizes Lender, at Debtor's expense, to take all necessary and proper steps for the defense of such interest, including the employment of attorneys, the prosecution or defense of litigation, and the compromise or discharge of claims made against such interest.

6.03 TITLE INSURANCE. Debtor shall, at its sole cost and expense, obtain and maintain mortgagee title insurance (in the form of a commitment, binder, or policy as Lender may require) in form acceptable to Lender in an amount equal to the amount of the Note.

6.04 INSURANCE. Debtor shall promptly obtain and deliver to Lender insurance policies with premiums paid providing extended coverage for all Improvements and other Property against damage by fire and lightning and against such other risks as Lender may require (including liability insurance in an amount not less than **ONE MILLION AND NO/100 DOLLARS (\$1,000,000.00)** per occurrence and **TWO MILLION AND NO/100 DOLLARS (\$2,000,000.00)** in the aggregate), all in amounts approved by Lender not less than **ONE HUNDRED PERCENT (100.00%)** of full replacement cost of all Improvements located on the Property, and in any event not less than the amount of the Indebtedness, and with provision that (a) each of said policies shall not be terminated, reduced or limited regardless of any breach of the representations and agreements set forth therein, and (b) no such policy shall be canceled, endorsed or amended to any extent unless the issuer thereof shall have first given Lender at least **THIRTY (30)** days' prior written notice. In case Debtor fails to furnish such policies, Lender, at Lender's option, may procure such insurance at Debtor's expense. All renewal and substitute policies of insurance shall be delivered to the office of Lender, premiums paid, at least **TEN (10)** days before expiration of the insurance protection to be replaced by such renewal or substituted policies. In case of loss, Lender, at Lender's option, shall be entitled to receive and retain the proceeds of the insurance policies, applying the same toward payment of the Indebtedness, taxes and other sums due and owing by Debtor in connection with the Property in such manner as Lender may elect, or at Lender's option, Lender may pay the same over wholly or in part to Debtor for the repair of said Improvements or for the erection of new Improvements in their place, or for any other purpose satisfactory to Lender, but Lender shall not be obligated to see to the proper application of any amounts so paid to Debtor. If Lender elects to allow such payments to Debtor, disbursement shall be on such terms subject to such conditions as Lender may specify. Regardless of whether any insurance proceeds are sufficient to pay the costs of repair and restoration of the Property, provided that Lender has paid such proceeds to Debtor, Debtor shall promptly commence and carry out the repair, replacement, restoration and rebuilding of any and all of the Improvements damaged or destroyed so as to return same, to the extent practicable, to the same condition as immediately prior to such damage to or destruction thereof. Debtor shall not permit or carry on any activity within or relating to the Property that is prohibited by the terms of any insurance policy covering any part of the Property or which permits cancellation of or increase in the premium payable for any insurance policy covering any part of the Property. Furthermore, for any portion of the Property situated in an area having special flood hazards (as defined in the Flood Disaster Protection Act of 1973, as amended from time to time, or any similar legislation), Debtor shall provide flood insurance satisfactory to Lender in an amount equal to the replacement cost of the Improvements or the maximum amount of flood insurance available, whichever is the lesser.

6.05 TAXES AND ASSESSMENTS. Debtor shall pay all taxes and assessments against or affecting the Property as the same become due and payable, and, upon request by Lender, Debtor shall deliver to Lender such evidence of the payment thereof as Lender may require. If Debtor fails to do so, Lender may pay them, together with all costs and penalties thereon, at Debtor's expense; provided, however, that Debtor may in good faith, in lieu of paying such taxes and assessments as they become due and payable, by appropriate proceedings, contest their validity. Pending such contest, Debtor shall not be deemed in default under this Deed of Trust because of such nonpayment if: (a) prior to delinquency of the asserted tax or assessment, Debtor furnishes Lender an indemnity bond secured by a deposit in cash or other security acceptable to Lender, or with a surety acceptable to Lender, in the amount of the tax or assessment being contested by Debtor plus a reasonable additional sum to pay all costs, interest and penalties that may be imposed or incurred in connection therewith, conditioned that such tax or assessment, with interest, cost and penalties, be paid as herein stipulated; and (b) Debtor promptly pays any amount adjudged by a court of competent jurisdiction to be due with all costs, penalties and interest thereon, on or before the date such judgment becomes final. In any event, the tax, assessment, penalties, interest, and costs shall be paid prior to the date on which any writ or order is issued under which the Property or any part of the Property may be sold in satisfaction thereof.

Doc-3415946

6.06 TAX AND INSURANCE ESCROW. During the existence of an Event of Default, Debtor agrees to establish reserve accounts for real estate taxes, insurance premiums, and other impositions as may be reasonably requested by Lender from time to time.

6.07 CONDEMNATION.

(a) Debtor assigns to Lender all judgments, decrees, and awards for injury or damage, direct or consequential, to the Property, and all awards pursuant to proceedings for condemnation or other taking, whether direct or indirect, of the Property or any part of the Property. Lender may apply any condemnation proceeds to the Indebtedness in such manner as Lender may elect. Debtor shall promptly notify Lender of any action or proceeding (or threatened action or proceeding) relating to any condemnation or other taking, whether direct or indirect, of all or any part of the Property. Debtor shall, unless otherwise directed by Lender in writing, file or defend its claim under any such action and prosecute the same with due diligence to its final disposition and shall cause any awards or settlements to be paid over to Lender for disposition pursuant to the terms of this Deed of Trust. Debtor authorizes Lender, at Lender's option, as attorney-in-fact for Debtor, to commence, appear in, and prosecute, in Lender's or Debtor's name, any action or proceeding relating to any condemnation or other taking of the Property, whether direct or indirect, and to settle or compromise any claim in connection with such condemnation or other taking. The proceeds of any award, payment, or claim for damages, direct or consequential, in connection with any condemnation or other taking, whether direct or indirect, of the Property, or part thereof, or for conveyances in lieu of condemnation, are hereby assigned to and shall be paid to Lender. Lender shall be entitled to participate in, control, and be represented by attorneys of Lender's own choice in any such action. Debtor shall deliver, or cause to be delivered, to Lender such instruments as may be requested by it from time to time to permit such participation.

(b) Debtor authorizes Lender to apply such awards, payments, proceeds, or damages, after the deduction of Lender's expenses incurred in the collection of such amounts, at Lender's option, to restoration or repair of the Property, or to payment of the sums secured by this Deed of Trust, whether or not then due, in the order of application set forth in Section 2.04, with the balance, if any, to Debtor.

(c) In the event Lender, as a result of any such judgment, decree, or award, reasonably believes that the payment or performance of any obligation secured by this Deed of Trust is impaired, Lender may, without notice, declare all of the Indebtedness immediately due and payable.

6.08 TAXES ON NOTE OR DEED OF TRUST. If at any time any law shall be enacted imposing or authorizing the imposition of any tax upon this Deed of Trust, or upon any rights, title, liens, or security interests created by this Deed of Trust, or upon the Note, or any part of the Indebtedness, Debtor shall immediately pay all such taxes; provided that, if it is unlawful for Debtor to pay such taxes, Debtor shall prepay the Note in full without penalty within **THIRTY (30)** days after demand therefor by Lender.

6.09 STATEMENTS BY DEBTOR. At the request of Lender, Debtor shall furnish promptly a written statement or affidavit, in such form as may be required by Lender, stating the unpaid balance of the Note, the date to which interest has been paid and that there are no offsets or defenses against full payment of the Note and performance of the terms of the Loan Documents, or, if there are such offsets or defenses, specifying them.

6.10 REPAIR, WASTE, ALTERATIONS, ETC. Debtor shall keep every part of the Property in good operating order, repair, and condition and shall not commit or permit any waste thereof. Debtor shall make promptly all repairs, renewals, and replacements necessary to such end. Debtor shall discharge all claims for labor performed and material furnished therefor, and shall not suffer any lien of mechanics or materialmen to attach to any part of the Property. Debtor shall have the right to contest in good faith the validity of any such mechanic's or materialman's lien, provided Debtor shall first furnish Lender a bond or other security satisfactory to Lender in such amount as Lender shall reasonably require, but not more than **ONE HUNDRED TWENTY PERCENT (120.00%)** of the amount of the claim, and provided further that Debtor shall thereafter diligently proceed to cause such lien to be removed and discharged. If Debtor shall fail to discharge any such lien, then, in addition to any other right or remedy of Lender, Lender may, but shall not be obligated to, discharge the lien, either by paying the amount claimed to be due, or by procuring the discharge of such lien by depositing in court a bond for the amount claimed, or otherwise giving security for such claim, or by taking such action as may be prescribed by law. Debtor shall guard every part of the Property from removal, destruction, and damage, and shall not do or suffer to be done any act

Doc-3415946

whereby the value of any part of the property may be lessened. Debtor or any tenant or other person shall not materially alter the Property without the prior written consent of Lender.

6.11 NO DRILLING OR EXPLORATION. Without the prior written consent of Lender, there shall be no drilling or exploring for or extraction, removal, or production of minerals from the surface or subsurface of the Land. The term "minerals" as used in this Deed of Trust shall include without limitation oil, gas, casinghead gas, coal, lignite, hydrocarbons, methane, carbon dioxide, helium, uranium and all other natural elements, compounds and substances, including sand and gravel.

6.12 COMPLIANCE WITH LAWS. Debtor, the Property, and Debtor's use of the Property shall comply with all laws, rules, ordinances, regulations, covenants conditions, restrictions, orders and decrees of any governmental authority or court applicable to Debtor or the Property and its use, and Debtor shall pay all fees or charges of any kind in connection therewith. Debtor shall not initiate, participate in, or acquiesce in a change in the zoning classification of the Property without Lender's prior written consent.

6.13 CERTAIN REPORTS AND INFORMATION. Debtor shall promptly deliver such information concerning Debtor, any Guarantor, and the Property as Lender may request.

6.14 HOLD HARMLESS. Debtor shall defend, at Debtor's own cost and expense, and hold Lender harmless from, any proceeding or claim in any way relating to the Property or the Loan Documents. All costs and expenses incurred by Lender in protecting its interest under this Deed of Trust, including all court costs and reasonable attorneys' fees and expenses, shall be borne by Debtor. The provisions of this Section shall survive the payment in full of the Indebtedness and the release of this Deed of Trust as to events occurring and causes of action arising before such payment and release.

6.15 FURTHER ASSURANCES. Debtor, upon the request of Lender, shall execute, acknowledge, deliver, and record such further instruments and do such further acts as may be necessary, desirable, or proper to carry out the purposes of this Deed of Trust or the other Loan Documents and to subject to the liens and security interests created by this Deed of Trust or the other Loan Documents any Property intended to be covered by this Deed of Trust and the other Loan Documents pursuant to their terms, including without limitation any renewals, additions, substitutions, replacements, improvements, or appurtenances to the Property.

6.16 RECORDING AND FILING. Debtor shall cause this Deed of Trust and the other recordable Loan Documents and all amendments, supplements, extensions, and substitutions thereof to be recorded, filed, re-recorded, and refiled in such manner and in such places as Lender shall reasonably request. Debtor shall pay all such recording, filing, re-recording, and re-filing fees, title insurance premiums, and other charges.

6.17 PAYMENT OF DEBTS. Debtor shall promptly pay when due all obligations regarding the ownership and operation of the Property, except any such obligations which are being diligently contested in good faith by appropriate proceedings and as to which Debtor, if requested by Lender, shall have furnished to Lender security satisfactory to Lender.

6.18 INSPECTION. Lender may make or cause to be made reasonable entries upon, and inspections of, the Property.

6.19 PROTECTION OF LENDER'S SECURITY.

(a) If Debtor fails to perform the covenants and agreements contained in this Deed of Trust, or any action or proceeding is commenced which affects the Property or title thereto or the interest of Lender therein, including without limitation eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, Lender, at Lender's option may make such appearances, disburse such sums and take such action as Lender deems necessary, in its sole discretion, to protect Lender's interest, including without limitation, (i) disbursement of attorneys' fees, (ii) entry upon the Property to make repairs, and (iii) procurement of satisfactory insurance as provided herein.

Doc-3415946

(b) Any amounts disbursed by Lender pursuant to this Section with interest thereon, shall become additional indebtedness of Debtor secured by this Deed of Trust. Unless Debtor and Lender agree to other terms of payment, such amounts shall be immediately due and payable and shall bear interest from the date of disbursement at the rate stated in the Note unless collection from Debtor of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest non-usurious rate which may be collected from Debtor under applicable law. Debtor covenants and agrees that Lender shall be subrogated to the lien of any mortgage or other lien discharged, in whole or in part, by the Indebtedness. Nothing contained in this Section shall require Lender to incur any expense or take any action under this Deed of Trust.

6.20 SUBORDINATE DEED OF TRUST. Debtor shall not, without the prior written consent of Lender, grant any lien, security interest, or other encumbrance (a "*Subordinate Deed of Trust*") covering any of the Property. If Lender consents to a Subordinate Deed of Trust or if the foregoing prohibition is determined by a court of competent jurisdiction to be unenforceable, any such Subordinate Deed of Trust shall contain express covenants to the effect that:

(a) The Subordinate Deed of Trust is unconditionally subordinate to this Deed of Trust;

(b) If any action (whether judicial or pursuant to a power of sale) shall be instituted to foreclose or otherwise enforce the Subordinate Deed of Trust, no tenant of any of the Leases shall be named as a party defendant, and no action shall be taken that would terminate any occupancy or tenancy without the prior written consent of Lender;

(c) Rents, if collected by or for the holder of the Subordinate Deed of Trust, shall be applied first to the payment of the Indebtedness then due and expenses incurred in the ownership, operation, and maintenance of the Property in such order as Lender may determine, prior to being applied to any indebtedness secured by the Subordinate Deed of Trust; and

(d) Written notice of default under the Subordinate Deed of Trust and written notice of the commencement of any action (whether judicial or pursuant to a power of sale) to foreclose or otherwise enforce the Subordinate Deed of Trust shall be given to Lender with or immediately after the occurrence of any such default or commencement.

6.21 LIENS. Debtor shall promptly discharge any lien which has, or may have, priority over or equality with, the lien of this Deed of Trust, and Debtor shall pay, when due, the claims of any person supplying labor or materials to or in connection with the Property. Without Lender's prior written permission, Debtor shall not allow any lien inferior to this Deed of Trust to be perfected against the Property.

6.22 BUSINESS USE. Debtor warrants and represents to Lender that the proceeds of the Note will be used solely for business or commercial purposes, and in no way will the proceeds be used for personal, family or household purposes.

6.23 NON-HOMESTEAD. Debtor warrants and represents to Lender that the Property is not the business or residential homestead of Debtor or any other person. Debtor has no present intent to occupy in the future or use or claim in the future the Property either as business or residential homestead.

6.24 APPRAISAL. Lender may at its option obtain at Debtor's expense an appraisal of the Property or any part thereof by a third-party appraiser selected and instructed by Lender. The costs of each such appraisal shall be payable by Debtor to Lender on demand (which obligation Debtor hereby promises to pay). Such appraisal shall be obtained as often as deemed necessary by Lender or as required by any law or regulation applicable to Lender or loans of the type evidenced by the Note. Each such appraiser and appraisal shall be satisfactory to Lender. The costs of each such appraisal obtained pursuant to this Section shall be payable by Debtor to Lender on demand (which obligation Debtor hereby promises to pay) and shall be a part of an obligation of Debtor to Lender secured by this Deed of Trust, unless prohibited by applicable law. Debtor agrees to cooperate fully with Lender, Lender's agents, and any appraiser selected by Lender in connection with any appraisal desired or required pursuant to this Section.

Doc-3415946

ARTICLE VII EVENTS OF DEFAULT

The occurrence of an Event of Default under the Loan Agreement shall be an Event of Default hereunder.

ARTICLE VIII DEFAULT AND REMEDIES

8.01 ACCELERATION AND WAIVER OF NOTICES. Upon the occurrence of an Event of Default, Lender, at Lender's option, may declare all of the sums secured by this Deed of Trust to be immediately due and payable without further demand and may invoke the power of sale and any other remedies permitted by applicable law or provided herein. Debtor acknowledges that the power of sale granted to Lender may be exercised by Lender without prior judicial hearing. Debtor and each Guarantor (by the execution and delivery of Guarantor's guaranty), surety, and endorser of all or any part of the Indebtedness expressly waive all presentations for payment, notices of intention to accelerate maturity, notices of acceleration of maturity, notices of intention to demand payment, demands for payment, protests, and notices of protest.

8.02 NOTICE OF SALE. Notice of sale of all or part of the Property by the Trustee shall be given by posting written notice thereof at the courthouse door (or other area in the courthouse as may be designated for such public notices) of the county in which the sale is to be made, and by filing a copy of the notice in the office of the county clerk of the county in which the sale is to be made, at least **TWENTY-ONE (21)** days preceding the date of the sale, and if the Property to be sold is in more than one county a notice shall be posted at the courthouse door (or other area in the courthouse as may be designated for such public notices) and filed with the county clerk of each county in which the Property to be sold is situated or as otherwise required by the Texas Property Code. If the Property to be sold is in more than one county, the notice shall designate the county in which the Property is to be sold. In addition, Lender shall, at least **TWENTY-ONE (21)** days preceding the date of sale, serve written notice of the proposed sale by certified mail on Debtor and each person obligated to pay the Indebtedness secured hereby according to the Lender's records. Service of such notice shall be completed upon deposit of the notice, enclosed in a postpaid wrapper, properly addressed to such person at the most recent address as shown by the records of Lender, in a post office or official depository under the care and custody of the United States postal service. The affidavit of any person having knowledge of the facts to the effect that such service was completed shall be *prima facie* evidence of the fact of service. Any notice that is required or permitted to be given to Debtor may be addressed to Debtor at Debtor's address as stated above. Any notice that is to be given by certified mail to any other person may, if no address for such other person is shown by records of Lender, be addressed to such other person at the address of Debtor as is shown by the records of Lender. Notwithstanding the foregoing provisions of this Section notice of such sale given in accordance with the requirements of the applicable laws of the State of Texas in effect at the time of such sale shall constitute sufficient notice of such sale. The Trustee or his successor or substitute may appoint or delegate any one or more persons as agent to perform any act or acts necessary or incident to any sale held by Trustee, including the posting of notices and the conduct of sale, but in the name and on behalf of Trustee, his successor or substitute Trustee thereafter appointed may complete the sale and the conveyance of the Property pursuant thereto as if such notice had been given by the successor or substitute Trustee conducting the sale.

8.03 TRUSTEE'S SALE. Lender may require the Trustee to sell all or part of the Property, at public auction, to the highest bidder, for cash, at the county courthouse of the county in Texas in which the Property or any part thereof is situated, or if the Property is located in more than one county such sale or sales may be made at the courthouse in any county in which the Property is situated. All sales shall take place at such area of the courthouse as shall be properly designated from time to time by the commissioners court (or, if not so designated by the commissioners court, as such other area in the courthouse as may be provided in the notice of sale hereinafter described) of the specified county, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. (the commencement of such sale to occur within three hours following the time designated in the above described notice of sale as the earliest time at which such sale shall occur, if required by applicable law) on the first Tuesday of any month, after giving notice of the time, place and terms of said sale (including the earliest time at which such sale shall occur) and of the Property to be sold in the manner hereinafter described. To the extent permitted by applicable law, any sale may be adjourned by announcement at the time and place appointed for such sale without further notice except as may be required by law. Trustee may sell all or any portion of the Property, together or in lots or parcels. In no event shall Trustee be required to exhibit, present or display at any such sale any of the

Doc-3415946

Personal Property to be sold at such sale, Lender may bid and become the purchaser of all or any part of the Property at any trustee's or foreclosure sale hereunder, and the amount of Lender's successful bid may be credited on the Indebtedness. In the event any sale hereunder is not completed or is defective in the opinion of Lender, such sale shall not exhaust the power of sale hereunder, and Lender shall have the right to cause a subsequent sale or sales to be made hereunder.

8.04 PARTIAL SALES. The sale by Trustee of less than the whole of the Property shall not exhaust the power of sale herein granted, and Trustee is specifically empowered to make successive sales under such power until the whole of the Property shall be sold; and if the proceeds of such sale of less than the whole of the Property shall be less than the aggregate of the Indebtedness and the expenses thereof, this Deed of Trust and the lien, security interest and assignment hereof shall remain in full force and effect as to the unsold portion of the Property just as though no sale had been made; provided, however, that Debtor shall never have any right to require the sale of less than the whole of the Property, but Lender shall have the right, at its sole election, to request Trustee to sell less than the whole of the Property. If there is a default on the payment of any installment on the Note or any portion of the Indebtedness, and Lender elects not to accelerate the unpaid balance of the Note or Indebtedness, Lender shall have the option to proceed with foreclosure in satisfaction of such unpaid installment or other amount either through judicial proceedings or by directing Trustee to proceed as if under a full foreclosure, conducting the sale as herein provided without declaring the entire Indebtedness due. It is agreed that such sale, if so made, shall not in any manner affect the unmatured part of the Indebtedness, but as to such unmatured part this Deed of Trust shall remain in full force and effect as though no sale had been made under the provisions of this Section. Several sales may be made hereunder without exhausting the right of sale for any unmatured part of the Indebtedness.

8.05 FORECLOSURE OF ALL PROPERTY. The Land, Improvements, and Personal Property may be sold in one or more public sales pursuant to the Texas Property Code and the UCC. Debtor shall assemble the Personal Property and make it available to Lender upon Lender's written request. Debtor and all persons obligated to pay the Indebtedness agree that notice of sale of the Property provided pursuant to Section 8.02 above and pursuant to the Texas Property Code is and shall constitute commercially reasonable notice of the sale of the Property or any part of the Property. Lender shall also be entitled to foreclose its security interests against the Personal Property in accordance with any other rights and remedies Lender may have as a secured party under the UCC.

8.06 TRUSTEE'S DEED. Trustee shall deliver to the purchaser a Trustee's deed and such other assignments and documents of transfer and sale as Trustee may deem necessary conveying the Property so sold in fee simple with covenants of general warranty. Debtor covenants and agrees to defend generally the purchaser's title to the Property against all claims and demands. At any such sale (a) Debtor hereby agrees, in its behalf and in behalf of Debtor's heirs, executors, administrators, successors, personal representatives and assigns, that any and all recitals made in any deed of conveyance given by Trustee with respect to the identity of Lender, the occurrence or existence of any default, the acceleration of the maturity of any of the Indebtedness, the request to sell, the notice of sale, the giving of notice to all persons legally entitled thereto, the time, the place, terms and manner of sale, and receipt, distribution and application of the money realized therefrom, or the due and proper appointment of a substitute Trustee, and, without being limited by the foregoing, with respect to any other act or thing having been duly done by Lender or by Trustee hereunder, shall be taken by all courts of law and equity as *prima facie* evidence that the statements or recitals state facts and are without further question to be so accepted, and Debtor hereby ratifies and confirms every act that Trustee or any substitute Trustee hereunder may lawfully do in the premises by virtue hereof, and (b) the purchaser may disaffirm any easement granted, subdivision plat filed, or rental, lease or other contract made in violation of any provision of this Deed of Trust, and may take immediate possession of the Property free from, and despite the terms of, such grant of easement, subdivision plat, or rental, lease or other contract.

8.07 PROCEEDS OF SALE. Trustee shall apply the proceeds of the sale in the following order: (a) to all reasonable costs and expenses of the sale, including but not limited to, reasonable Trustee's fees and attorneys' fees and costs of title evidence; (b) to all sums secured by this Deed of Trust in such order as Lender, in Lender's sole discretion, directs; and (c) the excess, if any, to the person or persons legally entitled thereto.

8.08 POSSESSION AFTER SALE. Debtor or any person holding possession of the Property through Debtor shall immediately surrender possession of the Property to the purchaser at such sale upon the purchaser's

Doc-3415946

written demand. If possession is not surrendered upon the purchaser's written demand, Debtor or such person shall be a tenant at sufferance and may be removed by writ of possession or by an action for forcible entry and detainer.

8.09 COSTS AND EXPENSES. Lender shall be entitled to collect all costs and expenses incurred in pursuing such remedies, including but not limited to, attorneys' fees and costs of documentary evidence, abstracts, and title reports.

8.10 SUBSTITUTE TRUSTEE. Lender, at Lender's option, with or without cause, may from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder by an instrument recorded in the county in which this Deed of Trust is recorded. Without conveyance of the Property, the successor trustee shall succeed to all title, power, and duties conferred upon the Trustee by this Deed of Trust and by applicable law.

8.11 REMEDIES CUMULATIVE. Each remedy provided in this Deed of Trust is distinct and cumulative to all other rights or remedies under this Deed of Trust or afforded by law or equity, and may be exercised concurrently, independently, or successively, in any order whatsoever.

8.12 FORBEARANCE BY LENDER NOT A WAIVER. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any right or remedy. The acceptance by Lender of payment of any sum secured by this Deed of Trust after the due date of such payment shall not be a waiver of Lender's right to either require prompt payment when due of all other sums so secured or to declare a default for failure to make prompt payment. The procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the Indebtedness, nor shall Lender's receipts of any awards, proceeds or damages under this Deed of Trust operate to cure or waive Debtor's default in payment of sums secured by this Deed of Trust.

8.13 WAIVER OF DEFICIENCY STATUTE. In the event an interest in any of the Property is foreclosed upon pursuant to a judicial or non-judicial foreclosure sale, Debtor agrees as follows: notwithstanding the provisions of Sections 51.003, 51.004, and 51.005 of the Texas Property Code (as the same may be amended from time to time), and to the extent permitted by law, Debtor agrees that Lender shall be entitled to seek a deficiency judgment from Debtor and any other party obligated on the Note equal to the difference between the amount owing on the Note and the amount for which the Property was sold pursuant to judicial or non-judicial foreclosure sale. Debtor expressly recognizes that this Section constitutes a waiver of the above-cited provisions of the Texas Property Code which would otherwise permit Debtor and other persons against whom recovery of deficiencies is sought or Guarantor independently (even absent the initiation of deficiency proceedings against them) to present competent evidence of the fair market value of the Property as of the date of the foreclosure sale and offset against any deficiency the amount by which the foreclosure sale price is determined to be less than such fair market value. Debtor further recognizes and agrees that this waiver creates an irrefutable presumption that the foreclosure sale price is equal to the fair market value of the Property for purposes of calculating deficiencies owed by Debtor, Guarantor, and others against whom recovery of a deficiency is sought.

8.14 WAIVER OF MARSHALLING. Notwithstanding the existence of any other security interests in the Property held by Lender or by any other party, Lender shall have the right to determine the order in which any or all portions of the Indebtedness are satisfied from the proceeds realized upon the exercise of the remedies provided herein. Debtor, any party who consents to this Deed of Trust, and any party who now or hereafter acquires a security interest in the Property and who has actual or constructive notice of this Deed of Trust and Lender's rights and interests under this Deed of Trust, hereby waive any and all right to require the marshalling of assets in connection with the exercise of any of the remedies permitted by applicable law or provided by this Deed of Trust.

ARTICLE IX ENVIRONMENTAL, HEALTH, AND SAFETY MATTERS

9.01 DEFINITIONS. For the purposes of this Deed of Trust, Debtor, Lender, and Trustee agree that, unless the context otherwise specifies or requires, the following terms shall have the following meanings:

Doc-3415946

(a) “Environmental Claim” means any investigative, enforcement, cleanup, removal, containment, remedial, or other governmental or regulatory action at any time threatened, instituted, or completed pursuant to any Governmental Requirements against Debtor or against or with respect to the Property or its use, and any claim threatened or made by any person against Debtor or against or with respect to the Property or its use relating to damage, contribution, cost recovery, compensation, or injury resulting from any alleged breach or violation of any Governmental Requirements.

(b) “Environmental Condition” means any condition, circumstances, or matter related to or connected with the Property or Debtor’s ownership and use of the Property which is covered by any Governmental Requirements.

(c) “Governmental Requirements” means any and all laws, statutes, ordinances, rules regulations, orders, or determinations of any governmental authority, whether federal, state, county, city, or otherwise pertaining to health, safety, or the environment in effect in any and all jurisdictions in which Debtor conducts business or where the Property is located, including without limitation: (i) the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 *et seq.*) as amended from time to time including without limitation as amended by the Used Oil Recycling Act of 1980, the Solid Waste Disposal Act Amendments of 1980, and the Hazardous and Solid Waste Amendments of 1984 (“RCRA”), and regulations promulgated thereunder; (ii) the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. § 9601 *et seq.*) as amended from time to time, including without limitation as amended by the Superfund Amendments and Reauthorization Act of 1986 (“CERCLA”), and regulations promulgated thereunder; (iii) the Toxic Substances Control Act (15 U.S.C. § 2601 *et seq.*), as amended from time to time; (iv) the Americans with Disabilities Act of 1990 (42 U.S.C. § 12101 *et seq.*) as amended from time to time (“ADA”), and all regulations and guidelines promulgated pursuant to the ADA, and all other similar laws, including without limitation the Architectural Barriers Act of 1968, the Texas Architectural Barriers Statute of 1978, and the Fair Housing Amendments Act of 1958, and all as amended from time to time and including all regulations promulgated pursuant to any one or more of them; (v) the Endangered Species Act (15 U.S.C. § 1531 *et seq.*) as amended from time to time; (vi) laws, statutes, ordinances, rules, regulations, orders, or determinations relating to wetlands, including without limitation those set forth in the Clean Water Act (33 U.S.C. § 1251 *et seq.*) as amended from time to time; (vii) the Texas Water Code, as amended from time to time; and (viii) the Texas Solid Waste Disposal Act (Tex. Health & Safety Code Ann. § 361.001-361.345), as amended from time to time.

(d) “Hazardous Materials” means (i) any “hazardous waste” as defined by RCRA, and regulations promulgated thereunder; (ii) any “hazardous substance” as defined by CERCLA, and regulations promulgated thereunder; (iii) any toxic substance as defined under or regulated by the Toxic Substances Control Act; (iv) asbestos, polychlorinated biphenyls, radon, or explosive or radioactive materials; (v) underground and above ground storage tanks, whether empty, filled or partially filled with any substance, including without limitation any petroleum product or any other “hazardous substance;” (vi) any substance the presence of which on the Property is prohibited by any Governmental Requirements; and (vii) any other substance which by any Governmental Requirement requires special handling or notification of any federal, state, or local governmental entity in its collection, storage, treatment, or disposal.

(e) “Hazardous Materials Contamination” means the contamination (whether presently existing or hereafter occurring) of any improvements, facilities, soil, groundwater, air, or other elements on or of the Property by Hazardous Materials, or the contamination of the buildings, facilities, soil, groundwater, air, or other elements on or of any other property as a result of Hazardous Materials at any time (whether before or after the date of this Deed of Trust) emanating from the Property.

9.02 REPRESENTATIONS AND WARRANTIES. Debtor represents and warrants to Lender that:

(a) Debtor has obtained all necessary permits, licenses, and authorizations for the Property and Debtor’s use of the Property, including without limitation all necessary permits, licenses, and authorizations for Debtor’s intended development of the Property, construction of the Improvements, or any other improvements to or construction on the Property, if applicable; and

Doc-3415946

(b) The Property is in compliance with all Governmental Requirements, and Debtor's intended use of the Property will comply with all Governmental Requirements; and

(c) Not in limitation of the foregoing, that: (i) no Hazardous Materials are now located on the Property, and neither Debtor nor, to the best of Debtor's knowledge and belief after due inquiry, any other person has ever caused or permitted any Hazardous Materials to be placed, held, located, or disposed of on, under, or at the Property or any part thereof; (ii) no part of the Property is being used or to the best of Debtor's knowledge and belief after due inquiry, has been used at any previous time for the disposal, storage, treatment, processing, or other handling of Hazardous Materials, nor is any part of the Property affected by any Hazardous Materials Contamination; (iii) to the best of Debtor's knowledge and belief after due inquiry, no property adjoining the Property is being used, or has ever been used at any previous time, for the disposal, storage, treatment, processing, or other handling of Hazardous Materials, nor is any other property adjoining the Property affected by Hazardous Materials Contamination; (iv) to the best of Debtor's knowledge and belief after due inquiry, no investigation, administrative order, consent order and agreement, litigation, or settlement with respect to Hazardous Materials or Hazardous Materials Contamination is proposed, threatened, anticipated or in existence with respect to the Property; and (v) to the best of Debtor's knowledge and belief after due inquiry, the Property is not currently on and has never been on any federal or state "Superfund" or "Superlien" list.

9.03 DEBTOR'S COVENANTS. Debtor agrees to (a) give notice to Lender immediately upon Debtor's acquiring knowledge of the presence of any Hazardous Materials on the Property or of any Hazardous Materials Contamination with a full description thereof; (b) give notice to Lender immediately upon Debtor's acquiring knowledge of any Environmental Claim; (c) comply at all times with any Governmental Requirements applicable to the Property; (d) require all employees, agents, or representatives of Debtor, all tenants and their agents and employees, and all contractors, subcontractors, suppliers, or other persons performing or involved in the construction or maintenance of the Property and Improvements to comply at all times with all Governmental Requirements; (e) provide Lender with satisfactory evidence of such compliance with Governmental Requirements; and (f) provide Lender, within **THIRTY (30)** days after demand by Lender, with a bond, letter of credit, or similar financial assurance evidencing to Lender's satisfaction that the necessary funds are available to pay the cost of complying with any Governmental Requirements, including without limitation removal, treatment and disposal of Hazardous Materials on the Property or Hazardous Materials Contamination to the Property and discharge of any assessments or liens which may be established on or against the Property as a result thereof.

9.04 SITE ASSESSMENTS. Lender (by its officers, employees, and agents) at any time and from time to time, either prior to or after the occurrence of an Event of Default, may contract for the services of persons (the "Site Reviewers") to perform site assessments ("Site Assessments") on the Property for the purpose of determining whether there exists on the Property any Environmental Condition which could reasonably be expected to result in a violation of any Governmental Requirements or in an Environmental Claim. The Site Assessments may be performed at any time upon reasonable notice to Debtor, and under reasonable conditions established by Debtor which do not impede the performance of the Site Assessments. The Site Reviewers are authorized to enter upon the Property for such purposes. The Site Reviewers are further authorized to perform both above and below the ground testing for environmental damage or the presence of Hazardous Materials on the Property and such other tests on the Property as may be necessary to conduct the Site Assessments in the reasonable opinion of the Site Reviewers. Debtor will supply to the Site Reviewers such historical and operational information regarding the Property as may be reasonably requested by the Site Reviewers to facilitate the Site Assessments and will make available for meetings with the Site Reviewers appropriate personnel having knowledge of such matters. On request, Lender shall make the results of such Site Assessments fully available to Debtor, which (prior to an Event of Default hereunder) may, at Debtor's election, participate under reasonable procedures in the direction of such Site Assessments and the description of tasks of the Site Reviewers. The cost of performing such Site Assessments shall be paid by Debtor upon demand of Lender and any such obligations shall be Indebtedness secured by this Deed of Trust.

9.05 INDEMNIFICATION. DEBTOR, FOR VALUABLE CONSIDERATION WHICH DEBTOR ACKNOWLEDGES RECEIVING, SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS LENDER AND TRUSTEE FROM AND AGAINST ANY AND ALL LIABILITIES (INCLUDING STRICT LIABILITY AND INCLUDING, WITH REGARD TO SITE ASSESSMENTS, LENDER'S OWN NEGLIGENCE), ACTIONS, DEMAND, PENALTIES, LOSSES, COSTS, OR EXPENSES (INCLUDING

Doc-3415946

WITHOUT LIMITATION ATTORNEYS' FEES AND EXPENSES, AND REMEDIAL COSTS), SUITS, COSTS OF ANY SETTLEMENT OR JUDGMENT AND CLAIMS OF ANY AND EVERY KIND WHATSOEVER WHICH MAY NOW OR IN THE FUTURE (WHETHER BEFORE OR AFTER THE RELEASE OF THIS DEED OF TRUST) BE PAID, INCURRED, OR SUFFERED BY OR ASSERTED AGAINST LENDER OR TRUSTEE BY ANY PERSON OR ENTITY OR GOVERNMENTAL AGENCY FOR, WITH RESPECT TO, OR AS A DIRECT OR INDIRECT RESULT OF AND VIOLATION OR BREACH OF ANY GOVERNMENTAL REQUIREMENTS OR ANY ENVIRONMENTAL CLAIM, REGARDLESS OF WHETHER OR NOT CAUSED BY OR WITHIN THE CONTROL OF DEBTOR, LENDER OR TRUSTEE. THE REPRESENTATIONS, COVENANTS, WARRANTIES, AND INDEMNIFICATION CONTAINED IN THIS ARTICLE IX SHALL SURVIVE THE RELEASE OF THIS DEED OF TRUST.

9.06 LENDER'S RIGHTS. Lender shall have the right, but not the obligation, prior or subsequent to an Event of Default, without in any way limiting Lender's other rights and remedies under this Deed of Trust, to enter onto the Property or to take such other actions as it deems necessary or advisable to clean up, remove, resolve, or minimize the impact of, or otherwise deal with, any Environmental Condition on the Property following receipt of any notice from any person or entity asserting the existence of any Environmental Condition pertaining to the Property or any part thereof which if true, could result in an order, suit, imposition of a lien on the Property, or other action and/or which, in Lender's sole opinion, could jeopardize Lender's security under this Deed of Trust. All costs and expenses paid or incurred by Lender in the exercise of any such rights shall be Indebtedness secured by this Deed of Trust and shall be payable by Debtor upon demand.

9.07 NO WAIVER. Notwithstanding any provision in this Article IX or elsewhere in this Deed of Trust, or any rights or remedies granted by this Deed of Trust, Lender does not waive and expressly reserves all rights and benefits now or hereafter accruing to or available to Lender under the 'security interest exception' set forth in 40 C.F.R. § 300.1100. No action taken by Lender pursuant to this Deed of Trust or any other Loan Document shall be deemed or construed to be a waiver or relinquishment of any rights or benefits under the "secured creditor exemption" or "secured party exemption" under CERCLA.

ARTICLE X MISCELLANEOUS PROVISIONS

10.01 RELEASE. Upon payment of all sums and the performance of all obligations secured by this Deed of Trust, Lender shall release this Deed of Trust. Debtor shall pay Lender's reasonable costs incurred in releasing this Deed of Trust.

10.02 DEBTOR AND LIEN NOT RELEASED. From time to time, Lender may, at Lender's option, without giving notice to or obtaining the consent of Debtor, Debtor's successors or assigns or any junior lienholder or Guarantor, without liability on Lender's part and notwithstanding the existence of an Event of Default, extend the time for payment of the Indebtedness or any part thereof, reduce the payments thereon, release anyone liable on any of the Indebtedness, accept a renewal note or notes therefor, modify the terms and time of payment of the Indebtedness, release from the liens of this Deed of Trust any part of the Property, take or release other or additional security, reconvey any part of the Property, consent to any map or plan of the Property, consent to the granting of any easement, join in any extension or subordination agreement, and agree in writing with Debtor to modify the rate of interest or period of amortization of the Note or change the amount of the installments payable thereunder. Any actions taken by Lender pursuant to the terms of this Section shall not affect the obligation of Debtor or Debtor's successors or assigns to pay the sums secured by this Deed of Trust and to observe the covenants of Debtor contained herein, shall not affect the guaranty of any person, corporation, partnership, or other entity for payment of the Indebtedness or any part thereof, and shall not affect the liens or priority of liens of this Deed of Trust on the Property. Debtor shall pay Lender a reasonable charge, together with such title insurance premiums and attorneys' fees as may be incurred at Lender's option, for any such action if taken at Debtor's request.

10.03 POWER OF ATTORNEY. Debtor hereby irrevocably appoints Lender as Debtor's attorney-in-fact, such power of attorney being coupled with an interest, with full authority in the place and stead of Debtor and in the name of Debtor or otherwise, from time to time following the occurrence and during the continuation of an Event of Default in Lender's reasonable discretion, to take any action and to execute any

Doc-3415946

instrument which Lender may deem necessary or appropriate to enforce the rights of Lender with respect to the Property.

10.04 NOTICE. All notices or other communications required or permitted to be given pursuant to this Deed of Trust shall be in writing and shall be considered as properly given if (i) mailed by first class United States mail, postage prepaid, registered or certified with return receipt requested, (ii) by delivering same in person to the intended addressee, or (iii) by delivery to an independent third party commercial delivery service for same day or next day delivery and providing for evidence of receipt at the office of the intended addressee. Notice so mailed shall be effective upon its deposit with the United States Postal Service or any successor thereto; notice sent by such a commercial delivery service shall be effective upon delivery to such commercial delivery service; notice given by personal delivery shall be effective only if and when received by the addressee; and notice given by other means shall be effective only if and when received at the office or designated place or machine of the intended addressee. For purposes of notice, the addresses of the parties shall be as set forth herein; provided, however, that either party shall have the right to change its address for notice hereunder to any other location within the continental United States by the giving notice to the other party in the manner set forth herein.

10.05 SUCCESSORS AND ASSIGNS BOUND. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Debtor.

10.06 JOINT AND SEVERAL LIABILITY. All covenants and agreements of Debtor (if more than one) shall be joint and several.

10.07 AGENTS. In exercising any rights hereunder or taking any actions provided for herein, Lender may act through its employees, agents or independent contractors as authorized by Lender.

10.08 GOVERNING LAW. THIS DEED OF TRUST SHALL BE GOVERNED BY THE APPLICABLE LAWS OF THE STATE OF TEXAS AND THE LAWS OF THE UNITED STATES OF AMERICA APPLICABLE TO TRANSACTIONS IN THE STATE OF TEXAS.

10.09 SEVERABILITY. In the event that any provision of this Deed of Trust or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Deed of Trust or the Note which can be given effect without the conflicting provisions, and to this end the provisions of this Deed of Trust and the Note are declared to be severable.

10.10 USURY DISCLAIMER. The term "Maximum Lawful Rate" means the maximum rate of interest and the term Maximum Lawful Amount means the maximum amount of interest that is permissible under applicable state or federal law for the type of loan evidenced by the Note and the other Loan Documents. Lender does not intend to contract for, charge or receive more than the Maximum Lawful Rate or Maximum Lawful Amount permitted by applicable state or federal law, and to prevent such an occurrence Lender and Debtor agree that all amounts of interest, whenever contracted for, charged or received by Lender, with respect to the loan of money evidenced by the Note or with respect to any other amount payable under this Deed of Trust or any of the other Loan Documents, shall be spread, prorated or allocated over the full period of time the Note is unpaid, including the period of any renewal or extension of the Note. If demand for payment of the Note is made by Lender prior to the full stated term, the total amount of interest contracted for, charged or received to the time of such demand shall be spread, prorated or allocated along with any interest thereafter accruing over the full period of time that the Note thereafter remains unpaid for the purpose of determining if such Interest exceeds the Maximum Lawful Amount. At maturity (including maturity due to Lender's acceleration of the Note) or on earlier final payment of the Note, Lender shall compute the total amount of interest that has been contracted for, charged or received by Lender or payable by Debtor under the Note and compare such amount to the Maximum Lawful Amount that could have been contracted for, charged or received by Lender. If such computation reflects that the total amount of interest that has been contracted for, charged or received by Lender or payable by Debtor exceeds the Maximum Lawful Amount, then Lender shall apply such excess to the reduction of the principal balance and not to the payment of interest; or if such excess interest exceeds the unpaid principal balance, such excess shall be refunded to Debtor. This provision concerning the crediting or refund or excess Interest shall control and take precedence over other agreements between Debtor and Lender so that under no circumstances shall the total interest contracted for, charged or received by Lender exceed the Maximum Lawful Amount.

Doc-3415946

10.11 PARTIAL INVALIDITY. In the event any portion of the sums intended to be secured by this Deed of Trust cannot be lawfully secured hereby, payments in reduction of such sums shall be applied first to those portions not secured hereby.

10.12 CAPTIONS. The captions and headings of the Articles and Sections of this Deed of Trust are for convenience only and are not to be used to interpret or define the terms and provisions of this Deed of Trust.

10.13 DEFINITIONS. Capitalized terms not otherwise defined in this Deed of Trust shall have the meanings attributed to such terms in the Loan Agreement.

10.14 WAIVER OF JURY TRIAL. DEBTOR AND LENDER EACH WAIVES ANY RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING TO ENFORCE OR DEFEND ANY RIGHTS (i) UNDER THIS DEED OF TRUST OR ANY RELATED DOCUMENT OR UNDER ANY AMENDMENT, INSTRUMENT, DOCUMENT OR AGREEMENT WHICH MAY IN THE FUTURE BE DELIVERED IN CONNECTION HERewith OR ANY RELATED DOCUMENT OR (ii) ARISING FROM ANY BANKING RELATIONSHIP EXISTING IN CONNECTION HERewith, AND AGREES THAT ANY SUCH ACTION OR PROCEEDING WILL BE TRIED BEFORE A COURT AND NOT BEFORE A JURY. DEBTOR AGREES THAT IT WILL NOT ASSERT ANY CLAIM AGAINST LENDER OR ANY OTHER PERSON INDEMNIFIED UNDER THIS DEED OF TRUST ON ANY THEORY OF LIABILITY FOR SPECIAL, INDIRECT, CONSEQUENTIAL, INCIDENTAL OR PUNITIVE DAMAGES.

10.15 PATRIOT ACT NOTICE. LENDER HEREBY NOTIFIES DEBTOR AND EACH GUARANTOR THAT PURSUANT TO THE REQUIREMENTS OF THE USA PATRIOT ACT, 31 U.S.C. § 5318 (THE "ACT"), IT IS REQUIRED TO OBTAIN, VERIFY AND RECORD INFORMATION THAT IDENTIFIES DEBTOR AND EACH GUARANTOR, WHICH INFORMATION INCLUDES THE NAME AND ADDRESS OF DEBTOR AND EACH GUARANTOR AND OTHER INFORMATION THAT WILL ALLOW SUCH LENDER TO IDENTIFY DEBTOR AND EACH GUARANTOR IN ACCORDANCE WITH THE ACT.

10.16 FACT ACT CERTIFICATION. Debtor hereby acknowledges that Lender may report information about the Indebtedness of Debtor to credit bureaus. Late payments, missed payments or other defaults on the Indebtedness may be reflected in Debtor's credit report.

10.17 INCORPORATION OF NOTICE OF FINAL AGREEMENT. It is the intention of Debtor, Guarantor and Lender that the following **NOTICE OF FINAL AGREEMENT** be incorporated by reference into each of the Loan Documents (as the same may be amended, modified or restated from time to time). Debtor, Guarantor and Lender warrant and represent that the entire agreement made and existing by or among Debtor, Guarantor and Lender with respect to the Indebtedness is and shall be contained within the Loan Documents, and that no agreements or promises exist or shall exist by or among, Debtor, Guarantor and Lender that are not reflected in the Loan Documents.

NOTICE OF FINAL AGREEMENT

THIS DEED OF TRUST AND THE OTHER LOAN DOCUMENTS REPRESENT THE FINAL AGREEMENT BETWEEN THE PARTIES, AND THE SAME MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS BETWEEN THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

Doc-3415946

NOTICE OF INDEMNIFICATION

DEBTOR HEREBY ACKNOWLEDGES AND AGREES THAT THIS DEED OF TRUST CONTAINS CERTAIN INDEMNIFICATION PROVISIONS (INCLUDING, WITHOUT LIMITATION, THOSE CONTAINED IN SECTIONS 4.09 AND 9.05 HEREOF) WHICH, IN CERTAIN CIRCUMSTANCES, COULD INCLUDE AN INDEMNIFICATION BY DEBTOR OF LENDER FROM CLAIMS OR LOSSES ARISING AS A RESULT OF LENDER'S OWN NEGLIGENCE.

***REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.
SIGNATURE PAGE FOLLOWS.***

Doc-3415946

EXECUTED as of the date of the acknowledgement below, but to be effective as of the Effective Date.

DEBTOR:

CFI65, LLC,
a Utah limited liability company

By: Cash Flowing Investments LLC,
a Utah limited liability company, its Manager

By: Jordan Lee
Name: Jordan Lee
Title: Managing Member

STATE OF Utah §
COUNTY OF Utah §

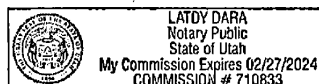
This instrument was acknowledged before me on January 23, 2023, by JORDAN LEE, MANAGING MEMBER of Cash Flowing Investments LLC, a Utah limited liability company, MANAGER of CFI65, LLC, a Utah limited liability company, on behalf of said entity.

[SEAL]

Larry Dora
Notary Public, State of ~~Texas~~ Utah
10

DOCUMENT PREPARED BY:

W. Brian Memory
Spencer Fane LLP
5700 Granite Parkway, Suite 650
Plano, Texas 75024



Doc-3415946

**EXHIBIT A
LEGAL DESCRIPTION**

A 8.023-ACRE TRACT OF LAND, OUT OF FARM TRACT 754, THE WEST & ADAMS TRACT, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-36, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE), LOCATED IN THE CITY OF WESLACO ON THE WEST SIDE OF BRIDGE AVENUE APPROXIMATELY 1,780 FEET NORTH OF MILE 5 NORTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT OF REFERENCE ON THE APPARENT EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE OF SAID BRIDGE AVENUE FOR THE APPARENT SOUTHEAST CORNER OF SAID FARM TRACT 754; THENCE, NORTH 59°00'18" WEST, WITH THE APPARENT SOUTH LOT LINE OF SAID FARM TRACT 754, A DISTANCE OF 35.44 FEET PAST A POINT ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID BRIDGE AVENUE, CONTINUING WITH SAID SOUTH LOT LINE FOR A TOTAL DISTANCE OF 269.42 FEET TO A HALF- INCH IRON ROD SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHERNMOST SOUTHEAST CORNER OF SAID 8.023-ACRE TRACT, AND ALSO BEING THE **POINT OF BEGINNING (P.O.B.)** OF SAID 8.023-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 59°00'18" WEST, WITH THE SAID SOUTH LOT LINE OF FARM TRACT 754 AND THE APPARENT SOUTHERNMOST OF SAID 8.023-ACRE TRACT, A DISTANCE OF 758.01 FEET TO A HALF INCH IRON ROD SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF SAID 8.023-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 00°48'33" WEST, ALONG AN EXISTING CEDAR FENCE AT A USUAL DISTANCE OF 4.4 FEET TO THE LEFT OF, AND WITH THE APPARENT WEST LOT LINE OF SAID 8.023-ACRE TRACT, A DISTANCE OF 193.26 FEET TO A HALF INCH IRON ROD SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHWEST CORNER OF SAID 8.023-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 88°49'42" EAST, , ALONG AN EXISTING CEDAR FENCE AND WITH THE APPARENT NORTH LOT LINE OF SAID 8.023-ACRE TRACT, A DISTANCE OF 838.50 FEET TO A HALF INCH IRON ROD SET WITH PLASTIC CAP STAMPED 2791 ON THE SAID BRIDGE AVENUE EXISTING WEST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 868.50 FEET TO A POINT ON THE SAID BRIDGE AVENUE EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT NORTHEAST CORNER OF SAID 8.023-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 01°10'18" EAST, WITH THE SAID BRIDGE AVENUE EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE, AND THE APPARENT EAST LOT LINE OF SAID FARM TRACT 754 AND THE NORTHERMOST EAST LOT LINE OF SAID 8.023-ACRE TRACT, DISTANCE OF 398.24 FEET TO A POINT ON THE APPARENT EXISTING CENTERLINE RIGHT-OF-WAY OF BRIDGE AVENUE FOR THE APPARENT EASTERNMOST SOUTHEAST CORNER OF SAID 8.023-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 88°49'42" WEST, WITH THE APPARENT NORTHERNMOST SOUTH LOT LINE OF SAID 8.023-ACRE TRACT, DISTANCE OF 30.00 FEET PAST A HALF INCH IRON ROD FOUND ON THE SAID BRIDGE AVENUE EXISTING WEST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 180.00 FEET TO A HALF INCH IRON ROD SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHWEST CORNER OF A 0.320 OF AN ACRE TRACT OF LAND VESTED IN PASQUAL, ET UX AND HORTENCIA PEÑA AND AN APPARENT INTERIOR CORNER OF SAID 8.023-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 01°10'18" EAST, WITH AN APPARENT EASTERN LOT LINE OF SAID 8.023-ACRE TRACT, DISTANCE OF 78.00 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.320 OF AN ACRE TRACT OF LAND AND AN EXTERIOR CORNER OF SAID 8.023-ACRE TRACT OF LAND HEREIN DESCRIBED;

DEED OF TRUST – EXHIBIT A
ORIGIN BANK – CFI65, LLC

Doc-3415946

THENCE, SOUTH 38°19'23" WEST, WITH AN APPARENT EASTERN LOT LINE OF SAID 8.023-ACRE TRACT, DISTANCE OF 58.87 FEET TO A HALF INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID 8.023-ACRE TRACT OF LAND HEREIN DESCRIBED;

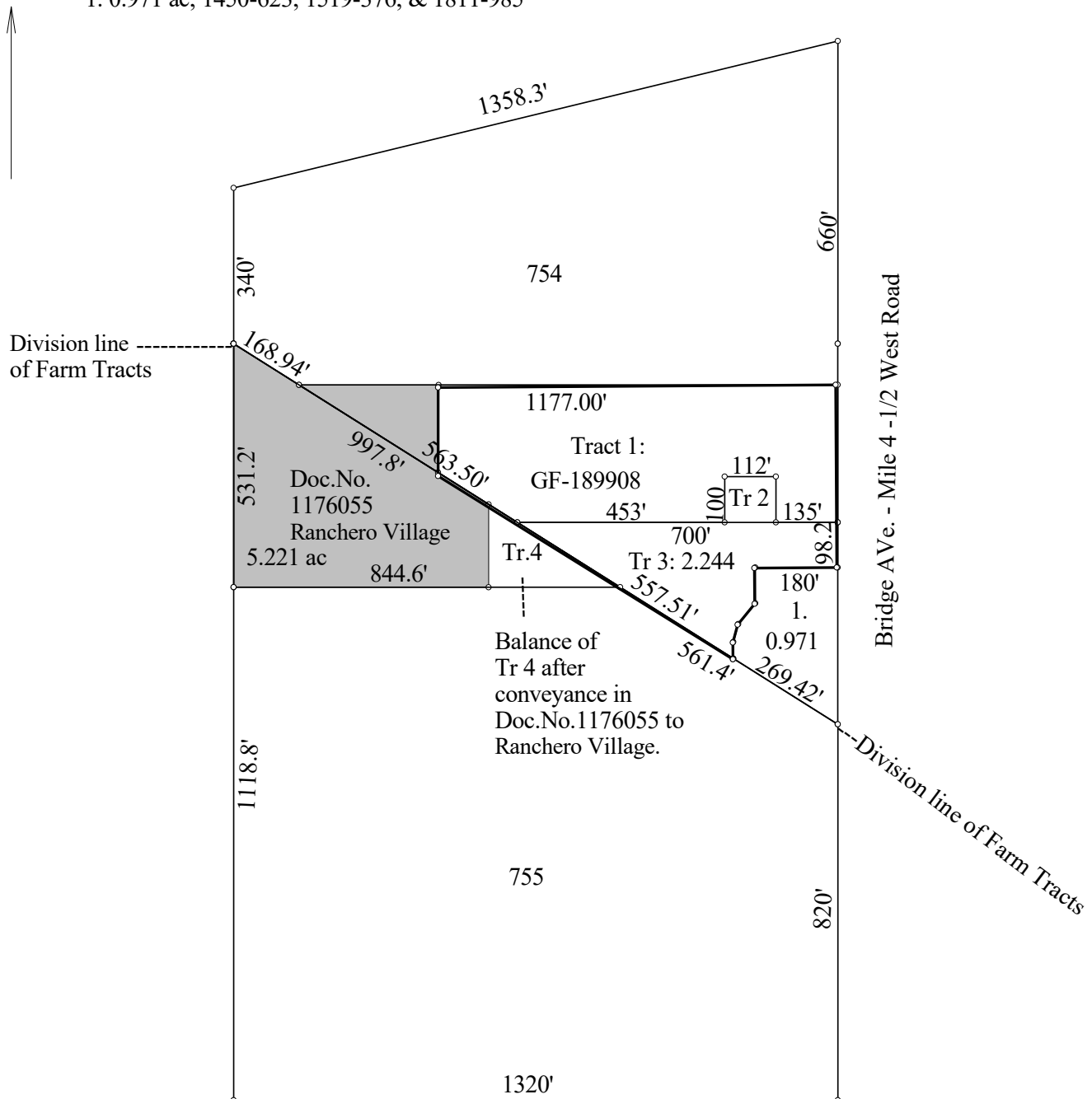
THENCE, SOUTH 14°03'04" WEST, WITH AN APPARENT EASTERN LOT LINE OF SAID 8.023-ACRE TRACT, DISTANCE OF 40.45 FEET TO A HALF INCH IRON ROD SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT INTERIOR CORNER OF SAID 8.023-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 01°10'18" EAST, WITH THE APPARENT SOUTHERNMOST EAST LOT LINE OF SAID 8.023-ACRE TRACT, DISTANCE OF 36.10 FEET TO THE SAID HALF INCH IRON ROD SET WITH PLASTIC CAP STAMPED 2791 FOR THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 8.023-ACRE TRACT HEREIN DESCRIBED, AND FOR THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 8.023- ACRE OF LAND, OF WHICH 0.274 OF AN ACRE LIES IN EXISTING BRIDGE AVENUE RIGHT-OF-WAY EASEMENT, FOR A NET OF 7.749 ACRES, MORE OR LESS.

Tracts 1 thru 4, Compass Bank, Doc.No.2219934

Sketch Three

1. 0.971 ac, 1450-623, 1519-376, & 1811-985



Title: Tracts 1 thru 4, GF-126043, Farm Tracts 754 & 755, West Tract	Date: 08-17-2011
Scale: 1 inch = 300 feet	File: West Tract - Farm Tract 754 and 755.des

Data and Deed Call Listing of File: West Tract - Farm Tract 754 and 755.des

Tract 1: 27.730 Acres: 1207901 Sq Feet: Closure = n71.1803e 0.17 Feet: Precision =1/27923: Perimeter = 4748 Feet
Tract 2: 37.423 Acres: 1630136 Sq Feet: Closure = s54.5620w 0.16 Feet: Precision =1/33055: Perimeter = 5349 Feet
Tract 3: 6.206 Acres: 270349 Sq Feet: Closure = n69.2337e 0.00 Feet: Precision =1/616878: Perimeter = 2941 Feet
Tract 4: 2.244 Acres: 97730 Sq Feet: Closure = s86.1428w 0.02 Feet: Precision =1/105941: Perimeter = 1749 Feet
Tract 5: 5.149 Acres: 224305 Sq Feet: Closure = s23.4356e 0.10 Feet: Precision =1/23453: Perimeter = 2374 Feet
Tract 6: 5.221 Acres: 227438 Sq Feet: Closure = n86.3737w 0.04 Feet: Precision =1/52449: Perimeter = 2064 Feet
Tract 7: 8.023 Acres: 349469 Sq Feet: Closure = s13.2015w 0.01 Feet: Precision =1/289670: Perimeter = 2611 Feet

001=n0e 660.2
002=-.103.38 1358.3
003=-.76.22 340.0
004=-.57.50 1559.2
005=-.122.10 830
006=@4
007=s0e 1650
008=n90e 1320
009=n0e 820
010=-.57.50 1559.2
011=@5
012=/n0e 440.24
013=s90w 135
014=n0e 100
015=s90w 112
016=s0e 100
017=s90w 453
018=n57.50w 563.50
019=n90e 1177
020=s0e 300
021=@5
022=/n57.50w 269.42
023=n57.50w 557.51
024=n90e 700
025=s0e 98.24
026=s90w 180
027=s0e 78
028=s39.29w 58.87
029=s15.13w 40.45
030=s0e 36.10
031=@4
032=s0e 531.12
033=n90e 844.6
034=n57.50w 997.8
035=@4
036=s57.50e 168.94
037=n90e 304.89
038=s00.21w 191
039=s57.50e 130.31
040=s0e 180.89
041=s90w 557
042=n0e 531.20
043=@5
044=rotate +0.4833
045=/n59.0018w 269.42
046=n59.0018w 758.01
047=n00.4833w 193.26
048=n88.4942e 868.50
049=s01.1018e 398.24
050=s88.4942w 180
051=s01.1018e 78
052=s38.1923w 58.87
053=s14.0304w 40.45
054=s01.1018e 36.10

Doc-3415945

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3415945

Billable Pages: 3

Recorded On: January 25, 2023 09:31 AM

Number of Pages: 4

*****Examined and Charged as Follows*****

Total Recording: \$ 44.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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

File Information:

Document No: 3415945
Receipt No: 20230125000043
Recorded On: January 25, 2023 09:31 AM
Deputy Clerk: Olga Garcia
Station: CH-1-CC-K21

Record and Return To:

Corporation Service Company
919 North 1000 West
Logan UT 84321



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3415945

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
Conforms to State Bar of Texas Form

Date: To Be Effective: January 23, 2023

Grantor: New Millennium L. Investments, Inc., a Texas corporation

Grantor's Mailing Address: 711 W. Nolana, Suite 104A
McAllen, TX 78504
Hidalgo County, Texas

Grantee: CF165, LLC, a Utah limited liability company

Grantee's Mailing Address: 476 S. 680 E.
American Fork, UT 84003
Utah County, Utah

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 One Million Eight Hundred Thousand and 00/100ths Dollars (\$1,800,000.00) payable to the order of ORIGIN BANK. The note is secured by a vendor's lien retained in favor of ORIGIN BANK in this deed and by a deed of trust of even date from Grantee to Ben Johnson, Trustee.

Property (including any improvements): Attached as **EXHIBIT A.**

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

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 all 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 water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, transfers 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 **when the claim is by, through, or under Grantor but not otherwise**, 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.

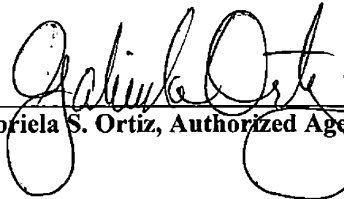
ORIGIN BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and the superior title to the Property are retained for the benefit of ORIGIN BANK and are transferred to ORIGIN BANK without recourse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

Doc-3415945

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

GRANTOR:

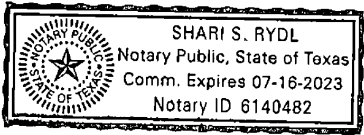
New Millennium L. Investments, Inc., a Texas corporation

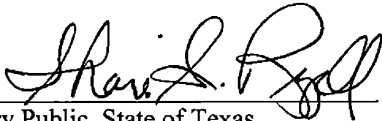
By: 
Gabriela S. Ortiz, Authorized Agent

(Acknowledgement)

State of TEXAS
County of Hidalgo

This instrument was acknowledged before me on the 20th of JANUARY, 2023,
by **Gabriela S. Ortiz, Authorized Agent for New Millennium L. Investments, Inc., a Texas corporation**, on behalf of same.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
CF165, LLC
476 S. 680 E.
American Fork, UT 84003

PREPARED BY:
J.J. Gonzalez | Attorney at Law
3700 North 10th Street, Suite 102
McAllen, Texas 78501
File/GF Number: 22013135

Doc-3415945

EXHIBIT A

An 8.023-acre tract of land, out of Farm Tract 754, the West & Adams tract, as per map or plat thereof recorded in Volume 2, Pages 34-36, Hidalgo County Map Records, Hidalgo County, Texas (reference to which is here made for all purposes), located in the City of Weslaco on the West side of Bridge Avenue approximately 1,780.00 feet North of Mile 5 North Road, is described by metes and bounds as follows:

The POINT OF COMMENCEMENT (P.O.C) being at a point of reference on the apparent existing 60 foot Right-of-way centerline of said Bridge Avenue for the apparent Southeast corner of said Farm Tract 754; Thence, North 59 degrees 00 minutes 18 seconds West, with the apparent South Lot line of said Farm Tract 754, a distance of 35.44 feet past a point on the apparent existing West Right-of-way line of said Bridge Avenue, continuing with said South lot line for a total distance of 269.42 feet to a half- inch iron rod with plastic cap stamped 2791 for the apparent Southernmost Southeast corner of said 8.023-acre tract, and also being the POINT OF BEGINNING (P.O.B.) of said 8.023-Acre tract of land herein described;

THENCE, North 59 degrees 00 minutes 18 seconds West, with the said South line of said Farm Tract 754, and the apparent Southernmost of said 8.023-acre tract, a distance of 758.01 feet to a half inch iron rod set with plastic cap stamped 2791 for the apparent Southwest corner of said 8.023-acre tract herein described;

THENCE, North 00 degrees 48 minutes 33 seconds West, along an existing cedar fence at a usual distance of 4.4 feet to the left of, and with the apparent West Lot Line of said 8.023-acre tract, a distance of 193.26 feet to a half inch iron rod set with plastic cap stamped 2791 for the apparent Northwest corner of said 8.023-acre tract of land herein described;

THENCE, North 88 degrees 49 minutes 42 seconds East, along an existing cedar fence and with the apparent North lot line of said 8.023-acre tract, a distance of 838.50 feet to a half inch iron rod set with plastic cap stamped 2791 on the said Bridge Avenue Existing West right-of-way line, continuing for a total distance of 868.50 feet to a point on the said Bridge Avenue existing 60-foot right-of-way centerline for the apparent Northeast corner of said 8.023-acre tract of land herein described;

THENCE, South 01 degrees 10 minutes 18 seconds East, with the said Bridge avenue existing 60-foot right-of-way centerline, and the apparent East lot line of said Farm Tract 754 and the Northernmost East lot line of said 8.023-acre tract, Distance of 398.24 feet to a point on the apparent existing centerline right-of-way of Bridge Avenue for the apparent Easternmost Southeast corner of said 8.023-acre Tract of land herein described.

THENCE, South 88 degrees 49 minutes 42 seconds West, with the apparent Northernmost South lot line of said 8.023-acre tract, distance of 30.00 feet past a half inch iron rod found on the said Bridge Avenue existing West right-of-way line, continuing for a total distance of 180.00 feet to a half inch iron rod set with plastic cap stamped 2791 for the apparent Northwest corner of a 0.320 of an acre tract of land vested in Pasqual, ET UX and Hortencia Pena and an apparent interior corner of said 8.023-acre tract of land herein described;

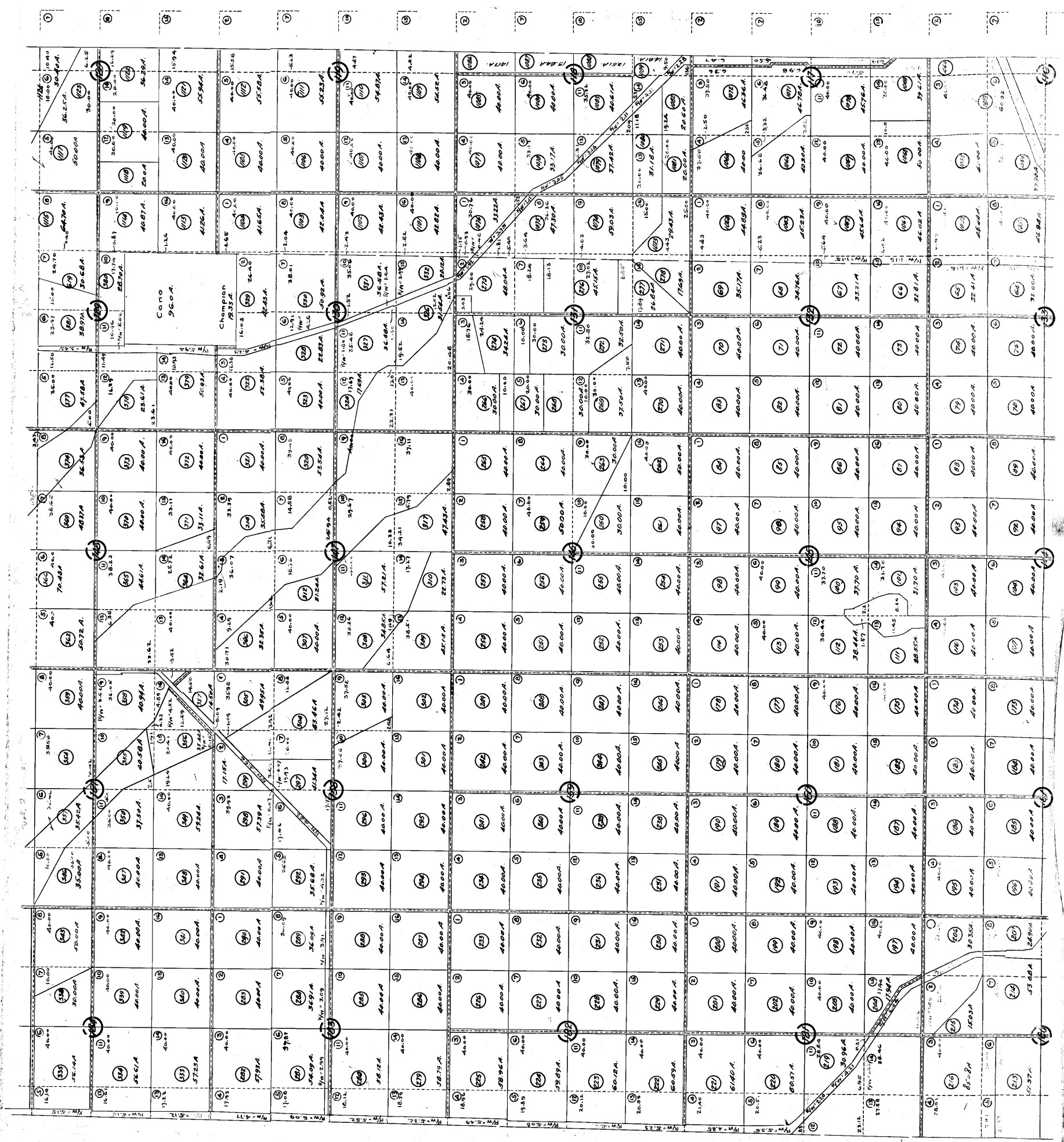
THENCE, South 01 degrees 10 minutes 18 seconds East, with an apparent Eastern lot line of said 8.023-acre tract, distance of 78.00 feet to a half inch iron rod found for the apparent Southwest corner of said 0.320 of an acre tract of land and an exterior corner of said 8.023-acre tract of land herein described;

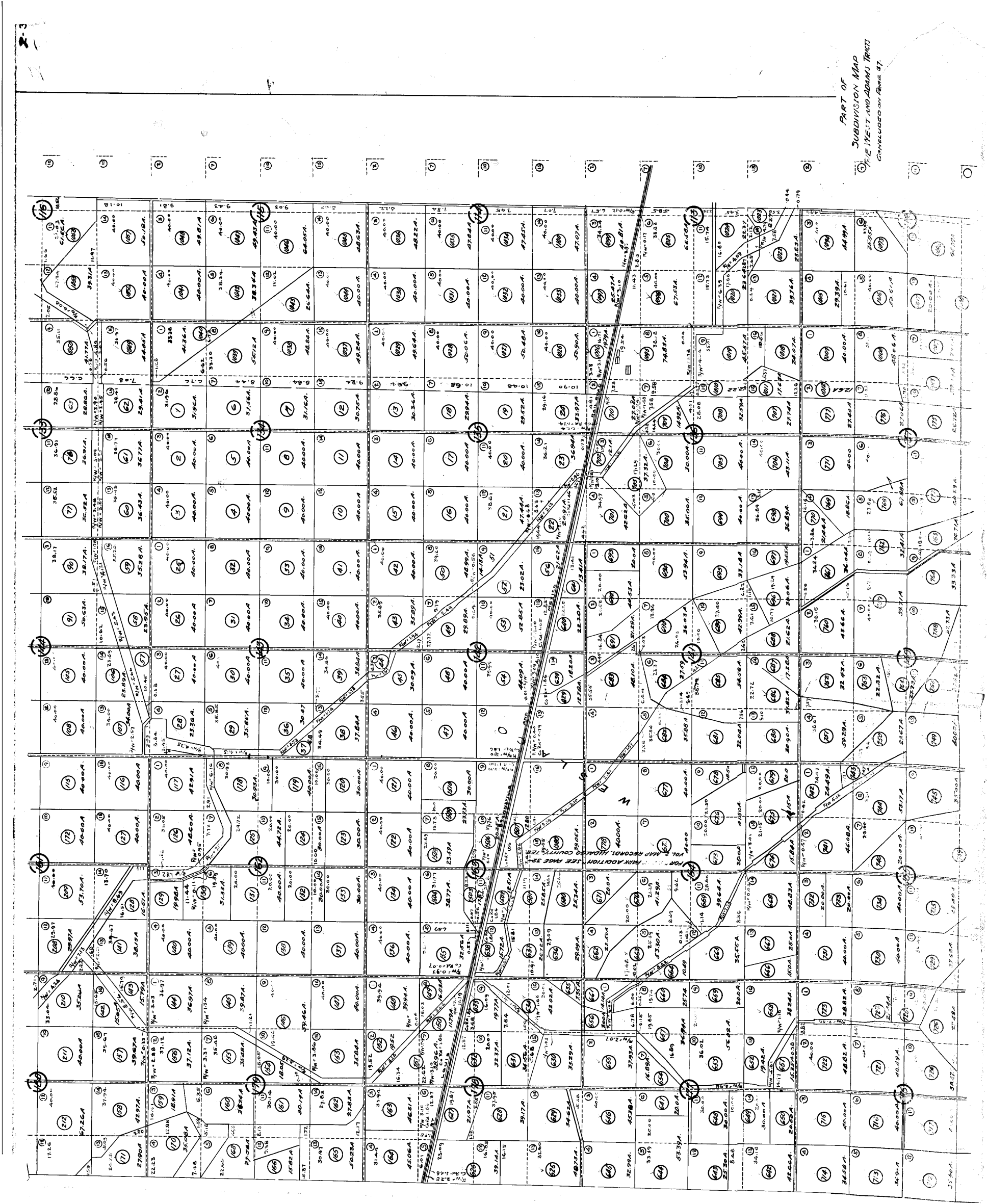
THENCE, South 38 degrees 19 minutes 23 seconds West, with an apparent Eastern lot line of said 8.023-acre tract, distance of 58.87 feet to a half inch iron rod found for an interior corner of said 8.023-acre tract of land herein described;

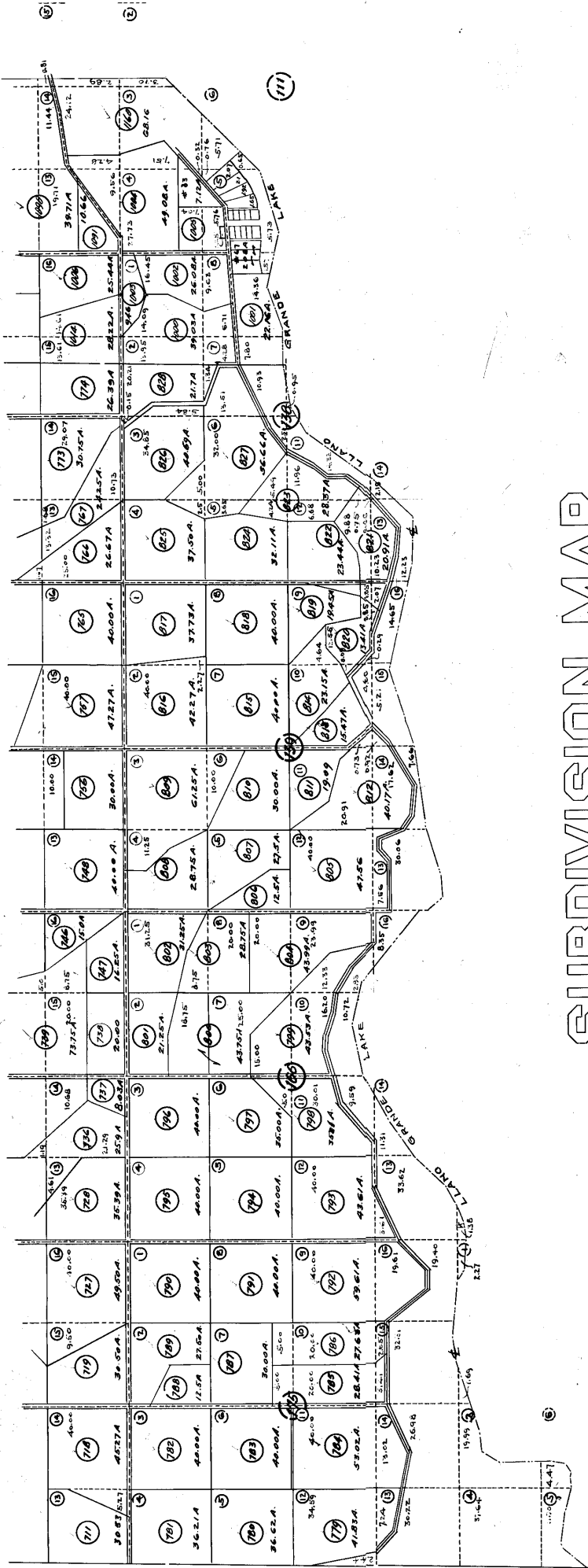
THENCE, South 14 degrees 03 minutes 04 seconds West, with an apparent Eastern lot line of said 8.023-acre tract, distance of 40.45 feet to a half inch iron rod set with plastic cap stamped 2791 for an apparent interior corner of said 8.023-acre tract of land herein described;

THENCE, South 01 degrees 10 minutes 18 seconds East, with the apparent Southernmost East lot line of said 8.023-acre tract, distance of 36.10 feet to the said half inch iron rod set with plastic cap stamped 2791 for the Southernmost Southeast corner of said 8.023-acre tract herein described, and for the POINT OF BEGINNING (P.O.B), containing a gross of 8.023- acre of land, of which 0.274 of an acre lies in existing Bridge Avenue right-of-way easement, for a net of 7.749 acres, more or less.

PART OF
SUBDIVISION MAP
OF WEST AND ADAMS TRACTS
CONCLUDED ON PAGE 37.







SUBDIVISION MAP
OF
THE WEST AND ADAMS TRACTS
SHOWING
THE ORIGINAL LOTS AND BLOCKS
ALSO FRACTIONAL PARTS THEREOF CONSTITUTING
FARM TRACTS
IN
HIDALGO COUNTY, TEXAS.

COMPILED AND FILED FOR RECORD
BY THE ORDER OF THE
COUNTY COMMISSIONERS COURT
JUNE 12, 1922

JULY 8, 1922

SCALE 1 IN. = 1000 FT.

STATE OF TEXAS
COUNTY HIDALGO

I, H. E. BENNETT, CIVIL ENGINEER
AND SURVEYOR, do hereby certify that the foregoing is a
full, true and correct map of the subdivisions above de-
scribed, as compiled by me from available maps and records.

WITNESS my hand this 8th day of July AD 1922

H. E. Bennett
Civil Engineer and Surveyor
Sworn and subscribed to before me this 8th day of July 1922.

U. H. Jones
Notary Public, Hidalgo Co. Tex.

LEGEND
Original Lot and Block lines
Farm Tract Boundaries
Roads shown by Double Solid lines.
Line between West and Adams Tracts
Original Lot Numbers
Original Block Numbers
Farm Tract Numbers
Farm Tract Areas as shown Black with letter "A"
Fractional Lot Areas shown in Vertical Orange letter or figure.
Right of Way
County Road

RECORDED JULY 10, 1922 AT 9:30 A.M.

TITLE MEMORANDUM
GF# 189908

PREPARED FOR:

City of Weslaco

DESCRIPTION:

An 8.023-acre tract of land out of Farm Tract 754, the WEST & ADAMS TRACT, Hidalgo County, Texas, according to the map recorded in Volume 2, Pages 34-37, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and located on the West side of Bridge Avenue approximately 1,780.0 feet North of Mile 5 North Road, more particularly described by metes and bounds as follows:

The POINT OF COMMENCEMENT (P.O.C) being at a point of reference on the apparent existing 60 foot Right-of-way centerline of said Bridge Avenue for the apparent Southeast corner of said Farm Tract 754; Thence, North 59 degrees 00 minutes 18 seconds West, with the apparent South Lot line of said Farm Tract 754, a distance of 35.44 feet past a point on the apparent existing West Right-of-way line of said Bridge Avenue, continuing with said South lot line for a total distance of 269.42 feet to a half-inch iron rod with plastic cap stamped 2791 for the apparent Southernmost Southeast corner of said 8.023-acre tract, and also being the POINT OF BEGINNING (P.O.B.) of said 8.023-Acre tract of land herein described;

THENCE, North 59 degrees 00 minutes 18 seconds West, with the said South line of said Farm Tract 754, and the apparent Southernmost of said 8.023-acre tract, a distance of 758.01 feet to a half inch iron rod set with plastic cap stamped 2791 for the apparent Southwest corner of said 8.023-acre tract herein described;

THENCE, North 00 degrees 48 minutes 33 seconds West, along an existing cedar fence at a usual distance of 4.4 feet to the left of, and with the apparent West Lot Line of said 8.023-acre tract, a distance of 193.26 feet to a half inch iron rod set with plastic cap stamped 2791 for the apparent Northwest corner of said 8.023-acre tract of land herein described;

THENCE, North 88 degrees 49 minutes 42 seconds East, along an existing cedar fence and with the apparent North lot line of said 8.023-acre tract, a distance of 838.50 feet to a half inch iron rod set with plastic cap stamped 2791 on the said Bridge Avenue Existing West right-of-way line, continuing for a total distance of 868.50 feet to a point on the said Bridge Avenue existing 60-foot right-of-way centerline for the apparent Northeast corner of said 8.023-acre tract of land herein described;

THENCE, South 01 degrees 10 minutes 18 seconds East, with the said Bridge avenue existing 60-foot right-of-way centerline, and the apparent East lot line of said Farm Tract 754 and the Northernmost East lot line of said 8.023-acre tract, Distance of 398.24 feet to a point on the apparent existing centerline right-of-way of Bridge Avenue for the apparent Easternmost Southeast corner of said 8.023-acre Tract of land herein described;

THENCE, South 88 degrees 49 minutes 42 seconds West, with the apparent Northernmost South lot line of said 8.023-acre tract, distance of 30.00 feet past a half inch iron rod found on the said Bridge Avenue existing West right-of-way line, continuing for a total distance of 180.00 feet to a half inch iron rod set with plastic cap stamped 2791 for the apparent Northwest corner of a 0.320 of an acre tract of land vested in Pasqual, ET UX and Hortencia Pena and an apparent interior corner of said 8.023-acre tract of land herein described;

THENCE, South 01 degrees 10 minutes 18 seconds East, with an apparent Eastern lot line of said 8.023-acre tract, distance of 78.00 feet to a half inch iron rod found for the apparent Southwest corner of said 0.320 of an acre tract of land and an exterior corner of said 8.023-acre tract of land herein described;

THENCE, South 38 degrees 19 minutes 23 seconds West, with an apparent Eastern lot line of said 8.023-acre tract, distance of 58.87 feet to a half inch iron rod found for an interior corner of said 8.023-acre tract of land herein described;

THENCE, South 14 degrees 03 minutes 04 seconds West, with an apparent Eastern lot line of said 8.023-acre tract, distance of 40.45 feet to a half inch iron rod set with plastic cap stamped 2791 for an apparent interior corner of said 8.023-acre tract of land herein described;

THENCE, South 01 degrees 10 minutes 18 seconds East, with the apparent Southernmost East lot line of said 8.023-acre tract, distance of 36.10 feet to the said half inch iron rod set with plastic cap stamped 2791 for the Southernmost Southeast corner of said 8.023-acre tract herein described, and for the POINT OF BEGINNING (P.O.B), containing a gross of 8.023-acre of land, of which 0.274 of an acre lies in existing Bridge Avenue right-of-way easement, for a net of 7.749 acres, more or less.

NOTE: The company does not represent that the above acreage or square footage calculations are correct.

RECORD TITLE OWNER:

CFI65, LLC, a Utah limited liability company by virtue of a Special Warranty Deed with Vendor's Lien from New Millenium L. Investments, Inc., a Texas corporation dated January 23, 2023 filed January 25, 2023 under Document Number 3415945, Official Records, Hidalgo County, Texas and Correction Affidavit dated October 4, 2023, filed October 4, 2023 under Document Number 3488818, Official Records of Hidalgo County, Texas.

BUILDING RESTRICTIONS:

NONE OF RECORD

EXCEPTIONS:

- A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
- B. Roads, easements and reservations as shown on the map and dedication of The West and Adams Tracts Subdivision, recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas.
- C. Subject to any portion of subject property described herein lying within canal right of way.
- D. Easements across the roads and highways for operating plants, canals, drains, and pipe lines, poles and lines of wire for the distribution and sale of water, heat, light and power, for drainage, and for telegraph and telephone lines, and for the purpose of operating lines of transportation for the carrying of freight and passengers, and for bridges, canals and laterals as reserved by instrument dated April 1, 1913, recorded in Volume 30, Page 6, Deed Records of Hidalgo County, Texas.
- E. Easements for pipelines, canals, laterals, etc. as shown by instrument dated February 14, 1920, recorded in Volume 97, Page 542, Deed Records of Hidalgo County, Texas.
- F. Right of Way easement in favor of Central Power and Light Company as shown by instrument dated July 28, 1928, recorded in Volume 283, Page 310, Deed Records of Hidalgo County, Texas.
- G. Irrigation Pipeline easement as shown by instrument recorded in Volume 750, Page 540, Deed Records of Hidalgo County, Texas.

- H. Irrigation Pipeline easement as shown by instrument recorded in Volume 1123, Page 659, Deed Records of Hidalgo County, Texas.
- I. Easement in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9 along the North 25 feet as shown by instrument dated February 1, 1974, recorded in Volume 1397, Page 833, Deed Records of Hidalgo County, Texas.
- J. Road easement as shown by instrument dated February 1, 1974, recorded in Volume 1397, Page 833, Deed Records of Hidalgo County, Texas.
- K. Road easement as shown by instrument dated May 12, 1981, recorded in Volume 1724, Page 581, Deed Records of Hidalgo County, Texas.
- L. Road easement easement as shown by instrument dated May 12, 1981, recorded in Volume 1724, Page 585, Deed Records of Hidalgo County, Texas.
- M. Road easement as shown by instrument dated May 12, 1981, recorded in Volume 1724, Page 589, Deed Records of Hidalgo County, Texas.
- N. Road easement as shown by instrument dated May 12, 1981, recorded in Volume 1724, Page 593, Deed Records of Hidalgo County, Texas.
- O. Road easement as shown by instrument dated May 12, 1981, recorded in Volume 1724, Page 597, Deed Records of Hidalgo County, Texas.
- P. Road easement as shown by instrument dated May 13, 1981, recorded in Volume 1724, Page 601, Deed Records of Hidalgo County, Texas.
- Q. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.
- R. Mineral and/or royalty reservation contained in deeds dated June 13, 1945, recorded in Volume 559, Page 402, and dated October 4, 1947, recorded in Volume 629, Page 159, Deed Records of Hidalgo County, Texas.

Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

- S. Mineral and/or royalty reservation contained in deed recorded in Volume 1503, Page 722, Deed Records of Hidalgo County, Texas.

Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

- T. Mineral and/or royalty reservation contained in deed dated November 3, 1976, recorded in Volume 1507, Page 831, Deed Records of Hidalgo County, Texas.

Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

- U. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 30, 1943, recorded in Volume 55, Page 241, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
- V. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instruments dated June 15, 1945, recorded in Volume 63, Page 87, and dated June 1, 1948, recorded in Volume 80, Page 311, Oil and Gas Records of Hidalgo County, Texas.
- W. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Florence E. Blette, as Lessor, and John G. Cochran, as Lessee, dated August 12, 1965, recorded in Volume 300, Page 358, Oil and Gas Records of Hidalgo County, Texas. Said lease was assigned unto Humble Oil & Refining Company by instrument dated August 30, 1965, recorded in Volume 306, Page 525, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
- X. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between E.M. Payne and wife, Mary Lynn Payne, as Lessor, and Tana Oil and Gas Corporation, as Lessee, dated January 7, 1981, recorded in Volume 403, Page 503, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).
- Y. Rights of parties in possession.
- Z. Visible and apparent easements on or across the property herein described.
- AA. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

- BB. 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.

LIENS:

- A. Vendor's Lien retained in Deed dated January 23, 2023, executed by New Millenium L. Investments, Inc., a Texas corporation to CFI65, LLC, a Utah limited liability company, filed January 25, 2023 under Document Number 3415945, Official Records of Hidalgo County, Texas, securing the payment of one note of even date therewith in the sum of \$1,800,000.00, payable to the order of Origin Bank and being additionally secured by Deed of Trust, Security Agreement, Assignment of Leases, Assignment of Rents, and Financing Statement dated January 23, 2023 to Ben Johnson, Trustee; said Deed of Trust filed for record in the office of the County Clerk of Hidalgo County, Texas on January 25, 2023 under Document Number 3415946, Official Records of Hidalgo County, Texas.

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of May 6, 2025 at 5:00 p.m.

By: 
VALLEY LAND TITLE CO.
Martha Rodríguez



Standardized Agenda Request Form

Date of Meeting: July 1, 2025		Agenda Item No. (to be assigned by CSO): 2025-798	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to adopt Ordinance 2025-09 amending Ordinance 1980-04 Health and Sanitation and establishing criteria and processes for the Mowing of Weedy Lot-Rotation List. First reading of Ordinance 2025-09. (Staffed by Planning & Code Enforcement Department.)			
Background: The Code Enforcement Department has observed a consistent increase in the number of weedy lots within the City Limits. Currently, work orders for mowing these lots are assigned to the Public Works Department, which also manages ditches, right-of-ways, and city-owned properties—placing a strain on their resources. In September 2024, staff solicited bids from lawn service companies to assist with weedy lot maintenance and help fulfill work orders. Only two bids were received at the time, with pricing varying significantly between companies. Since then, additional lawn service providers have expressed interest in offering these services. Adoption of the attached ordinance would allow the City to establish fixed pricing based on lot size, implement a contractor rotation system, accept new applicants as needed, define standards for submitting completed work, and expedite the process of bringing weedy lots into compliance.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Ordinance - First Reading Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
REBEKAH DE LA FUENTE REBEKAH DE LA FUENTE Xavier Salinas		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends adoption of the ordinance.			
Attachments, if any: O2025-09 Mowing Rotation List			
Responsibilities upon Approval: Staff will begin accepting applications for lawn care services.			

ORDINANCE 2025-09

AN ORDINANCE AMENDING ORDINANCE NUMBER 1980-04 THE CITY OF WESLACO HEALTH AND SANITATION ORDINANCE; CODIFIED AS CHAPTER 70, OF THE WESLACO CODE OF ORDINANCES, ADOPTING NEW REGULATIONS; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO TEXAS THAT:

SECTION I.

Ordinance Number 1980-04 passed and approved on January 29, 1980, as the "Health and Sanitation" and Codified as Chapter 70, of the Weslaco Code of Ordinances is hereby amended.

SECTION II.

After second and final reading of this Ordinance the Health and Sanitation ordinance will be adopted and codified as Chapter 70 of the Weslaco Code of Ordinances and said Chapter shall read as follows:

Chapter 70- HEALTH AND SANITATION

SECTION 70-30 THROUGH 70-45 MOWING OF WEEDY LOT- ROTATION LIST

Sec. 70-30. - PURPOSE.

The purpose of this section is to establish procedures for Mowing of Weedy lot services within the city limits, to establish a mowing for weedy lot rotation list, and to establish a limit on the number of mowing for weedy lot services on the rotation list.

Sec. 70-31. - APPLICATION AND INSURANCE CERTIFICATE.

a. Required, application.

(1) Every person desiring to be on the city's mowing rotation list shall make application, in writing, on a form provided for that purpose, to the Planning & Code Enforcement Director or his/her designee for a certificate to engage in the mowing services for the city.

(2) Such application shall contain the name, address, telephone number, date of birth, and driver's license number of the applicant and the owners of the mowing service, if different from the applicant, the number and types of mowing equipment operated, all other information and documents indicated herein.

(3) All licenses shall expire one year from the date of issuance, unless revoked earlier pursuant to the terms of this chapter.

b. Minimum requirements to be met:

(1) The Planning & Code Enforcement Director or his/her designee shall issue a certificate to be part of mowing for weedy lot rotation list to each applicant complying with the provisions of this chapter.

(2) No certificate authorizing the contractor to engage in mowing services shall be issued unless the following requirements are met:

a.) Every contractor proposed to be used by the applicant in the city shall comply with the following minimum safety requirements:

1. All equipment utilized in the performance of this contract must be furnished by the contractor and shall be in good mechanical and safe condition and must also provide an inventory of equipment along with the application that will be provided to the Planning & Code Enforcement Department.
2. The contractor shall own or have access to either a digital camera or a mobile phone with a software application that will automatically date & time stamp photos. The contractor shall also be able to label each photo with the Reference Number also known as the Enforcement Case Number.

b.) The contractor shall obtain and keep in full force and effect a policy of public liability and property damage insurance issued by a casualty insurance company authorized to do service in the state in the standard form approved by the board of insurance commissioners of the state, insuring the public from any loss or damage that may arise to any person or property by reason of the operation of a mowing of such company and providing that the amount of recovery shall be in limits of not less than the following sums:

1. Commercial General Liability Insurance: This insurance covers third-party bodily injury and property damage claims arising from the contractor's work. \$1,000,000.00.
2. Workers' Compensation Insurance: If the contractor has employees, this insurance provides coverage for medical expenses and lost wages for employees who are injured or become ill while working. \$1,000,000.00.
3. Commercial Auto Insurance: If the contractor uses vehicles for business purposes, this insurance covers vehicles and drivers in case of accidents. \$1,000,000.00.

Sec. 70-32. - INDEMNIFICATION OF CITY AND CITY OFFICERS, AGENTS AND EMPLOYEES.

Every applicant to obtain a certificate to operate a mowing services in the city shall sign an agreement, which shall be attached to the application, wherein the applicant agrees to indemnify and hold harmless the city, its officers, agents and employees from any and all claims, demands, actions and causes of actions arising from the granting of a license to part of the rotation list for mowing services for the city.

Sec. 70-33 - SCOPE OF WORK

- a. The work under this contract shall consist of providing all equipment, machinery, transportation, labor, supervision, and incidentals necessary to fully complete all work assigned in accordance with the specifications/requirements.
- b. Weedy lots shall be interpreted under the terms contained herein to be those areas to be in violation of the City of Weslaco's Weedy Lot Ordinance as designated by the Planning & Code Enforcement Director or his/her designee. Lot and Block designation in a subdivision plat will be provided for each lot that is to be abated.
- c. Weedy lots vary in size and will include abatement up to and including any adjacent street and/or highway right of way.
- d. The City reserves the right to add, delete or modify the list(s) of property to be serviced, such as deemed necessary.
- e. Mowing assignments will be made on a weekly basis according to violations. A list of assigned properties to be mowed will be provided to the Contractors with physical address, geo ID number, and brief description of property and must document date of cut. The Contractor must begin contract operations within three (3) working days thereafter. Failure by the contractor to commence for immediate contractor picks up assigned list. Some exemptions may be made based on the size of property as approved by the Head Health Official or designee.
- f. The Contractor shall have the ability to provide before and after pictures of each assigned property. Each photo shall be clear, date & time stamped, and labeled with the Reference Number also known as the Enforcement Case Number. The Contractor shall submit their photos and a signed copy of the completed assigned list via email or by delivering hard copies to the Planning & Code Enforcement Department within **(5) Calendar Days** of completion of each assigned list.

Sec. 70-34 - CONTRACTOR EMPLOYEES

- a. The contractor shall maintain adequate staff (workmen) to successfully fulfill the requirements of this contract. Failure by the contractor to successfully fulfill the requirements of this contract within the time specified or failure to perform assignments shall be the cause for immediate suspension of the work and possible cancellation of the contract or declaration of default. All work crews shall include a working supervisor that will be responsible for ensuring safety, quality of work, and effective reporting of work status of each assigned lot. A list of Respondent's / Contractor's employees and experience must be provided to the City of Weslaco as part of the respondent's proposal submittal.
- b. All workmen under this contract shall be neat in appearance and perform their work in a professional manner. They shall avoid all contact with the property owner(s), neighbors, and close residents.
- c. However, if approached, all encounters should be handled by the crew supervisor and the instruction to the owner or neighboring resident shall always be to contact the Planning & Code Enforcement Department. The Planning & Code Enforcement Department shall be

notified **immediately** of any such encounter.

Sec. 70-35 METHOD OF OPERATION

- a. Prior to commencement of contract operations, there will be a one-time conference between the Contractor(s) and the Planning & Code Enforcement Department. It will be arranged and coordinated by the Planning & Code Enforcement Department. At this meeting, the Contractor shall outline their proposed mowing procedures and schedule. The Contractor shall arrange with the City a time and location for a physical inspection of equipment listed in the proposal submittal. Any questions and/or concerns regarding this contract shall be discussed at this conference.
- b. Mowing will not be permitted when in the opinion of the City the soil and/or weather conditions are such that damage to property could occur. Any such damage or rutting shall be immediately repaired by the Contractor at their own expense.
- c. The Contractor shall mow as close as practicable to all fixed objects exercising extreme care not to damage trees, plants, shrubs, signposts or other fixed objects which are not in violation.
- d. The Contractor shall mow as close as practical to all fences exercising extreme care not to damage all fencing materials. Any vegetation unable to be cut by a mower must be cut by other means e.g., weed-eater, manual, etc. and shall be cut to a maximum height of four (4) inches.
- e. The contractor will confine all operations to weekdays, weekend, and daylight hours, unless otherwise authorized by the City of Weslaco. Weekend work, if required to maintain time completion requirements (5 Days), shall be coordinated with the Planning & Code Enforcement Department prior to the weekend. The Respondent's / Contractor's ability and willingness to work on the weekend must be indicated as part of the Respondent's proposal submittal.
- f. The contractor shall become familiar with each lot's/property's area and condition of structures, fence, trees, plants, irrigation valves, sprinkler heads, etc. prior to mowing. The Contractor shall notify the Planning & Code Enforcement Department on the spot if there is apparent damage to any of these items so to avoid repairing or restoring them at the Contractor's expense. Failure to notify the Planning & Code Enforcement Department will result in the repair being at the Contractor's expense.

Sec. 70-36 - MEASUREMENT/QUANTITIES

The assigned properties shall be measured in units by lot and by acre depending upon size (Refer to Section 70-19). Quantities shall be measured as indicated in Section 70-19.

Sec. 70-37 - INSPECTION AND PAYMENT

- a. Upon completion of the entire assigned list (mowing cycle), the Contractor shall notify the City that all work is complete and ready for final inspection. The City shall inspect all work within five (5) calendar days and notify the Contractor in writing of acceptance or rejection of the work. Any work rejected must be completed within ten (10) calendar days and prior to submittal of invoice to the City. All invoices are subject to verification and approval by

Planning & Code Enforcement director or his/her designee. A **\$5 Per Day Late Fee** will be assessed for any services exceeding the five (5) calendar days allotted for completion of work. The Contractor's shall apply all late fee credits to their final invoice; however, the late fee credit(s) shall be indicated as separate line item(s).

- b. All work performed will be paid for at the unit prices stated in this contract (Refer to Section 70-19) for those size lots serviced. No other compensation shall be paid to the Contractor. Payment shall be made per Section 60 of the Information to Respondents, when services are satisfactorily completed. Partial payment shall be allowed only when unforeseen, unavoidable circumstances, in the opinion of the City, render complete services impractical.
- c. This partial payment will be based on the percentage of the services actually completed as determined by the Planning & Code Enforcement Department. Spot or safety mowing -if, in the judgment of the City, is required, such mowing will be performed by the City with City equipment. Such areas shall not be deducted from the contractor's payment.
- d. The Contractor shall remove and deposit all vegetative debris in bags and place on cut property for the Public Works Department to pick up.

Sec. 70-38 - SAFETY, SIGNING, AND TRAFFIC CONTROL MEASURES

- a. The contractor shall observe and comply with all Federal, State, Local Laws & Ordinances, Safety & Health Regulations, and all other regulations, which in any manner affect the conduct of the work being performed.
- b. The Contractor's employees shall always wear Personal Protective Equipment (PPE) during the performance of this contract.
- c. If traffic levels are such that mowing the area will impede traffic or endanger the public in any way, work must cease until such time as those factors causing interruption of work have improved. If the Contractor fails to cease work on his/her own judgment, the City of Weslaco shall have the right to halt the Contractor's work.

Sec. 70-39 - EMERGENCIES

- a. Emergency information must be provided to the Planning & Code Enforcement director or his/her designee (upon request), which includes but is not limited to emergency contacts: It shall include the Contractor's contact name(s), title, and 24-hour phone number.
- b. The Contractor shall answer emergency or complaint phone calls within two (2) hours and corrective action shall be completed within eight (8) hours.

Sec. 70-40. - MOWING SELECTION; USE OF MOWING ROTATION LIST.

- a. Once the Code Enforcement officer has compiled a list of weedy lots for the need for a mowing from the mowing rotation list the Planning & Code Enforcement department shall notify the contractor next on the rotation list for abatement he properties involved.

- b. If the next contractor on the rotation list is unavailable at the time the weedy lot list is issued, or if the contractor does not respond within two (2) business days, the Planning & Code Enforcement department shall proceed through the mowing rotation list until a contractor is located that is available.

Sec. 70-41. - ESTABLISHING A LIMIT ON THE NUMBER OF CONTRACTORS ON MOWING ROTATION LIST.

The maximum number of mowing companies on the rotation list shall not exceed five (5). The Planning & Code Enforcement director or his/her designee shall determine which five (5) mowing companies will be included on the rotation list using information indicating the location, response time to calls and overall compliance with this chapter by the mowing company.

Sec. 70-42 - MOWING ROTATION LIST; PROCEDURES AND REQUIREMENTS TO BE PLACED ON LIST.

- a. The Planning & Code Enforcement Department shall maintain a list of mowing companies on the mowing rotation list and a mowing rotation schedule indicating which mowing company is on call for service at any time.
- b. Contractors on the mowing rotation list should be able to respond to calls during the normal workweek, Monday through Friday, 8:00 a.m. to 5:00 p.m. A contractor failing to respond within two business days of this schedule shall have its call canceled, and the next contractor on the mowing rotation list shall be called.
- c. In the event the weedy lot list exceeds the capacity of the contractor on the mowing rotation list, or in the event of an emergency wherein life or property is threatened, or in circumstances where the situation requires immediate action to protect life or property, the Planning & Code Enforcement department may call any contractor with the capability to provide the service needed.
- d. Contractors shall abide by any orders or instructions given by the Planning & Code Enforcement department.
- e. The mowing rotation schedule maintained by the Planning & Code Enforcement department shall list all mowing services on the list in alphabetical order. Each mowing list will be assigned on a daily basis to the next contractor on rotation, or equivalent. Some exemptions may be made based on the size of property by approval of the Planning & Code Enforcement Director or his/her designee.
- f. A waiting list maintained by the Planning & Code Enforcement department shall list any mowing company, in the order received, which satisfies the procedures and requirements at the time when the maximum number of mowing companies is already on the rotation list.

Sec. 70-43 - MAXIMUM RATES.

The Mowing of Strictly Weedy lots will be classified by type according to lot sizes as outlined in the below chart and provide pricing.

Cleaning of lots	\$ 45.00	Small Residential Lot	0 - 5,000 sq ft
	\$ 70.00	Medium Residential Lot	5,001 - 10,000 sq. ft.
	\$ 95.00	Large Residential Lot up to ½ acre	10,001 – 25,000 sq. ft.
	\$ 115.00	By Acre thereafter	25,000 – 43,460 sq. ft.
	\$ 10.00	Per Fence Line	
	\$ 30.00	Alley	

Sec. 70-44 - NEGLIGENCE, VANDALISM, AND THEFT

- a. Scavenging, vandalizing, or stealing of any items on assigned properties shall not be allowed by the Contractor's employees or agents of contractors. Violation of this term, if found to be guilty, shall be grounds for immediate termination of contract.
- b. All damage to windows, windshields, or any other structures / vehicles on the assigned property or neighboring property caused by the Contractor shall be reported on the spot to the Planning & Code Enforcement Department. The damage caused by the Contractor shall be rectified directly between the Contractor and the owner, but at the Contractor's expense.
- c. Fences, sprinklers, irrigation equipment, poles, furniture, playground equipment, or other structures or facilities that are damaged by the Contractor shall be reported immediately in writing and shall be repaired or replaced at the Contractor's expense.

Sec. 70-45. - REVOCATION OR SUSPENSION OF CERTIFICATE; REMOVAL FROM MOWING ROTATION LIST.

- a. If the Contractor fails to begin the work within the time specified; fails to perform the work with sufficient workmen and equipment; has insufficient materials to ensure the completion of the work within the contract time; the City of Weslaco may give notice in writing to the Contractor of such delay, neglect, or default, specifying the same.
- b. If the Contractor has not met contract requirements within a period of seven (7) calendar days after such notice has been issued, the City of Weslaco shall then proceed to terminate the agreement.
- c. Upon written complaint by any person against any contractor on the mowing rotation list or against any agent or employee of a mowing service on the mowing rotation list filed with the Planning & Code Enforcement Director, the director shall conduct an investigation as set out herein:
 1. The investigation shall be conducted within 30 days of the filing of the complaint.
 2. Written notice shall be given to the mowing service involved, to all other persons involved.

3. The burden of proof shall be on the complainant or Planning & Code Enforcement Director to prove the allegations by a preponderance of the evidence.
4. Parties shall be permitted to offer evidence.
5. The City Manager shall determine whether to suspend for a specified period or revoke the certificate of the contractor from the mowing rotation list.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 1st day of July 2025.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2025.

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Benjamin Castillo, **INTERIM CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: July 1, 2025		Agenda Item No. (to be assigned by CSO): 2025-814	
From:			
Subject: Discussion and consideration to declare surplus of the judicial robe of the former Honorable Municipal Court Judge Juan Alvarez and allow him to purchase at fair market value. (Staffed by Asst. City Manager.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Xavier Salinas Xavier Salinas		Created	
City Manager Comments: Approve as recommended by the governing body.			
Staff Recommendation:			
Attachments, if any: Municipal Judge Robe, email re Judge's Robe			
Responsibilities upon Approval:			

Whether a municipal judge can purchase the robe they used while serving typically depends on **local government policies and asset management rules**. Here are some general considerations:

1. Ownership of the Robe

- If the **robe was personally purchased** by the judge, they obviously retain ownership and can keep it.
- If the **robe was city property** (purchased with public funds), it's considered a public asset, and the judge does **not automatically have the right to keep or buy it**.

2. Municipal Asset Disposal Policy

- Most cities have policies for disposing of city property, such as auctioning, donating, or selling items that are no longer needed.
- If the robe is deemed surplus, the city may allow it to be sold. In such a case, the former judge might be able to buy it, often at fair market value.

3. Ethical or Legal Restrictions

- Some jurisdictions may restrict former officials from buying public property they previously used, to avoid conflicts of interest or appearances of impropriety.

Recommended Action:

The judge should **formally request** to purchase the robe through the **city manager's office, clerk, or purchasing department**, and ensure it's handled transparently in accordance with local rules.

FW: Weslaco Municipal Court - Judge's Robe



Rosa E. Huerta

To: Xavier Salinas; Omar Rodriguez

Cc: Molly Vallejo



You replied to this message on 6/17/2025 2:25 PM.
This message was sent with High importance.

Good afternoon,

Once Judge Alvarez became District Judge, I let him borrow the robe that he had here with us because he was going to start working immediately.

At this point he got his own robe. It took a while to get. He is asking if he buy the robe he borrowed from us. Please let me know if it's possible.

Should you have any question or comments, please don't hesitate to contact me.

Cordially,

Rosa Badillo

Court Administrator

WESLACO MUNICIPAL COURT
300 S BRIDGE AVENUE
WESLACO, TEXAS 78596

P (956)968-6123

F (956)973-3167

weslacomo@weslacotx.gov





Standardized Agenda Request Form

Date of Meeting: July 1, 2025		Agenda Item No. (to be assigned by CSO): 2025-793	
From:			
Subject: Discussion and consideration to proceed with the Design of a New Boys & Girls Club. (Staffed by Parks & Recreation Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Maria De Los Santos OMAR RODRIGUEZ Xavier Salinas		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends to continue design services for the construction documents phase and instruct Architect to stay within agreed budget.			
Attachments, if any: Budget, 24006 25 0508 Weslaco BGC PCC Report, 24006 24 0829 Weslaco BGC PD PACKAGE			
Responsibilities upon Approval:			

Boys & Girls Club of Weslaco Expansion

\$2,652,862.00	Estimated Construction Cost
\$ 198,964.65	7.5% Architects Fee
\$ 149,223.49	75% Construction Document Development
\$ 9,948.23	5% Bid & Negotiation
\$ 39,792.93	20% Construction Administration
<u>\$2,851,826.65</u>	Total Estimated Project Costs

Funding Sources:

\$1,700,000.00	HUD Grant
\$ 250,000.00	City Manager recommended support
\$1,950,000.00	Total Funding
\$ (901,826.65)	over/(short)

Cost of the Work Estimate

City of Weslaco

Boys & Girls Club

ERO Architects



Boys & Girls Club

Project No. 24006

Designed By:

Octavio Cantu, AIA

Prepared By: Maritza Cardenas

Preparation Date: Thursday, May 8, 2025

Effective Date of Pricing: Thursday, May 8, 2025

Est Construction Time: 360 Days

DISCLAIMER

We wish to inform you that because of the uncertainty in the construction industry, resulting from the effects of the COVID-19 pandemic, ERO Architects cannot and does not warrant or represent that bids or negotiated prices will not vary from the City of Weslaco budget for the Cost of the Work (CW), or from any Probable Costs of Construction (PCC) of the CW, or evaluation, prepared or agreed to by ERO Architects. It is acknowledged that ERO Architects has no control over market conditions, in general nor those resulting from COVID-19 responses, that affect; the availability of either contractors, sub-contractors, suppliers or vendors, the cost of labor, materials, or equipment; the Contractor's methods of determining bid prices; or competitive bidding, or negotiating conditions.

For further clarification, Cost of the Work (CW), is defined as the total cost to City of Weslaco to construct all elements of the projects designed or specified by ERO Architects, and includes contractors' general conditions costs, overhead and profit. The CW also includes the reasonable value of labor, materials, and equipment, donated to, or otherwise furnished by City of Weslaco. The CW does not include the compensation of ERO Architects, the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of City of Weslaco.

CLARIFICATIONS & EXCLUSIONS

1. This Probable Cost of Construction (PCC) report is based on the 30% Construction Documents.
2. PCC Report is based on today's pricing available through RS Means and local pricing from contractors, sub-contractors, suppliers and vendors.
3. PCC Report includes a 10% drop-off on all items unless otherwise noted.
4. It is the ERO's opinion that the anticipated (PCC) in this report should be escalated through 50% of the anticipated construction period once the construction schedule is determined.
ERO is also including a suggested Estimated Budget representing a 2% per month Escalation Factor that Contractors are experiencing in the current Market.
5. PCC Report includes the following contingencies:
 - a. Design Contingency of 3%.
 - b. Owner Contingency of 3%.
6. PCC report does not include fixtures, furniture and equipment (FFE) similar but not limited to:
 - a. Desks and chairs.
 - b. Computers.
7. PCC Report does not include any utility deposits or inspection fees.
8. PCC Report does not include any costs associated with inspections or specialty inspectors of any kind. Owner will provide all required inspections and certified inspectors required in association with permits provided by TCEQ, TPDES and all other governing agencies that may be applicable to this project.
9. PCC Report does not include the cost of relocation or moving expenses.
10. PCC Report does not include materials testing, which shall be paid for and provided by the Owner and will be coordinated with the Contractor.
11. PCC Report does not include hazardous material surveys, abatement, handling and/or removal of any of any environmentally hazardous material encountered, removal or replacement of any unsuitable subsurface materials during the course of the work.
12. PCC Report does not include the cost of any site improvements, except those assumed.
13. PCC Report does not include any soft costs.
14. PCC Report only includes the cost of the building.
15. The following detailed prices are derived from projects in the Rio Grande Valley, TX.

SUMMARY INFORMATION - NEW CONSTRUCTION

AREA INFORMATION

New Addition	Interior	Porches	Totals
LEVEL 1	12,160	0	12,160
	12,160	0	12,160 SF

COST ESTIMATE LEVEL I SUMMARY

System	Sub-Total	\$/SF	%
A. SUBSTRUCTURE	\$218,430	\$17.96	6.79%
B. SHELL	\$887,833	\$73.01	27.62%
C. INTERIORS	\$367,769	\$30.24	11.44%
D. SERVICES	\$992,530	\$81.62	30.87%
E. EQUIPMENT & FURNISHINGS	\$38,077	\$3.13	1.18%
F. SPECIAL CONSTRUCTION & DEMOLITION	\$132,000	\$10.86	4.11%
G. BUILDING SITEWORK	\$30,345	\$2.50	0.94%
	\$2,666,983	\$219.32	82.96%
H. CONTRACTOR FEES & CONTINGENCIES	\$547,768	\$45.05	17.04%
J. Total Building Cost Estimate	\$3,214,751	\$264.37	100.00%

OWNER PROVIDED FFE

VALUE MANAGEMENT STRATEGIES

Line Number	Description	Quantity	Unit	Unit Cost	Sub-Total	Total
A. SUBSTRUCTURE		12,160	SF	\$17.96		\$218,430
A10	Standard Foundation			\$17.96	\$218,430	
A10200000000a	Excavation for building pad foundations, remove 24" to 5ft outside of building line, includes a 10 miles cycle haul-off	901	CY	\$8.00	\$7,206	
A10200000000b	Compacted select fill for building pad, includes a 20 miles cycle haul, sheepsfoot rollover, 8" lifts	1,801	CY	\$16.00	\$28,824	
A10301204520	Slab on grade, 5" thick, reinforced	12,160	SF	\$15.00	\$182,400	
B. SHELL		12,160	SF	\$73.01		\$887,833
B10	Superstructure			\$25.80	\$313,750	
	Pre-Engineered metal building	12,160	SF	\$25.00	\$304,000	
	Steel Columns - HSS, entry canopy	0.0	TON	\$6,500.00	\$0	
	Steal Beams - Wshape, entry canopy	0.0	TON	\$6,500.00	\$0	
	Misc. steel, @ 12% of total steel, used for bracing, closure angles, loose lintels, connections, entry canopy.	1.5	TON	\$6,500.00	\$9,750	
B20	Exterior Closure			\$17.52	\$213,052	
B20100000000c	4" Brick Veneer , sheeting and insulation	-	SF	\$24.10	\$0	
	Metal Panel with insulation	9,214	SF	\$10.00	\$92,140	
B20202201401	Aluminum Storefront, glazing panel insulating, 1"non-impact, clear	300	SF	\$34.77	\$10,431	
	Translutcent glazing panels	376	SF	\$80.00		
B20302200000a	Door, Aluminum & Glass, Double Door 6'-0" x 7'-0"	4	Ea.	\$10,618.28	\$42,473	
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0"	1	Ea	\$3,828.43	\$3,828	
B20302203700	Door, steel 18 gauge, hollow metal, 2 doors with frame, no label, 6'-0" x 7'-0" opening	6	Ea.	\$7,182.73	\$43,096	
	OH Doors	1	Ea.	\$3,083.47	\$3,083	
B20300000000a	Door Hardware Accessories	12	Ea	\$1,500.00	\$18,000	
B30	Roofing			\$29.69	\$361,030	
	Standing Seam Metal Roof	12,160	SF	\$29.69	\$361,030	

Line Number	Description	Quantity	Unit	Unit Cost	Sub-Total	Total
C. INTERIORS		12,160	SF	\$30.24		\$367,769
C10	Interior Construction			\$14.39	\$174,947	
C10101265080	3 5/8" metal stud partition, includes gyp (one side), insulation, & scaffolding	3,724	SF	\$3.39	\$12,624	
C10101265500	6" metal stud partition, includes gyp (one side), insulation, & scaffolding	5,620	SF	\$5.19	\$29,168	
C10101265070	3 5/8" metal stud partition, includes gyp (both side), insulation, & scaffolding	4,928	SF	\$4.55	\$22,422	
C10101265400	6" metal stud partition, includes gyp (both side), insulation, & scaffolding	3,540	SF	\$6.50	\$23,010	
C10100000000a	Glazed openings, hollow metal frames, includes tempered glass	170	SF	\$59.34	\$10,088	
C10201221820	Wood door/metal frame, hollow core/flush, 3'-0" x 7'-0" opening, no label	12	Ea	\$1,225.69	\$14,708	
C10201221980	Wood door/metal frame, hollow core/flush, 6'-0" x 7'-0" opening, no label.	3	Ea	\$1,880.56	\$5,642	
C10000000000	Counter Shutter	1	EA	\$4,406.18	\$4,406	
C10200000000b	Door Hardware Accessories	15	Ea	\$1,500.00	\$22,500	
	Toilet Partitions, cubicles, floor & ceiling anchored.	5	Ea	\$1,998.88	\$9,994	
C10301101430	Urinal screens, wall hung, plastic laminate.	1	Ea	\$479.03	\$479	
C10307100130	Paper towel dispenser, flush mounted, waste receptacle	4	Ea	\$649.24	\$2,597	
C10307100150	Grab bar sets	3	Ea	\$135.76	\$407	
C10307100170	Lavatory Mirror	6	Ea	\$143.86	\$863	
C10307100190	Roll tissue dispenser, surface mounted	6	Ea	\$126.82	\$761	
C10300000000a	Clothes hooks	6	Ea	\$31.15	\$187	
C10300000000b	Soap dispenser, wall mounted	6	Ea	\$90.33	\$542	
C10300000000c	Casework, upper/lower cabinets	24	LF	\$432.00	\$10,368	
C10300000000d	Fabricated Desk Millwork	22	LF	\$190.00	\$4,180	
C30	Interior Finishes			\$15.86	\$192,822	
C3010	Wall Finishes				\$14,620	
C30102301940	Ceramic tile, thinset	1,000	SF	\$6.97	\$6,970	
C30102300080	Painting interior on plaster and drywall, brushwork, primer & 2 coats	9,000	S.F.	\$0.85	\$7,650	
C3020	Floor Finishes				\$129,997	
C30204101600	VCT	3,700	SF	\$3.36	\$12,432	
C30204101000.a	Static Dissipative Tile	90	SF	\$10.50	\$945	
	Sports Flooring	7,000	SF	\$15.00	\$105,000	
C30204101740	Floor Mosaic Tile, porcelain.	410	SF	\$11.85	\$4,859	
C30204101740	Quarry Tile	360	SF	\$17.46	\$6,286	
C30100000000a	Concrete Floor Sealer	400	SF	\$1.19	\$476	
C3030	Ceiling Finishes				\$48,205	
C30301105700	Gypsum board ceilings, 5/8" fire rated gypsum board, painted and textured finish, 1-5/8" metal stud furring, 24" OC support	410	SF	\$3.38	\$1,386	
C30302106100	Acoustic ceilings, 3/4" fiberglass board, 24" x 24" tile, tee grid, suspended support	3,600	SF	\$11.58	\$41,688	
C30302106100a	Acoustic ceilings, 3/4" fiberglass board, 24" x 24" tile, tee grid, suspended support, Kitchen Zone	360	SF	\$11.78	\$4,241	
C30300000000b	Exposed structure, spray painted	1,000	SF	\$0.89	\$890	

Line Number	Description	Quantity	Unit	Unit Cost	Sub-Total	Total
D. SERVICES		12,160	SF	\$81.62		\$992,530
D20	Plumbing			\$9.66	\$139,840	
D2010	Plumbing	1	EA	\$139,840.00	\$139,840	
D30	HVAC			\$16.08	\$457,360	
D2010	HVAC	1	EA	\$457,360.00	\$457,360	
D40	Fire Protection			\$5.30	\$54,850	
D2010	Fire Protection	1	EA	\$54,850.00	\$54,850	
D50	Electrical			\$28.65	\$340,480	
D2010	Electrical	1	EA	\$340,480.00	\$340,480	
	Communications	0	EA	\$16,422.00	\$0	
	Safety and Security	0	EA	\$46,305.00	\$0	
E. EQUIPMENT & FURNISHINGS		12,160	SF	\$3.13		\$38,077
E10	Equipment			\$3.13	\$38,077	
E10906100110	Basketball Goals - motorized	2	EA	\$7,500.00	\$15,000	
E10906100110	Basketball Goals	4	EA	\$3,275.00	\$13,100	
E10906100170	Scoreboards	0	EA	\$1,487.00	\$2,974	
E10906100130	Bleachers (manual)	50	EA	\$140.06	\$7,003	
F. SPECIAL CONSTRUCTION & DEMOLITION		12,160	SF	\$10.86		\$132,000
F10	Special Construction			\$10.86	\$132,000	
	General Material Drop-off and waste, 10%	1	LS	\$100,000.00	\$100,000	
	Playground Relocation	1	LS	\$32,000.00	\$32,000	
	Demolition	0	LS	\$30,000.00	\$0	
G. BUILDING SITEWORK		12,160	SF	\$2.50		\$30,345
G10	Site Preparation			\$0.35	\$2,395	
A1010	Clear and grub	0.50	Acre	\$4,789.24	\$2,395	
G20	Site Improvements			\$9.73	\$18,700	
	Concrete Sidewalk	2,860	SF	\$5.00	\$14,300	
	Wheel Stops	0	EA	250.00	\$0	
	Parking Striping	0	LF	1.40	\$0	
	Asphalt	0	SF	12.00	\$0	
	Construction Entrance	1	LS	1,200.00	\$1,200	
	Erosion Control	1	LS	2,800.00	\$2,800	
	ADA Ramps	1	EA	400.00	\$400	
G30	Civil / Mechanical Utilities			\$0.76	\$9,250	
	Water Service	1	LS	6,750.00	\$6,750	
	Backfloe Preventor	1	LS	5,000.00	\$5,000	
	Sewer Extension and Service	1	LS	4,250.00	\$4,250	
G50	Civil Contingency			\$0.00	\$0	
		0%			\$0	

Line Number	Description	Quantity	Unit	Unit Cost	Sub-Total	Total
LEVEL I - SYSTEMS SUB-TOTAL		12,160	SF	\$219.32		\$2,666,983
H. Contractor Fees & Contingencies		12,160	SF	\$45.05		\$547,768
H10	Contractor Fees (in Series)			\$30.08	\$365,801	
	General Conditions			8.00%	\$213,359	\$2,880,341
	Bonds			1.00%	\$28,803	\$2,909,145
	Overhead & Fee			4.25%	\$123,639	\$3,032,784
H20	Contingencies on "Fee" total above			\$14.96	\$181,967	
	Design Contingency			3.00%	\$90,984	
	Owner Contingency			3.00%	\$90,984	
J. Total Cost of Work Estimate		12,160	SF	\$264.37		\$3,214,751
* Refer to Escalated Total Building Cost Estimate						
*This suggested Estimated Budget represents a 2% per month escalation Factor.						\$4,451,734.42

ALTERNATES						\$158,129
ALTERNATE #1	ENTRY CANOPY					
B10	Superstructure			\$2.94	\$35,750	
	Steel Columns - HSS, entry canopy	1.5	TON	\$6,500.00	\$9,750	
	Steal Beams - Wshape, entry canopy	4.0	TON	\$6,500.00	\$26,000	
ALTERNATE #2	BRICK					
B20	Exterior Closure			\$0.71	\$8,629	
B20100000000c	4" Brick Veneer , sheeting and insulation	612	SF	\$14.10	\$8,629	
ALTERNATE #3	DEMO GAZEBO					
F10	Special Construction			\$2.47	\$30,000	
	Demolition	1	LS	\$30,000.00	\$30,000	
ALTERNATE #4	SITE					
G20	Site Improvements			\$9.73	\$83,750	
	Wheel Stops	12	EA	250.00	\$3,000	
	Parking Striping	250	LF	1.40	\$350	
	Asphalt	6,700	SF	12.00	\$80,400	

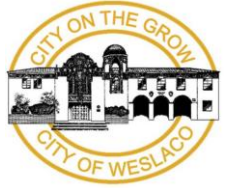
CITY OF WESLACO BOYS & GIRLS CLUB

PRELIMINARY DESIGN REPORT

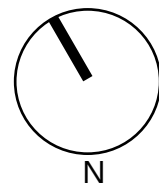
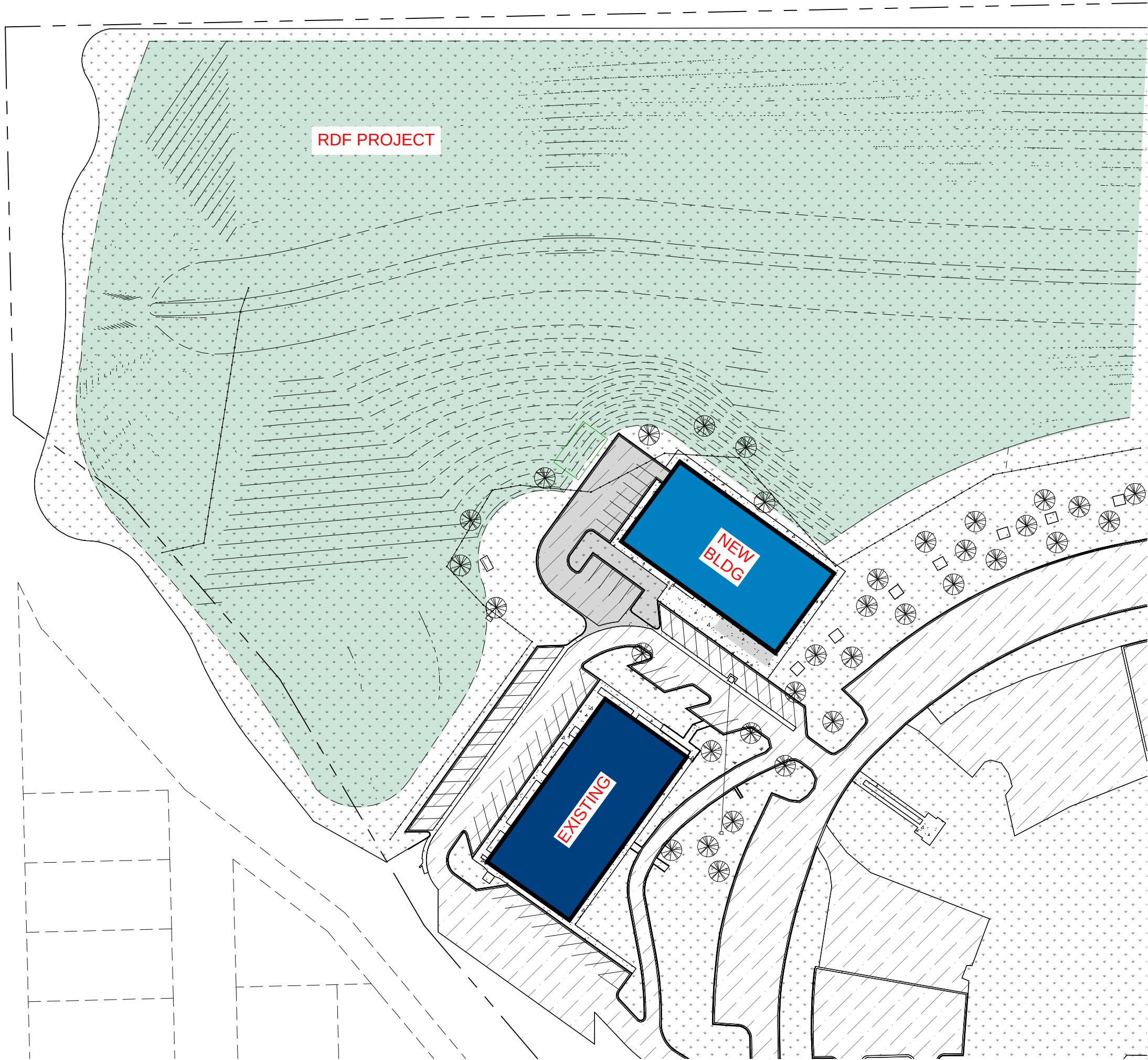
SEPTEMBER 3, 2024

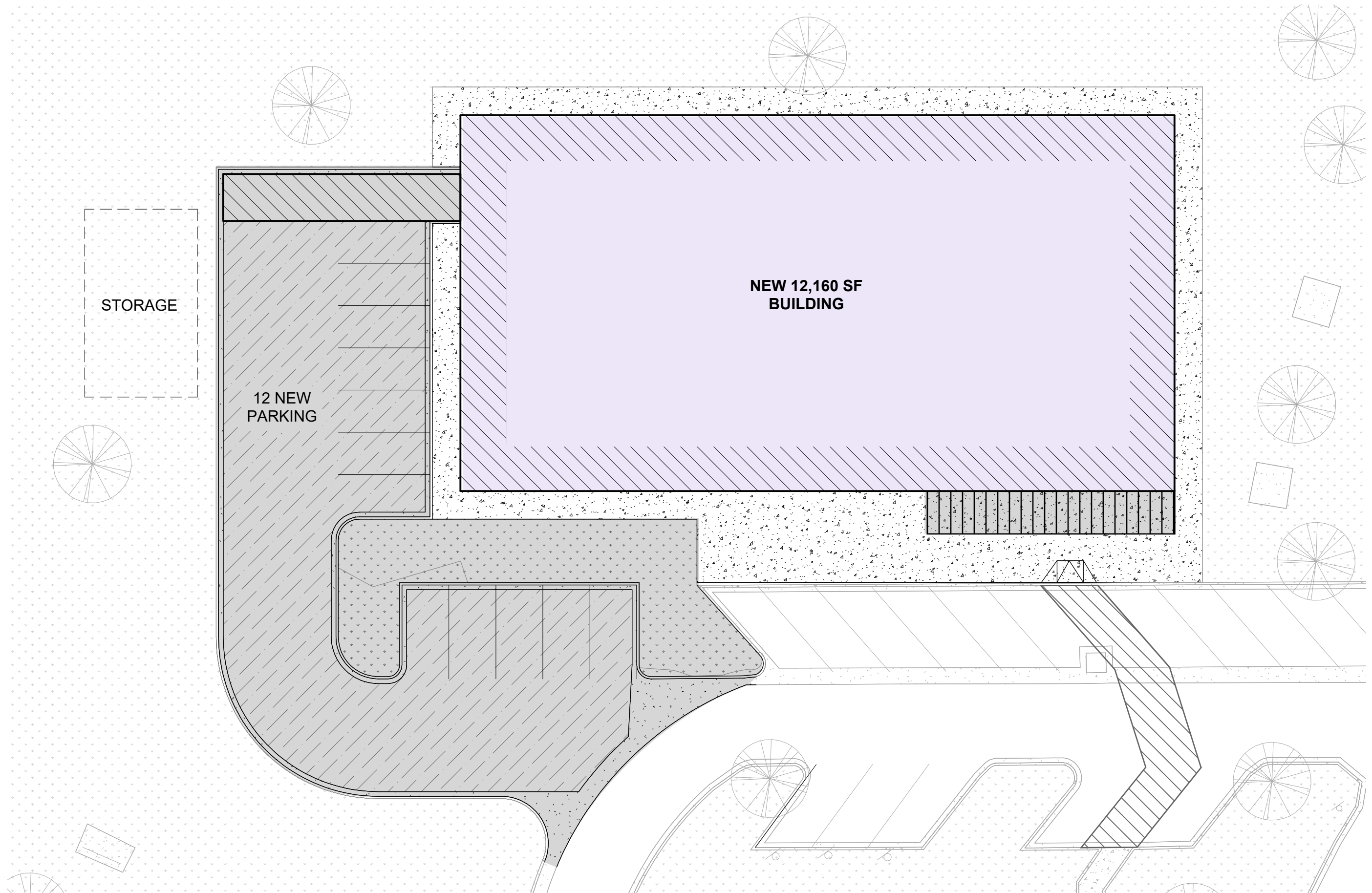
DRAFT

TABLE OF CONTENTS



- Location Map
- Site Plan
- Program
- Floor Plan
- Proposed Exterior Design
- Project Schedule
- Probable Total Project Cost
- Clarifications and Exclusions
- Available Cost Savings





PROGRAM



	Program			Comments
	Quantity	Area	Total	
YOUTH CENTER				
Lobby	1	150	150	
Reception	1	150	150	
Office	1	200	200	
Office	2	150	300	
Staff Restroom	1	62	62	
Program Area (Multi-purpose)	1	400	400	
Program Area (Tech Center)	1	400	400	
Program Area (Game Room)	1	792	792	
Cafeteria	1	600	600	
Concession / Kitchen	1	300	300	
Pantry	1	60	60	
Restrooms	2	158	316	
Janitor Closet	1	100	100	
Sub-Total Net Square Feet (NSF)			3,680	
Departmental Grossing Factor			4%	
Sub-total Department Gross Square Feet (DGSF)			3,827	
GYM				
Gym	1	6,351	6,351	
Bleachers	1	389	389	
Equipment Storage	1	90	90	
Sub-Total Net Square Feet (NSF)			6,830	
Departmental Grossing Factor			4%	
Sub-total Department Gross Square Feet (DGSF)			7,103	
BUILDING SUPPORT (Unassigned)				
MDF	1	89	89	
Electrical Room	1	100	100	
Riser Room	1	46	46	
Mechanical Room	1	150	150	
Sub-Total Net Square Feet (NSF)			385	
Departmental Grossing Factor			4%	
Sub-total Department Gross Square Feet (DGSF)			400	
TOTALS				
Total Assignable w/ Department Grossing Area			11,331	
Building Grossing Factor			8%	
Total Building Area			12,237	

CIRCULATION

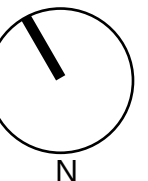
ADMINISTRATION

SUPPORT

KITCHEN/
CAFETERIA

GYMNASIUM

PROGRAM
AREAS



1 | FLOOR PLAN
PLAN
3/32" = 1'-0"







ELEVATIONS

ERO
ARCHITECTS

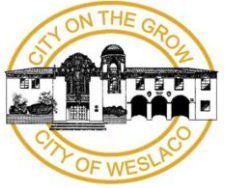


West Elevation



North Elevation

PROJECT SCHEDULE



PROJECT PHASE	STARTING	ENDING
Preliminary Design	May 14, 2024	September 03, 2024
Survey's (8 weeks)	September 03, 2024	October 25, 2024
30% CD's Deliverable (4 weeks)	November 01, 2024	November 22, 2024
Owner Review (1 week)	January 06, 2025	January 10, 2025
60% CD's Deliverable (4 weeks)	January 13, 2025	February 07, 2025
Owner Review (1 week)	February 10, 2025	February 14, 2025
100% CD's Deliverable (4 weeks)	February 17, 2025	March 14, 2025
Owner Review (1 week)	March 17, 2025	March 21, 2025
Bidding & Negotiations (4 weeks)	March 24, 2025	April 18, 2025
Construction (12 months)	April 21, 2025	April 24, 2026
Owner Move-in (4 weeks)	April 27, 2026	May 22, 2026

* Note: 30% CD's will begin upon receiving amended contract.

PROBABLE TOTAL PROJECT COST



Area Information

Building Square Footage	12,160 SF
-------------------------	-----------

Project Cost of Construction

Estimated Unit Cost of Construction	\$218.16 / SF
-------------------------------------	---------------

Estimated Current Cost of Construction (PCC)	\$2,652,862
---	--------------------

*See clarifications and exclusions
on next page.*

CLARIFICATIONS & EXCLUSIONS



1. This Probable Cost of Construction (PCC) is based on the Preliminary Design.
2. PCC is based on today's pricing available through RS Means and local pricing from contractors, sub-contractors, suppliers and vendors.
3. PCC includes a 10% drop-off on all items unless otherwise noted.
4. It is the ERO's opinion that the anticipated (PCC) should be escalated through 50% of the anticipated construction period once the construction schedule is determined.
5. PCC includes the following contingencies:
 - a. Design Contingency of 3%.
 - b. Owner Contingency of 3%.
6. PCC does not include fixtures, furniture and equipment (FFE) similar but not limited to:
 - a. Desks and chairs.
 - b. Computers.
 - c. Kitchen Equipment
7. PCC does not include any utility deposits or inspection fees.
8. PCC does not include any costs associated with inspections or specialty inspectors of any kind. Owner will provide all required inspections and certified inspectors required in association with permits provided by TCEQ, TPDES and all other governing agencies that may be applicable to this project.
9. PCC does not include the cost of relocation or moving expenses.
10. PCC does not include materials testing, which shall be paid for and provided by the Owner and will be coordinated with the Contractor.
11. PCC does not include hazardous material surveys, abatement, handling and/or removal of any of any environmentally hazardous material encountered, removal or replacement of any unsuitable subsurface materials during the course of the work.
12. PCC assumes the cost of site improvements.
13. The following detailed prices are derived from projects in the Rio Grande Valley, TX.
14. Professional fees are not included. These includes basic services, kitchen design, civil, landscaping, architectural, MEP, Survey, Geotech, IT, Security, FFE Design, Testing and Materials, Commissioning, Fire Protection, etc.

AVAILABLE COST SAVINGS



Available Cost Saving Options

#1 Remove Entry Canopy	\$ 35,750
#2 Replace Brick with Metal Panel	\$ 8,629
#3 Keep Existing Gazebo*	\$ 30,000
#4 Remove Additional Parking	\$ 83,750

*#3 cannot be accepted without removing the additional parking

THANK YOU. ANY QUESTIONS?





Standardized Agenda Request Form

Date of Meeting: July 1, 2025		Agenda Item No. (to be assigned by CSO): 2025-716	
From: Rosalinda Cavazos			
Subject: Discussion and consideration to award RFP 2024-25-32 for Classification and Compensation Study to Management Advisory Group International, Inc., for an amount not to exceed \$38,750. (Staffed by Finance Department.)			
Background: The City Commission requested a compensation study for our employees and directed staff to solicit proposals. On June 20, 2025, we received 16 proposals, which were evaluated by the Finance Director and Human Resources Director. Management Advisory Group International, Inc. received the highest evaluation score. Their proposal, priced at \$38,750, is the second-lowest cost and offers the best overall value to the City. The firm has extensive experience performing similar classification and compensation studies for the cities of Edinburg, Pharr, McAllen, the Brownsville Public Utilities Board, and Harlingen Water Works, which supports their selection.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Rosalinda Cavazos Rosalinda Cavazos Xavier Salinas		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval of the award of RFP 2024-25-32 to Management Advsiory Group International, Inc.			
Attachments, if any: 06262025 RFP 2024-25-32 COMENSATION RATE STUDY, EVALUATION MATRIX RFP 2024-25-32			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Xavier Salinas, Assistant City Manager
Omar Rodriguez, Interim Assistant City Manager

Date: June 26, 2025

To: Mayor & City Commission

**CC: Xaviar Salinas, Assistant City Manager
Omar Rodriguez, Interim Assistant City Manager**

From: Rosie Cavazos, Finance Director

Re: RFP 2024-25-32 Classification and Compensation Rate Study

.....

The City Commission asked us to conduct a compensation study for employees and directed staff to solicit proposals. We received 16 proposals on June 20, 2025, and the Finance Director and Human Resources Director evaluated them.

Out of the 16, eight firms had done similar work for other Texas cities. Of those eight, three had completed projects specifically in the Rio Grande Valley. After evaluating all proposals, Management Advisory Group International, Inc. scored the highest.

Their proposal of \$38,750 is the second lowest but includes travel expenses. More importantly, the firm has strong experience with similar studies for Edinburg, Pharr, McAllen, the Brownsville Public Utilities Board, and Harlingen Water Works, which adds value to their recommendation.

We recommend awarding the contract to Management Advisory Group International, Inc. and ask the City Commission to authorize staff to move forward with the agreement.

CITY OF WESLACO

Classification and Compensation Study

RFP NO.: 2024-25-32 opening held on 6/20/2025 at 9:00 AM

	EVALUATOR	BAKER TILLY	BOLTON PARTNERS	CBIZ	CHARLESWORTH	EVERGREEN	GALLAGHER	HRKNOW	MANAGEMENT ADVISORY	MGT IMPACT	PAYPOINT	PUBLIC SECTOR	REDW	SALARY.COM	SYNERGIZED	TRANSFORMANCE	TSG COMPENSATION
1. Ability of the firm and subcontractors to provide the requested services, including financial stability and availability	ROSIE CAVAZOS	20	20	20	20	20	18	19	20	19	20	20	20	19	20	18	18
	LUZ GALINDO	20	20	20	15	15	20	20	20	20	20	20	20	20	20	20	15
CRITERIA 1 AVERAGE	MAX 20 POINTS	20.00	20.00	20.00	17.50	17.50	19.00	19.50	20.00	19.50	20.00	20.00	20.00	19.50	20.00	19.00	16.50
2. Quality and thoughtfulness of the proposal.	ROSIE CAVAZOS	20	18	18	20	20	18	19	20	19	20	19	18	19	20	18	18
	LUZ GALINDO	20	20	15	15	15	20	20	20	20	20	20	20	20	10	20	10
CRITERIA 2 AVERAGE	MAX 20 POINTS	20.00	19.00	16.50	17.50	17.50	19.00	19.50	20.00	19.50	20.00	19.50	19.00	19.50	15.00	19.00	14.00
3. Relevant experience of the firm and key personnel with similar studies	ROSIE CAVAZOS	20	18	18	20	20	18	19	20	18	20	18	18	18	19	18	16
	LUZ GALINDO	20	10	20	10	15	20	20	20	20	20	20	20	20	20	20	15
CRITERIA 3 AVERAGE	MAX 20 POINTS	20.00	14.00	19.00	15.00	17.50	19.00	19.50	20.00	19.00	20.00	19.00	19.00	19.00	19.50	19.00	15.50
4. References and recommendations from previous clients	ROSIE CAVAZOS	15	15	12	15	15	10	13	15	13	13	13	13	12	14	12	12
	LUZ GALINDO	0	0	0	0	10	0	0	15	0	0	0	0	0	0	0	0
CRITERIA 4 AVERAGE	MAX 15 POINTS	7.50	7.50	6.00	7.50	12.50	5.00	6.50	15.00	6.50	6.50	6.50	6.50	6.00	7.00	6.00	6.00
5. Cost of developing, preparing and presenting the study	ROSIE CAVAZOS	18	21	14	23	20	16	12	24	11	25	13	15	17	19	10	22
	LUZ GALINDO	0	10	10	10	5	0	0	10	0	20	0	0	0	5	0	10
CRITERIA 5 AVERAGE	MAX 25 POINTS	9.00	15.50	12.00	16.50	12.50	8.00	6.00	17.00	5.50	22.50	6.50	7.50	8.50	12.00	5.00	16.00
AVERAGE BY EVALUATOR	ROSIE CAVAZOS	93.00	92.00	82.00	98.00	95.00	80.00	82.00	99.00	80.00	98.00	83.00	84.00	85.00	92.00	76.00	86.00
AVERAGE BY EVALUATOR	LUZ GALINDO	60.00	60.00	65.00	50.00	60.00	60.00	60.00	85.00	60.00	80.00	60.00	60.00	60.00	55.00	60.00	50.00
TOTAL POINTS	MAX 100 POINTS	76.50	76.00	73.50	74.00	77.50	70.00	71.00	92.00	70.00	89.00	71.50	72.00	72.50	73.50	68.00	68.00
		BAKER TILLY	BOLTON PARTNERS	CBIZ	CHARLESWORTH	EVERGREEN	GALLAGHER	HRKNOW	MANAGEMENT ADVISORY	MGT IMPACT	PAYPOINT	PUBLIC SECTOR	REDW	SALARY.COM	SYNERGIZED	TRANSFORMANCE	TSG COMPENSATION
	RANKING:	4	5	7	6	3	13	12	1	13	2	11	10	9	7	15	15

Score matrix created by Rosie Cavazos, Finance Director



Standardized Agenda Request Form

Date of Meeting: July 1, 2025		Agenda Item No. (to be assigned by CSO): 2025-794	
From: Rosalinda Cavazos			
Subject: Discussion and consideration on Ordinance 2025-10 amending Chapter 138 - Utilities Section 138-60 of the Weslaco Code of Ordinances regarding septic tank waste; procedures and fees. First reading of Ordinance 2025-10. (Staffed by Finance Department.)			
Background: The City Commission will consider amending Section 138-60 of the Weslaco Code of Ordinances to update the procedures, requirements, and fee structure for the disposal of septic tank waste from businesses and residences at City-approved facilities. The proposed amendment includes revising the disposal fee from a flat rate of \$35 per load to a volume-based fee of \$60 per 1,000 gallons. These changes aim to promote fairness, enhance cost recovery, and align the City's practices with regional standards.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Ordinance - First Reading			
If item previously considered, provide date and action by Commission: The last update on this ordinance was March 1994.			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Maria De Los Santos Rosalinda Cavazos Xavier Salinas		Created/Initiated New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval of the proposed updated fee schedule.			
Attachments, if any: 062625 SEPTIC TAX WASTE FEE MEMO, SEPTIC FEE RECOMMENDATION, O2025-10 amend septic waste fee			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner At-large
Pete Garcia, Jr. Commissioner At-large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner District 4

Xavier Salinas, Assistant City Manager
Omar Rodriguez, Interim Assistant City Manager

Date: June 26, 2025

To: Mayor & City Commission

**CC: Xaviar Salinas, Assistant City Manager
Omar Rodriguez, Interim Assistant City Manager**

From: Rosie Cavazos, Finance Director

Re: 02025-10 Septic Tank Waste Discharge Fee

.....

The existing ordinance, adopted under Ordinance 94-07, governs the procedures and fees for disposing of septic tank waste at city-approved facilities. The current flat fee of **\$35 per load** has remained unchanged for decades, despite increases in operational, environmental, and regulatory compliance costs.

This item presents Ordinance 2025-10 for first reading. The proposed change specifically updates the fee structure outlined in Section 138-60 of the Code of Ordinances.

What's Changing:

- Replaces the current flat fee of \$35 per load with a volume-based fee of \$60 per 1,000 gallons.

This change aims to more accurately reflect the cost of service and create a fairer structure based on the actual volume being disposed of. No other amendments are being proposed at this time.

Recommendation:

Staff recommends approval of the first reading of Ordinance 2025-10.

CITY OF WESLACO
SEPTIC TANK WASTE FEE

This ordinance was adopted in March 1994 and summarized below:

Current Ordinance Summary

- Flat fee: \$35 per load
- Hours: 8:00am to 5:00pm, Monday – Friday
- Requirements: Manifest, Registered Hauler license
- Restrictions: Grease trap and toxic waste prohibited.

City to City Comparison

City	Population	Rate Type	Base Rate
Weslaco (Current)	42,000	Flat	\$35/load
Weslaco (Proposed)	42,000	Per 1,000 gal	\$60/1,000 gal
Victoria, TX	67,000	Per 1,000 gal	\$115/1,000 gal
Kerrville, TX	25,000	Per 1,000 gal	\$45–\$60/1,000 gal
San Marcos, TX	68,000	Per 1,000 gal	\$60/1,000 gal
Alice, TX	19,000	Flat	\$75/load
Austin, TX	950,000	Per Truck Capacity	Varies

McAllen, Tx has a tiered rate:

\$50 for the first 1,000 gallons and \$40 for each additional 1,000.

Recommendation:

Increase the \$35 per load to \$60 per 1,000 gallons.

ORDINANCE NO. 2025-10

AMENDING ORDINANCE 1994-07 THE CITY OF WESLACO UTILITIES CHAPTER CODIFIED AS CHAPTER 138 SECTION 138-60 OF THE CITY OF WESLACO CODE OF ORDINANCE TO UPDATE THE FEE STRUCTURE FOR SEPTIC TANK WASTE DISPOSAL; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE; AND ORDAINING OTHER MATTERS WITH RESPECT THERETO.

WHEREAS, the City of Weslaco currently allows for the disposal of septic tank waste at designated City facilities under the terms established in Ordinance No. 94-07; and

WHEREAS, the City Commission finds it necessary to amend the existing fee structure to ensure fair cost recovery and promote equitable charges based on waste volume; and

WHEREAS, the City seeks to align its disposal fees with regional market practices and support the ongoing maintenance and operation of waste management infrastructure.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION 1. Ordinance No. 94-07 is hereby amended to revise the fee schedule for septic tank waste disposal as follows:

CHAPTER 138 – UTILITIES

Section 138-60 – Septic tank waste; procedures and fee:

- (4) **The disposal fee for septic tank waste shall be \$60.00 per 1,000 gallons.** All haulers must report volume per load and provide certified documentation upon request. The City reserves the right to audit or verify reported volumes.

SECTION 2. All other provisions of Ordinance No. 94-07 not expressly amended herein shall remain in full force and effect.

SECTION 3. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions.

SECTION 4. This ordinance shall become effective after second reading and publication as required by law.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 1ST day of July 2025

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2025.

CITY OF WESLACO

Adrian Gonzalez **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Benjamin Castillo, **INTERIM CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: July 1, 2025		Agenda Item No. (to be assigned by CSO): 2025-678	
From:			
Subject: Discussion and consideration to procure services from Rio Valley Switching Company for the replanking of the railroad crossings at N Bridge Avenue in the amount of \$128,426.58. (Staffed by Engineering Department)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ARLENE LARA PETER HERMIDA Xavier Salinas		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation:			
Attachments, if any: Bridge Ave. (Main Track) Estimate, Bridge Ave. (Main Track) Estimate1, Bridge Ave. (Side Track) Estimate, Bridge Ave. (Side Track) Estimate1, Bridge St Widening @ RR-Xing			
Responsibilities upon Approval:			



RIO VALLEY SWITCHING COMPANY



Tel. (956) 971-9111 Fax (956) 971-9114
101 N. 21st St., McAllen, TX 78501

JUNE 5, 2025

City of Weslaco
Attn: Peter Hermida
255 S. Kansas Ave.
Weslaco, TX 78596

RE: Bridge Ave. (Main Track) Replanking

Dear Peter Hermida:

In response to your request, I am providing cost estimate for the railroad crossing project at Bridge Ave. (Main Track). This location is a 63' wide crossing. RVSC performs this type of work on a routine basis for Texas Dept. of Transportation and numerous cities along the railroad right of way at "cost", with no profit included. You can choose one of the following methods of payments for this crossing.

63' Concrete Crossing

- a. **Estimate of \$64,213.29 not including sales tax, if applicable. (RVSC will bill actual costs at the completion of the project.)**

The bid is based on the subgrade work, if any is required, being done prior to construction and no obstructions in the way of our crews doing their work. This bid is based on straight time, non-union labor and is good for 30 days. No bonds are being issued. Liability insurance of \$5,000,000 will be in place during construction. Any and all utilities encountered must be repaired, replaced or relocated by others and at no expense to RVSC.

All invoices are payable within 10days. We reserve the right to periodically invoice throughout the project. Note that the price estimate is based on the same procedure as used with TX DOT.

Please feel free to contact Luis Montoya if you have any questions or comments. We appreciate working with the City of Weslaco.

Sincerely,

Luis Montoya
Assistant Track Manager
Rio Valley Switching Company

cc: Georgia Gould
Melanie Nohl
Patrick Johnson
Dal Randle

Accepted by City of Weslaco

Name: _____

Title: _____

Signature: _____

Date: _____

Project: City of Weslaco-Bridge Ave.(Main Track) Estimate					Rio Valley Switching Company		
Description: Upgrade 63ft. Crossing to new concrete panels					Estimate Master		
Location: Mission Line, Bridge Ave., MP. 18.25, Weslaco, TX					Date:		6/4/2025
				Total			
I.	Labor	Qty	Rate	Hours			Amount
=====	=====	=====	=====	=====			=====
	Foreman	1	\$32.52	50			\$1,625.80
	Laborer	5	\$21.79	250			\$5,447.75

	Total Contract Labor						\$7,073.55
	Internal Labor	Office	Patrick	Luis	Sergio		
	Hours	2	5	30	25		
	Rate	\$ 55.00	\$42.08	\$38.13	\$22.66		
		-----	-----	-----	-----		
	Direct Labor \$	\$110.00	\$210.38	\$1,143.78	\$566.50		\$2,030.66
	Labor Additive %	75.08%	75.08%	75.08%	75.08%		
		-----	-----	-----	-----		
	Labor Additive	\$82.59	\$157.95	\$858.75	\$425.33		\$1,524.62

	Total Internal Labor						\$3,555.27
	Total Labor						\$10,628.82
II.	Materials						
=====	=====						-----
	Description		Quantity	Unit	Unit Cost		Amount
	-----		-----	-----	-----		-----
	Cross ties-new	7" x 9" x 8'6"	87	each	103.8400		\$9,034.08
	Track Spikes	240 spikes per key	536	each	0.7480		\$400.93
	Tie Plates (115#) 5.5"		94	each	10.6150		\$997.81
	Rail Anchors 5.5" drive on		188	each	2.0460		\$384.65
	5.5 inc Track Bolts & Washer		16	each	4.1360		\$66.18
	Rail (115#)		2	each	2,652.7050		\$5,305.41
	Crossing Cement		63	trk. ft.	286.0000		\$18,018.00
	Concrete Panels Freight		1	each	1,815.0000		\$1,815.00
	Geotextile Fabric		63	foot	1.7264		\$108.76
	Ballast-Truckloads		100	ton	41.4810		\$4,148.10
	Materials Handling Fee 5%						\$2,013.95

	Total Material Costs						\$42,292.86
III.	Equipment		Quantity	Unit	Unit Cost		Amount
=====	=====		-----	-----	-----		-----
	Air Tools		4	days	\$23.10		\$92.40
	Backhoe CAT 420F(2012)		2	days	\$440.00		\$880.00
	Backhoe JCB 3C14		4	days	\$396.00		\$1,584.00
	2015 Ford F-750 Boom Truck		2	days	\$1,100.00		\$2,200.00
	Compressor		4	days	\$241.34		\$965.36
	Generator		4	days	\$32.56		\$130.24
	Hand Tools		4	days	\$22.00		\$88.00
	Rail Drill		1	days	\$38.94		\$38.94
	Rail Saw		1	days	\$37.40		\$37.40
	Tamper		1	days	\$1,836.78		\$1,836.78

	Welding Tools			1	days	\$65.56	\$65.56
	Dump Truck			2	days	\$421.74	\$843.48
	Hafco Truck			50	hr	\$15.15	\$757.35
	Grinder			1	days	\$64.24	\$64.24
	Trailer			1	days	\$29.26	\$29.26
	Concrete/Pavement Cutter(IM Services)			1	days	\$831.60	\$831.60
Total Equipment Costs							-----
							\$10,444.61
IV.							
	Tie Removal			Quantity	Unit	Unit Cost	Amount
	-----			-----	-----	-----	-----
	Spent tie removal and Disposal			1	truck	\$544.50	\$544.50
	Spent tie- Landfill Fee			1	each	\$280.50	\$280.50
	Spent Tie- Fuel Fee			1	each	\$22.00	\$22.00
Total Tie Removal							-----
							\$847.00
	Grand Total						\$64,213.29



RIO VALLEY SWITCHING COMPANY



Tel. (956) 971-9111 Fax (956) 971-9114
101 N. 21st St., McAllen, TX 78501

JUNE 5, 2025

City of Weslaco
Attn: Peter Hermida
255 S. Kansas Ave.
Weslaco, TX 78596

RE: Bridge Ave. (Side Track) Replanking

Dear Pete Garcia:

In response to your request, I am providing a cost estimate for the railroad crossing project at Bridge Ave. (Side Track). This location is a 63' wide crossing. RVSC performs this type of work on a routine basis for Texas Dept. of Transportation and numerous cities along the railroad right of way at "cost", with no profit included. You can choose one of the following methods of payment for this crossing.

63' Concrete Crossing

- a. **Estimate of \$64,213.29 not including sales tax, if applicable. (RVSC will bill actual costs at the completion of the project.)**

The bid is based on the subgrade work, if any is required, being done prior to construction and no obstructions in the way of our crews doing their work. This bid is based on straight time, non-union labor and is good for 30 days. No bonds are being issued. Liability insurance of \$5,000,000 will be in place during construction. Any and all utilities encountered must be repaired, replaced or relocated by others and at no expense to RVSC.

All invoices are payable within 10days. We reserve the right to periodically invoice throughout the project. Note that the price estimate is based on the same procedure as used with TX DOT.

Please feel free to contact Luis Montoya if you have any questions or comments. We appreciate working with the City of Weslaco.

Sincerely,

Luis Montoya
Assistant Track Manager
Rio Valley Switching Company

cc: Georgia Gould
Melanie Nohl
Patrick Johnson
Dal Randle

Accepted by City of Weslaco

Name: _____

Title: _____

Signature: _____

Date: _____

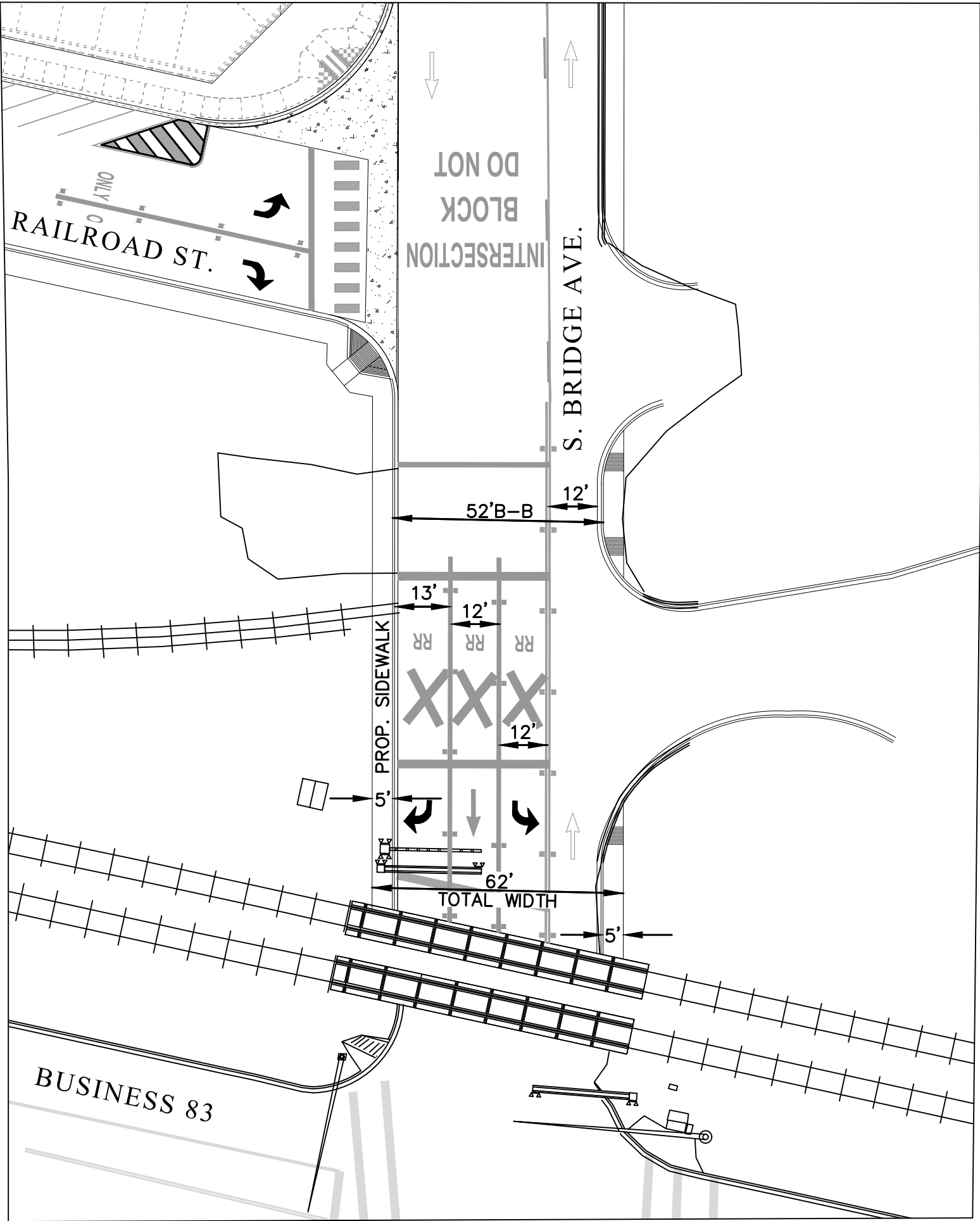
Project: City of Weslaco-Bridge Ave. (Side Track) Estimate					Rio Valley Switching Company		
Description: Upgrade 63ft. Crossing to new concrete panels					Estimate Master		
Location: Mission Line, Bridge Ave., MP. 18.25, Weslaco, TX					Date:	6/4/2025	
I.	Labor	Qty	Rate	Total Hours			Amount
=====	=====	=====	=====	=====			=====
	Foreman	1	\$32.52	50			\$1,625.80
	Laborer	5	\$21.79	250			\$5,447.75
	Total Contract Labor						\$7,073.55
	Internal Labor	Office	Patrick	Luis	Sergio		
	Hours	2	5	30	25		
	Rate	\$ 55.00	\$42.08	\$38.13	\$22.66		
	Direct Labor \$	\$110.00	\$210.38	\$1,143.78	\$566.50		\$2,030.66
	Labor Additive %	75.08%	75.08%	75.08%	75.08%		
	Labor Additive	\$82.59	\$157.95	\$858.75	\$425.33		\$1,524.62
	Total Internal Labor						\$3,555.27
	Total Labor						\$10,628.82
II.	Materials						
=====	=====						=====
	Description		Quantity	Unit	Unit Cost		Amount
	Cross ties-new	7" x 9" x 8'6"	87	each	103.8400		\$9,034.08
	Track Spikes	240 spikes per key	536	each	0.7480		\$400.93
	Tie Plates (115#) 5.5"		94	each	10.6150		\$997.81
	Rail Anchors 5.5" drive on		188	each	2.0460		\$384.65
	5.5 inc Track Bolts & Washer		16	each	4.1360		\$66.18
	Rail (115#)		2	each	2,652.7050		\$5,305.41
	Crossing Cement		63	trk. ft.	286.0000		\$18,018.00
	Concrete Panels Freight		1	each	1,815.0000		\$1,815.00
	Geotextile Fabric		63	foot	1.7264		\$108.76
	Ballast-Truckloads		100	ton	41.4810		\$4,148.10
	Materials Handling Fee 5%						\$2,013.95
	Total Material Costs						\$42,292.86
III.	Equipment		Quantity	Unit	Unit Cost		Amount
=====	=====						
	Air Tools		4	days	\$23.10		\$92.40
	Backhoe CAT 420F(2012)		2	days	\$440.00		\$880.00
	Backhoe JCB 3C14		4	days	\$396.00		\$1,584.00
	2015 Ford F-750 Boom Truck		2	days	\$1,100.00		\$2,200.00
	Compressor		4	days	\$241.34		\$965.36
	Generator		4	days	\$32.56		\$130.24
	Hand Tools		4	days	\$22.00		\$88.00
	Rail Drill		1	days	\$38.94		\$38.94
	Rail Saw		1	days	\$37.40		\$37.40
	Tamper		1	days	\$1,836.78		\$1,836.78
	Welding Tools		1	days	\$65.56		\$65.56
	Dump Truck		2	days	\$421.74		\$843.48
	Hafco Truck		50	hr	\$15.15		\$757.35
	Grinder		1	days	\$64.24		\$64.24
	Trailer		1	days	\$29.26		\$29.26
	Concrete/Pavement Cutter(IM Services)		1	days	\$831.60		\$831.60
	Total Equipment Costs						

[illegible]

G:\Engineering\ENGINEERING PROJECTS\2020_Projects\2020-0072-ES\Weslaco Public Services Subdivision (Bus83 and Bridge Ave.)-W(E040)\Design\CAD\2025-Prop. Bridge Widening to Bus83.dwg 3/14/2025 11:18 AM FELIPE HERNANDEZ



SCALE: 1"=30'



Rev. No.	Description	Chk By:	Date

CITY ON THE GROW

CITY OF WESLACO

ENGINEERING DEPARTMENT

255 S. Kansas Avenue
Weslaco, Tx. 78596

Phone: (956) 973-4002
Fax: (956) 973-3128

Design/Drawn By: F. HERNANDEZ	Checked By: ALBERT ALDANA P.E.
Approved By: ALBERT ALDANA P.E.	Approved Date: 03/14/2025

Project:

**PROPOSED
BRIDGE AVE.
WIDENING LAYOUT**

Sheet No.:



Standardized Agenda Request Form

Date of Meeting: July 1, 2025	Agenda Item No. (to be assigned by CSO): 2025-720	
From:		
Subject: Discussion and consideration of terminating the professional services agreement between City of Weslaco and SWG Engineering for interim city engineering services. (Staffed by Engineering Department.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
ARLENE LARA PETER HERMIDA Xavier Salinas		Created
City Manager Comments: Approve as recommended by staff.		
Staff Recommendation:		
Attachments, if any: Contract agreement		
Responsibilities upon Approval:		

CITY OF WESLACO
PROFESSIONAL SERVICES AGREEMENT
(Interim City Engineering Services)

This **Professional Services Agreement** ("Agreement") is entered into by and between the **City of Weslaco**, a Texas home-rule municipality ("City"), and **SWG Engineering, LLC** ("Contractor"), collectively referred to as the "Parties," and is effective as of the last date of signature below.

1. Scope of Services

Contractor shall provide interim engineering services to the City, performing all duties and responsibilities as outlined in the job description for the City Engineer, which is attached hereto and incorporated as **Exhibit A**. Contractor shall perform these services in a professional and workmanlike manner and in accordance with all applicable laws and regulations.

2. Term and Transition

This Agreement shall commence upon execution and shall continue on a month-to-month basis until terminated in accordance with Section 5. The City may continue to use Contractor's services to assist with transition even after a permanent City Engineer is hired.

3. Compensation

In consideration for the services rendered, the City agrees to pay Contractor a flat monthly fee of **\$7,999.00**.

4. Independent Contractor

Contractor shall be an independent contractor and shall not be deemed an officer, employee, or agent of the City. Contractor shall be solely responsible for payment of wages, salaries, and other amounts due its employees, and for all taxes, insurance, and benefits.

5. Termination

This Agreement may be terminated by either party upon **five (5) calendar days'** written notice to the other party. Upon termination, Contractor shall be entitled to payment for services performed through the effective date of termination.

6. Indemnification

Contractor agrees to indemnify, defend, and hold harmless the City, its officers, agents, and employees from any and all claims, damages, losses, and expenses, including attorney's fees, arising out of or resulting from the performance of services under this Agreement, to the extent caused by the negligence or willful misconduct of Contractor or its employees, agents, or subcontractors.

7. Ownership of Work Product

All reports, plans, drawings, specifications, calculations, data, and other work product created or developed by Contractor in the performance of this Agreement shall be the sole property of the City of Weslaco. Contractor shall not use, disclose, or distribute such work product without the prior written consent of the City.

8. Miscellaneous

- **Governing Law:** This Agreement shall be governed by the laws of the State of Texas, and venue shall lie in Hidalgo County, Texas.
- **Entire Agreement:** This document and Exhibit A constitute the entire agreement between the parties.
- **Amendments:** Any amendments must be in writing and signed by both parties.
- **Notices:** All notices shall be in writing and delivered to the parties at their respective addresses.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the date signed by the last party.

CITY OF WESLACO

By: 
Adrian Gonzalez, Mayor

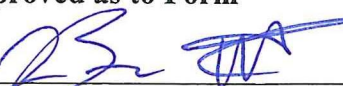
Date: 4/7/25

ATTESTED

By: 
Norma Cantu, City Secretary

Date: 4/7/25

Approved as to Form

By: 
Benjamin Castillo, Interim City Attorney

Date: 4/7/25

SWG ENGINEERING, LLC

By: _____

Randall C. Winston, President

Date: _____

4/7/2025

Exhibit A

Scope of Work for Engineering Support Services

This document outlines the engineering support services to be provided, categorized by their proposed compensation structures:

Services Based on a Lump Sum Monthly Fee:

1. **Verification of City Engineering Staff Comments for Commercial Building Permit Reviews**
 - **Objective:** Ensure that comments provided by City Engineering Staff during commercial building permit reviews are accurate, consistent with municipal codes, and effectively address engineering standards.
 - **Tasks:**
 - Review and analyze comments issued by City Engineering Staff on commercial building permit applications.
 - Confirm alignment of comments with local building codes, zoning regulations, and engineering best practices.
 - Provide recommendations for any necessary revisions or clarifications to ensure comments are clear and actionable.
2. **Verification of City Engineering Staff Comments for Right-of-Way (ROW) Permits**
 - **Objective:** Validate that feedback provided by City Engineering Staff for ROW permit applications is accurate and adheres to applicable standards and regulations.
 - **Tasks:**
 - Examine comments related to ROW permit applications prepared by City Engineering Staff.
 - Ensure comments are consistent with municipal ROW policies, safety standards, and engineering guidelines.
 - Suggest modifications or enhancements to comments to improve clarity and compliance.
3. **Review of Scope of Work for Construction Materials Testing (CMT) Proposals for City Projects and Subdivisions**
 - **Objective:** Assess the scope of work outlined in CMT proposals to ensure they comprehensively address project requirements and adhere to industry standards.
 - **Tasks:**
 - Analyze CMT proposals submitted for City projects and subdivision developments.
 - Verify that the proposed testing methodologies, frequencies, and standards meet project specifications and regulatory requirements.
 - Provide feedback or recommendations for adjustments to ensure thorough and effective materials testing.

Exhibit. A

1. Review of In-House Project Designs by City Engineering Staff for Professional Sealing

- o **Objective:** Conduct thorough reviews of project designs prepared by City Engineering Staff to confirm their readiness for professional sealing and subsequent implementation.
- o **Tasks:**
 - Evaluate design documents for accuracy, completeness, and compliance with relevant engineering standards and codes.
 - Identify any design discrepancies or areas requiring further attention before professional sealing.
 - Provide detailed feedback and collaborate with City Engineering Staff to address identified issues.

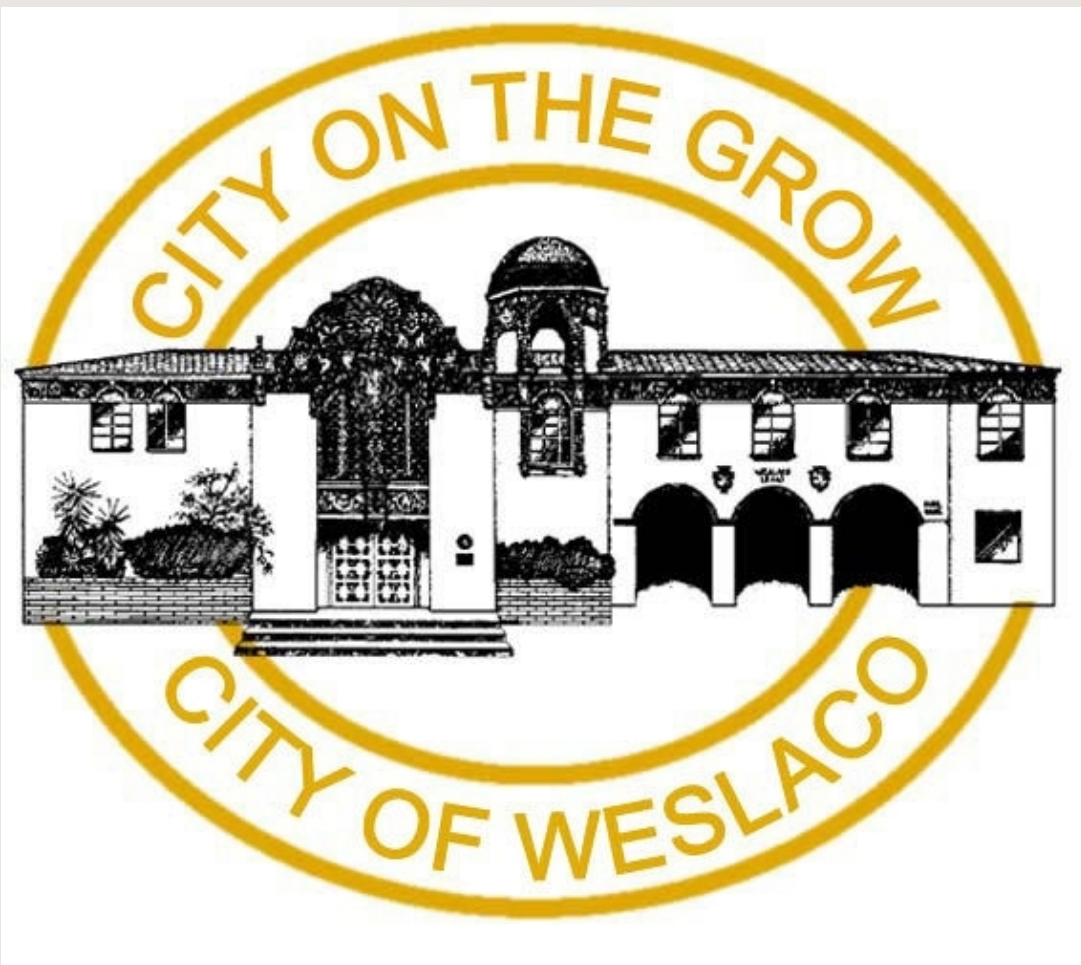
2. Attendance and Preparation for Planning & Zoning (P&Z) and City Commission Meetings and Workshops

- o **Objective:** Represent the engineering perspective effectively in P&Z and City Commission meetings and workshops by being well-prepared and actively participating.
- o **Tasks:**
 - Review meeting agendas and related documents in advance to understand topics of discussion.
 - Prepare necessary reports, presentations, or data to support engineering-related agenda items.
 - Attend meetings and workshops, provide expert input on engineering matters, and address questions or concerns raised by stakeholders.



Standardized Agenda Request Form

Date of Meeting: July 1, 2025		Agenda Item No. (to be assigned by CSO): 2025-730	
From:			
Subject: Discussion and consideration to award the most advantageous proposal for RFP No.: 2024-25-20 for the Group Health Insurance plan. (Staffed by Human Resources Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Luz Galindo Luz Galindo Xavier Salinas		Created	
City Manager Comments: Approve as recommended by the governing body.			
Staff Recommendation:			
Attachments, if any: City of Weslaco Health Insurance Overview 7125			
Responsibilities upon Approval:			



Group Health Insurance Overview

Fully-Funded Option

		PPO				HMO			
<u>General</u>		<u>Expiring</u>		<u>Best and Final</u>		<u>Expiring</u>		<u>Best and Final</u>	
Company		Blue Cross/Blue Shield		Blue Cross/Blue Shield		Blue Cross/Blue Shield		Blue Cross/Blue Shield	
Rate Guarantee				1 Year				1 Year	
Plan Network		PPO 2500		PPO 2500		HMO 1500		HMO 1500	
		<u>Rate</u>	<u>Annual Total</u>	<u>Rate</u>	<u>Annual Total</u>	<u>Rate</u>	<u>Annual Total</u>	<u>Rate</u>	<u>Annual Total</u>
	Employee	\$470.16	\$880,139.52	\$585.35	\$1,095,775.20	\$463.01	\$711,183.36	\$576.45	\$885,427.20
	Employee & Spouse	\$906.22	\$86,997.12	\$1,128.24	\$108,311.04	\$892.43	\$10,709.16	\$1,111.08	\$13,332.96
	Employee & Children	\$869.53	\$459,111.84	\$1,082.56	\$571,591.68	\$856.30	\$215,787.60	\$1,066.09	\$268,654.68
	Employee & Family	\$1,342.48	\$177,207.36	\$1,671.39	\$220,623.48	\$1,322.06	\$31,729.44	\$1,645.96	\$39,503.04
			\$1,603,455.84		\$1,996,301.40		\$969,409.56		\$1,206,917.88
				Increase +/-	\$392,845.56			Increase +/-	\$237,508.32
				Increase %	24.5%			Increase %	24.5%
<u>Medical Benefits</u>	<u>In Network</u>	<u>Out of Network</u>		<u>In Network</u>	<u>Out of Network</u>	<u>In Network</u>	<u>Out of Network</u>	<u>In Network</u>	<u>Out of Network</u>
	Co-Insurance	80%	50%	80%	50%	80%		80%	
	Deductible (Ind/Family)	\$2,500/\$5,000	\$5,000/\$10,000	\$2,500/\$5,000	\$5,000/\$10,000	\$1,500/\$3,000		\$1,500/\$3,000	
	Max Out of Pocket (Ind/Family)	\$5,500/\$11,000	\$10,000/\$20,000	\$5,500/\$11,000	\$10,000/\$20,000	\$4,500/\$9,000		\$4,500/\$9,000	
	Hospital Inpatient	80%	50%	80%	50%	80%		80%	
	Hospital Outpatient	80%	50%	80%	50%	80%		80%	
	Office Visit	\$25	50%	\$25	50%	\$20	No Benefits	\$20	No Benefits
	Specialist Office Visit	\$25-\$50	50%	\$25-\$50	50%	\$45		\$45	
	Urgent Care	\$75	50%	\$75	50%	\$50		\$50	
	Emergency Room	\$250 + 20%	\$250 + 20%	\$250 + 20%	\$250 + 20%	\$250 + 20%		\$250 + 20%	
	Lab	100%	70%	100%	70%	100%		100%	
	X-Ray	100%	70%	100%	70%	100%		100%	
<u>Pharmacy Benefits</u>									
	Generic (Tier 1)		\$10		\$10		\$10		\$10
	Preferred (tier 2)		\$35		\$35		\$35		\$35
	Non-Preferred (Tier 3)		\$60		\$60		\$60		\$60
<u>Census</u>	<u>EO</u>	156		<u>Communication Credit</u>		<u>EO</u>	128	<u>Premium Summary</u>	
	E+S	8		2025-2026:	\$25,000.00	E+S	1	2024-2025	\$2,572,865.40
	E+C	44		2026-2027:	\$15,000.00	E+C	21	2025-2026	\$3,203,219.28
	E+F	11		2027-2028:	\$15,000.00	E+F	2	Cost Increase +/-	\$ 630,353.88
	Total	219				Total	152	Increase % +/-	24.50%

Administrative Services

<u>General</u>		<u>Option 1</u>		<u>Option 2</u>	
Company		Blue Cross/Blue Shield of Texas		United Healthcare	
Network		Blue Essentials Network		Choice Plus	
Medical (ASO)					
Administration Fees (PEPM)	<u>Census</u>	<u>Rate</u>	<u>Annual Amount</u>	<u>Rate</u>	<u>Annual Amount</u>
Administrative Fee	370	\$47.89	\$212,631.60	\$41.00	\$182,040.00
Service Fee	370	<u>\$12.50</u>	<u>\$55,500.00</u>	<u>\$12.50</u>	\$55,500.00
		\$60.39	\$268,131.60	\$53.50	\$237,540.00
Prescription Drug Rebate Credit	370	-\$42.64	-\$189,321.60		
Medical Rebate Credit	370	-\$2.50	-\$11,100.00		
Total Rate/Annual Admin. Fees	370	\$15.25	\$67,710.00	\$41.00	\$112,540.00
Note:		Self-funded offer is contingent upon the bundling of Medical & Rx		Administrative Credit: \$125,000 Wellness Credit: \$ 15,000	
				Offer is not contingent upon the bundling of Medical & Rx	

Self-Funded Option

General

Company
Network

Medical (ASO)

Administration Fees (PEPM)

Administrative Fee

Census

370

Total Rate/Annual Admin. Fees

Stop Loss Insurance

Specific (12/12, \$150,000)

Census

Employee Only

282

Employee + Spouse

10

Employee + Children

60

Employee + Family

19

Monthly Premium

Annual Specific Premium

Aggregate (\$1,000,000/125%)

Census

Monthly Aggregate Premium

371

Annual Aggregate Premium

Pharmacy Benefit Management

Scripts

Admin. Fee/Rx per transaction

6232

Dispensing Fees

6232

Annual Cost

Estimated Annual Rx Rebates

Estimated Annual Claim (Med & Rx)

Estimated Annual Self-Funded Cost

Notes:

Option 1	
Blue Cross/Blue Shield of Texas Blue Essentials Network	
<u>Rate</u>	<u>Annual Amount</u>
\$60.39	\$268,131.60
	\$67,710.00
Includes -\$45.14 of credits	
Zurich	
<u>Rate</u>	<u>Annual Amount</u>
\$105.66	\$29,796.12
\$236.47	\$2,364.70
\$238.06	\$14,283.60
\$400.88	<u>\$7,616.72</u>
	\$54,061.14
	\$648,733.68
<u>Rate</u>	<u>Annual Amount</u>
\$2.92	<u>\$1,083.32</u>
	\$12,999.84
Blue Cross/Blue Shield (Prime Therapeutics)	
<u>Rate</u>	<u>Annual Amount</u>
\$2.39	\$10,640.28
\$0.45	<u>\$2,804.40</u>
	\$13,444.68
	\$2,750,000
	\$3,492,888.20

\$2.39 PEPM Admin. Fee, not per transaction

RECOMMENDED

Option 2	
United Healthcare Choice Plus	
<u>Rate</u>	<u>Annual Amount</u>
\$53.50	\$237,540.00
	\$112,540.00
Includes -\$125,000 credit	
Zurich	
<u>Rate</u>	<u>Annual Amount</u>
\$105.66	\$29,796.12
\$236.47	\$2,364.70
\$238.06	\$14,283.60
\$400.88	<u>\$7,616.72</u>
	\$54,061.14
	\$648,733.68
<u>Rate</u>	<u>Annual Amount</u>
\$2.92	<u>\$1,083.32</u>
	\$12,999.84
Serve You Rx	
<u>Rate</u>	<u>Annual Amount</u>
\$10.50	\$46,746.00
\$0.50	<u>\$3,116.00</u>
	\$49,862.00
Rx Rebates	\$276,000
	\$2,750,000
	\$3,298,135.52

\$10.50 PEPM Admin. Fee, not per transaction

QUESTIONS????



Standardized Agenda Request Form

Date of Meeting: July 1, 2025		Agenda Item No. (to be assigned by CSO): 2025-800	
From: ROBERT LOPEZ			
Subject: Discussion and consideration to enter into a Memorandum of Understanding between Flock Safety and the City of Weslaco Police Department to access Flock's technology platform in order to view and search for still images and associated information captured by Flock's devices for law enforcement purposes. (Staffed by Police Department.)			
Background: FLOCK LPS systems, produced by Flock Safety, are advanced license plate recognition systems used by law enforcement and municipalities to enhance public safety. These systems use fixed or mobile cameras to capture vehicle license plates and vehicle characteristics in real-time. The data collected is securely stored and can be used to search for suspect vehicles, identify stolen cars, or support investigations.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA ROBERT LOPEZ Xavier Salinas		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Recommend Approval			
Attachments, if any: TX - Weslaco PD - MOU - Flock LPRs			
Responsibilities upon Approval:			



MEMORANDUM OF UNDERSTANDING

This Data Sharing Memorandum of Understanding (hereinafter “**MOU**”) is entered into by and between Flock Group, Inc., d/b/a “Flock Safety”, with a place of business at 1170 Howell Mill Road NW Suite 210, Atlanta, GA 30318 (“**Flock**”) and Weslaco PD with a place of business at 901 North Airport Drive, Weslaco, Texas 78599 (“**Customer**”) (each a “**Party**”, and together, the “**Parties**”).

Whereas, Customer desires to access Flock’s technology platform and FlockOS® (together, the “**Flock Services**”) in order to view and search still images and associated information (e.g., metadata, geo-location of devices, time stamp, and vehicle description) captured by Flock’s devices (“**Captured Data**”) for the Purpose (defined below).

Whereas, Flock desires to share Captured Data with Customer in accordance with the applicable retention requirements, pursuant to the following terms and conditions:

1. Definitions.

1.1. “**Authorized User**” means employees, agents, or officers of Customer accessing or using the Flock Services for the Purpose.

1.2. “**Flock IP**” means the Flock Services, Flock’s proprietary software, hardware, and any intellectual property or proprietary information therein or otherwise provided to Customer and/or its Authorized Users.

1.3. “**FlockOS® Essentials Tier**” means access to Flock’s cloud-based public safety platform, which includes real-time hotlist alerts and search vehicle evidence from a nationwide network of license plate reader cameras. FlockOS® Essentials Tier includes access to Flock’s national law enforcement network of devices.

1.4. “**FlockOS® Community Tier**” means access to Flock’s cloud-based public safety platform, which includes limited access to community devices, such as Home Owner Associations, businesses, law enforcement, and school safety customers, within the local city or county they serve. FlockOS® Community Tier does not include national access to Flock’s law enforcement network of devices.

2. Purpose. Customer shall use Flock Services solely for the awareness, prevention, and prosecution of crime, bona fide investigations and evidence gathering by law enforcement to the extent permitted by law (“**Purpose**”).

3. Term. This MOU will commence upon execution by both Parties and shall continue until terminated by either Party pursuant to Section 12 (“**Termination for Convenience**”).

4. Trial Period. For the first ninety (90) days of the Term (“**Trial Period**”), Customer will have complimentary access to FlockOS® Essentials Tier. After the Trial Period, Customer will be



automatically downgraded to FlockOS[®] Community Tier unless the Parties mutually execute a paid subscription agreement.

5. Access Rights to Flock Services. Flock grants to Customer a non-exclusive, non-transferable, revocable right to access the features and functions of the Flock Services during the Term, solely for use by Authorized Users. Customer shall undertake reasonable efforts to make all Authorized Users aware of the provisions of this MOU and shall cause Authorized Users to comply with such provisions. Customer shall be responsible for all acts and omissions of Authorized Users.

6. Restrictions on Use. Customer will not permit any Authorized Users or any third party to: (i) copy or duplicate any of the Flock Services; (ii) decompile, disassemble, reverse engineer or otherwise attempt to obtain or perceive the source code from which any software component of any of the Flock Services is compiled or interpreted; (iii) modify, alter, or tamper with any of the Flock Services, or create any derivative product from any of the foregoing; (iv) interfere or attempt to interfere in any manner with the functionality or proper working of any of the Flock Services; (v) remove, obscure, or alter any notice of any intellectual property or proprietary right appearing on or contained within any of the Flock Services; or (vi) assign, sublicense, sell, resell, lease, rent or otherwise transfer or convey, or pledge as security or otherwise encumber, Customer's rights. Customer may only access Captured Data and Flock Services to perform the Purpose, as described in Section 2. Parties shall comply with all applicable local, state and federal laws, regulations, policies and ordinances.

7. Service Interruption. Flock Services may be interrupted in the event that: (a) Flock's provision of Flock Services to Customer or any Authorized User is prohibited by applicable law; (b) any third-party services required for Flock Services are interrupted; (c) if Flock reasonably believe Flock Services are being used for malicious, unlawful, or otherwise unauthorized use; (d) there is a threat or attack on any of the Flock IP by a third party; or (e) scheduled or emergency maintenance ("Service Interruption"). Flock will make commercially reasonable efforts to provide written notice of any Service Interruption to Customer, to provide updates, and to resume providing access to Flock Services as soon as reasonably possible after the event giving rise to the Service Interruption is cured. Flock will have no liability for any damage, liabilities, losses (including any loss of data or profits), or any other consequences that Customer or any Authorized User may incur as a result of a Service Interruption.

8. Service Suspension. Flock may temporarily suspend Customer's and any Authorized User's access to any portion or all of the Flock IP or Flock Services if: (a) there is a threat or attack on any of the Flock IP by Customer; (b) Customer's or any Authorized User's use of the Flock IP disrupts or poses a security risk to the Flock IP or any other customer or vendor of Flock; (c) Customer or any Authorized User uses the Flock IP for fraudulent or illegal activities; (d) Customer has violated any term of this provision, including, but not limited to, utilizing Flock Services for anything other than the Purpose; or (e) any unauthorized access to Flock Services through Customer's account.

9. Ownership. Flock retains all right, title and interest in and to the Flock Service, Flock IP, and its components or data provided by Flock to Customer. Customer further acknowledges that Flock retains the right to use the foregoing for any purpose in Flock's sole discretion. Except as



provided herein, Customer acknowledges that it neither owns nor acquires any rights, title or interest in Flock IP or Captured Data. If Customer or Authorized User provides any suggestions or other information relating to the subject matter hereunder, Customer or Authorized User hereby assigns to Flock all right, title and interest (including intellectual property rights) with respect to or resulting from any of the foregoing. There are no implied rights.

10. Warranty. Flock Services are provided “As Is”. Flock disclaims all warranties, express or implied, including, but not limited to, implied warranties of merchantability and fitness for a particular purpose as to Flock Services and Captured Data.

11. Financial Implications to Customer. No financial commitment by Customer is required to access the Flock Services or Captured Data under this MOU.

12. Termination for Convenience. Either Party may terminate this MOU for its convenience at its sole discretion by providing thirty (30) days prior written notice of termination, effective immediately after such notice. Upon termination of this MOU, Customer will immediately cease all use of Flock Services.

13. Indemnification. Each Party to this MOU shall assume the responsibility and liability for the acts and omissions of its own employees, deputies, officers, or agents, in connection with the use of Flock Services. To the extent permitted by law, Parties shall indemnify and hold harmless each other against any suits, claims, actions, complaints, or liability of any kind, which relate to the use of or reliance on Flock Services. For tort liability purposes, no participating Party shall be considered the agent of the other participating Party. Each Party to this MOU shall be liable (if at all) only for the torts of its own officers, agents, or employees. Under no circumstances shall this MOU be interpreted to create a partnership or joint venture.

14. Limitation of Liability.

14.1. Limitation on Direct Damages. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, IN NO EVENT SHALL FLOCK, ITS OFFICERS, DIRECTORS, AGENTS, EMPLOYEES OR REPRESENTATIVES BE LIABLE FOR ANY AMOUNT GREATER THAN \$100 IN UNITED STATES CURRENCY, WITHOUT REGARD TO WHETHER SUCH CLAIM IS BASED IN CONTRACT, TORT (INCLUDING NEGLIGENCE OR STRICT LIABILITY), PRODUCT LIABILITY OR OTHERWISE.

14.2. Waiver of Consequential Damages. IN NO EVENT SHALL FLOCK OR ITS LICENSORS OR SUPPLIERS BE LIABLE FOR ANY INDIRECT, SPECIAL, PUNITIVE OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOSS OF DATA OR LOSS OF PROFITS, WITHOUT REGARD TO WHETHER SUCH CLAIM IS BASED IN CONTRACT, TORT (INCLUDING NEGLIGENCE), PRODUCT LIABILITY OR OTHERWISE, EVEN IF FLOCK HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

15. Confidentiality.



15.1. Obligations. During the performance of services and Customer's use of the Flock Services under this Agreement it may be necessary for a Party to provide the other with certain information considered to be proprietary or confidential by the disclosing Party. The disclosure of such confidential information shall be subject to the following terms and conditions.

15.1.1. "**Confidential Information**" shall mean any material, data, systems, procedures and other information of or with respect to disclosing Party that is not be accessible or known to the general public, including information concerning its hardware, business plans or opportunities, business strategies, finances, employees, object code, source code, formulae, algorithms, financial data, clients, employees, software development plans, software support and third-party proprietary or other information that disclosing Party treats as confidential. The receiving Party shall not use, publish or divulge any Confidential Information of the disclosing Party except (i) in connection with receiving Party's provision of software and services pursuant to this Agreement, (ii) to receiving Party's officers, directors, employees, agents and contractors who need to know such information to enable receiving Party to provide software and services pursuant to this Agreement, or (iii) with the prior written consent of disclosing Party, provided that disclosing Party may withhold such consent in its sole discretion.

15.1.2. Each Party shall protect the other's Confidential Information with the same degree of care normally used to protect its own similar Confidential Information, but in no event less than that degree of care that a reasonably prudent business person would use to protect such information. The obligations of each Party to protect Confidential Information received from the other Party shall not apply to information that is publicly known or becomes publicly known through no act or failure to act on the part of the recipient. All provisions of this MOU concerning this section herein, shall survive any termination of this MOU.

15.2. Exclusions. Confidential Information shall not include any information that is (i) already known to the receiving Party at the time of the disclosure; (ii) publicly known at the time of the disclosure or becomes publicly known through no wrongful act or failure of the receiving Party; (iii) subsequently disclosed to the receiving Party on a non-confidential basis by a third-party not having a confidential relationship with the other Party hereto that rightfully acquired such information; or (iv) communicated to a third party by the receiving Party with the express written consent of the other party hereto. A disclosure of Confidential Information that is legally compelled to be disclosed pursuant to a subpoena, summons, order or other judicial or governmental process or the Freedom of Information Act or Public Records Request shall not be considered a breach of this MOU; provided the receiving Party provides prompt notice of any such subpoena, order, or the like to the other Party so that such Party will have the opportunity to obtain a protective order or otherwise oppose the disclosure.

16. Entire Agreement. This MOU is complete and contains the entire understanding between the Parties relating to the provision of Flock Services, the sharing of Captured Data, and

flock safety

Confidential Information by and between Flock and Customer. This MOU supersedes any and all other agreements between the Parties. This Agreement is non-assignable by either Party.

17. Severability. Nothing in this MOU is intended to conflict with or violate State or Federal laws, regulations, policies, etc. If a term or provision of this MOU is inconsistent with a law or authority, then that term or provision shall be invalid, but the remaining terms and provisions shall remain in full force and effect. If any provision of this MOU is found to be unenforceable, unlawful, or void, the provision shall be deemed severable from the MOU and shall not affect the validity of the remaining provisions.

18. Miscellaneous. All notices under this Agreement will be in writing and will be deemed to have been duly given when received, if personally delivered; when receipt is electronically confirmed, if transmitted by email; the day after it is sent, if sent for next day delivery by recognized overnight delivery service; and upon receipt, if sent by certified or registered mail, return receipt requested. All notices will be provided to the email or mailing address listed in this Agreement. This MOU shall be governed by the laws of the state in which the Customer is located, excluding its conflict of laws rules. The parties agree that the United Nations Convention for the International Sale of Goods is excluded in its entirety from this MOU.

IN WITNESS WHEREOF, Flock and the Customer have caused this MOU to be signed on the date set forth below and be effective on the last date specified below.

FLOCK GROUP, INC.

Weslaco PD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____