

1377 631

ASSIGNMENT OF INTEREST IN CONTRACTS OF SALE

STATE OF TEXAS \*

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WEBB \*

414128

THAT I, ISIDRO PENA, JR., of Webb County, Texas, hereinafter called "ASSIGNOR", for TEN AND NO/100THS (\$10.00) DOLLARS and other good and valuable consideration, paid to Assignor herein, by ROSARIO D. PENA, hereinafter called "ASSIGNEE", the receipt and sufficiency of which is hereby acknowledged, and as per Decree of Divorce dated June 18, 1987, signed by Judge Antonio A. Zardenetta, Judge of the 11th Judicial District Court of Webb County, Texas, under Cause No. 34,929, styled In The Matter of The Marriage of Rosario D. Pena and Isidro Pena, Jr., I do hereby assign, transfer, and Grant unto Assignee, all of my right, title and interest into Ten Contracts of Sale Agreements more fully described as follows:

The first contract is between Isidro Pena, Jr., as Seller, and Moises Estrada, as Purchaser, dated May 14, 1982, which is hereby referred to, and made a part of this instrument as if copied herein verbatim, and which is in reference to the following described real property situated in Webb County, Texas, to-wit:

THE SURFACE ONLY of Tract(s) or Lot(s) One (1), containing 10.162 acres of land, more or less, out of Tract No. 60 La Moca Ranch Subdivision as prepared for the Veterans Land Board by Egbert V. Smith, Licensed State Land Surveyor, being of record in Volume 2, Page 171 of the Webb County, Texas Plat Records. The Plat hereon depicting a resubdivision of Tract No. 60, 14 Ranchette type lots as surveyed on November 25, 1981 by Ernest Fletes. Said tract(s) or Lot(s) being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes; subject to any and all restrictions, easements and reservations affecting the use of the premises conveyed herein.

The second contract is between Isidro Pena, Jr., as Seller, and Casimiro Guajardo, as Purchaser, dated July 9, 1982, which is hereby referred to, and made a part of this instrument as if copied herein verbatim, and which is in reference to the following described real property situated in Webb County, Texas, to-wit:

THE SURFACE ONLY of Tract(s) or Lot(s) 2 & 3, containing 20.196 acres of land, more or less, out of Tract No. 60 La

1377 632

Moca Ranch Subdivision as prepared for the Veterans Land Board by Egbert V. Smith, Licensed State Land Surveyor, being of record in Volume 2, Page 171 of the Webb County, Texas Plat Records. The Plat hereon depicting a resubdivision of Tract No. 60, 14 Ranchette type lots as surveyed on November 25, 1981 by Ernest Fletes. Said tract(s) or Lot(s) being more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes; subject to any and all restrictions, easements and reservations affecting the use of the premises conveyed herein.

The third contract is between Isidro Pena, Jr., as Seller, and S. Mark Cummings, as Purchaser, dated February 16, 1983, which is hereby referred to, and made a part of this instrument as if copied herein verbatim, and which is in reference to the following described real property situated in Webb County, Texas, to-wit:

THE SURFACE ONLY of 10.10 acres of land, more or less, out of Tract No. 60 La Moca Ranch Subdivision as prepared for the Veterans Land Board by Egbert V. Smith Licensed State Land Surveyor being of record in Volume 2, Page 171, of the Webb County, Texas, Plat Records. This tract is more particularly described in Exhibit "C" attached hereto and made a part hereof for all purposes.

The fourth contract is between Isidro Pena, Jr., as Seller, and Mike Jacaman, Jr., as Purchaser, dated April 29, 1982, which is hereby referred to, and made a part of this instrument as if copied herein verbatim, and which is in reference to the following described real property situated in Webb County, Texas, to-wit:

THE SURFACE ONLY of Tract(s) or Lot(s) Eight (8), containing 9.2016 acres of land, more or less, out of Tract No. 60 La Moca Ranch Subdivision as prepared for the Veterans Land Board by Egbert V. Smith, Licensed State Land Surveyor, being of record in Volume 2, Page 171 of the Webb County, Texas Plat Records. The Plat hereon depicting a resubdivision of Tract No. 60, 14 Ranchette type lots as surveyed on November 25, 1981 by Ernest Fletes. Said tract(s) or Lot(s) being more particularly described in Exhibit "D" attached hereto and made a part hereof for all purposes; subject to any and all restrictions, easements and reservations affecting the use of the premises conveyed herein.

The fifth contract is between Isidro Pena, Jr., as Seller, and Mike Jacaman, as Purchaser, dated April 29, 1982, which is hereby referred to, and made a part of this instrument as if copied herein verbatim, and which is in reference to the following

described real property situated in Webb County, Texas, to-wit:

THE SURFACE ONLY of Tract(s) or Lot(s) Nine (9), containing 10.164 acres of land, more or less, out of Tract No. 60 La Moca Ranch Subdivision as prepared for the Veterans Land Board by Egbert V. Smith, Licensed State Land Surveyor, being of record in Volume 2, Page 171 of the Webb County, Texas Plat Records. The Plat hereon depicting a resubdivision of Tract No. 60, 14 Ranchette type lots as surveyed on November 25, 1981 by Ernest Fletes. Said tract(s) or Lot(s) being more particularly described in Exhibit "E" attached hereto and made a part hereof for all purposes; subject to any and all restrictions, easements and reservations affecting the use of the premises conveyed herein.

1377 633

The Sixth contract is between Isidro Pena, Jr., as Seller, and Mike Jacaman, Jr., as Purchaser, dated April 29, 1982, which is hereby referred to, and made a part of this instrument as if copied herein verbatim, and which is in reference to the following described real property situated in Webb County, Texas, to-wit:

THE SURFACE ONLY of Tract(s) or Lot(s) Ten (10), containing 10.06 acres of land, more or less, out of Tract No. 60 La Moca Ranch Subdivision as prepared for the Veterans Land Board by Egbert V. Smith, Licensed State Land Surveyor, being of record in Volume 2, Page 171 of the Webb County, Texas Plat Records. The Plat hereon depicting a resubdivision of Tract No. 60, 14 Ranchette type lots as surveyed on November 25, 1981 by Ernest Fletes. Said tract(s) or Lot(s) being more particularly described in Exhibit "F" attached hereto and made a part hereof for all purposes; subject to any and all restrictions, easements and reservations affecting the use of the premises conveyed herein.

The Seventh contract is between Isidro Pena, Jr., as Seller, and Ernesto Trevino, Jr., as Purchaser, dated May 18, 1984, which is hereby referred to, and made a part of this instrument as if copied herein verbatim, and which is in reference to the following described real property situated in Webb County, Texas, to-wit:

THE SURFACE ONLY of Tract(s) or Lot(s) Eleven (11), containing 10.07 acres of land, more or less, out of Tract No. 60 La Moca Ranch Subdivision as prepared for the Veterans Land Board by Egbert V. Smith, Licensed State Land Surveyor, being of record in Volume 2, Page 171 of the Webb County, Texas Plat Records. The Plat hereon depicting a resubdivision of Tract No. 60, 14 Ranchettes type lots as surveyed on November 25, 1981 by Ernest Fletes, Registered Public Surveyor, and said Plat being attached hereto as Exhibit G and made a part hereof for all purposes. Said tract(s) or Lot(s) being more particularly described by metes and bounds in Survey Plat prepared by Ernest Fletes, dated December 9,

1981, attached hereto as Exhibit C1 and made a part hereof for all purposes. Subject to any and all restrictions, easements and reservations affecting the use of the premises conveyed herein.

The Eighth contract is between Isidro Pena, Jr., as Seller, and Ernesto Trevino, Jr., as Purchaser, dated November 9, 1982, which is hereby referred to, and made a part of this instrument as if copied herein verbatim, and which is in reference to the following described real property situated in Webb County, Texas, to-wit:

1377 634

THE SURFACE ONLY of Tract(s) or Lot (s) Tract 12, containing 10.09 acres of land, more or less, out of Tract No. 60 La Moca Ranch Subdivision as prepared for the Veterans Land Board by Egbert V. Smith Licensed State Land surveyor being of record in Volume 2, Page 171 of the Webb County, Texas Plat Records. The Plat hereon depicting a resubdivision of Tract No. 60, 14 Ranchette type lots as surveyed on November 25, 1981, by Ernest Fletes. Said tract(s) or Lot(s) being more particularly described in Exhibit "H" attached hereto and made a part hereof for all purposes; subject to any and all restrictions, easements and reservations affecting the use of the premises conveyed herein.

The Ninth contract is between Isidro Pena, Jr., as Seller, and Jose Luis Santos and Arturo Santos as Purchasers, dated May 18, 1982, which is hereby referred to, and made a part of this instrument as if copied herein verbatim, and which is in reference to the following described real property situated in Webb County, Texas, to-wit:

THE SURFACE ONLY of Tract(s) or Lot (s) Tract 13, containing 10.09 acres of land, more or less, out of Tract No. 60 La Moca Ranch Subdivision as prepared for the Veterans Land Board by Egbert V. Smith Licensed State Land surveyor being of record in Volume 2, Page 171 of the Webb County, Texas Plat Records. The Plat hereon depicting a resubdivision of Tract No. 60, 14 Ranchette type lots as surveyed on November 25, 1981, by Ernest Fletes. Said tract(s) or Lot(s) being more particularly described in Exhibit "I" attached hereto and made a part hereof for all purposes; subject to any and all restrictions, easements and reservations affecting the use of the premises conveyed herein.

The Tenth contract is between Isidro Pena, Jr., as Seller, and Carlos Lopez as Purchaser, dated June 2, 1982, which is hereby referred to, and made a part of this instrument as if copied herein verbatim, and which is in reference to the following described real property situated in Webb County, Texas, to-wit:

THE SURFACE ONLY of Tract(s) or Lot (s) Tract 14, 1377 635 containing 10.09 acres of land, more or less, out of Tract No. 60 La Moca Ranch Subdivision as prepared for the Veterans Land Board by Egbert V. Smith Licensed State Land surveyor being of record in Volume 2, Page 171 of the Webb County, Texas Plat Records. The Plat hereon depicting a resubdivision of Tract No. 60, 14 Ranchette type lots as surveyed on November 25, 1981, by Ernest Fletes. Said tract(s) or Lot(s) being more particularly described in Exhibit "J" attached hereto and made a part hereof for all purposes; subject to any and all restrictions, easements and reservations affecting the use of the premises conveyed herein.

Assignor herein states that all obligations in said Contracts of Sale are Grantee's sole responsibility and Grantee herein agrees to perform all of the conditions and to discharge said responsibilities according to said contracts of sale.

This assignment shall be binding upon and shall inure to the benefit of the legal representatives, heirs, successors and assigns, respectively, of the Assignor and Assignees; and shall terminate and become null and void upon full and final payment of the above mentioned note.

EXECUTED this 10<sup>th</sup> day of August, 1989.

  
ISIDRO PENA, JR., Assignor

ACCEPTED BY:  
  
ROSARIO D. PENA, Assignee

THE STATE OF TEXAS \*  
COUNTY OF WEBB \*

This instrument was acknowledged before me on this 10<sup>th</sup> day

of August, 1989, by ISIDRO PENA, JR..



Silvia G. Alexander  
Notary Public in and for the State  
of Texas

1377 636

THE STATE OF TEXAS \*

COUNTY OF WEBB \*

This instrument was acknowledged before me on this 10<sup>th</sup> day  
of August, 1989 by ROSARIO D. PENA.



Silvia G. Alexander  
Notary Public in and for the State  
of Texas

INDEXED  
FILED  
AUG 30 1989  
WEBB COUNTY TEXAS  
BY \_\_\_\_\_ DEPUTY

SURVEY PLAT

THE SURFACE ONLY TO:  
FIELD NOTES TO LOT NO. 1

OF SONNY ROSE TRACTS BEING A RESUBDIVISION OF TRACT NO. 60 OF LA MOCA RANCH SUBDIVISION AS ORIGINALLY PREPARED FOR THE VETERANS LAND BOARD BY EGBERT V. SMITH, LICENSED STATE LAND SURVEYOR BEING OF RECORD IN VOLUME 2 PAGE 171 OF THE WEBB COUNTY TEXAS PLAT RECORDS. THIS TRACT BEING MORE PARTICULARLY DESCRIBED BY ITS METES AND BOUNDS AS FOLLOWS TO WIT.

1377 637

BEGINNING: AT AN IRON STAKE IN THE NORTH LINE OF LA MOCA TRACT NO. 60 MARKING THE NE CORNER OF TRACT NO. 1 OF SONNY ROSE TRACTS SUBDIVISION AND WHICH LIES AT FROM THE NW CORNER OF LA MOCA RANCH TRACT NO. 60.

THENCE ALONG THE NORTH LINE OF LA MOCA RANCH SUBDIVISION LOT NO. 60

THENCE: N 69°58'04"E 578.9 FT. TO AN IRON STAKE

THENCE: S 20°03'13"E 759.73 FT TO AN IRON STAKE

THENCE S 69°58'02"W 578.9 FT TO AN IRON STAKE

THENCE: N 20°00'11"W 273.71 FT TO AN IRON STAKE

THENCE N 20°05'13"W 485.897 FT TO PLACE OF BEGINNING.  
CONTAINING 10.162 ACRES

EXHIBIT "A"

CERTIFICATE OF ENGINEER

I hereby certify that this survey is true and correct and was prepared from an actual survey of the property made under my supervision on the ground this 9th day of December 1981.

*Ernest Fletes*  
ERNEST FLETES  
Registered Public Surveyor  
No. 403  
for State of Texas

URDIALES & FLETES

LAND SURVEYORS

Farms, Lots, Topographical Surveys and Subdivisions

2312 Guadalupe St. Phone 722-3292

SURVEY PLAT

THE SURFACE ONLY TO:

FIELD NOTES TO LOT NO. 2

OF SONNY ROSE TRACTS BEING A RESUBDIVISION OF TRACT NO. 60 OF LA MOCA RANCH SUBDIVISION AS ORIGINALLY PREPARED FOR THE VETERANS LAND BOARD BY EGBERT V. SMITH, LICENSED STATE LAND SURVEYOR BEING OF RECORD IN VOLUME 2 PAGE 171 OF THE WEBB COUNTY TEXAS PLAT RECORDS. THIS TRACT BEING MORE PARTICULARLY DESCRIBED BY ITS METES AND BOUNDS AS FOLLOWS TO WIT.

1377 638

BEGINNING: AT AN IRON STAKE IN THE NORTH LINE OF LA MOCA TRACT NO. 60 MARKING THE NE CORNER OF TRACT NO. 1 OF SONNY ROSE TRACTS SUBDIVISION AND WHICH LIES N 69° 58' 04" E 578.9 FT. FROM THE NW CORNER OF LA MOCA RANCH TRACT NO. 60.

THENCE ALONG THE NORTH LINE OF LA MOCA RANCH SUBDIVISION LOT NO. 60

THENCE: N 69° 58' 04" E 578.9 FT. TO AN IRON STAKE

THENCE: S 20° 03' 13" E 759.85 FT TO AN IRON STAKE

THENCE S 69° 58' 02" 578.9 FT TO AN IRON STAKE

THENCE: N 20° 03' 13" W 759.73 FT

TO PLACE OF BEGINNING CONTAINING 10.097 AC.

Page 1 of EXHIBIT "B"

CERTIFICATE OF ENGINEER

I hereby certify that this survey is true and correct and was prepared from an actual survey of the property made under my supervision on the ground this 9<sup>TH</sup> day of DECEMBER 1981.

*Ernest Fletes*  
ERNEST FLETES  
Registered Public Surveyor  
No. 403  
for State of Texas

URDIALES & FLETES

LAND SURVEYORS

Farms, Lots, Topographical Surveys and Subdivisions

2312 Guadalupe St.

Phone 722-3292



SURVEY PLAT

THE SURFACE ONLY TO:  
FIELD NOTES TO LOT NO. 3

OF SONNY ROSE TRACTS BEING A RESUBDIVISION OF TRACT NO. 60 OF LA MOCA RANCH SUBDIVISION AS ORIGINALLY PREPARED FOR THE VETERANS LAND BOARD BY EGBERT V. SMITH, LICENSED STATE LAND SURVEYOR BEING OF RECORD IN VOLUME 2 PAGE 171 OF THE WEBB COUNTY TEXAS PLAT RECORDS. THIS TRACT BEING MORE PARTICULARLY DESCRIBED BY ITS METES AND BOUNDS AS FOLLOWS TO WIT.

1377 639

BEGINNING: AT AN IRON STAKE IN THE NORTH LINE OF LA MOCA TRACT NO. 60 MARKING THE NE CORNER OF TRACT NO. 2 OF SONNY ROSE TRACTS SUBDIVISION AND WHICH LIES N69°58'04"E 1157.8 FT. FROM THE NW CORNER OF LA MOCA RANCH TRACT NO. 60.

THENCE ALONG THE NORTH LINE OF LA MOCA RANCH SUBDIVISION LOT NO. 60

THENCE: N 69° 58' 04" E 578.9 FT. TO AN IRON STAKE

THENCE: S 20° 03' 43" E 779.98 FT. TO AN IRON STAKE

THENCE S 69° 58' 02" W 578.9 FT. TO AN IRON STAKE

THENCE: N 120° 03' 13" W 759.85 FT TO

THENCE PLACE OF BEGINNING CONTAINING 10.099 ACRES.

Page 2 of EXHIBIT "B"

CERTIFICATE OF ENGINEER

I hereby certify that this survey is true and correct and was prepared from an actual survey of the property made under my supervision on the ground this 9th day of December 1981.

*Ernest Fletes*  
ERNEST FLETES  
Registered Public Surveyor  
No. 403  
for State of Texas

URDIALES & FLETES  
LAND SURVEYORS

Farms, Lots, Topographical Surveys and Subdivisions  
2312 Guadalupe St. Phone 722-3292

SURVEY PLAT

THE SURFACE ONLY TO:  
FIELD NOTES TO LOT NO. 4

OF SONNY ROSE TRACTS BEING A RESUBDIVISION OF TRACT NO. 60 OF LA MOCA RANCH SUBDIVISION AS ORIGINALLY PREPARED FOR THE VETERANS LAND BOARD BY EGBERT V. SMITH, LICENSED STATE LAND SURVEYOR BEING OF RECORD IN VOLUME 2 PAGE 171 OF THE WEBB COUNTY TEXAS PLAT RECORDS. THIS TRACT BEING MORE PARTICULARLY DESCRIBED BY ITS METES AND BOUNDS AS FOLLOWS TO WIT.

1377 640

BEGINNING: AT AN IRON STAKE IN THE NORTH LINE OF LA MOCA TRACT NO. 60 MARKING THE NE CORNER OF TRACT NO. 3 OF SONNY ROSE TRACTS SUBDIVISION AND WHICH LIES N 69° 58' 04" E 1736.7 FT. FROM THE NW CORNER OF LA MOCA RANCH TRACT NO. 60.

THENCE ALONG THE NORTH LINE OF LA MOCA RANCH SUBDIVISION LOT NO. 60

THENCE: N 69° 58' 04" E 312.2 FT TO A POINT

THENCE: N 69° 58' 38" E 266.7 FT TO AN IRON STAKE

THENCE S 20° 03' 13" E 760.10 FT. TO AN IRON STAKE.


THENCE: S 69° 58' 02" W 578.9 FT. TO AN IRON STAKE

THENCE N 20° 03' 13" W 759.98 FT. TO PLACE OF BEGINNING. CONTAINING 10.10 ACRES

EXHIBIT "C"

CERTIFICATE OF ENGINEER

I hereby certify that this survey is true and correct and was prepared from an actual survey of the property made under my supervision on the ground this 9<sup>TH</sup> day of DECEMBER 1981.

  
ERNEST FLETES  
Registered Public Surveyor  
No. 403  
for State of Texas

URDIALES & FLETES

LAND SURVEYORS

Farms, Lots, Topographical Surveys and Subdivisions  
2312 Guadalupe St. Phone 722-3292

SURVEY PLAT

THE SURFACE ONLY TO:  
FIELD NOTES TO LOT NO. 8

OF SONNY ROSE TRACTS, BEING A RESUBDIVISION OF TRACT NO. 60 OF LA MOCA RANCH SUBDIVISION AS ORIGINALLY PREPARED FOR THE VETERANS LAND BOARD BY EGBERT V. SMITH LICENSED STATE LAND SURVEYOR. PLAT BEING OF RECORD IN VOLUME 2 page 171 OF THE WEBB COUNTY PLAT RECORDS, THE TRACT HEREIN BEING MORE PARTICULARLY DESCRIBED BY ITS METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING: AT AN IRON STAKE ON THE WEST LINE OF U. S. Highway No. 83 WHICH LIES N 25° 53' 37" W 382.20 ft/ from the SE corner of Tract No. 60 of La Moca Ranch Subdivision.

1377 641

THENCE: S 69° 57' 53" W 1143.91 FT. TO AN IRON STAKE

THENCE: N 20° 06' 10" W 379.25 FT.

THENCE :: N 69° 58' 02" E 1007.01 FT.

THENCE: S 25° 53' 39" E 257.0 FT. Conc. Men.

THENCE: N 64° 06' 21" E 1000 FT.

THENCE S 25° 53' 39" E 135.15 FT.

TO PLACE OF BEGINNING  
CONTAINING 9.2016 ACRES  
AS SURVEYED BY ERNEST  
FLETES REGISTERED PUBLIC  
SURVEYOR NO. 403

EXHIBIT "D"

CERTIFICATE OF ENGINEER

I hereby certify that this survey is true and correct and was prepared from an actual survey of the property made under my supervision on the ground this 9<sup>TH</sup> day of DECEMBER 1981.

*Ernest Fletes*  
ERNEST FLETES  
Registered Public Surveyor  
No. 403  
for State of Texas

URDIALES & FLETES

LAND SURVEYORS

Farms, Lots, Topographical Surveys and Subdivisions

2312 Guadalupe St. Phone 722-3292

SURVEY PLAT

THE SURFACE ONLY TO:  
FIELD NOTES TO LOT NO. 9

OF SONNY ROSE TRACTS, BEING A RESUBDIVISION OF TRACT NO. 60 OF LA MOCA RANCH SUBDIVISION AS ORIGINALLY PREPARED FOR THE VETERANS LAND BOARD BY EGBERT V. SMITH LICENSED STATE LAND SURVEYOR. PLAT BEING OF RECORD IN VOLUME 2 page 171 OF THE WEBB COUNTY PLAT RECORDS, THE TRACT HEREIN BEING MORE PARTICULARLY DESCRIBED BY ITS METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING: AT AN IRON STAKE ON THE WEST LINE OF U. S. Highway No. 83

WHICH LIES AT THE SOUTH EAST corner of Tract

No. 60 of La Moca Ranch Subdivision. **1377 642**

THENCE: S 69° 57' 53" W 1191.15 FT. TO AN IRON STAKE THE SOUTHEAST CORNER OF LOT 10 SONNY ROSE TRACTS.

THENCE: N 20° 03' 13" W 379.25 FT. TO AN IRON STAKE

THENCE :: N 69° 57' 53" E 1143.91 FT TO AN IRON STAKE

THENCE :: S 25° 53' 39" E 382.20 FT. TO PLACE OF BEGINNING CONTAINING 10.164 ACRES AS SURVEYED BY ERNEST FLETES, REGISTERED PUBLIC SURVEYOR NO. 403 ON DECEMBER 9, 1981.

EXHIBIT "E"

CERTIFICATE OF ENGINEER

I hereby certify that this survey is true and correct and was prepared from an actual survey of the property made under my supervision on the ground this 9<sup>th</sup> day of December 1981.

*Ernest Fletes*  
ERNEST FLETES  
Registered Public Surveyor  
No. 403  
for State of Texas

URDIALES & FLETES

LAND SURVEYORS

Farms, Lots, Topographical Surveys and Subdivisions

2312 Guadalupe St. Phone 722-3292

SURVEY PLAT.

THE SURFACE ONLY TO:  
FIELD NOTES TO LOT NO. 10

OF SONNY ROSE TRACTS BEING A RESUBDIVISION OF TRACT NO. 60 OF LA MOCA RANCH SUBDIVISION AS ORIGINALLY PREPARED FOR THE VETERANS LAND BOARD BY EGBERT V. SMITH, LICENSED STATE LAND SURVEYOR BEING OF RECORD IN VOLUME 2 PAGE 171 OF THE WEBB COUNTY TEXAS PLAT RECORDS. THIS TRACT BEING MORE PARTICULARLY DESCRIBED BY ITS METES AND BOUNDS AS FOLLOWS TO WIT.

1377 643

BEGINNING: AT AN IRON STAKE IN THE SOUTH LINE OF LA MOCA TRACT NO. 60 MARKING THE SE CORNER OF TRACT NO. 11 OF SONNY ROSE TRACTS SUBDIVISION AND WHICH LIES N69°57'53"E 2315.5' FROM THE SW CORNER OF LA MOCA RANCH TRACT NO. 60.

THENCE ALONG THE SOUTH LINE OF LA MOCA RANCH SUBDIVISION LOT NO. 60  
THENCE: N 69°57'53"E 578.9 FT. TO AN IRON STAKE  
THENCE: N 20°03'13"W 757.34 FT. TO AN IRON STAKE  
THENCE S 69°58'02"W 578.9 FT. TO AN IRON STAKE  
THENCE: S 20°03'13"E 757.77 FT. TO PLACE OF BEGINNING CONTAINING 10.06 ACRES.

EXHIBIT "P"

CERTIFICATE OF ENGINEER

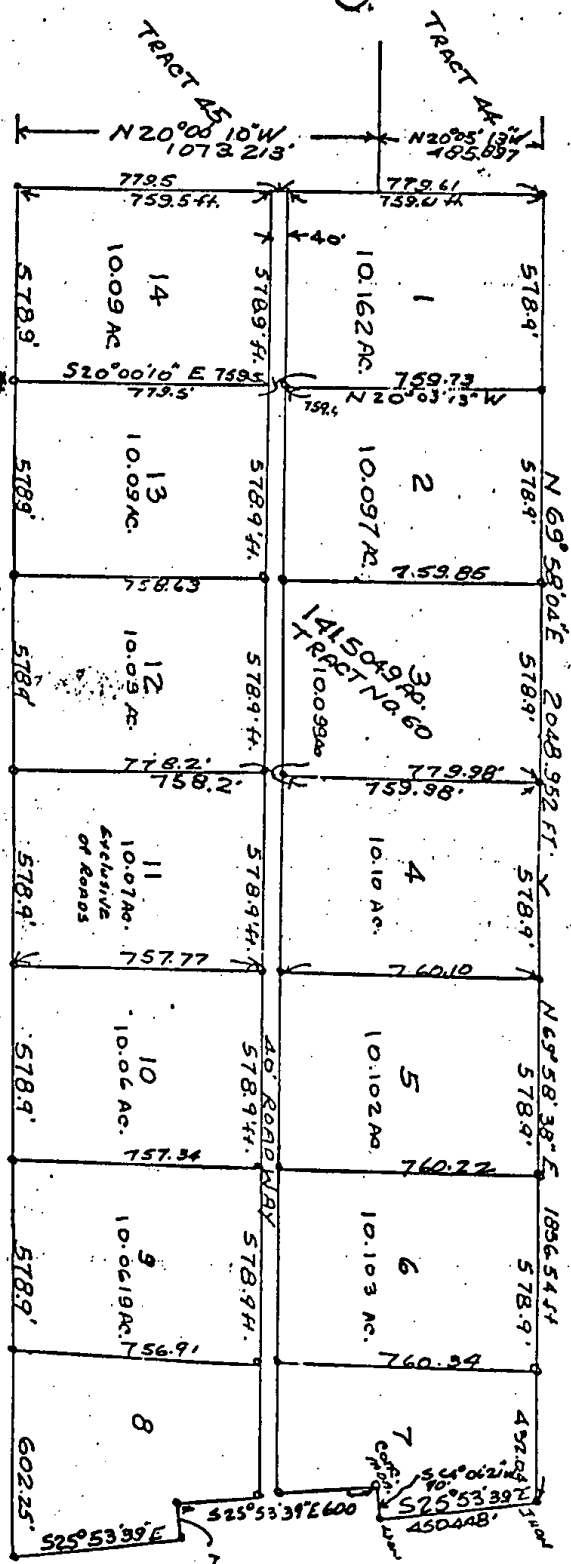
I hereby certify that this survey is true and correct and was prepared from an actual survey of the property made under my supervision on the ground this 9TH day of DECEMBER 1981.

*Ernest Fletes*  
ERNEST FLETES  
Registered Public Surveyor  
No. 403  
for State of Texas

URDIALES & FLETES  
LAND SURVEYORS  
Farms, Lots, Topographical Surveys and Subdivisions  
2312 Guadalupe St. Phone 722-3292

TR/ON  
SCALE  
1" = 400 FT

# TRACTS



1377 644

PLAT SHOWING A SUBDIVISION OF 141.5049 ACRES, KNOWN AS TRACT NO. 60 LA MCA RANCH SUBDIVISION AS PREPARED FOR THE VETERANS LAND BOARD BY EGBERT V. SMITH LICENSED STATE LAND SURVEYOR BEING OF RECORD IN VOLUME 2 PAGE 171 OF THE WEBB COUNTY, TEXAS PLAT RECORDS. THE PLAT HEREON DEPICTING A RESUBDIVISION OF LOT NO. 60 INTO 14 RANCHETTE STYLE LOTS AS SURVEYED ON OCTOBER 25TH BY ERNEST FLETCHER A REGISTERED PUBLIC SURVEYOR NO. 403 FOR THE STATE OF TEXAS. PRESENTS A SURVEY MADE BY ME ON THE GROUND AND BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY HAND AND SEAL THIS 25TH DAY OF NOVEMBER, A. D. 1981 AT LAREDO, TEXAS

*Ernest Fletcher*  
Ernest Fletcher,  
Registered Public Surveyor No. 403 for State of Texas

U.S. HIGHWAY 83

THE SURFACE ONLY TO:

FIELD NOTES TO LOT NO. 11

OF SONNY ROSE TRACTS BEING A RESUBDIVISION OF TRACT NO. 60. OF LA MOCA RANCH SUBDIVISION AS ORIGINALLY PREPARED FOR THE VETERANS LAND BOARD BY EGBERT V. SMITH, LICENSED STATE LAND SURVEYOR BEING OF RECORD IN VOLUME 2 PAGE 171 OF THE WEBB COUNTY TEXAS PLAT RECORDS. THIS TRACT BEING MORE PARTICULARLY DESCRIBED BY ITS METES AND BOUNDS AS FOLLOWS TO WIT.

1377 645

BEGINNING: AT AN IRON STAKE IN THE SOUTH LINE OF LA MOCA TRACT NO. 60 MARKING THESE CORNER OF TRACT NO. 12 OF SONNY ROSE TRACTS SUBDIVISION AND WHICH LIES N 69° 52' 55" E 1736.7 FT. FROM THE SW CORNER OF LA MOCA RANCH TRACT NO. 60.

THENCE ALONG THE SOUTH LINE OF LA MOCA RANCH SUBDIVISION LOT NO. 60

THENCE: N 69° 57' 53" E 578.9 FT. TO AN IRON STAKE

THENCE: N 20° 03' 13" W 757.77 FT. TO AN IRON STAKE

THENCE: S 69° 58' 02" W 578.9 FT. TO AN IRON STAKE

THENCE: S 20° 03' 13" E 758.2 FT. TO PLACE OF BEGINNING CONTAINING 10.07 ACRES.

Page 2 of EXHIBIT "G"

CERTIFICATE OF ENGINEER

I hereby certify that this survey is true and correct and was prepared from an actual survey of the property made under my supervision on the ground this 9<sup>TH</sup> day of DECEMBER 1981.

  
ERNEST FLETES  
Registered Public Surveyor  
No. 403  
for State of Texas

URDIALES & FLETES

LAND SURVEYORS

Farms, Lots, Topographical Surveys and Subdivisions

2312 Guadalupe St. Phone 722-3292

SURVEY PLAT

THE SURFACE ONLY TO:  
FIELD NOTES TO LOT NO. 12

OF SONNY ROSE TRACTS BEING A RESUBDIVISION OF TRACT NO. 60 OF LA MOCA RANCH SUBDIVISION AS ORIGINALLY PREPARED FOR THE VETERANS LAND BOARD BY EGBERT V. SMITH LICENSED STATE LAND SURVEYOR BEING OF RECORD IN VOLUME 2 PAGE 171 OF THE WEBB COUNTY TEXAS PLAT RECORDS. THIS TRACT BEING MORE PARTICULARLY DESCRIBED BY ITS METES AND BOUNDS AS FOLLOWS TO WIT.

1377 646

BEGINNING: AT AN IRON STAKE IN THE SOUTH LINE OF LA MOCA TRACT NO. 60 MARKING THE SE CORNER OF TRACT NO. 13 OF SONNY ROSE TRACTS SUBDIVISION AND WHICH LIES N 69° 57' 53" E 1157.8 FT. FROM THE SW CORNER OF LA MOCA RANCH TRACT NO. 60.

THENCE ALONG THE SOUTH LINE OF LA MOCA RANCH SUBDIVISION LOT NO. 60

THENCE: N 69° 57' 53" E 578.9 FT. TO AN IRON STAKE

THENCE: N 20° 03' 13" W 758.2 FT. TO IRON STAKE ON S. SIDE RD.

THENCE: S 69° 58' 02" W 578.9 FT. TO AN IRON STAKE

THENCE: S 20° 03' 13" E 758.63 FT. TO AN IRON STAKE

AT PLACE OF BEGINNING  
CONTAINING 10.09 ACRES.

EXHIBIT "B"

CERTIFICATE OF ENGINEER

I hereby certify that this survey is true and correct and was prepared from an actual survey of the property made under my supervision on the ground this 9<sup>th</sup> day of DECEMBER, 1981.

*Ernest Fletes*  
ERNEST FLETES  
Registered Public Surveyor  
No. 403  
for State of Texas

URDIALES & FLETES

LAND SURVEYORS

Farms, Lots, Topographical Surveys and Subdivisions

2312 Guadalupe St. Phone 722-3292



SURVEY PLAT

THE SURFACE ONLY TO:  
FIELD NOTES TO LOT NO. 13

OF SONNY ROSE TRACTS BEING A RESUBDIVISION OF TRACT NO. 60 OF LA MOCA RANCH SUBDIVISION AS ORIGINALLY PREPARED FOR THE VETERANS LAND BOARD BY EGBERT V. SMITH LICENSED STATE LAND SURVEYOR, PLAT BEING OF RECORD IN VOLUME & PAGE 1&1 OF THE WEBB COUNTY PLAT RECORDS, THE TRACT HEREIN BEING MORE PARTICULARLY DESCRIBED BY ITS METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING: At an iron stake in the south line of la moca ranch tract No. 1377 647 60, marking the SE corner of of Tract No. 14 OF SONNY ROSE TRACTS WHICH LIES N69°57'53"E 578.94 FROM THE SW CORNER OF LA MOCA RANCH SUBDIVISION TRACT NO. 60

THENCE: ALONG THE SOUTH LINE OF LA MOCA RANCH LOT NO. 60 N69°57'53"E 578.9 FT. TO AN IRON STAKE.

THENCE: N20°00'10"W 758.63 FT. TO AN IRON STAKE

THENCE: S69°58'02"W 578.9 FT. TO AN IRON STAKE

THENCE: S20°00'10"E 759.5 FT. TO PLACE OF BEGINNING CONTAINING 10.09 ACRES ACRES.

EXHIBIT "K"

CERTIFICATE OF ENGINEER

I hereby certify that this survey is true and correct and was prepared from an actual survey of the property made under my supervision on the ground this 9<sup>th</sup> day of December 1981.

*Ernest Fletes*  
ERNEST FLETES  
Registered Public Surveyor  
No. 403  
for State of Texas

URDIALES & FLETES  
LAND SURVEYORS  
Farms, Lots, Topographical Surveys and Subdivisions  
2312 Guadalupe St. Phone 722-3292

SURVEY PLAT

THE SURFACE ONLY TO:  
FIELD NOTES TO LOT NO. 14

OF SONNY ROSE TRACTS BEING A RESUBDIVISION OF TRACT NO. 60 OF LA MOCA RANCH SUBDIVISION AS ORIGINALLY PREPARED FOR THE VETERANS LAND BOARD BY EGBERT V. SMITH LICENSED STATE LAND SURVEYOR, PLAT BEING OF RECORD IN VOLUME 9 PAGE 161 OF THE WEBB COUNTY PLAT RECORDS, THE TRACT HEREIN BEING MORE PARTICULARLY DESCRIBED BY ITS METES AND BOUNDS AS FOLLOWS TO WIT:

1377 648

BEGINNING: At an iron stake in the south line of la moca ranch tract No. 60, marking the SW corner of of Tract No. 14 OF SONNY ROSE TRACTS WHICH LIES AT THE SW CORNER OF LA MOCA RANCH SUBDIVISION TRACT NO. 60

THENCE: ALONG THE SOUTH LINE OF LA MOCA RANCH LOT NO. 60 N 69° 57' 53" E  
578.9 FT.  
TO AN IRON STAKE.

THENCE: N 20° 00' 10" W 779.5 FT.

THENCE: S 69° 58' 02" W. 578.9 FT.

THENCE: S 20° 00' 10" E 759.5' TO PLACE OF BEGINNING CONTAINING

1.0.09 ACRES.

FILED 8-30-1989  
HENRY FLORES AT 11:25 A.M.  
COUNTY CLERK, WEBB COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

EXHIBIT "J"

CERTIFICATE OF ENGINEER

I hereby certify that this survey is true and correct and was prepared from an actual survey of the property made under my supervision on the ground this 9<sup>th</sup> day of December 1981.

*Ernest Fletes*  
ERNEST FLETES  
Registered Public Surveyor  
No. 403  
for State of Texas

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**OWNER'S AFFIDAVIT  
REGARDING PROPERTY DEVELOPMENT LIMITATIONS  
AND THE PROVISION OF WATER AND ELECTRICAL UTILITIES PURSUANT TO  
SECTION 232.029(C)(2) TEXAS LOCAL GOVERNMENT CODE**

STATE OF TEXAS §  
COUNTY OF WEBB §

AFFIDAVIT OF TSA-4D Properties, LLC c/o Daniel Gallegos (ID 10993)

**SUBJECT PROPERTY: Lot 4, containing 10.10 acres, more or less, out of unrecorded Sonny Rose Tract, a resubdivision of Tract 60, La Moca Ranch Subdivision, as further described in Vol. 4808, Pgs. 780-782, Webb County Deed Records**

Before me, the undersigned Notary Public, on this day personally appeared Daniel Gallegos and under oath deposed and said as follows:

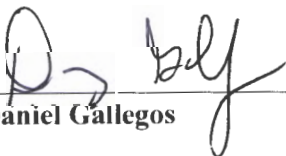
"My name is Daniel Gallegos, I am of sound mind, over the age of twenty-one years, and legally competent to make this affidavit. I have personal knowledge of the facts stated herein and state that such facts are true and correct. I own the above-referenced subject property containing a house, as further depicted on the attached sketch as Exhibit A.

In conjunction with a request for electrical service under the provisions of Section 232.029(c)(2) of the Texas Local Government Code I hereby certify of the following:

1. The above-referenced subdivided land is a "lot of record" as defined by Section 232.021(6-a), TLGC as evidenced by the attached property conveyance instrument recorded on 08/30/1989 in Vol. 1377, Pgs. 631-648, of the Webb County Deed Records and that said land has not been further subdivided.
2. Pursuant to the provisions of Section 232.029(d)(1), TLGC, I am not the property's subdivider nor the agent of the subdivider.
3. The property subject to this request is served by an On-Site Sewage Facility (OSSF) under License # WC1073 and no other sewer discharge exists on the property.
4. I understand that I must secure a development permit to construct or place any other structure on the property and may be required to accommodate additional discharges.
5. I further understand that I may not subdivide through sale or lease any portion of this property until I secure a plat or replat of the property approved by the local government with jurisdiction over the property (currently the Webb County Commissioners Court)."

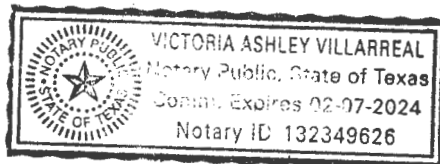
"I am making this affidavit at my own free will and without duress. I understand that these conditions are necessary for securing water utilities to my property and structures under the stipulations contained herein."

"I understand that I am making this statement and submitting this affidavit as a government record and that it is being relied upon by government agencies for the purpose of confirming that the law allows for the use and connection of the property as I have described above. I understand that making false statements in this affidavit is a crime."

  
\_\_\_\_\_  
Daniel Gallegos

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Daniel Gallegos on the 11th day of March, 2021.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS



DOC #1421633, OPR 4976 / 0533 - 0535  
Doc Type: AFFIDAVIT  
Record Date: 03/16/2021 09:22:39 AM  
Fees: \$30.00, Recorded By: RM  
Margie Ramirez Ibarra, Webb County Clerk



RHONDA M. TIFFIN  
Planning Director

DEPARTMENT OF WEBB COUNTY, TEXAS

• 1110 Washington St., Suite 302 • Laredo, TX 78040 • Phone: (956) 523-4100 • Fax: (956) 523-5008 •

License No.: WC-1073

**PRIVATE SEWAGE FACILITY  
LICENSE AND REGISTRATION**

This License is issued to permit operation of a private sewage facility on the property described below:

**Legal Description:** Sonny Rose, Tract 04 (unplatted 10.10 acres)  
294 Ranch Road 6250G  
ID# 10936

The private sewage facility installed in accordance with plans and specifications submitted in the application for this license shall be operated in compliance with the Regulations for On-Site Sewage Facilities Title 30 TAC Chapter 285, for Webb County, Texas.

Subject to the following conditions for operation of private sewage facility:


Q (waste water flow rate) limited to 180 Gallons per Day.  
In the event that Q exceeds allowed limit, this license and registration will be invalidated.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Licensee** TSA-4D Properties, LLC c/o Daniel Gallegos

**Address** 1027 Burke Dr., Laredo, TX 78045

**Telephone** (956) 740-9090

**Approved by**  #35048  
TCEQ Designated Representative

**Date** March 8th, 2021