



**COUNTY OF WEBB**  
**CERTIFICATION REGARDING THE CONNECTION OF UTILITIES**  
**Determinations required pursuant to Sections 232.029(c)(2) of the**  
**Texas Local Government Code**

Legal description of property: **An unplatted 1.0 acre tract of land, more or less, out of and part of Abstract 981, Survey 1381, also known as Tract 3, of the Sixto Zamora 376 acres as further described in Vol. 615, Pgs. 107, Webb County Deed Records; said site is further described by GPS coordinates of Lat. 28°0'9.713"N and Long.99°20'1.881"W.**

The E-911 (physical address) associated with this request is: **398 Ranch Road 7214B**

Recorded on **05/06/1980** and filed in Volume **615**, Page **107** of the Webb County Deed Records.

Requested by: **Thomas Edward Stagg, owner (ID 3834)**

**Pursuant to the provisions of Section 232.029(c)(2), Texas Local Government Code, the following determinations have been made by the Webb County Commissioners Court:**

1. The subdivided land has been determined to be a "**lot of record**" (as defined by **232.021(6-a)**, TLGC) established by a conveyance instrument from the original subdivider prior to September 1, 1989;
2. The tract of land **has not been further subdivided since September 1, 1989;**
3. The residence has adequate sewer services provided through a **permitted on-site sewage facility under License No. 1348;** and
4. No residential dwellings have been approved through this certificate.

**For authorization under this section, the Court relied on the following documents:**

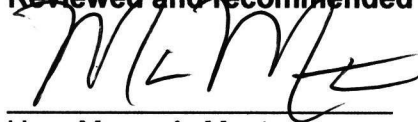
- Copy of an executed conveyance instrument evidencing that the property was conveyed by a subdivider prior to September 1, 1989. Recorded on **05/06/1980** and filed in Volume **615**, Page **107** of the Webb County Deed Records;
- Notarized affidavit from the property owner stating that the lot has not been subdivided; and
- Copy of on-site sewage facility license and registration no. **1348**.

**Subject to the above-described determinations, the following utility connection(s) are authorized:**

water       sewer       electricity       gas


**LIMITATIONS: Connection limited one (1) dwelling only**

**Reviewed and recommended for approval by:**


  
 Hon. Marco A. Montemayor  
 Webb County Attorney

  
 Rhonda M. Tiffin, CFM  
 Planning Director/Floodplain Administrator

**Approved by the Webb County Commissioners Court on this the 26<sup>th</sup> day of January, 2015.**

  
 Hon. Tang E. Tijerina  
 Webb County Judge

Attested by:

  
 Margie Ramirez Ibarra, Webb County Clerk



**Compliance & Inspection Certifications Relating to Utility Application Approvals**

Issue ID: 3834

Application for: **Electricity**

Legal Description: An unplatted 1.0 acre tract of land, more or less, out of and part of Abstract 981, Survey 1381, also known as Tract 3, of the Sixto Zamora 376 acres as further described in Vol. 615, Pgs. 107, Webb County Deed Records; said site is further described by GPS coordinates of Lat. 28°0'9.713"N and Long.99°20'1.881"W.

**Reviewer Certifications**

- Conveyances are compliant (prior, existing & subsequent).
- All Fees Paid
- ROW Acquired or  Not Required as a condition of approval
- OSSF Licensed (No. 1348):  New  PEST  Not Applicable
- OSSF Decommissioning certified by? Health Dept
- Compliance w/Floodplain Regulations: N/A
- All required affidavit(s) re grant service are executed.
- All required affidavit(s) re §232.029, LGC are executed.

By: A. Villarreal Initial: AV  
By: S. Ibarra Initial: SI  
By: \_\_\_\_\_ Initial: \_\_\_\_\_  
By: A. Villarreal Initial: AV  
By: \_\_\_\_\_ Initial: \_\_\_\_\_  
By: \_\_\_\_\_ Initial: \_\_\_\_\_  
By: \_\_\_\_\_ Initial: \_\_\_\_\_  
By: A. Villarreal Initial: AV

**Inspector Certifications**

- All Inspections and re-inspections have been performed. The attached map is an accurate depiction of the existing conditions observed in the field.  
Residential Structures = 1 Non-residential Structures = 2
- All mandated in-door plumbing observed & compliant  
Total mandated structures: \_\_\_\_\_
- OSSF Decommissioning verified or  Unable to verify
- Improvements compliant with issued Floodplain Dev. permit

By: R. Santillan Initial: RS  
By: \_\_\_\_\_ Initial: \_\_\_\_\_  
By: \_\_\_\_\_ Initial: \_\_\_\_\_  
By: \_\_\_\_\_ Initial: \_\_\_\_\_

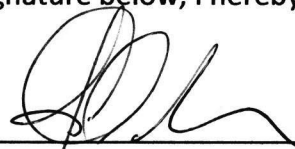
**Staff Recommendation/Determination**

Approve pursuant to: **Sec. 232.029(c)(2), LGC**  
Contingent upon owner's execution of required affidavit.

By: J. Calderon Initial: JC

**Attested:**

By my signature below, I hereby attest to the authenticity of the above certifications as shown hereon.

  
\_\_\_\_\_  
Jorge Calderon, CFM, Asst. Planning Director

  
\_\_\_\_\_  
Alicia Villarreal, Planner I

  
\_\_\_\_\_  
Sandra Ibarra, Office Manager

  
\_\_\_\_\_  
Rodolfo Santillan, GIS Technician II

**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 Thomas Edward Stagg

**SUBJECT PROPERTY: An unplatted 1.0 acre tract of land, more or less, out of and part of Abstract 981, Survey 1381, also known as Tract 3, of the Sixto Zamora 376 acres as further described in Vol. 615, Pgs. 107, Webb County Deed Records; said site is further described by GPS coordinates of Lat. 28°0'9.713"N and Long.99°20'1.881"W.**

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

"My name is Thomas Edward Stagg, 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 wood frame house, storage shed, and a barn, as further depicted on the attached sketch as Exhibit A.

In conjunction with a request for water 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 05/06/1980 in Vol. 615, Pgs. 107, 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 a licensed on-site sewage facility (OSSF) under License No. 1348 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 modify the existing OSSF license 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."

 1/20/15  
Thomas Edward Stagg

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Thomas Edward Stagg on the 20 day of January, 2015.

  
NOTARY PUBLIC, STATE OF TEXAS



Volume: 3732 Page: 247 - 249  
Doc # 1222613  
Doc Type: AFFIDAVIT  
Record Date: 1/20/2015 9:20:04 AM Record By: RR  
Fees \$34.00  
Margie Ramirez Ibarra, Webb County Clerk

License No.: 1348

CITY OF LAREDO HEALTH DEPARTMENT  
"Serving all Webb County"  
2600 Cedar - P. O. Box 2337  
Laredo, Texas 78044-2337

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: ABST-0981-SUR1381-CTH1.0 AC

The private sewage facility installed in accordance with plans and specifications submitted in the application for this license (on file in the Office of the Health Department) shall be operated in compliance with the Regulations for On-Site Private Sewerage Facilities, for Webb County, Texas.

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

Q(waste water flow rate) limited to 240 Gallons Per Day.

In the event that Q exceeds allowed limit, this license and registration will be invalidated.

\_\_\_\_\_  
\_\_\_\_\_  
Legal Description

(Licensee) STAGG THOMAS E  
(Last Name) (First Name) (Middle Name)

Address P.O. Box 450302 LAREDO TX 78045  
(Number) (Street/Road) (City/Subdivision)

956 237-1713  
(Telephone Number)

Approved by [Signature] Date 4-18-11  
Director, City of Laredo Health Department

*Lando*

**THE STATE OF TEXAS,**  
COUNTY OF WEBB

**265629**

**KNOW ALL MEN BY THESE PRESENTS:**

That I, SIXTO ZAMORA,

of the County of WEBB State of TEXAS, for and in consideration of  
the sum of \$1.00 AND OTHER VALUABLE CONSIDERATIONS  
DOLLARS,

to ME in hand paid by HECTOR ZAMORA

FILED  
MAY 6 8 41 AM '80  
HENRY FLORES, CO. CLERK  
WEBB COUNTY, TEXAS  
BY DEPUTY

VOL 615 PAGE 107

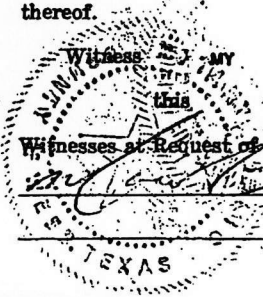
have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said  
HECTOR ZAMORA  
of the County of WEBB, State of TEXAS, all that certain

ACERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS BEING 1.0 ACRE OUT OF THE SIXTO ZAMORA  
376.0 AC. TRACT AS DESCRIBED IN THE COUNTY DEED RECORDS OF WEBB COUNTY, TEXAS IN VOL.  
401, PAGES 421 & 429 AND BEING OUT OF SURVEY NO. 1381, ABSTRACT 981, C & M R R, ORIGINAL  
GRANTEE, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
FROM A CORNER OF THE SAID 376.0 ACRE TRACT, SAME BEING THE SE CORNER OF SURVEY NO. 77,  
WEBB COUNTY, TEXAS, THENCE S 55° E, 1235.0' TO THE NW CORNER OF A 2.0 ACRE TRACT KNOWN  
AS THE SIXTO ZAMORA HOMESITE, TO THE PLACE OF BEGINNING THIS SURVEY, THENCE N 37° W,  
257.97', THENCE S 82° E, 330.0', THENCE S 8° W, 182.41' TO THE NORTHERLY SIDE OF THE SAID  
2.0 ACRE TRACT, THENCE ALONG SAID NORTHERLY SIDE, N 82° W, 147.58' TO THE POINT OF  
BEGINNING, SAID DESCRIPTION BEING SHOWN ON EXHIBIT A, WHICH IS A PART OF THIS DESCRIPTION.

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 HECTOR ZAMORA, 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 HECTOR ZAMORA, HIS  
heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part  
thereof.

Witness my hand at ENCINAL, TEXAS,  
this 21ST DAY day of APRIL, A. D. 19 80.  
Witnesses of Request of Grantor:  
*[Signature]*  
SIXTO ZAMORA



ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF Webb

BEFORE ME, the undersigned authority,

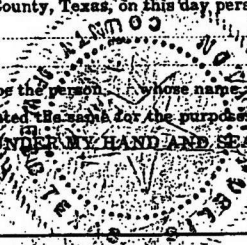
in and for said County, Texas, on this day personally appeared SIXTO ZAMORA

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 21ST day of APRIL A.D. 1980.

(L.S.)

Notary Public, WEBB County, Texas My Commission Expires



ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF

BEFORE ME, the undersigned authority,

in and for said County, Texas; 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 day of A.D. 19

(L.S.)

Notary Public, County, Texas My Commission Expires

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared

whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said

a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This day of A.D. 19

(L.S.)

Notary Public, County, Texas My Commission Expires

CLERK'S CERTIFICATE

THE STATE OF TEXAS,

COUNTY OF

I, County

Clerk of the County Court of said County, do hereby certify that the foregoing instrument of writing dated on the day of A. D. 19, with its Certificate of Authentication, was filed for record in my office on the day of A. D. 19, at o'clock M., and duly recorded this day of A. D. 19, at o'clock M., in the

Records of said County, in Volume, on pages

WITNESS MY HAND AND SEAL OF THE COUNTY COURT of said County, at office in

, the day and year last above written.

County Clerk, County, Texas:

By, Deputy.

JIM WALTER HOMES, INC. P. O. BOX 22601 TAMPA, FLORIDA 33622

265629

WARRANTY DEED FROM Sixto Zamora TO Hector Zamora

FILED FOR RECORD MAY 6 1980 HENRY FLORES CO. CLERK WEBB COUNTY, TEXAS DEPUTY

RECORDED Book 265 Page 4

Recording Fee \$ This instrument should be filed immediately with the County Clerk for record.

JIM WALTER HOMES, INC. P. O. BOX 22601 TAMPA, FLORIDA 33622

WOL 615 PAGE 108



**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.**

**CORRECTION, STIPULATION AND NON-EXCLUSIVE ROADWAY EASEMENT**

STATE OF TEXAS                   §  
  §  
COUNTY OF WEBB               §

WHEREAS, by Partition Deed dated November 22, 1970, recorded in Volume 401, Page 421 et seq. of the County Deed Records of Webb County, Texas, certain property, including but not limited to a tract of land consisting of 376 acres, was conveyed to Sixto Zamora, which constituted his sole and separate property (said 376 acres are referred to herein as the "376 Acre Tract"); and

WHEREAS, Sixto Zamora conveyed by Warranty Deed a tract of land which is correctly described in Exhibit "A" and depicted in Exhibit "B", both of which are attached hereto (hereinafter referred to as "said Land") to Hector Zamora on April 21, 1980, which Warranty Deed was recorded in Volume 615, Page 107 et seq. of the Deed Records of Webb County, Texas, said Land being a part of the 376 Acre Tract described above; however the property was incorrectly described in such instrument; and

WHEREAS, following mesne conveyances, Thomas Edward Stagg (referred to herein as "Stagg") of P.O. Box 280, Encinal, Texas 78019, was the grantee of the surface only of said Land in a certain Warranty Gift Deed from Roland I. Bailey as grantor, dated October 13, 2010, recorded in Volume 3003, Page 247, et seq., of the Deed Records, Webb County, Texas, which Warranty Gift Deed incorrectly described the said Land; and

WHEREAS, the description of the said Land was incorrect in such instrument dated April 21, 1980, and it appears that subsequent conveyances and instruments referencing said Land were also incorrect; and

WHEREAS, by various intestate successions, Sixto Zamora, Jr. of 2006 Pheasant Dr., Harlingen, Texas 78550, Celia Crowder of 1661 Zamora Rd., P.O. Box 26, Encinal, Texas 78019, Maria Elena Zavala of 146 Nedrub Dr., San Antonio, Texas 78223, Roberto Zamora of 119 CR 6719, P.O. Box 192, Natalia, Texas 78059-0192, Hector Zamora of 4829 A Patio Lane, Laredo, Texas 78041, Jose Ernesto Zamora of P.O. Box 70, Encinal, Texas 78019, Yolanda Zamora Reed of 311 W. Retta St., De Leon Springs, Florida 32130-3080, Clarissa Z. Rodriguez of 9605 W. US Hwy 90, #366, San Antonio, Texas 78245, Eduardo H. Zamora, Jr. of 1515 N. Main Ave., Apt. 2464, San Antonio, TX 78212-4575, Jaime Zamora of 1515 N. Main Ave., Apt. 2464, San Antonio, TX 78212-4575, Sylvia V. Zamora-Wright of 737 Meriwether Rd., Clarksville, Tennessee 37040, and the children of Raul Zamora, deceased, namely, Luis Zamora of 212 Morrell, Kyle, Texas 78640-8818, Carlos Zamora of 315 N. Hansbarger St., Everman, Texas

76140, Alberto Zamora of 1107 South 8<sup>th</sup> Street, Austin, Texas 78704, Cecilia Zamora of 3728 Minot Ave., Fort Worth, Texas 76133 and Andres Zamora, of 1045 Mission St., #313, San Francisco, California 94103, (referred to herein as the "Sixto Zamora Successors") succeeded, in varying proportions, to any and all right, title and interest of Sixto Zamora and his wife, Amalia Zamora in the said Land; and

WHEREAS, the Sixto Zamora Successors and Stagg agree that: (i) Stagg is not now occupying and has never occupied the surface of the property that was incorrectly described as said Land, and instead has only ever occupied or claimed the surface of the said Land, being the one (1) acre tract described in Exhibit "A" (the surface being referred to herein as the "Stagg Acre"), and has not occupied or claimed anything else out of the 376 Acre Tract; (ii) the property description of said Land was incorrect in the instrument dated April 21, 1980, referred to above, and has been incorrect in subsequent conveyances; (iii) the description of the said Land should have described the one (1) acre tract described in Exhibit "A"; and (iv) neither Stagg nor his successors or assigns have any right, title or interest in or to the property that was actually, albeit incorrectly, described as said Land in the April 21, 1980 instrument and the said subsequent conveyances, or any other property in the 376 Acre Tract other than as set forth herein; and

WHEREAS, the Sixto Zamora Successors and Stagg desire to correct the description of the said Land herein, and to include a certain non-exclusive roadway easement for access to the said Land.

NOW THEREFORE, the Sixto Zamora Successors and Stagg and his spouse, Mary Lou Stagg, joining pro forma for the sole purpose of acknowledging consent to and agreement with the terms herein, have STIPULATED, ACKNOWLEDGED and AGREED, and do hereby STIPULATE, ACKNOWLEDGE and AGREE, to the foregoing and the following:

1. Stagg is the owner of, as his sole and separate estate, the surface estate only of the said Land, which is the tract that is referred to herein as the "Stagg Acre", SUBJECT TO any and all reservations, mineral and royalty interests, easements, right-of-ways, restrictions, covenants, conditions, hunting leases, and other leases, including but not limited to oil and gas leases, that are valid and either of record or apparent on the ground and to all zoning laws, regulations, and ordinances, of municipal and/or other governmental authorities, if any, relating to the said Land, and any and all applicable indebtedness, including any tax liability which may cover the said Land.

2. The Sixto Zamora Successors do hereby GRANT, SELL and CONVEY unto Stagg, as his sole and separate property, and Stagg's successors and assigns, a non-exclusive roadway easement for use by Stagg, and Stagg's employees, contractors, agents, invitees, guests, successors and assigns, for ingress and egress for the purpose described herein, over and across a roadway within a tract consisting of 2.7692 acres out of Survey 1381, Abstract 981, C. and M. R.R. Original Grantee, located in Webb County, Texas, more particularly described by metes and bounds in Exhibit "C", which is attached hereto, and depicted on a plat attached hereto as Exhibit "D", both of which are attached hereto but limited to the following area within such tract: beginning from the point at the westernmost end of such 2.7692 acre tract, following eastward on such tract, and ending at the point where such tract stops bordering the Stagg Acre (hereinafter referred to as the "Stagg Guadalupe Road Easement"). The Stagg Guadalupe Road Easement being conveyed is for the sole purpose of



accessing only the Stagg Acre and it does not continue beyond the Stagg Acre. Further, this non-exclusive roadway easement is SUBJECT TO the following terms, conditions and provisions:

a. The non-exclusive roadway easement granted herein shall be perpetual and shall run with the Stagg Acre described above, and is SUBJECT TO any and all reservations, mineral and royalty interests, easements, right-of-ways, restrictions, covenants, conditions, hunting leases, and other leases, including but not limited to oil and gas leases, that are valid and either of record or apparent on the ground and to all zoning laws, regulations, and ordinances, of municipal and/or other governmental authorities, if any, relating to the said Land.

b. Stagg and Stagg's successors, assigns, employees, contractors, agents, invitees, and guests entering or leaving the Stagg Guadalupe Road Easement shall keep any and all gates on and along the Stagg Guadalupe Road Easement securely closed except immediately before and immediately after each such separate use.

c. The Sixto Zamora Successors shall each have the right, but not the obligation, to erect any improvements or other facilities upon the Stagg Guadalupe Road Easement, including, but not limited to, fences, cattle guards, and speed bumps. Neither the Sixto Zamora Successors nor Stagg shall have the right to erect any improvements or other facilities upon the Stagg Guadalupe Road Easement which precludes the flow of traffic over and across the Stagg Guadalupe Road Easement. However, Stagg and Stagg's successors and assigns shall reasonably repair any damage caused by Stagg or Stagg's successors, assigns, employees, contractors, agents, invitees, and guests, to the Stagg Guadalupe Road Easement and any fences, cattle guards and speed bumps on and along the Stagg Guadalupe Road Easement.

3. Stagg has confirmed and does hereby confirm that he does not own any right, title or interest in or to the 376 Acre Tract, SAVE and EXCEPT the Stagg Acre (which is surface only) and the Stagg Guadalupe Road Easement provided herein.

4. Venue for all matters pertaining to this Correction Stipulation and Non-Exclusive Roadway Easement and the matters contained herein shall be exclusively in Webb County, Texas, and all terms hereof are subject to the laws of the State of Texas, which shall be controlling.

5. This Correction, Stipulation and Non-Exclusive Roadway Easement shall bind and inure to the benefit of the respective parties hereto, their personal representatives, successors and assigns.

6. Further, the Sixto Zamora Successors, each for themselves, RESERVE, in accordance with their respective interests, all of their right, title and interest in and to the 376 Acre Tract, which includes the 2.7692 acre tract described above, and not expressly conveyed herein, which reservation includes but is not limited to the oil, gas and other minerals.

7. This instrument may be executed in multiple counterparts, and the signature and acknowledgments pages of each may be put together with one counterpart to constitute one instrument.

IN WITNESS WHEREOF this instrument is executed this the 15th day of September 2014.

"Grantor"

Celia Crowder  
Celia Crowder

Hector Zamora  
Hector Zamora

Roberto Zamora  
Roberto Zamora

María Elena Zavala  
María Elena Zavala


Sixto Zamora Jr  
Sixto Zamora, Jr.

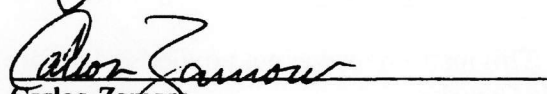
Yolanda Zamora Reed  
Yolanda Zamora Reed

Jose Ernesto Zamora  
Jose Ernesto Zamora

Cecilia Zamora  
Cecilia Zamora

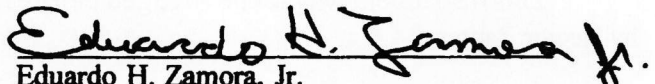
Luis Zamora  
Luis Zamora

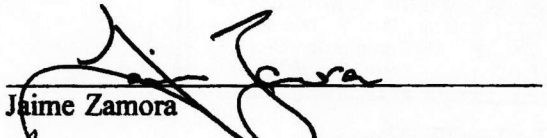
  
Alberto Zamora

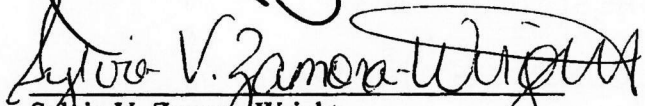
  
Carlos Zamora

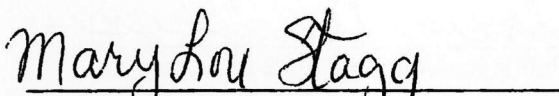
  
Andres Zamora

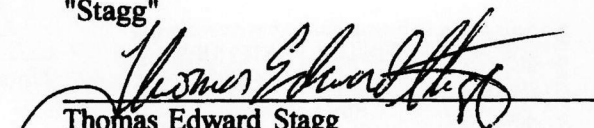
  
Clarissa Z. Rodriguez

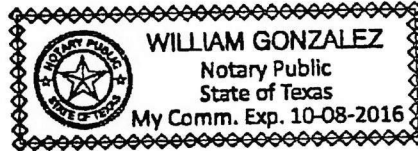
  
Eduardo H. Zamora, Jr.

  
Jaime Zamora

  
Sylvia V. Zamora-Wright

  
Mary Lou Stagg, Pro Forma

"Stagg"  
  
Thomas Edward Stagg



THE STATE OF TEXAS

COUNTY OF Bexar

§  
§  
§

This instrument was acknowledged before me on the 15<sup>th</sup> day of September, 2014,  
by Celia Crowder.

William Gonzalez  
Notary Public in and for the State of Texas

THE STATE OF TEXAS

COUNTY OF Webb

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§

This instrument was acknowledged before me on the 24 day of September, 2014,  
by Hector Zamora.



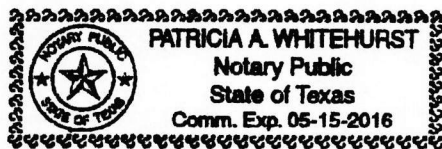
Hector Zamora  
Notary Public in and for the State of Texas

THE STATE OF TEXAS

COUNTY OF ATASCOSA

§  
§  
§

This instrument was acknowledged before me on the 19 day of Sept 2014, by  
Roberto Zamora.



Patricia Whitehurst  
Notary Public in and for the State of Texas

THE STATE OF TEXAS

COUNTY OF Bexar

§  
§  
§

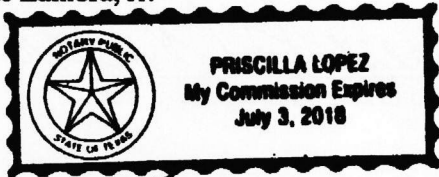
This instrument was acknowledged before me on the 17 day of September, 2014,  
by Maria Elena Zavala.



Therese Ann Conklin  
Notary Public in and for the State of Texas

THE STATE OF TEXAS §  
COUNTY OF Cameron §  
§

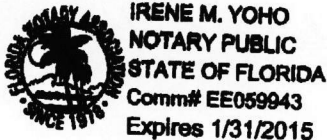
This instrument was acknowledged before me on the 23<sup>rd</sup> day of September 2014, by Six.to Zamora, Jr.



Priscilla Lopez  
Notary Public in and for the State of Texas

THE STATE OF Florida §  
COUNTY OF Volusia §  
§

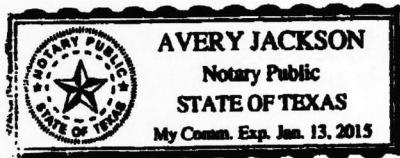
This instrument was acknowledged before me on the 1 day of October 2014, by Yolanda Zamora Reed.



Irene M. Yoho  
Notary Public in and for the State of Texas  
Florida

THE STATE OF TEXAS §  
COUNTY OF Webb §  
§

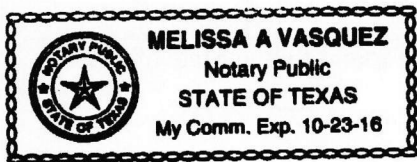
This instrument was acknowledged before me on the 2<sup>nd</sup> day of September 2014, by Jose Ernesto Zamora.



Avery Jackson  
Notary Public in and for the State of Texas

THE STATE OF TEXAS §  
COUNTY OF Tarrant §  
§

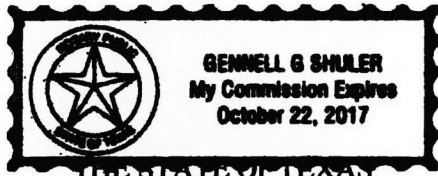
This instrument was acknowledged before me on the 27 day of September 2014, by Cecilia Zamora.



Melissa Vasquez  
Notary Public in and for the State of Texas

THE STATE OF TEXAS §  
COUNTY OF Travis §  
§

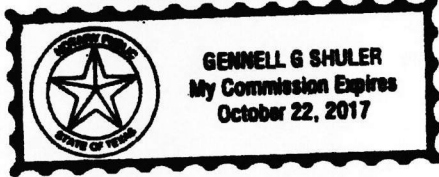
This instrument was acknowledged before me on the 26 day of September 2014, by Luis Zamora.



Gennell G. Shuler  
Notary Public in and for the State of Texas

THE STATE OF TEXAS §  
COUNTY OF Travis §  
§

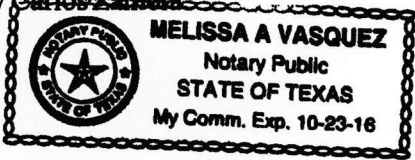
This instrument was acknowledged before me on the 26 day of September 2014, by Alberto Zamora.



Gennell G. Shuler  
Notary Public in and for the State of Texas

THE STATE OF TEXAS §  
COUNTY OF Tarrant §  
§

This instrument was acknowledged before me on the 21 day of September, 2014, by ~~Carlos Zamora~~



Melissa Vasquez  
Notary Public in and for the State of Texas

THE STATE OF California §  
COUNTY OF San Francisco §  
§

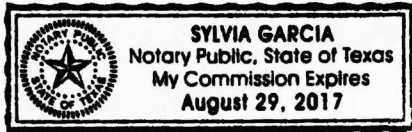
This instrument was acknowledged before me on the 6<sup>th</sup> day of October 2014, by Andres Zamora.




[Signature]  
Notary Public in and for the State of ~~Texas~~ California

THE STATE OF TEXAS §  
§  
COUNTY OF Bexar §

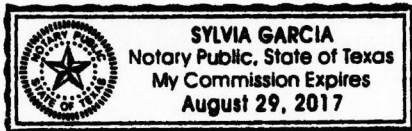
This instrument was acknowledged before me on the 16 day of September 2014, by  
Clarissa Z. Rodriguez.




  
Notary Public in and for the State of Texas

THE STATE OF TEXAS §  
§  
COUNTY OF Bexar §

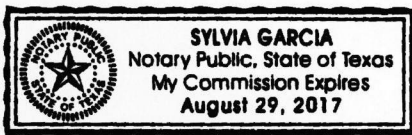
This instrument was acknowledged before me on the 16 day of September 2014, by  
Eduardo H. Zamora, Jr.




  
Notary Public in and for the State of Texas

THE STATE OF TEXAS §  
§  
COUNTY OF Bexar §

This instrument was acknowledged before me on the 16 day of September, 2014,  
by Jaime Zamora.

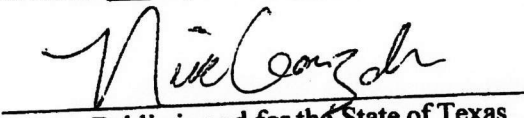


  
Notary Public in and for the State of Texas

THE STATE OF Kentucky §  
§  
COUNTY OF Christian §

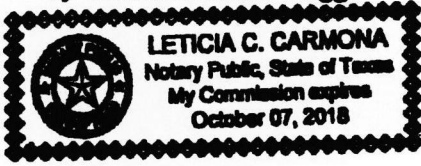
This instrument was acknowledged before me on the 3<sup>rd</sup> day of October 2014, by  
Zamora-Wright.



  
Notary Public in and for the State of Texas

THE STATE OF TEXAS                   §  
  §  
COUNTY OF Dimmit               §

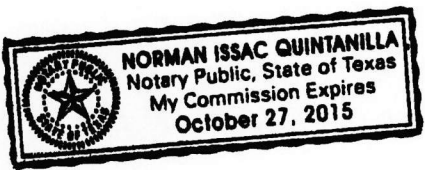
This instrument was acknowledged before me on the 29<sup>th</sup> day of October, 2014,  
by Thomas Edward Stagg.



Leticia C. Carmona  
Notary Public in and for the State of Texas

THE STATE OF TEXAS                   §  
  §  
COUNTY OF Webb                 §

This instrument was acknowledged before me on the 30 day of October 2014, by  
Mary Lou Stagg.



N  
Notary Public in and for the State of Texas



EXHIBIT "A"

January 14, 2014

STATE OF TEXAS\*  
COUNTY OF WEBB\*  
TRACT 3  
1.0 ACRE

FIELD NOTES DESCRIBING A 1.0 ACRE TRACT, RECORDED IN VOLUME 3003, PAGES 247-249, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN SURVEY 1381 (A-981), C. & M. R.R., ORIGINAL GRANTEE, HEREIN REFERRED TO AS TRACT 3, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a found 1/2 inch iron rod, being the northeasterly corner of Guadalupe Road, 2.42 acres, recorded in Volume 2547, Pages 792-808, Official Public Records of Webb County, Texas, and the northwesterly corner of a 162.94 acre remainder out of a tract called to contain 376 acres, recorded in Volume 401, Pages 421-429, Deed Records of Webb County, Texas, situated on a southerly line of a tract called to contain 23.31 acres, recorded in Volume 561, Pages 258-261, Official Public Records of Webb County, Texas.

Thence, S74°37'36"E, a distance of 572.38 feet, to a set 1/2 inch iron rod, being an interior corner of said 162.94 acre remainder, for the POINT OF BEGINNING of this 1.0 acre tract, and the northwesterly corner hereof;

Thence, N89°22'26"E, along the fence line occupied as the common boundary between said 162.94 acre remainder and the northerly line of herein described Tract 3, a distance of 330.00 feet, to a fence post being the southwesterly corner of a tract called to contain 45.27 acres, recorded in Volume 544, Pages 477-478, Official Public Records of Webb County, Texas, the northwesterly corner of a tract containing 1.0 acre, recorded in Volume 1600, Pages 576-579, Official Public Records of Webb County, Texas, herein referred to as Tract 4, for the northeasterly corner hereof;

Thence, S00°37'34"E, along the fence line occupied as the common boundary between said Tract 4 and the easterly line of herein described Tract 3, a distance of 182.42 feet, to a fence post for the southeasterly corner hereof;

Thence, S89°22'20"W, with the southerly line of herein described Tract 3, a distance of 147.59 feet, to a found 1/2 inch iron rod for the southwesterly corner hereof;

Thence, N45°37'28"W, with the westerly line of herein described Tract 3, a distance of 257.97 feet, to said POINT OF BEGINNING, containing within these metes and bounds, 1.0 acre of land, more or less.

BASIS OF BEARINGS:  
GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 - GRID

STATE OF TEXAS  
COUNTY OF WEBB

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE FOREGOING METES AND BOUNDS DESCRIPTION TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

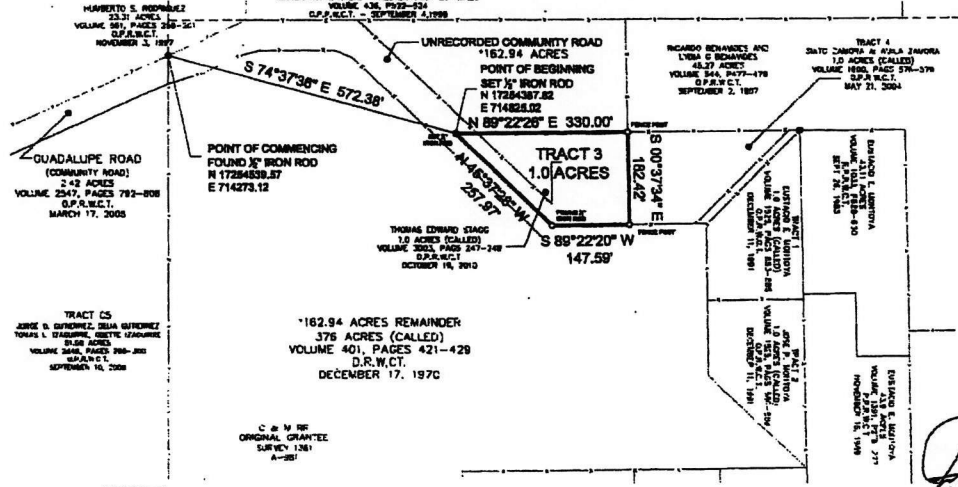
WITNESS MY HAND AND SEAL

*Robert J. Gilpin*  
1-14-14



**SURVEY**

OF  
A 1.0 ACRE  
RECORDED IN VOLUME 3008, PAGES 247-249,  
OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.  
SITUATED IN  
C. & M. R.R. ORIGINAL GRANTEE, SURVEY 1381, ABSTRACT 981,



**TRACT C5**  
JOSE B. ESPINOZA, JULIA ESPINOZA  
THOMAS L. ESPINOZA, ESTER ESPINOZA  
3.58 ACRES  
VOLUME 3008, PAGES 248-250  
D.P.R.W.C.T.  
SEPTEMBER 10, 2008

**\*162.94 ACRES REMAINDER**  
376 ACRES (CALLED)  
VOLUME 401, PAGES 421-429  
D.R.W.C.T.  
DECEMBER 17, 1970

**C. & M. R.R.**  
ORIGINAL GRANTEE  
SURVEY 1381  
A-281

**NOTICE**  
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A  
TITLE EXAMINATION REPORT AND MAY NOT SHOW ALL  
SUBSISTING EASEMENTS OR OTHER MATTERS OF RECORD.  
**BASE OF BEARINGS**  
NAD 83/2011  
TEXAS STATE PLANE 825 COORDINATE GRID

STATE OF TEXAS  
COUNTY OF WEBB  
I, ROBERT J. OLIPHANT, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, No. 3844 DO HEREBY CERTIFY THAT THE  
SURVEY SHOWN HEREON TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM  
AN ACTUAL SURVEY MADE BY THE SURVEYOR OR UNDER HIS DIRECTORSHIP AND FROM OFFICE RECORDS AVAILABLE WITHOUT THE  
BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

*Robert J. Oliphant*  
11-14-14



OLIPHANT ENGINEERING COMPANY  
1111 W. 14th Street, Suite 100  
Lubbock, Texas 79401  
TEL: 806.742.1234  
FAX: 806.742.1235



DATE	11-14-14
BY	ROBERT J. OLIPHANT
CHECKED BY	
APPROVED BY	

**TRACT 3**  
**1.0 ACRE PARCEL**  
WEBB COUNTY, TEXAS

**BOUNDARY SURVEY**  
SHEET NO. 1 OF 1

EXHIBIT "B"

## EXHIBIT "C"

January 14, 2014

STATE OF TEXAS\*  
COUNTY OF WEBB\*  
ACCESS EASEMENT  
2.7692 ACRES

FIELD NOTES DESCRIBING A 2.7692 ACRE ACCESS EASEMENT, BEING OUT OF A 162.94 ACRE REMAINDER OF A TRACT CALLED TO CONTAIN 376 ACRES, RECORDED IN VOLUME 401, PAGES 421-429, DEED RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN SURVEY 1381 (A-981), C. & M. R.R., ORIGINAL GRANTEE, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a found ½ inch iron rod, being the northeasterly corner of Guadalupe Road, 2.42 acres, recorded in Volume 2547, Pages 792-808, Official Public Records of Webb County, Texas, situated on a southerly line of a tract called to contain 23.31 acres, recorded in Volume 561, Pages 258-281, Official Public Records of Webb County, Texas, for the POINT OF BEGINNING of this 2.7692 acre parcel, being the northwesterly corner hereof;

Thence, N65°17'40"E, along the fence line occupied as the common boundary between said 23.31 Acre Tract and said 162.94 acre remainder, same being the northwesterly line of herein described access easement, a distance of 165.84 feet, to a fence post being the southeasterly corner of said 23.31 Acre Tract and the southwesterly corner of a tract called to contain 50 acres, recorded in Volume 436, Pages 522-524, Official Public Records of Webb County, Texas, for a point of deflection hereof;

Thence, N89°45'38"E, along the fence line occupied as the common boundary between said 50 Acre Tract and said 162.94 acre remainder, same being the northerly line of herein described access easement, a distance of 174.83 feet, to a set ½ inch iron rod for a point of deflection hereof;

Thence, S45°37'28"E, with the northeasterly line of herein described access easement, a distance of 317.02 feet, to a set ½ inch iron rod, being the northwesterly corner of a tract, containing 1.0 acre, recorded in Volume 3003, Pages 247-249, Official Public Records of Webb County, Texas, herein referred to as Tract 3, continuing with the same bearing, with the common boundary between said Tract 3 and said 162.94 acre remainder, same being the northeasterly line of herein described easement, a distance of 257.97 feet, for a total distance 574.99 of feet, to a found ½ inch iron rod being the southwesterly corner of said Tract 3, for a point of deflection hereof;

Thence, N89°22'20"E, with the common boundary between said Tract 3 and said 162.94 acre remainder, same being the northeasterly line of herein described easement, a distance of 147.59 feet, to a fence post, being the southeasterly corner of said Tract 3 and the southwesterly corner of a tract, containing 1.0 acre, recorded in Volume 1800, Pages 576-579, Official Public Records of Webb County, Texas, herein referred to as Tract 4, continuing with the same bearing along the fence line occupied as the common boundary between said Tract 4 and said 162.94 acre remainder, same being the northeasterly line of herein described easement, a distance of 147.59 feet, for a total distance of 295.18 feet, to a set ½ inch iron rod, being the southeasterly corner of said Tract 4 and the northwesterly corner of Tract 1, containing 1.0 acre, recorded in Volume 1525, Pages 883-885, Official Public Records of Webb County, Texas, for an exterior corner hereof;

Thence, S00°37'29"E, along the fence line occupied as the common boundary between said Tract 1 and said 162.94 acre remainder, same being the easterly line of herein described easement, a distance of 147.59 feet, to a set ½ inch iron rod being the southwesterly corner of said Tract 1 and the northwesterly corner of a Tract 2, containing 1.0 acre, recorded in Volume 1525, Pages 886-888, Official Public Records of Webb County, Texas, continuing with the same bearing, with the common boundary between said Tract 2 and said 162.94 acre remainder, same being the easterly line of herein described easement, a distance of 147.59 feet, for a total distance of 295.18 feet, to a set ½ inch iron rod, being the southwesterly corner of said Tract 2, for a point of deflection hereof;

Thence, S46°00'08"E, with the common boundary between said Tract 2 and said 162.94 acre remainder, same being the easterly line of herein described easement, a distance of 259.14 feet, to a found ½ inch iron rod being the southerly corner of said Tract 2, the northeasterly corner of a tract called to contain 20.5 acres, recorded in Volume 1489, Pages 211-213, Official Public

January 14, 2014

Records of Webb County, Texas, situated on the easterly line of a tract called to contain 43.9 acres, recorded in Volume 1391, Pages 276-277, Real Property Records of Webb County, Texas, for the most easterly corner hereof;

Thence, S89°19'47"W, along the fence line occupied as the common boundary between said 20.5 acre tract and said 162.94 acre remainder, same being the southerly line of herein described easement, a distance of 164.62 feet, to a point being the northwesterly corner of said 20.5 acre tract and the northeasterly corner of a tract called to contain 22.6 acres, recorded in Volume 1489, Pages 206-210, Official Public Records of Webb County, Texas, continuing with the same bearing, along the fence line occupied as the common boundary between said 22.5 acre tract and said 162.94 acre remainder, same being the southerly line of herein described easement, a distance of 165.0 feet, to a point being the northwesterly corner of said 22.5 acre tract and the northeasterly corner of a tract called to contain 43.0 acres, recorded in Volume 37, Pages 487-489, Official Public Records of Webb County, Texas, continuing with the same bearing, along the fence line occupied as the common boundary between said 43.0 acre tract and said 162.94 acre remainder, same being the southerly line of herein described easement, a distance of 329.73 feet, for a total distance of 659.35 feet, to a found 1/4 inch iron rod, being the northwesterly corner of said 43.0 acre tract, for the most southerly southwest corner hereof;

Thence with the westerly line of herein described easement for the following points of deflection, each marked with a set 1/4 inch iron rod:

N00°40'13"W, a distance of 50.00 feet;  
N89°19'47"E, a distance of 399.95 feet;  
N44°21'09"E, a distance of 35.37 feet;  
N00°37'29"W, a distance of 327.39 feet;  
N45°37'34"W, a distance of 35.35 feet;  
S89°22'20"W, a distance of 240.89 feet;  
N45°37'28"W, a distance of 575.19 feet;  
S89°45'38"W, a distance of 143.28 feet;

Thence, S85°19'38"W, with the westerly line of herein described easement, a distance of 178.17 feet, to a set 1/4 inch iron rod, being an exterior corner of said Guadalupe Road and the northerly corner of Tract C5, called to contain 51.00 acres, recorded in Volume 2846, Pages 290-300, Official Public Records of Webb County, Texas, situated on the easterly line of said 162.94 acre remainder for a point of deflection hereof;


Thence, N00°09'45"W, with the common between said Guadalupe Road and said 162.94 acre remainder, same being the westerly line of herein described easement, a distance of 55.10 feet, to said POINT OF BEGINNING, containing within these metes and bounds, 2.7692 acres of land, more or less.

BASIS OF BEARINGS:  
GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 - GRID

STATE OF TEXAS  
COUNTY OF WEBB

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE FOREGOING METES AND BOUNDS DESCRIPTION TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

WITNESS MY HAND AND SEAL

  
1-14-14


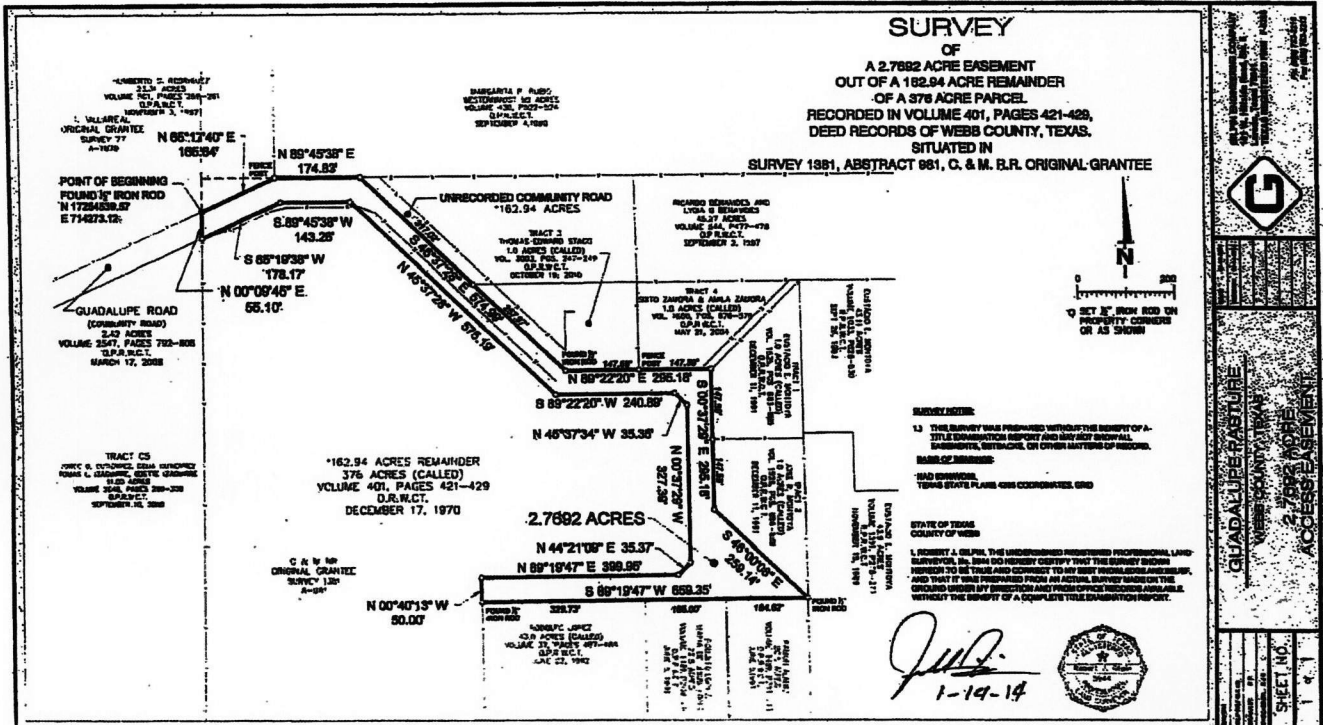
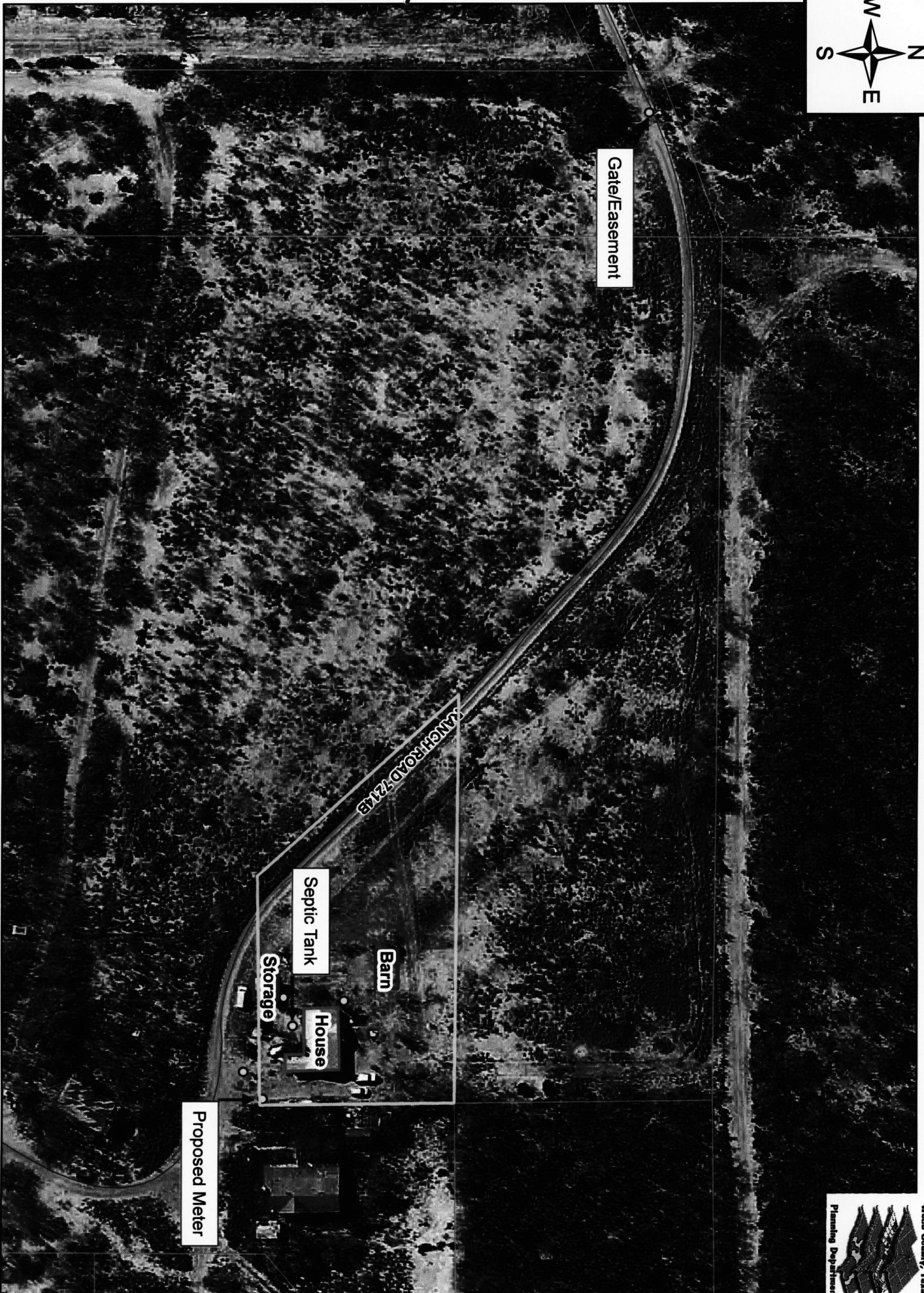


EXHIBIT "D"





Gate/Easement

RANCH ROAD 7214B

Barn

Septic Tank

House

Storage

Proposed Meter



Thomas Edward Stagg  
Abstract 981, Survey 1381  
398 Ranch Road 7214B

ID: 3834