



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4
Application No: 4-10527
B-01

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Affordable homes of South Tx
Address: 1420 Erie Ave
McAllen Tx 78501
Phone: 687-6263

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Chardo Ram</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1 1</u>	<u>6/16/11</u>

Water Supplier: N. A. W. S.

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

Account/ESI No.: NA
 Temporary Pole Permanent Service

regarding the land described as: Trenton Estates Lot 87 4315 Wednesday

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

- Yes A plat has been prepared;
- Yes A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- Yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- NO individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved, 5-19-08)
[Signature]
(verified by [Signature])

(verified by Chardo Ram);

(verified by Chardo Ram);

(verified by [Signature])

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4

Application No: 4-0527
P-01

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Affordable homes of South Tx Tx.

Address: 1420 Erie Ave McAllen Tx
78501

Phone: 687-6263

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

Lot 87 Trenton Estates 4315 Wednesday

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

Tony Fernandez - - -
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) plat

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

6-22-11
Date

[Signature]
County Official

CHARGE TO: VLTC
GF# 118005

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 7, 2009

Grantor: TRENTON ESTATES, LLC, a Texas limited liability company

Grantor's Mailing Address:

109 E. Moore Rd.
San Juan, Texas 78597
Hidalgo County

Grantee: AFFORDABLE HOMES OF SOUTH TEXAS, INC., a Texas non-profit corporation

Grantee's Mailing Address:

1420 Erie
McAllen, Texas 78502
Hidalgo County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK in the principal amount of ONE MILLION THREE HUNDRED FIFTY TWO THOUSAND TWO HUNDRED TWENTY TWO AND 00/100 DOLLARS (\$1,352,222.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to A. JABIER RODRIGUEZ, trustee.

Property (including any improvements):

All of TRENTON ESTATES, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 52, Pages 92-94, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

SAVE AND EXCEPT Lots 81 thru 85, inclusive; Lots 88 thru 92, inclusive; Lots 95 thru 99, inclusive; and Lots 102 thru 106, inclusive, previously conveyed by Trenton Estates, LLC, a Texas Limited Liability Company unto Affordable Homes of South Texas, Inc., a Texas non-profit organization, by instrument dated April 14, 2009, filed April 27, 2009 under Document Number 1992563, Official Records of Hidalgo County, Texas.

WARRANTY DEED WITH VENDOR'S LIEN
PAGE 1 OF 4

Mineral and/or royalty reservation contained in deed dated September 1, 2003, filed September 16, 2003 under Document Number 1244273, Official 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 2009.

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 when the claim is by, through, or under Grantor but not otherwise, 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.

LONE STAR NATIONAL 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. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of LONE STAR NATIONAL BANK and are transferred to LONE STAR NATIONAL BANK without recourse against Grantor.

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

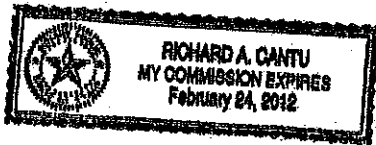
TRENTON ESTATES, LLC, a Texas limited liability

By: MIGUEL LUNA
Its: President

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on October 13, 2009, by MIGUEL LUNA, President of TRENTON ESTATES, LLC, a Texas limited liability company.



R. A. Cantu
Notary Public, State of Texas

Chapter 232 Texas LGC Application

APPLICATION NO: 4-10527 Apr. 26, 2011

COUNTY OF HIDALGO PLANNING DEPARTMENT 1304 S. 25th Ave EDINBURG TX 78539 TEL 318-2840 FAX 318-2844

T6838-00-000-0087-00

[1] OWNER: AFFORDABLE HOMES 1420 ERIE AVE MCALLEN TX, 78501 Telephone No. 687-6263

[7] LEGAL DESC./NAME OF SUBDIVISION TRENTON ESTATES LOT 87

LOCATION: 0 WEDNSDAY ST

[2] CONTRACTOR: SELF

[8] SEWAGE:

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE 01- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$52,000

[5] SIZE OF STRUCTURE: 1,575 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: RESIDENTIAL B-01

Special Conditions: No construction allowed over any easements. MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS FRONT 20' CORNERSIDE 10' SIDE 6' REAR 20' 18" TOP OF ROAD

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: Pct: 0

Community No.:

Certification of Elevation Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions. B. No more than one single family residence per lot. C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot. D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit. E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Prepared by Date

Approved by Date

Signature of Owner or Applicant Date

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 2 3 4

Raul E. Sesin, P.E., CFM
Planning Administrator

Application No: 2-1165

D-25

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Rodrigo Orta

Address: 1301 Coy Drive
Alamo TX, 78516

Phone: 956-533-5767

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>OKSbedm/250008</u> <u>Carolemanhour</u> Authorized Signature <u>6-21-11 exist</u>
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>1 / 1</u>

Water Supplier: North Alamo Water Svc.

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

Account/ESI No.: DIA
 Temporary Pole Permanent Service

regarding the land described as:

Hacienda San Valentin #2 Lot 19 Coy Drive.

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 6-20-05);
(verified by [Signature])

(verified by Agnete);

(verified by Antons);
(verified by [Signature])

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 2 3 4

Raul E. Sesin, P.E., CFM
Planning Administrator

Application No:

2-1165
D-25

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Rodrigo Orta

Address: 1301 Coy Drive

Alamo TX, 78516

Phone: 956-533-5667

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

Hacienda San Valentin #2 L19

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

Rodrigo Orta
Requesting Party (Signature)

6/21/11
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) pmr

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

6-22-11
Date

Forcastillo
County Official

COPY

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed with Vendor's Lien

Date: April 22, 2009

Grantor: CUATRO MESQUITES, LTD., A Texas Limited Partnership

Grantor's Mailing Address:

CUATRO MESQUITES, LTD.
1405 Shay Lane
Edinburg, Texas 78539
Hidalgo County

Grantee: RODRIGO ORTA and wife, MARIA MACARENA ORTA

Grantee's Mailing Address: 1006 Short Rd.
San Juan, Hidalgo County, Texas 78589

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-FOUR THOUSAND AND NO/100 DOLLARS (\$34,000.00). 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 CIRO OCHOA, JR., Trustee.

Property (including any improvements):

All of Lot 19, HACIENDA VALENTIN SUBDIVISION NO. 2, Hidalgo County, Texas, according to the map recorded in Volume 48, Page 41-43, 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:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Exceptions to Conveyance and Warranty: To the extent they validly exist:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of the Property lying within canal rights of way claimed in fee by Hidalgo County Texas; and taxes for 2009, which Grantee assumes and agrees to pay, but not subsequent assessments for that and

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 when the claim is by, through, or under Grantor but not otherwise, 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.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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

CUATRO MESQUITES, LTD.,
A Texas Limited Partnership

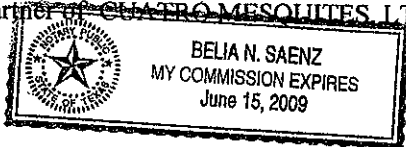
By its General Partner:
CUATRO MESQUITES MANAGEMENT, LLC

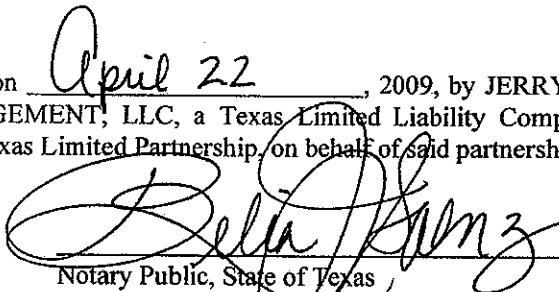
BY: 
JERRY CANALES, MEMBER

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on April 22, 2009, by JERRY CANALES, as Member of CUATRO MESQUITES MANAGEMENT, LLC, a Texas Limited Liability Company as General Partner of CUATRO MESQUITES, LTD., a Texas Limited Partnership, on behalf of said partnership.




Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
LAW OFFICE OF L.G. "JERRY" CANALES
217 W. Cano
Edinburg, TX 78539
Tel: (956) 383-2708 Fax: (956) 383-8632

AFTER RECORDING RETURN TO:
RODRIGO ORTA
1006 Short Rd.
San Juan, Texas 78589

Chapter 232 Texas LGC Application

APPLICATION NO:
2-1165
Mar. 11, 2010

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

H0428-02-000-0019-00

[1] OWNER: ORTA, RODRIGO
P.O. BOX 998
SAN JUAN TX, 78589
Telephone No. 467-9294

[7] LEGAL DESC./NAME OF SUBDIVISION
HACIENDA VALENTIN #2 LOT 19

LOCATION: 0 EL DORA & ALAMO

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
25- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$110,000

[5] SIZE OF STRUCTURE: 4,104 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES.HOME.ZONEB

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS.FRONT 25' S. SIDE 15
SIDE 6' REAR 50' 18" TOP OF CURB.

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
TOTAL AMOUNT **\$30.00**

Light [X] Water [X]

Flood Zone: MI
Panel No. /Suffix: _____ Pct: 4

Community No.: _____

Certification of Elevation
Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Prepared by _____ Date _____

Approved by _____ Date _____

Signature of Owner or Applicant _____ Date _____

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4

Application No:

U-10495
X-25

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Fernando Rosas

Address: 23901 Alma St
Monte Alto TX
78538

Phone: 956-262-8680

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>46723</u>
Date Approved:	<u>1 / 1</u>	<u>06 / 20 / 11</u>

Water Supplier: North Alamo

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

Account/ESI No.: #10032789494199008
[] Temporary Pole [] Permanent Service

regarding the land described as:

Lantana Acres #6 Lot 58

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

YES

A plat has been prepared;
A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

(Date approved 11-14-07);

(verified by [Signature])

NO

an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;

(verified by [Signature] 6-20-11);

YES

individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;

(verified by [Signature] 6-20-11);

YES

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(verified by [Signature])

[Signature]

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Raul E. Sesin, P.E., CFM
Planning Administrator

Application No: 1-10495
X-25

Precinct 1 2 3 4

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Fernando Rosas

Address: 23901 Almas st monte
Alto TX 78538

Phone: 956-262-8682

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

Lantana Acres #6 58

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

X. Fernando Rosas
Requesting Party (Signature)

032011
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) PMI

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

02211
Date

Juan Castillo
County Official

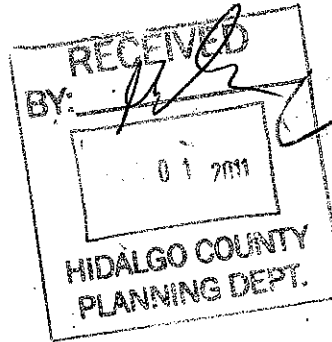
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

March 8, 2011

Grantor: The Three Grandes, Ltd., a Texas Limited Partnership
Grantor's Mailing Address:
P.O. Box 959
Edinburg, Texas 78540

Grantee: Fernando Rosas Madrigal and Angelina Rosas

Grantee's Mailing Address (including county):
23901 Alma St.
Monte Alto, Texas 78538
Hidalgo County, Texas



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 Thirty-Two Thousand Dollars and No Cents (\$32,000.00), 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 Carroll Whiteford, Trustee.

Property (including any improvements):

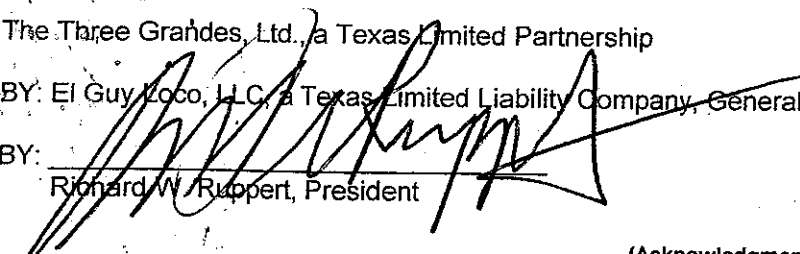
Lot(s) 58, Lantana Acres No. 6 Subdivision, as shown by the map or plat thereof recorded in Volume 54, Pages 72-75, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated August 27, 2007, payable to the order of Texas State Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1806701. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. A lien securing a promissory note (the "Second Prior Note"), dated August 27, 2007, payable to the order of Santa Cruz Properties, Ltd., which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1806702. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Second Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;
6. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
7. Rights of adjoining owners in any walls and fences situated on a common boundary;
8. Any discrepancies, conflicts, or shortages an area or boundary lines;
9. Any encroachments or overlapping of improvements;
10. 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;
11. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
12. 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;

The Three Grandes, Ltd., a Texas Limited Partnership

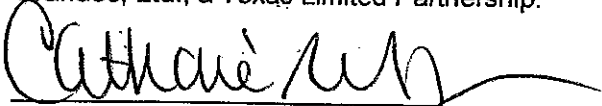
BY: El Guy Loco, LLC, a Texas Limited Liability Company, General Partner

BY: 
Richard W. Ruppert, President

(Acknowledgment)

State of Texas
County of Hidalgo

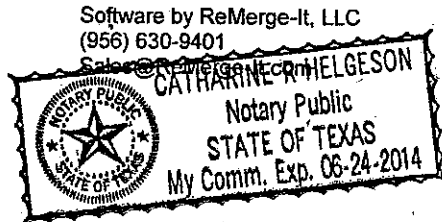
This instrument was acknowledged before me on the 8 day of March, 2011, by Richard W. Ruppert, President of El Guy Loco, LLC, a Texas Limited Liability Company in its capacity of General Partner of The Three Grandes, Ltd., a Texas Limited Partnership.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:

The Three Grandes, Ltd.
P.O. Box 959
Edinburg, Texas 78540



Chapter 232 Texas LGC Application

APPLICATION NO:
4-10495
Apr. 14, 2011

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

L2850-06-000-0058-00

[1] OWNER: FERNANDO & ANGELINA ROSAS

25120 CALLE DE ROSA
MONTE ALTO TX,

Telephone No. 756-1000

[7] LEGAL DESC./NAME OF SUBDIVISION

LANTANA ACRES #6 LOT 58
4-9575 VOIDED SEE PMT.

LOCATION: 0 2812 & JESUS FLORES

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
25- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$3,200

[5] SIZE OF STRUCTURE: 768 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESIDENTIAL

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT 25' REAR 25' SOUTHSIDE 10' NORTHSIDE 6'
18" TOP OF CENTER LINE OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____

TOTAL AMOUNT **\$60.00**

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: _____ Pct: 4

Community No.: _____

Certification of Elevation

Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Prepared by _____

Date _____

Approved by _____

Date _____

Signature of Owner or Applicant _____

Date _____

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4
Application No: 4-10561
B01

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Affordable homes of
South TX Inc
Address: 1420 Erie Ave.
McAllen TX
78501
Phone: 687-6263

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>Chardo R...</u> Authorized Signature
Inspection/Permit No:		<u>Sain System</u>
Date Approved:	<u>1 1</u>	<u>6/16/11</u>

Water Supplier: N. A. W. S.
Utility Provider: [] M.V.E.C. [] AEP
Account/ESI No.: N/A
[] Temporary Pole [] Permanent Service

regarding the land described as:

Trenton Estates 4503 Monday L-12

on May 4, 20 11, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 5-19-08);
(verified by [Signature]);
(verified by Chardo R...);
(verified by Chardo R...);
(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4
Application No: 4-105761
1301

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Affordable homes of South Tx

Address: 1420 Erie Ave
McAllen Tx 78501

Phone: 687-6263

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

Lot 12 Trenton Estates 4503 Monday

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

Tony Fernandez 5-4-11
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) plat

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

10-22-11
Date

Ara Carrillo
County Official

CHARGE TO: VLTC
GF# 118005

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 7, 2009

Grantor: TRENTON ESTATES, LLC, a Texas limited liability company

Grantor's Mailing Address:

109 E. Moore Rd.
San Juan, Texas 78597
Hidalgo County

Grantee: AFFORDABLE HOMES OF SOUTH TEXAS, INC., a Texas non-profit corporation

Grantee's Mailing Address:

1420 Erie
McAllen, Texas 78502
Hidalgo County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK in the principal amount of ONE MILLION THREE HUNDRED FIFTY TWO THOUSAND TWO HUNDRED TWENTY TWO AND 00/100 DOLLARS (\$1,352,222.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to A. JABIER RODRIGUEZ, trustee.

Property (including any improvements):

All of TRENTON ESTATES, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 52, Pages 92-94, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

SAVE AND EXCEPT Lots 81 thru 85, inclusive; Lots 88 thru 92, inclusive; Lots 95 thru 99, inclusive; and Lots 102 thru 106, inclusive, previously conveyed by Trenton Estates, LLC, a Texas Limited Liability Company unto Affordable Homes of South Texas, Inc., a Texas non-profit organization, by instrument dated April 14, 2009, filed April 27, 2009 under Document Number 1992563, Official Records of Hidalgo County, Texas.

WARRANTY DEED WITH VENDOR'S LIEN
PAGE 1 OF 4

Mineral and/or royalty reservation contained in deed dated September 1, 2003, filed September 16, 2003 under Document Number 1244273, Official 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 2009.

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 when the claim is by, through, or under Grantor but not otherwise, 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.

LONE STAR NATIONAL 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. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of LONE STAR NATIONAL BANK and are transferred to LONE STAR NATIONAL BANK without recourse against Grantor.

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

TRENTON ESTATES, LLC, a Texas limited liability

By: *[Signature]*
MIGUEL LUNA
Its: President

STATE OF TEXAS)

COUNTY OF HIDALOO)

This instrument was acknowledged before me on October 13, 2009, by MIGUEL LUNA, President of TRENTON ESTATES, LLC, a Texas limited liability company.



[Signature]
Notary Public, State of Texas

Chapter 232 Texas LGC Application

APPLICATION NO: 4-10561 May. 3, 2011

COUNTY OF HIDALGO PLANNING DEPARTMENT 1304 S. 25th Ave EDINBURG TX 78539 TEL 318-2840 FAX 318-2844

T6838-00-000-0012-00

[1] OWNER: AFFORDABLE HOMES 1420 ERIE I AVE. MCALLEN TX. 78501 Telephone No. 330-6159

[7] LEGAL DESC./NAME OF SUBDIVISION TRENTON ESTATES LOT # 12

LOCATION: 0 TRENTON & R. LONGORIA

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE 01- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$52,000

[5] SIZE OF STRUCTURE: 1,575 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: RES. ZONE-B

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL COUNTY SETBACKS & REGULATIONS FRONT 20' REAR 15' SIDES 6' MINIMUM ELEV. 18" ABOVE TOP OF ROAD

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: Pct: 4

Community No.:

Certification of Elevation Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions. B. No more than one single family residence per lot. C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot. D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit. E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Prepared by Date

Approved by Date

Signature of Owner or Applicant Date

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4

Application No: U-1056
BYD

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Affordable homes of South TX Inc
Address: 1420 Erie Ave
McAllen TX
78501
Phone: 687-6263

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Charles Ran</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>Sewer system</u> <u>6 11 11</u>

Water Supplier: N. A. W. S.

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

Account/ESI No.: 1014
 Temporary Pole Permanent Service

regarding the land described as: Trenton Estates Lot 73 4315 Thursday

on May 5, 2011, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 5/9/08)

(verified by Jos Castillo)

(verified by Charles Ran)

(verified by Charles Ran)

(verified by Jos Castillo)

Jos Castillo
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Raul E. Sesin, P.E., CFM
Planning Administrator

Application No: 1-10562
BDT.
Precinct 1 2 3 4

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Affordable homes of South Tx Inc.

Address: 1420 Erie Ave
McAllen Tx 78501

Phone: 687-6263

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

Trenton Estates Lot 73 4315 Thursday

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

Tony Fernandez 5-4-11
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) plat

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

5-22-11
Date

[Signature]
County Official

CHARGE TO: VLTC
GF# 118005

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 7, 2009

Grantor: TRENTON ESTATES, LLC, a Texas limited liability company

Grantor's Mailing Address:

109 E. Moore Rd.
San Juan, Texas 78597
Hidalgo County

Grantee: AFFORDABLE HOMES OF SOUTH TEXAS, INC., a Texas non-profit corporation

Grantee's Mailing Address:

1420 Erie
McAllen, Texas 78502
Hidalgo County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK in the principal amount of ONE MILLION THREE HUNDRED FIFTY TWO THOUSAND TWO HUNDRED TWENTY TWO AND 00/100 DOLLARS (\$1,352,222.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to A. JABIER RODRIGUEZ, trustee.

Property (including any improvements):

All of TRENTON ESTATES, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 52, Pages 92-94, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

SAVE AND EXCEPT Lots 81 thru 85, inclusive; Lots 88 thru 92, inclusive; Lots 95 thru 99, inclusive; and Lots 102 thru 106, inclusive, previously conveyed by Trenton Estates, LLC, a Texas Limited Liability Company unto Affordable Homes of South Texas, Inc., a Texas non-profit organization, by instrument dated April 14, 2009, filed April 27, 2009 under Document Number 1992563, Official Records of Hidalgo County, Texas.

WARRANTY DEED WITH VENDOR'S LIEN
PAGE 1 OF 4

Mineral and/or royalty reservation contained in deed dated September 1, 2003, filed September 16, 2003 under Document Number 1244273, Official 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 2009.

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 when the claim is by, through, or under Grantor but not otherwise, 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.

LONE STAR NATIONAL 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. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of LONE STAR NATIONAL BANK and are transferred to LONE STAR NATIONAL BANK without recourse against Grantor.

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

TRENTON ESTATES, LLC, a Texas limited liability

By: MIGUEL LUNA
Its: President

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on October 13, 2009, by MIGUEL LUNA, President of TRENTON ESTATES, LLC, a Texas limited liability company.



R.A. Cantu
Notary Public, State of Texas

Chapter 232 Texas LGC Application

APPLICATION NO:
4-10563
May. 3, 2011

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

T6838-00-000-0073-00

[1] OWNER: AFFORDABLE HOMES

[7] LEGAL DESC./NAME OF SUBDIVISION
TRENTON ESTATES LOT # 73

1420 ERIE AVE.
MCALLEN TX. 78501

Telephone No. 330-6154

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
01- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$52,000

[5] SIZE OF STRUCTURE: 1,575 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. ZONE-B

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS & REGULATIONS
FRONT 20' REAR 15' NORTH SIDE 10' SOUTH SIDE 6'
MINIMUM ELEV. 18" ABOVE TOP OF ROAD

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
TOTAL AMOUNT **\$30.00**

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: _____ Pct: 0

Community No.: _____

Certification of Elevation
Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Prepared by _____ Date _____

Approved by _____ Date _____

Signature of Owner or Applicant _____ Date _____

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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

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

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

Precinct 1 2 3 4

Raul E. Sesin, P.E., CFM
Planning Administrator

Application No: 2-1323
E-44

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Faustino Contreras

Address: 119 E Minnesota Rd
AHAMO TEXAS
78516

Phone: 956-331-3021

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>50363</u> <u>06/21/11</u>

Water Supplier: N/A WSC

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

Account/ESI No.: 255222-001
 Temporary Pole Permanent Service

regarding the land described as:

Hermanos Contreras SUBDIVISION LOT 1.

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

- YES A plat has been prepared;
- YES A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 5-23-11);

(verified by [Signature]);

(verified by [Signature] 6/21/11);

(verified by [Signature] 6/21/11);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4
2-1323
C-44

Application No:

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Faustino Contreras

Address: 19 E minnesota Rd
Alamo Texas 78516

Phone: 956-331-3021

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

Hermanos Contreras subdivision LOT 1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

Faustino Contreras
Requesting Party (Signature)

6-20-2011
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) plat

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

6-22-11
Date

[Signature]
County Official

Charge Sierra Title
STC/ 12 GF # 31081629

1458273

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.

WARRANTY DEED WITH VENDOR'S LIEN

CONFORMS TO STATE BAR FORM 2253 REV. 10-85

Date: April 1, 2005

Grantor: RENE SERGIO RAMIREZ and wife, IRMA B. RAMIREZ

Grantor's Mailing Address (including county): Rt. 1, Box 264
San Juan, Texas 78589
Hidalgo County

Grantee: FAUSTINO CONTRERAS, a married man and NICOLAS CONTRERAS also known as NICOLAS CONTRERAS VEGA, married men

Grantee's Mailing Address (including county):

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date that is in the principal amount of THIRTY THREE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$33,750.00), and is executed by Grantees, payable to the order of WELLS FARGO BANK, N.A., P.O. Box 10399, Phoenix, Maricopa County, Arizona 85064. The note is secured by a vendor's lien retained in favor of WELLS FARGO BANK, N.A., in this Deed and by a Deed of Trust of even date from Grantees to WILLIAM R. GOERTZ, Trustee.

Property (including any improvements):

A tract of land out of Lot 10, Block 50, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 1, Pages 24 through 26, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point on the North line of Lot 10; for the Northwest corner of the following described tract of land; said point being in Minnesota Road and located South 81 degrees 15 minutes East, 891.0 feet from the Northwest corner of Lot 10;

THENCE, with the North line of Lot 10, in Minnesota Road; South 81 degrees 15 minutes East, 198.0 feet to a point, for the Northeast corner hereof;

THENCE, parallel to the West line of Lot 10; South 8 degrees 45 minutes West, at 25.0 feet pass an iron pipe on the South line of Minnesota Road and 1320.00 feet an iron pipe on the South line of Lot 10, for the Southeast corner hereof;

THENCE, with the South line of Lot 10; North 81 degrees 15 minutes West, 198.0 feet to an iron pipe, for the Southwest corner hereof;

THENCE, parallel to the West line of Lot 10; North 8 degrees 45 minutes East, at 1295.00 feet pass an iron pipe on the South line of Minnesota Road and at 1320.00 feet to the PLACE OF BEGINNING, containing 6.0 acres of land more or less.

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

Right-of-Way Easement dated September 5, 1956, from James E. Pozila et ux to Texas Eastern Transmissions Corp., by instrument recorded in Volume 873, Page 300, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement dated November 12, 1956, granted from Hidalgo County Irrigation District No. 2 to Texas Eastern Transmissions Corp., by instrument recorded in Volume 877, Page 15, Deed Records of Hidalgo County, Texas.

A Road Easement along the North side of subject property as shown on plat recorded in Volume 1, Pages 24 through 26, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 2.

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

Oil and Gas Lease dated January 31, 2000, from Gary L. Jackson and wife, Sandy P. Jackson to Jamex, Inc., filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 29, 2000, under Clerk's File No. 850170.

All oil, gas, and other minerals reserved in Deeds recorded in Volume 696, Page 301, Deed Records of Hidalgo County, Texas and in Volume 1982, Page 538, Official Records of Hidalgo County, Texas.

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

All ad valorem taxes for the year 2005 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 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 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 shall become absolute.

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

WELLS FARGO BANK, N.A., at Grantees' request, has paid in cash to Grantors that portion of the purchase price of the property that is evidenced by the Note described. The vendor's lien and superior title to the property are retained for the benefit of WELLS FARGO BANK, N.A., and are transferred to that party without recourse on Grantors.



RENE SERGIO RAMIREZ

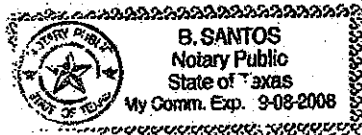

IRMA B. RAMIREZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 8 day of April, 2005, by RENE SERGIO RAMIREZ and wife, IRMA B. RAMIREZ.


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



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

On: Apr 12, 2005 at 04:51P

As a Recording

Document Number: 1458273
Total Fees : 16.00

Receipt Number - 667055
By,
Anna Maria Muniz, Deputy

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:
JOHN KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: CF:3108629;BS/mvr

Chapter 232 Texas LGC Application

APPLICATION NO: 2-1323 Jun. 20, 2011

COUNTY OF HIDALGO PLANNING DEPARTMENT 1304 S. 25th Ave EDINBURG TX 78539 TEL 318-2840 FAX 318-2844

H2155-00-000-0001-00

[1] OWNER: CONTRERAS, FAUSTINO & NICOLA

[7] LEGAL DESC./NAME OF SUBDIVISION HERMANOS CONTRERAS LOT 01

119 E. MINNESOTA ALAMO, TX. 78516

Telephone No. 331-3021

LOCATION: 0 MINNESOTA

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N A L

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: MOBILE HOMES 44- MOBILE HOMES

[10] EST. COST OF CONST.: \$18,000

[5] SIZE OF STRUCTURE: 1,512 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

SETBACKS FRONT:40' REAR:60' SIDE:6" SIDE:6" MIN. ELEV. ABOVE TOP OF CURB 18"

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: MI Panel No. /Suffix: 0425C Pct: 2

Community No.: 780334

Certification of Elevation Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions. B. No more than one single family residence per lot. C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot. D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit. E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Prepared by

Date

Approved by

Date

Signature of Owner or Applicant

Date

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.