

CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Nora Elia Monroy	1-8182
2.	Morayma E. Rivera	1-8178
3.	Aniseto Bonilla	49888
4.	Cruz A. Chavarria	4-10658
5.	Pedro Beltran	4-10828
6.	Daniel a Guardiola	4-10835
7.	Oscar Guzman	4-10610
8.	Juan Gabriel Garza	4-10789
COMM. COURT: July 26, 2011		



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: 4-10789

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: Juan Gabriel Garza

Address: P.O. Box 74
Hargill TX 78548

Phone: 956-739-2769

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>Sewer</u>
Date Approved:	<u>1 1</u>	<u>7/20/19</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: NA
 Temporary Pole Permanent Service

regarding the land described as:

Townsite of Hargill 14, 15, 16 Block 97

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;
- 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 09/02/26);

(verified by [Signature]);
ELI VILLEGAS

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);
ELI VILLEGAS

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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Precinct 1 2 3 4

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

Application No: 4-10789

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: Juan Gabriel Garza

Address: P.O. Box 74

Hercy 11 TX 78548

Phone: 956-739-2769

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

Townsite of Hargill 14-15-16 Block 97

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Juan G. Garza
Requesting Party (Signature)

7-20-11
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/20/11
Date

[Signature]
County Official

GIFT WARRANTY DEED
"NOTICE OF CONFIDENTIALLY 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"

Date: July 15, 2004

Grantor: PEDRO GARZA, as his sole and separate property

Grantor's Mailing Address (including county): P. O. Box 50
Hargill, Hidalgo County, Texas 78549

Grantee: JUAN GARZA and wife, RUDIE GARZA

Grantee's Mailing Address (including county): P. O. Box 74
Hargill, Hidalgo County, Texas 78549

Consideration: ONE AND NO/100THS DOLLARS (\$1.00) and all the love and affection which Grantor holds for Grantees, herein;

Property (including any improvements): Lots Numbers Fourteen (14), Fifteen (15), and Sixteen (16) inclusive, in Block Number Ninety-Seven (97), of the platted Townsite of Hargill, Hidalgo County, Texas, according to the recorded plat thereof.

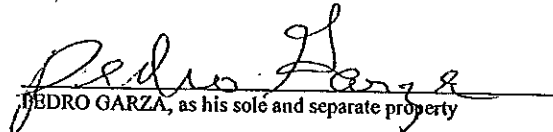
Reservations from and Exceptions to Conveyance and Warranty:

SUBJECT TO easements, restrictions and reservations of record, if any.

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.

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

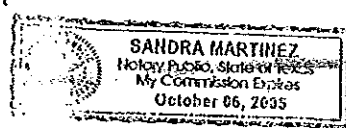
NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT,
NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

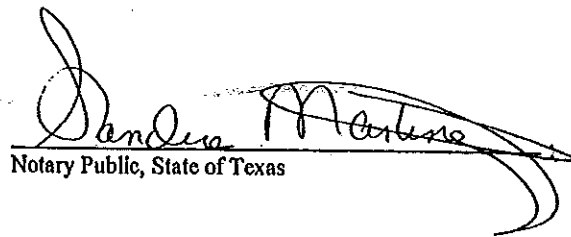

PEDRO GARZA, as his sole and separate property

(Acknowledgment)

STATE OF TEXAS *
COUNTY OF Hidalgo *

This instrument was acknowledged before me on the 15th day of July, 2004, by PEDRO GARZA, as his sole and separate property.




Notary Public, State of Texas

AFTER RECORDING RETURN TO :

Mr. and Mrs. Juan Garza
P. O. Box 74
Hargill, Texas 78549

PREPARED IN THE LAW OFFICE OF:

PRESTIA & ORNELAS
P.O. Box 876
Edinburg, Texas 78540-0876



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

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

Application No: 4-10610

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: Oscar Guzman

Address: 3000 La Puerta Ave.

Phone: (956) 369-5387

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>SEWER</u> <u>07 / 20 / 11</u>

Water Supplier: Sharyland Water O.G.

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

Account/ESI No.: N/A
 Temporary Pole Permanent Service

regarding the land described as:

3000 La Puerta AVE Lot 130 *SUBDIVISION PHI*

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;
- 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 08/10/06);

(verified by [Signature]);
ELI VILLEGAS

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);
ELI VILLEGAS

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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956-205-7045
956-205-7049

Precinct 1 2 3 ④

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

Application No: 4-10610

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: Oscar Guzman

Address: 3000 La Puerta Ave

Phone: (956) 369-5387

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

Lot #130 3000 La Puerta Ave Subdivision PAI

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Oscar Guzman
Requesting Party (Signature)

7/20/14
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/20/14
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-10610
May. 11, 2011

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

L1770-01-000-0130-00

[1] OWNER: GUZMAN OSCAR

167 DELMITA RD
DELMITA TX. 78536
Telephone No. 221-1953

[7] LEGAL DESC./NAME OF SUBDIVISION
LA PUERTA LOT # 130

[2] CONTRACTOR: SELF

LOCATION: 0

[3] WATER SYSTEM: SHAR

[8] SEWAGE: PUBLI

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
01- RESIDENTIAL NEW SINGLE DWELLING
[5] SIZE OF STRUCTURE: 2,638 Sq. Ft.

[9] CONSTRUCTION TYPE: BLOC

[10] EST. COST OF CONST.: \$135,000

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS & REGULATIONS
FRONT 25' REAR 20' WEST SIDE 10' EAST SIDE 6'
MINIMUM ELEV. 18" ABOVE TOP OF CURB

FOR COUNTY USE ONLY APPLICATION FEES

Efran Aballo
Prepared by _____ Date 5-11-11

OTHER _____
TOTAL AMOUNT \$30.00
Light [X] Water [X]

Arnon Hernandez
Approved by _____ Date 5-6-11

Flood Zone: NO
Panel No. /Suffix: 03250 Pct: 0
Community No.: 480334
Certification of Elevation
Required: ___ YES NO ___ BFE

X Efran Aballo
Signature of Owner or Applicant _____ Date 5-11-11

- 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.

[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.

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: May 4, 2011

Grantor: **NOVELLINI, LTD., a Texas Limited Partnership**

Grantor's Mailing Address (including county): 501 N. Bridge St., Suite 363
Hidalgo, Texas 78557
Hidalgo County, Texas

Grantee: **OSCAR R. GUZMAN, a single person**

Grantee's Mailing Address (including county): 167 Delmita Rd.
Delmita, Texas 78536
Starr County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of One Hundred Sixty-five Thousand and 00/100 Dollars (\$165,000.00) of which Thirty-Thousand and 00/100 Dollars (\$30,000.00) is part purchase money. The note is executed by Grantee, payable to the order of TEXAS NATIONAL BANK. The note is secured by a vendor's lien retained in favor of TEXAS NATIONAL BANK in this deed and by a Deed of Trust of even date from OSCAR R. GUZMAN to RUBEN D. PLATA, Trustee for the benefit of TEXAS NATIONAL BANK.

Property (including any improvements):

All of Lot 130, LA PUERTA SUBDIVISION PHASE I, Hidalgo County, Texas, according to the map recorded in Volume 51, Pages 62-67, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, transfers and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or under Grantor, but not otherwise.

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.


TEXAS 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 described. The vendor's lien and the superior title to the Property are retained for the benefit of TEXAS NATIONAL BANK and are transferred to TEXAS NATIONAL BANK without recourse on Grantor.

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

NOVELLINI, LTD., a Texas Limited Partnership

**BY: NOVELLINI MINI STORAGE, LLC, a Texas Limited Liability Company,
Its General Partner**

BY:

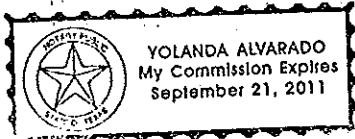


MIGUEL ANGEL PEREZ, Member

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on this the 14th day of May, 2011, by MIGUEL ANGEL PEREZ, Member of NOVELLINI MINI STORAGE, LLC, a Texas Limited Liability Company, General Partner of NOVELLINI, LTD., a Texas Limited Partnership on behalf of said Limited Partnership.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
OSCAR R. GUZMAN
167 Delmita Rd.
Delmita, TX 78536

PREPARED BY:
The Alvarado Law Firm
4757 S. Jackson Rd., Ste. 103
Edinburg, Texas 78539
File/GF: 124484



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

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

Application No: 4-10835

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: Daniela Guordio

Address: 2211 Zeke Ave Edinburg TX 78542

Phone: 313 65 91

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>Charco Rana</u> Authorized Signature
Inspection/Permit No:		<u>47767</u>
Date Approved:	<u>1 1</u>	<u>7 11 8 11</u>

Water Supplier: North Alamo W.S.

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

Account/ESI No.: #194840-004
 Temporary Pole Permanent Service

regarding the land described as:

Cardinal Stars Lot #20

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; (Date approved 11/12/2008);
- YES A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Charco Rana);
- 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 Charco Rana);
- 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 Charco Rana);
- YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (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

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Mission, TX 78572
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956-205-7049

Precinct 1 2 3 4

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

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: Daniela Guardiola

Address: 2211 Zekia Ave
Edinburg TX 78542

Phone: 313 6591

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

CARDINAL STARS Lot#26

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Daniela Guardiola 7/18/11
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:

7/20/11
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-10835
Jul. 18, 2011

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

C1616-00-000-0026-00

[1] OWNER: GUARDIOLA, DANIELA
AMAYA, HORENCIA GUERRA
2211 ZEKE AVE
EDINBURG, TX. 78542
Telephone No. 313-6591

[7] LEGAL DESC./NAME OF SUBDIVISION
CARDINAL STARS
LOT #26

LOCATION: 0 BENITO RAMIREZ & DOOLITTL

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$1,200

[5] SIZE OF STRUCTURE: 192 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES.MH.ZONE.X

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS.FRONT 25' SIDE 6' REAR
35'. 18" ABOVE CNTR LINE OF ST.

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT **\$30.00**

Light Water

Flood Zone: NO
Panel No. /Suffix: 0325 A Pct: 4

Community No.: 480334

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 *Huan Jia* 07/18/11
Date

Approved by *Serge Garcia* 07/14/2011
Date

Daniela Guardiola 7/18/11
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.

DEED OF TRUST

Date: July 1, 2011

Grantor: Hortencia Guerra Amaya and Daniela Guardiola
Grantor's Mailing Address (including county):
7119 Merak Street
Edinburg, Texas 78542
Hidalgo County, Texas

Trustee: Robert Geissler
Trustee's Mailing Address (including county):
323 Nolana
McAllen, Texas 78504
Hidalgo County, Texas

Beneficiary: Cardinal Estates, Ltd., a Texas Limited Partnership
Beneficiary's Mailing Address:

P.O. Box 721052
McAllen, Texas 78504

Note:

Date: July 1, 2011
Amount: Twenty-Four Thousand Seven Hundred and 0/100 Dollars (\$24,700.00)
Maker: Hortencia Guerra Amaya and Daniela Guardiola

Payee: Cardinal Estates, Ltd., a Texas Limited Partnership

Property (including any improvements):

Lot(s) 26, Cardinal Stars Subdivision, as shown by the map or plat thereof recorded in Volume 56, Pages 22-24, Map Records of Hidalgo County, Texas

Other Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated May 1, 2008, payable to the order of BBVA Compass 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 1888229;
2. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easements, rights-of-way, and prescriptive rights, whether of record or not;
5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
6. Rights of adjoining owners in any walls and fences situated on a common boundary;
7. Any discrepancies, conflicts, or shortages an area or boundary lines;
8. Any encroachments or overlapping of improvements;
9. 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;
10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
11. 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;
12. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Cardinal Stars Subdivision, as shown on the plat thereof, recorded in Volume 56, Pages 22-24, Map records of Hidalgo County, Texas; and
13. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

For value received and to secure payment of the note, Grantor conveys the property to Trustee in trust. Grantor warrants and agrees to defend title to the property. If Grantor performs all the covenants and pays the note according to its terms, this deed of trust shall have no further effect, and Beneficiary shall release it at Grantor's expense.

Grantor and Beneficiary covenant and agree as follows:

1. **Payment.** Grantor shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Payments due under the Note and this Deed of Trust shall be made in U.S. currency. However, if any check or other instrument received by Beneficiary as payment under the Note or this Deed of Trust is returned to Beneficiary unpaid, Beneficiary may require that any or all subsequent payments due under the Note and this Deed of Trust be made in one or more of the following forms, as selected

entity or property arising out of or occasioned by the deceptive, fraudulent, or ordinary or grossly negligent acts or omissions of Grantor, or any other type of litigation involving Grantor.

p. Grantor represents that this deed of trust and the note are given for the following purposes:

The debt evidenced by the Note is in part payment of the purchase price of the property; the debt is secured both by this Deed of Trust and by a Vendor's Lien on the property, which is expressly retained in a deed to Grantor of even date. This deed of trust does not waive the vendor's lien, and the two liens and the rights created by this instrument shall be cumulative. Beneficiary may elect to foreclose under either of the liens without waiving the other or may foreclose under both. The deed is incorporated into this deed of trust.

12. Due on Sale. In the event that a sale or conveyance is made of all or any portion of the Property without the prior written consent of Beneficiary to said sale, then Beneficiary may at its election accelerate the maturity of the note and demand full payment of the balance of all principal and interest remaining due thereon. If Beneficiary exercises this option, Beneficiary shall give Grantor notice of acceleration. The notice shall provide a period of not less than 20 days from the date the notice is given within which Grantor must pay all sums secured by this Deed of Trust. If Grantor fails to pay these sums prior to the expiration of this period, Beneficiary may invoke any remedies permitted by this Deed of Trust without further notice or demand on Grantor.

13. Notices. All notices given by Grantor or Beneficiary in connection with this Deed of Trust must be in writing. Any notice to Grantor in connection with this Deed of Trust shall be deemed to have been given to Grantor when mailed by first class mail or when actually delivered to Grantor's notice address if sent by other means. Notice to any one Grantor shall constitute notice to all Grantors unless Applicable Law expressly requires otherwise. The notice address shall be Grantor's Mailing Address unless Grantor has designated a substitute notice address by notice to Beneficiary. Grantor shall promptly notify Beneficiary of Grantor's change of address. If Beneficiary specifies a procedure for reporting Grantor's change of address, then Grantor shall only report a change of address through that specified procedure. There may be only one designated notice address under this Deed of Trust at any one time. Any notice to Beneficiary shall be given by delivering it or by mailing it by first class mail to Beneficiary's address stated herein unless Beneficiary has designated another address by notice to Grantor. Any notice in connection with this Deed of Trust shall not be deemed to have been given to Beneficiary until actually received by Beneficiary. If any notice required by this Deed of Trust is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Deed of Trust.

14. Tax and Insurance Reserve. Upon the written request of Beneficiary in Beneficiary's sole discretion at any time, Grantor agrees to create a fund or reserve for the payment of all insurance premium and/or taxes and assessments against or affecting the Property by paying to Beneficiary, with each installment payment under the Note prior to the maturity of the Note, a sum equal to: (i) the amount authorized to be escrowed under applicable federal law; or, if no federal law is applicable to maintaining escrow accounts with respect to the Property, (ii) (a) premiums that will next become due and payable on the hazard insurance policies covering the Property, or any part thereof, (b) plus, if Beneficiary so requests, taxes and assessments next due on the Property, or any part thereof, as estimated by Beneficiary, (c) plus, if Beneficiary so requests, all sums previously advanced by Beneficiary for taxes and/or insurance on the Property, (d) less all sums paid previously to Beneficiary therefor, divided by the number of installment payments to be made before one month prior to the date when such premiums, taxes and/or assessments will become delinquent; such sums to be held by Beneficiary, without interest, unless interest is required by applicable law, for the purpose of paying such premiums, taxes and/or assessments. Any excess reserve shall be handled as required by applicable federal law, or if federal law does not govern the disposition of such excess reserve, then at the discretion of Beneficiary, such excess reserve will be credited by Beneficiary on subsequent reserve payments or subsequent payments to be made on the note. Any deficiency shall be paid by Grantor to Beneficiary as required by applicable federal law, or if federal law does not apply to maintaining escrow accounts with respect the Property, before one month prior to the date when such premiums, taxes and assessments shall become delinquent. Unless prohibited by federal law, transfer of legal title to the Property shall automatically transfer the interest of Grantor in all sums deposited with Beneficiary under the provisions hereof or otherwise.

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

BY SIGNING BELOW, Grantor accepts and agrees to the terms and covenants contained in this Deed of Trust.

Hortencia Guerra Amaya
Hortencia Guerra Amaya

Daniela Guardiola
Daniela Guardiola

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 14th day of July, 2011, by Hortencia Guerra Amaya .



Cecilio B. Hinojosa
Notary Public, State of Texas



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: 4-10828

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: PEDRO BELTRAN

Address: 607 ENCORE AVE
SAN CARLOS

83 AN. Y CURRY

Phone: 503-46-17

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>48994</u>
Date Approved:	<u>1 / 1</u>	<u>7 / 15 / 11</u>

Water Supplier: JUST ALAMO WATER

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

Account/ESI No.: N/A
 Temporary Pole Permanent Service

regarding the land described as:

ENCORE RANCHES LOT#15

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 11/10/09);

(verified by ELI VILLEGAS);

7-15-11
(verified by [Signature]);

7-15-11
(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

Main Office
1304 South 25th Street
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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: 4-10828

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: PEDRO BELTRAN

Address: 607 ENCORE AVE

83 X CURRY AVE SAN CARLOS

Phone: 956 502-4618

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

ENCORE RANCHES LOT #15

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Pedro Beltran
Requesting Party (Signature)

7-15-2011
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:

7/20/11
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-10828
Jul. 15, 2011

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

E5977-00-000-0015-00

[1] OWNER: PEDRO BELTRAN
607 ENCORE AVE EDINB TX 78541

[7] LEGAL DESC./NAME OF SUBDIVISION
ENCORE RANCHES LOT # 15

Telephone No. 570-9914

LOCATION: 0 ENCORE AVE

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

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

[5] SIZE OF STRUCTURE: 1,088 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESIDENTIAL X-44

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS 7 REGULATIONS
FRONT 25' REAR 35' SIDES 6' 18" TOP OF CENTERLINE
OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO X-44 Pct: 0
Panel No./Suffix: _____

Community No.: 480334 0325 D

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.

[Signature] 7-15-11
Prepared by Date

[Signature] 7-14-11
Approved by Date

[Signature] 7.15.2011
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.

NOTICE OF CONFIDENTIALITY RIGHTS

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

DEED OF TRUST

1. Date: July 6, 2011
2. Grantor: PEDRO BELTRAN HERNANDEZ AND NORMA ALICIA GAYTAN-ALCALA
3. Grantor's Mailing Address: 200 Esquina Road, Edinburg, Hidalgo County, Texas 78542
4. Trustee: David Crook
5. Trustee's Mailing Address: 100 Savannah, Suite 380, McAllen, Hidalgo County, Texas 78501
6. Beneficiary: Garco, Ltd., A Texas Limited Partnership
7. Beneficiary's Mailing Address: 3910 W. Freddy Gonzalez Drive, Edinburg, Hidalgo County, Texas 78539
8. Note:
 - A. Date: July 6, 2011
 - B. Amount: TWENTY THREE THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$23,400.00)
 - C. Maker: PEDRO BELTRAN HERNANDEZ AND NORMA ALICIA GAYTAN-ALCALA
 - D. Payee: GARCO, LTD, A Texas Limited Partnership
 - E. Maturity Date: As therein provided in the Note
 - F. Terms of Payment: As provided in the Note.
9. Property: Lot Fifteen (15), ENCORE RANCHES SUBDIVISION,, Hidalgo County, Texas, as per map or plat thereof recorded in Instrument No. 2051118, Map Records of Hidalgo County, Texas;
10. Prior Lien: Deed of Trust recorded under Document No. , Official Records, Hidalgo County, Texas
11. Other Exceptions to Conveyance and Warranty: See Exhibit "A".
12. For value received and to secure payment of the note, Grantor conveys the property to Trustee in trust. Grantor warrants and agrees to defend title to the property. If Grantor performs all the covenants and pays the note according to its terms, this deed of trust shall have no further effect, and Beneficiary shall release it at Grantor's expense.

- H. When the context requires, singular nouns and pronouns include the plural.
- I. The term "note" includes all sums secured by this deed of trust.
- J. This deed of trust shall bind, inure to the benefit of, and be exercised by successors in interest of all parties.
- K. If Grantor and Maker are not the same person, the term "Grantor" shall include Maker.
- L. Grantor represents that this deed of trust and the note are given for the following purposes:
Purpose of Debt: The debt evidenced by the Note is in part payment of the purchase price of the Property; the debt is secured by this Deed of Trust and by a Vendor's Lien on the Property, which is expressly retained in a Deed to Grantor even date. This Deed of Trust does not waive the vendor's lien, and the two liens and the rights created by this instrument shall be cumulative. Beneficiary may elect to foreclose under either of the liens without waiving the other or may foreclose under both. The deed is incorporated into this Deed of Trust.

17. Due on Sale Clause: Any sale or conveyance or transfer is made of all or any portion of the property without prior written consent of beneficiary, then beneficiary may, at its election, accelerate the maturity of the note and demand full payment of the balance of all principal and interest remaining due thereon.

18. Escrows for Taxes : Grantor agrees to make an initial deposit in a reasonable amount to be determined by Beneficiary and then monthly payments to a fund for taxes on the property. Monthly payment will be made the payment dates specified in the note, and each payment will be one-twelfth of the amount that Beneficiary estimates will be required annually for payment of taxes. The fund will accrue no interest and Beneficiary will hold it without bond in escrow and use it to pay the taxes. If Grantor has complied with the requirements of this paragraph, Beneficiary must pay taxes before the end of the calendar year. Grantor agrees to make additional deposits on demand if the funds is ever insufficient for its purpose. If an excess accumulates in the fund, Beneficiary may either credit it to future monthly deposits until the excess is exhausted or refund it to Grantor. Before Grantor makes the final payment on the note, Beneficiary will credit to that payment the whole amount then in the fund, or at Beneficiary's option, refund it after the note is paid. If this deed of trust is foreclosed, any balance in the fund over that needed to pay taxes, including taxes accruing but not yet payable, under Paragraph 3, "Trustee's Duties". If the property is transferred, any balance then in the fund will still be subject to the provisions of this paragraph and will inure to the benefit of the transferee. Deposits to the fund described in this paragraph are in addition to the monthly payments provided for in the note.

19. AD VALOREM TAXES LANGUAGE: Without the express written consent of Beneficiary , the owner shall not enter into any arrangements with any third party for the payment of AD VALOREM TAXES that would grant that third party a lien on the property.

20. Signatures of Grantors:

Pedro Beltran Hernandez
PEDRO BELTRAN HERNANDEZ

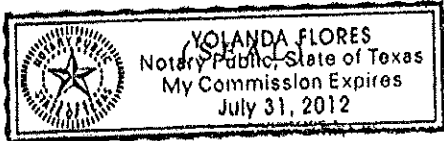
Norma Gaytan-Alcala
NORMA ALICIA GAYTAN-ALCALA

The State of Texas

County of Hidalgo

(Acknowledgment)

This instrument was acknowledged before me on the 6th day of July 2011, by PEDRO BELTRAN HERNANDEZ AND NORMA ALICIA GAYTAN-ALCALA



Yolanda Flores
Notary Public, State of Texas
My commission Expires: 7-31-2012

After Recording Return To: Garco, Ltd 3910 W. Freddy Gonzalez Edinburg, Texas 78539



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: 4-10658

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: Cruz A Chavarria

Address: P. O. Box 2963
Edinburg Tx
78540

Phone: 956-287-0920

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u> / /</u>	<u>48638</u> <u>07/14/11</u>

Water Supplier: North Alamo Water Corp

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

Account/ESI No.: 10032789489001665
[] Temporary Pole [X] Permanent Service

regarding the land described as:

Evergreen Valley Est #2 Lot no: 81

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;

(Date approved 3/15/05);

(verified by [Signature]);
ELI VILLEGAS

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]);

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]);

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

(verified by [Signature]);
ELI VILLEGAS

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
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Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

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

Application No: 4-10658

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: Cruz A Chaves

Address: P.O. Box 2963

Edinburg Tx 78540

Phone: (956) 287-0920

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

Evergreen valley Est #2 Lot No. 81

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature] 7/5/11
Requesting Party (Signature) 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:

7/20/11
Date

[Signature]
County Official

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

DEED OF GIFT

Date: November 29, 2010

Grantor: Cruz Chavarria and wife, Amabeli Chavarria

Grantor's Mailing Address (including county): 323 Ives Ct.
Arvin, California 93203
Kern County, California 93203

Grantee: Cruz Alberto Chavarria

Grantee's Mailing Address (including county): 323 Ives Ct.
Arvin, California 93203
Kern County, California

Consideration: Love of, and affection for, Grantee.

Property (including any improvements):

Lot Eighty-one (81), Evergreen Valley Estates, Phase II, as shown by the map or plat thereof recorded in Volume 47, Pages 85-97, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

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 easements, rules, regulations, rights, obligations, and other matters arising from and existing by reason of the water or irrigation district, if any, in which the property is situated; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, gives, grants 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 and assigns forever. **Grantor** hereby binds **Grantor** and **Grantor's** heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to **Grantee** and **Grantee's** heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

NO TITLE, TAX, OR SURVEY EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE, TAX, OR SURVEY OF THIS PROPERTY.

Cruz Chavarria
CRUZ CHAVARRIA

x *Amabeli Chavarria*
AMABELI CHAVARRIA

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 29 day of September, 2010, by Cruz Chavarria and wife, Amabeli Chavarria.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Cruz Alberto Chavarria
323 Ives Ct.
Arvin, California 93203

PREPARED IN THE LAW OFFICE OF:
LEWIS, MONROE & PEÑA
ATTORNEYS AT LAW
3111 W. Freddy Gonzalez
EDINBURG, TEXAS 78539
GF#149gd ; df:cam

Chapter 232 Texas LGC Application

APPLICATION NO: 4-10658 May. 23, 2011

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

E8250-02-000-0081-00

[1] OWNER: CHAVARRIA, CRUZ ALBERTO P.O. BOX 2963 EDINBURG, TX 78540 Telephone No. 457-0122

[7] LEGAL DESC./NAME OF SUBDIVISION EVERGREEN VALLEY EST. #2 LOT # 81

LOCATION: 0 VALVERDE & DAVIS

COPY

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: NAL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$15,000

[5] SIZE OF STRUCTURE: 800 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL COUNTY SETBACKS & REGULATIONS FRONT 50' REAR 35' SIDES 6' MINIMUM ELEV. 18" ABOVE CENTERLINE OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by Eli Villegas Date 5-23-11

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Approved by Efrain Ceballos Date 5-20-11

Flood Zone: NO 0325 D Panel No. /Suffix: Pct: 4

Community No.: 4803321

Certification of Elevation Required: YES NO [X] BFE

Signature of Owner or Applicant Date 5-23-11

- 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.

[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: 18182

1-29

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: Nora Elia Moron
8827 Vista Ridge Dr.
Address: ~~P.O. Box 1875~~
Elsa TX 78543

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <u>[Signature]</u> Authorized Signature
Inspection/Permit No:	_____ Date Approved:	<u>1037</u> <u>7/19/2011</u>

Water Supplier: WFA

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

Phone: 956-525-9278

Account/ESI No.: 100327894161668538
 Temporary Pole Permanent Service

regarding the land described as:

Vista Ridge H-40

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) 8-06-09

(verified by) [Signature]

(verified by) [Signature]
7-19-2011

(verified by) [Signature]
7-19-2011

(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

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956-205-7045
956-205-7049

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

Precinct 1 2 3 4

Application No: 1-8182
1-29

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: Nora Elia Monroy

Address: 8827 Vista Ridge DR
Edcouch TX 78538

Phone: 956-525 9278

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

Vista Ridge ^{HOA} Lot 40

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Nora Elia Monroy
Requesting Party (Signature)

7-18-11
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) none

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

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

7-19-11
Date

Flora Corrallo
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 1-8182 Jun. 13, 2011

COUNTY OF HIDALGO PLANNING DEPARTMENT 1902 JOE STEPHENS WESLACO TX 78596 TEL 968-4724 FAX 447-8612

V4348-00-000-0040-00

[1] OWNER: MONROY , NORA ELIA P.O BOX 1815 ELSA TX, 78543

[7] LEGAL DESC./NAME OF SUBDIVISION VISTA RIDGE ACRES LOT 40 X-29

Telephone No.525-9278

LOCATION: 0 ML 19 N. & 88

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION MOVED BUILDING 29-RESIDENTIAL MOVE-IN/RELO.BUILD

[10] EST. COST OF CONST.: \$29,000

[5] SIZE OF STRUCTURE: 1,200 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: MOVE IN WOODFRAME HOME

Special Conditions: No construction allowed over any easements. MUST COMPLY WITH ALL COUNTY SETBACKS & REG. FRONT 25' RAER 55' SIDES 6' 18" ABOVE CENTERLINE OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water []

Flood Zone: NO Panel No. /Suffix: Pct: 1

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.

DEED OF TRUST

Date: April 7, 2011

Grantor: Nora Elia Monroy and Juan Gabriel Monroy
 Grantor's Mailing Address (including county):
 P.O. Box 1815
 Elsa, Texas 78543
 Hidalgo County, Texas

Trustee: Alan D. Monroe
 Trustee's Mailing Address (including county):
 3111 W. Freddy Gonzalez
 Edinburg, Texas 78539
 Hidalgo County, Texas

Beneficiary: Jack McClelland
 Beneficiary's Mailing Address:

2614 W. Freddy Gonzalez
 Edinburg, Texas 78539

Note:

Date: April 7, 2011
 Amount: Twenty-Nine Thousand and 0/100 Dollars (\$29,000.00)
 Maker: Nora Elia Monroy and Juan Gabriel Monroy

Payee: Jack McClelland

Property (including any improvements):

Lot(s) 40, Vista Ridge Acres Subdivision, as shown by the map or plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 2023079

For value received and to secure payment of the note, Grantor conveys the property to Trustee in trust. Grantor warrants and agrees to defend title to the property. If Grantor performs all the covenants and pays the note according to its terms, this deed of trust shall have no further effect, and Beneficiary shall release it at Grantor's expense.

Grantor and Beneficiary covenant and agree as follows:

1. Payment. Grantor shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Payments due under the Note and this Deed of Trust shall be made in U.S. currency. However, if any check or other instrument received by Beneficiary as payment under the Note or this Deed of Trust is returned to Beneficiary unpaid, Beneficiary may require that any or all subsequent payments due under the Note and this Deed of Trust be made in one or more of the following forms, as selected by Beneficiary: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Beneficiary when received at the location designated in the Note or at such other location as may be designated by Beneficiary. Beneficiary may return any payment or partial payment if the payment or partial payments are insufficient to bring the Note current. Beneficiary may accept any payment or partial payment insufficient to bring the Note current, without it constituting a waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Beneficiary is not obligated to apply such payments at the time such payments are accepted. Beneficiary need not pay interest on unapplied funds. Beneficiary may hold such unapplied funds until Grantor makes payment to bring the Loan current. If Grantor does not do so within a reasonable

f. As part of the consideration for the execution of this Agreement, Grantor, Grantor's successors and assigns, shall indemnify and hold harmless Beneficiary, its successors and assigns, and its officers, directors, controlling persons (if any), employees, stockholders, and agents, for any losses suffered by virtue of the following: all suits, actions, claims, losses, damages, injuries, and liabilities of any character, type or description accruing, brought or made for or on account of any injuries or damages received or sustained by any person or persons or other entity or property arising out of or occasioned by the deceptive, fraudulent, or ordinary or grossly negligent acts or omissions of Grantor, or any other type of litigation involving Grantor.

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

BY SIGNING BELOW, Grantor accepts and agrees to the terms and covenants contained in this Deed of Trust.

Nora Elia Monroy
Nora Elia Monroy

JUAN G. MONROY #1522
Juan Gabriel Monroy

(Acknowledgment)

State of Texas
County of Hidalgo



ROBERTO CASTILLA
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 6-23-2012

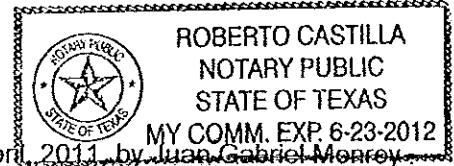
This instrument was acknowledged before me on the 27 day of April, 2011, by Nora Elia Monroy .

[Signature]

Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo



ROBERTO CASTILLA
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 6-23-2012

This instrument was acknowledged before me on the 27 day of April, 2011, by Juan Gabriel Monroy .

[Signature]

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Jack McClelland
2614 W. Freddy Gonzalez
Edinburg, Texas 78539

Software by ReMerge-It, LLC
(956) 630-9401
www.ReMerge-It.com





PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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956-968-4734
956-973-7850

Precinct No.3 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

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

Precinct 0 2 3 4

Application No: F8178

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: Morayma E Rivera

Address: 2109 E Balli^{Dr} Donna
TX 78037

Phone: 956 (314 3215)

Approved by Environmental Health:	Temporary Service	Final Service
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>/ /</u>	<u>/ /</u>

Water Supplier: N/A

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

Account/ESI No.: 2555 98 - 001
[] Temporary Pole [] Permanent Service

regarding the land described as: Balli Est. Blk. 01 Lot 00

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;
- 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) 4-17-78

(verified by) [Signature]

7-14-11

(verified by) [Signature]

7-14-11

(verified by) [Signature]

(verified by) [Signature]

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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Mission, TX 78572
956-205-7045
956-205-7049

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

Precinct 1 2 3 4
Application No: 1-8178.

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: Morayma E Rivera

Address: 2109 E Balli Dr Donna
TX 78537

Phone: 956 314 32 15

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

Balli Est. Lot 60 Blk-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

Morayma E Rivera
Requesting Party (Signature)

7-12-11
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:

7-15-11
Date

Raul E. Castillo
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 1-8178 Jun. 12, 2011

COUNTY OF HIDALGO PLANNING DEPARTMENT 1902 JOE STEPHENS WESLACO TX 78596 TEL 968-4724 FAX 447-8612

B0500-00-001-0060-00

[1] OWNER: RIVERA, CLAUDIO & MORAYMA 2109 E. BALLI DR. DONNA TX 78537-4008 Telephone No. 314-3215

[7] LEGAL DESC./NAME OF SUBDIVISION BALLI ESTATES LOT 60 BLK 1 B-05

LOCATION: 0 493 & LOTT

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION MOVED BUILDING 05-RESIDENTIAL MOVE-IN/RELO. BUILD

[10] EST. COST OF CONST.: \$2,700

[5] SIZE OF STRUCTURE: 280 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: MOVE IN WOODFRAME HOME

Special Conditions: No construction allowed over any easements. MUST COMPLY WITH ALL COUNTY SETBACKS & REG. FRONT 25' RAER 15' SIDES 6' 18" CENTERLINE OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water []

Flood Zone: NO Panel No. /Suffix: Pct: 1

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.

Warranty Deed with Vendor's Lien

Date: March 1, 2011

Grantor: Reynaldo Balli, Jr. and Noemi A. Balli

Grantor's Mailing Address:

2117 East Balli Drive
Donna, Texas 78537
HIDALGO County, Texas

Grantee: Claudio and Morayma Rivera, husband and wife

Grantee's Mailing Address:

1912 West Balli Drive
Donna, Texas 78537
HIDALGO County, Texas

Considerations:

Cash and a note of even date executed by Grantees and payable to the order of Reynaldo Balli, Jr. and Noemi A. Balli, in the principal amount of Twenty Six Thousand Five Hundred Dollars and 00/00 Cents (\$26,500.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed as to land and improvements in favor of Reynaldo Balli, Jr. and Noemi A. Balli, to the terms as follows;

Claudio Rivera and Morayma E. Rivera have given a down payment of \$2,000.00, on February 16, 2011, receipt of which is herein acknowledged. The remaining Twenty Four Thousand Five Hundred Dollars and 00/00 Cents (\$24,500.00) balance shall bear an annual interest rate of 12%. The monthly payments beginning on April 1, 2011 will be in the amount of \$ 350.80, and like payment on the first of each month until the principal and interest have been paid in full. There is no penalty for prepayment of the principle balance.

Property (including any improvements):

All of Lot No. Sixty (60), Block No. One (1) Balli Estates Subdivision, an addition to the City of Donna, Hidalgo County, Texas according to Map thereof recorded in Volume 20, page 92 of the Map Records Hidalgo County, Texas;

SAVE AND EXCEPT all of the oil, gas and other minerals in and under said land.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Easements and conditions as contained in the Dedication and Map of said subdivision.
2. Easement dated March 9, 1961 from G. Garland McKinney et. Ux., to Donna Irrigation District No. 1, Hidalgo County, Texas, recorded in Vol. 1035, pg. 521 Deed Records.
3. All visible and apparent easements not of record and all rights, rules and regulations in favor Hidalgo County Irrigation District No. 2.

NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARE EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

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

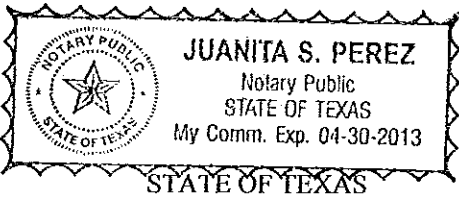
Claudio Rivera
Claudio Rivera

Morayma E. Rivera
Morayma E. Rivera

STATE OF TEXAS)

COUNTY OF HIDALGO)

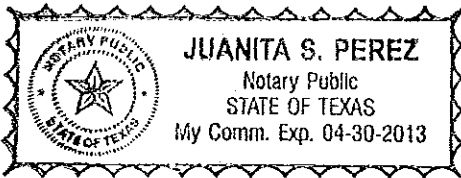
This instrument was acknowledged before me on MARCH 1st, 2011, by Claudio Rivera.



STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on MARCH 1st, 2011, by Morayma E. Rivera.



Juanita S. Perez
Notary Public, State of Texas

Juanita S. Perez
Notary Public, State of Texas

Reynaldo Balli, Jr.
Reynaldo Balli, Jr.

Noemi A. Balli
Noemi A. Balli



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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956-205-7045
956-205-7049

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

Precinct 1 2 3 4
19888

Application No: _____

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: Aniseto Bonilla

Address: 3005 Elena St
Weslaco Tx 78596

Phone: 214-558-4643

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>48704</u>
Date Approved:	<u>1 1</u>	<u>7/11/11</u>

Water Supplier: N.A.W.S.

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

Account/ESI No.: 255955-001
 Temporary Pole Permanent Service

regarding the land described as: Colonia Del Noroeste W/158,

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 12-19-83);
 (verified by Raul E. Sesin);
 (verified by Ruby Hernandez);
 (verified by Ruby Hernandez);
 (verified by Ruby Hernandez);

Raul E. Sesin
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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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: 49888

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: Aniseto Bonilla
Address: 3005 Elena St.
Weslaco TX 78596
Phone: 214-558-4643

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

Colonia Del Noroeste Lot 158

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Aniseto Bonilla
Requesting Party (Signature)

07-12-11
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:

7-15-11
Date

Raul E. Sesin
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 49888 Nov. 15, 2001

COUNTY OF HIDALGO PLANNING DEPARTMENT 1902 JOE STEPHENS WESLACO TX 78596 TEL 968-4724 FAX 447-8612

C6760-00-000-0158-00

[1] OWNER:

[7] LEGAL DESC./NAME OF SUBDIVISION COLONIA DEL NORESTE LOT 158

Telephone No.

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTL

[3] WATER SYSTEM: NALA

[9] CONSTRUCTION TYPE: BRLK

[4] PURPOSE OF APPLICATION:

[10] EST. COST OF CONST.: \$36,000

[5] SIZE OF STRUCTURE: 1,221 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: RES NEW CONSTRUCTION

Special Conditions: No construction allowed over any easements. NOTHING ON PROPERTY

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$15.00

Light [] Water []

Flood Zone: C 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.

Warranty Deed with Vendor's Lien

Date: March 1, 2000.

851493

Grantor: Grace Ann Lopez Mendoza, a single woman.

Grantor's Mailing Address: 1303 W. 3rd Street #20, Weslaco, Hidalgo County, Texas 78596.

Grantee: Aniseto Bonilla and wife Nereyda Bonilla.

Grantee's Mailing Address: 209 Jeff Dr., Pharr, Texas 78577.

Consideration: Cash and other good and valuable consideration.

Property (including any improvements):

All of Lot 158, Colonia Del Noreste, Hidalgo County, Texas, according to the map recorded in Volume 23, Page 166, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Hidalgo County, Texas, including but not limited to the following:

- a. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9 and easements for roadways as shown on the map of the above described subdivision.
- b. Minimum floor elevations and easements as shown on the map of Colonia Del Noreste, recorded in Volume 23, Page 166, Map Records.
- c. Water Service Agreement easement in favor of North Alamo Water Supply Corporation as shown by instrument dated September 5, 1986, recorded in Volume 2344, Page 645, Official Records.
- d. Water line easement in favor of North Alamo Water Supply Corporation as shown by instrument dated July 20, 1979, recorded in Volume 1637, Page 841, Deed Records.
- e. Right of way easement in favor of North Alamo Water Supply Corporation as shown by instrument dated October 12, 1988, recorded in Volume 2668, Page 351, Official Records.
- f. Oil, Gas and Mineral Lease executed by Mildred Ullom Day and others to Strike

PARTIES HERETO. NO TITLE EXAMINATION HAS BEEN REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY PROVIDED. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

Grantor:

Grace Ann Lopez Mendoza
GRACE ANN LOPEZ MENDOZA

Grantees:

Aniseto Bonilla
ANISETO BONILLA

Nereyda Bonilla
NEREYDA BONILLA

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 2nd day of MARCH, 2000, by GRACE ANN LOPEZ MENDOZA.

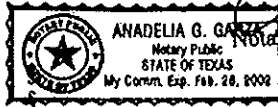
STATE OF TEXAS
COUNTY OF HIDALGO



Anadelia G. Garza
Notary Public for the State of Texas

This instrument was acknowledged before me on this 1 day of MARCH, 2000, by ANISETO BONILLA.

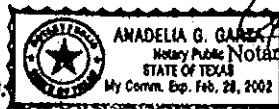
STATE OF TEXAS
COUNTY OF HIDALGO



Anadelia G. Garza
Notary Public for the State of Texas

This instrument was acknowledged before me on this 1 day of MARCH, 2000, by NEREYDA BONILLA.

CHARGE & RETURN TO:
CARLOS JAIME GARZA, P.C.
161 S. Texas Blvd.
Westaco, TX 78596



Anadelia G. Garza
Notary Public for the State of Texas