

CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Jose Luis Tostados	1-8217
2.	Francisco Ramirez	1-6462
3.	Leopoldo Garza	1-8224
4.	Sandra L. Palomares	1-8195
5.	Elsa Cuellar	1-8209
6.	Irma Torres	1-5085
7.	Sergio Felipe Gil	1-8226
8.	Guadalupe Ibarra	1-8210
9.	Ramon Esquivel	1-7912
10.	Vidal Coronado	1-8187
11.	Luz Gutierrez	1-8229
12.	Maria Luisa Lomas	1-7512
13.	Adriana P. Tristan	1-7584
14.	Martha N. Molina C/O Oziel Molina	3-11566
15.	Rosa Maria Martinez	4-5673
16.	Odilia Lerma	4-10863
17.	Moises Hernandez	4-10674
COMM. COURT: August 9, 2011		



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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: 1-8217

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

1-20

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Jose Leon Tejada

Address: 3585 Kiko Poo Place  
Mercedes TX  
78570

Phone: 332-4063

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>7 127 2011</u>

Water Supplier: N/A

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

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

regarding the land described as: Indian Trail Lot #430 Block #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;
- 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 2-20-11);  
 (verified by José W. Castillo);  
 (verified by José W. Castillo);  
 (verified by José W. Castillo);  
 (verified by José W. Castillo);

José W. Castillo  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

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

Application No:

Precinct 1 2 3 4  
1-8217  
X-20

### 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: Jose Jose Tores

Address: 3585 Kika Poo Place  
Mercedes TX

Phone: 332-4063

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

Indian Hills W7 430 Blk. 01

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jose Jose Tores      7/26/11  
Requesting Party (Signature)      Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/27/11  
Date

Ron O. Castillo  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 1-8217 Jul. 26, 2011

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

12230-00-001-0430-00

[ 1 ] OWNER: TOSTADO, JOSE LUIS

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION INDIAN HILLS LOT 430 BLK 1

3585 KICKAPOO PLACE MERCEDES, TX. 78570

Telephone No. 332-4063

LOCATION: 0 491 & MILE 10

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: OTHE

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES 20-MOBILE HOMES

[ 10 ] EST. COST OF CONST.: \$4,000

[ 5 ] SIZE OF STRUCTURE: 742 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS & SETBACKS FRONT 20' SIDE'S 6' REAR 15' FINISH FLOOR OF ELEV. 18" ABOVE NATURAL GROUND.

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

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.

COPY

WARRANTY DEED WITH VENDOR'S LIEN

2222956

DATE: June 30, 2011

GRANTOR: Robert L. Schwarz, not joined by my wife since the property herein conveyed constitutes no part of our legal homestead

GRANTOR'S MAILING ADDRESS: 800 N. McColl  
McAllen, Hidalgo County, Texas 78501

GRANTEE: Jose Luis Tostado and Erendida Tostado

GRANTEE'S MAILING ADDRESS: 3585 Kikapoo  
Mercedes, Texas 78570

CONSIDERATION: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of Eleven thousand and NO/100 Dollars ( \$11000.00). 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 Victor R. Perez, Trustee.

PROPERTY (including any improvements):

Lot Four hundred Thirty (430), Block One (1), Indian Hills Subdivision, Hidalgo County, Texas, according to the map and plat of record in Volume 23 Page 180 and 181 and in Volume 24 page 81, Map Records of Hidalgo County, Texas;

RESERVATIONS FROM CONVEYANCE:

SAVE AND EXCEPT all oil, gas and other minerals, all geothermal energy, and wind energy and further SAVE AND EXCEPT (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

As shown on Exhibit "A" attached hereto and made a part hereof for all purposes.

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 instruments other than conveyances of the surface fee estate, that affect the Property; and taxes for 2011 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 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 heir, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.  
Restrictions: See Exhibit A

Those reservations and exceptions on Exhibit A attached hereto and made a part hereto for all purposes.

Grantor, as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative to regulate the structural integrity, appearance, and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (a) the Restrictions touch and concern the Property; (b) privity of estate exists by reason of the ownership of the Property; (c) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (d) the Restrictions are reasonable, their purposes being for the common benefit of Grantor, Grantee and the Affected Property Owners, who are

...ed by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the  
...erty, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee,  
...ected Property Owners, and their successors and assigns forever.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according  
to its terms, at which time this deed will become absolute.

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

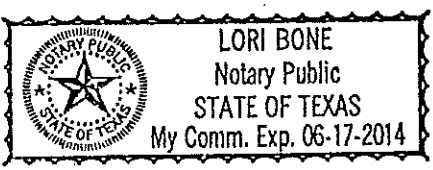
Grantee accepts the herein described property as is, where is and with all faults, and without any representations or  
warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly  
negate and exclude all representations and warranties, including, but not limited to (1) the condition the property or any  
element thereof, including, without limitation, warranties related to environmental conditions, suitability for habitation,  
merchantability or fitness for a particular purpose; (2) the soil conditions, drainage or other conditions existing at the  
property with respect to any particular purpose, development potential or otherwise; (3) all warranties created by  
affirmation of fact or promise by any description of the property; and (4) all other warranties and representations  
whatsoever, except the warranty of title expressly set forth herein.

Robert L. Schwarz

STATE OF TEXAS ) (

COUNTY OF HIDALGO ) (

This instrument was acknowledged before me on the 12 day of July, 2011 by Robert L. Schwarz



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

Notary's commission expires :

### BUYER'S ACCEPTANCE OF DEED 06-30-2011

The undersigned buyer(s) hereby accepts and consents to the form of Deed attached hereto including, but not limited to, the  
provision(s) concerning title exceptions contained therein, and acknowledges the same is in conformity with Buyer's intent,  
and the terms and provisions of same shall control in the event of any conflict of the contract Buyer has signed regarding  
the property described in the attached Deed.

Jose Luis Tostado

Erendida Tostado

AFTER RECORDING RETURN TO :  
Harold Munal  
800 N. McColl  
McAllen, Texas 78501



# PLANNING DEPARTMENT

Rev. 02-19-10

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956-973-7850

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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: 1-6462  
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: Francisco Ramirez

Address: 8507 BAMBOO ST  
DONNA, TX 78537

Phone: 956-532-7420

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>48496</u>
Date Approved:	<u>1 1</u>	<u>12/1/2011</u>

Water Supplier: NAWSC

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

Account/ESI No.: 232473-032

Temporary Pole  Permanent Service

regarding the land described as:

Rio Rico Acres East Lot 27

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 2-24-11)

(verified by Francisco Ramirez)

(verified by Ju);

(verified by Ju);

(verified by Francisco Ramirez);

Francisco Ramirez  
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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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: 1-6462  
X-05

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: Francisco Ramirez  
Address: 8507 BAMBOO ST  
DOMINA, TX 78537  
Phone: 956-532-7420

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

RIO NILO ACRES EAST lot 27

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Francisco Ramirez  
Requesting Party (Signature)

7/26/11  
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:

7-27-11  
Date

Flor Castillo  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-6462  
May. 19, 2009

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

R3118-00-000-0027-00

[ 1] OWNER: GARZA, NANCY

419 N 12TH ST  
DONNA TX 78537-2807

Telephone No. 447-3592

[ 7] LEGAL DESC./NAME OF SUBDIVISION  
RIO RICO ACRES EAST  
LOT 27

LOCATION: 0

[ 2] CONTRACTOR: SELF

[ 8] SEWAGE: EXIST

[ 3] WATER SYSTEM: N AL

[ 9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$45,000

[ 5] SIZE OF STRUCTURE: 3,900 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6] USE OF BUILDING: RES. ZONE X

**Special Conditions: No construction allowed over any easements.**

MUST COMPLY W/ALL COUNTY SETBACKS & REG.  
FRONT 304' REAR 25' SIDES 10' FINISH FLOOR ELEV.  
18" ABOVE TOP OF PAVEMENT

**FOR COUNTY USE ONLY  
APPLICATION FEES**

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . **\$30.00**

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: \_\_\_\_\_ Pet: 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.

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.

## ASSUMPTION WARRANTY DEED

Date: May 4, 2011

Grantor: NANCY GARZA, a single woman

Grantor's Mailing Address (including county): 1401 East 26<sup>th</sup> Street  
Weslaco, Texas 78596  
Hidalgo County

Grantee: FRANCISCO RAMIREZ

Grantee's Mailing Address (including county): 8507 Bamboo Avenue  
Donna, Texas 78537  
Hidalgo County

Consideration: Grantee's assumption of the unpaid principal and earned interest on a note in the original principal sum of \$45,000.00 dated May 11, 2009, note executed by Nancy Garza and payable to the order of The Estate of Kyle Bennett, Deceased, and The Kyle Bennett Living Trust dated April 20, 1991 and any Amendments thereto. The note is secured by an express vendor's lien and superior title retained in a deed dated May 11, 2009, from The Estate of Kyle Bennett, Deceased, and The Kyle Bennett Living Trust dated April 20, 1991 and any Amendments thereto, to Nancy Garza, recorded under Clerk's Document Number 1998829, Official Records of Hidalgo County, Texas, and additionally secured by a Deed of Trust dated May 11, 2009, from Nancy Garza to Suelema Luna, Trustee, recorded under Clerk's Document Number 1998830, in the Official Records of Hidalgo County, Texas; said note and liens securing same assigned to The Kyle Bennett Living Trust dated April 20, 1991, and any amendments thereto by instrument dated October 1, 2010, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 12, 2010, under Clerk's File No. 2145625. Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note.

Property (including any improvements):

Lot 27, RIO RICO ACRES EAST SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 44, Pages 125 through 127, Map Records of Hidalgo County, Texas.

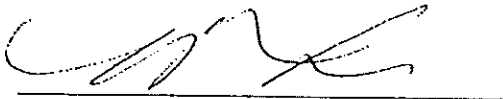
recorded under Clerk's Document Number 1998829, Official Records of Hidalgo County, Texas, and additionally secured by a Deed of Trust dated May 11, 2009, executed by Nancy Garza to Suelema Luna, trustee, recorded under Clerk's Document Number 1998830, in the Official Records of Hidalgo County, Texas, securing the payment of a note of even date therewith in the principal amount of \$45,000.00; said note and liens securing same assigned to The Kyle Bennett Living Trust dated April 20, 1991, and any amendments thereto by instrument dated October 1, 2010, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 12, 2010, under Clerk's File No. 2145625, the payment of which Grantee has assumed.

17. Taxes for 2010 and subsequent years, the payment of which Grantees assume.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.


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

Grantor:



NANCY GARZA

Accepted by Grantee:



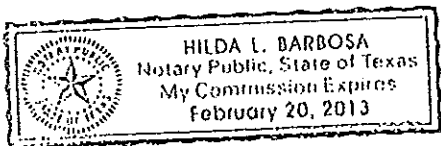
FRANCISCO RAMIREZ

STATE OF TEXAS

§

Acknowledgment

This instrument was acknowledged before me on the 4<sup>th</sup> day of May, 2011, by NANCY GARZA.



  
NOTARY PUBLIC, STATE OF TEXAS



# PLANNING DEPARTMENT

Rev. 02-19-10

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956-205-7049

Precinct 1 2 3 4

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

Application No: 1-8224

C-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: Leopoldo Garza

Address: 7008 Armando Ave  
Donna Tx 78537

Phone: (956) 562-92-21

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>8 / 2 / 2011</u>

Water Supplier: D/A

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

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

regarding the land described as: Goolie Heights #2 LOT 23

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 3-10-08)  
 (verified by [Signature])  
 (verified by [Signature] 8-2-11)  
 (verified by [Signature] 7-2-11)  
 (verified by [Signature])  
 (verified by [Signature])

[Signature]  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date

Chapter 232 Texas LGC Application

APPLICATION NO:

1-8224

Aug. 1, 2011

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

G5970-02-000-0023-00

[ 1 ] OWNER: GARZA, LEOPOLDO & MARIA G.

7008 ARMANDO AVE.
DONNA, TX. 78537

Telephone No. 562-9221

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION
GOOLIE HEIGHTS #2 LOT 23

LOCATION: 0 MINNESOTA & VALVERDE

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 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.: \$9,000

[ 5 ] SIZE OF STRUCTURE: 1,296 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, STATE, CITY, FEMA
REGULATIONS FRONT-25' REAR-40' SIDES-6'

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER
TOTAL AMOUNT \$60.00

Light [X] Water [X]

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.



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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:

1-8224  
C-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: Leopoldo Garza R

Address: 7008 Armando Ave  
Donna Tx 78537

Phone: (956) 562-92-21

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

GOOLIA HEIGHTS #2 LOT 23

#### 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 Leopoldo Garza  
Requesting Party (Signature)

X 8-7-11  
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:

8-08-11  
Date

Hon Castillo  
County Official

OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY  
REVEAL OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT  
BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY  
NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

1883045

**Date:** April 01, 2008

**Grantor:** Marion Janik

**Grantor's Mailing Address (including county):**

P.O. Box 1373

Edinburg Tx 78540

Hidalgo County

**Grantee:** Leopoldo Garza & Maria G. Garza

**Grantee's Mailing Address (including county):**

7008 Armando Ave

Donna TX 78537

Hidalgo County

(956) 460-2508

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of \$19,500.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to DAVID CROOK, Trustee.

**Property (including any improvements):**

LOT # 23, GOOLIE HEIGHTS NO 2 SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 55 PAGES 10 THROUGH 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**Reservations From and Exceptions to Conveyance and Warranty:**

SAVE & EXCEPT all oil, gas, and other minerals not previously reserved;

SUBJECT TO lien in favor of McAllen National Bank as recorded in Deed of Trust dated March 11, 2005 and recorded as document # 1449231 in the official records of Hidalgo County, Texas.

SUBJECT TO the prior reservations of all oil, gas, and other minerals;

SUBJECT TO easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

For Grantor and Grantor's successors, a reservation of an undivided interest in the oil, gas and other minerals that are in and under the property and that may be produced from it and a reservation of the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease.

Grantor, for the consideration, receipt of which is acknowledged, 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, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

This conveyance is made subject to the restrictions, reservations and covenants for Goolie Heights No. 2 Subdivision recorded as Document # 1872790 in the Official Records of Hidalgo County, Texas. 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.

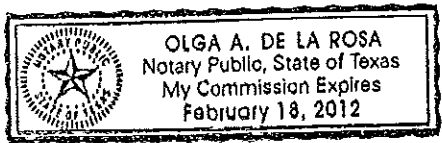
Marion Janik  
Marion Janik

ACKNOWLEDGMENT

STATE OF TEXAS            }}  
COUNTY OF HIDALGO    }}

This instrument was acknowledged before me on April 4, 2008 by MARION JANIK.

[Signature]  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Marion Janik  
P.O. Box 1373  
Edinburg Tx 78540



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
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956-318-2844

Precinct No.1 Substation  
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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: 1-8195  
600

### 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: Sandra L. Pezdomars

Address: 2711 Sandra  
Ave, Donna, TX  
78537

Phone: (956) 325-8482

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

Water Supplier: N.A.W.S

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

Account/ESI No.: 256505-001  
 Temporary Pole  Permanent Service

regarding the land described as:

BALLI EST J.D LOT 25 BK 4,

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 11-17-78)

(verified by J. W. Castillo)

(verified by J. W. Castillo);

(verified by J. W. Castillo);

(verified by J. W. Castillo);

J. W. Castillo

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  
956-205-7045  
956-205-7049

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

Application No: 1-8195  
B-20

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: Sandra L. Palomares

Address: 5711 Sandra Ave.  
Sanna, TX 78537

Phone: (956) 325-8482

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

Balli EST 510 LOT 25 Blk. 4

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Sandra Palomares  
Requesting Party (Signature)

7/29/11  
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:

8-20-11  
Date

Flora Castillo  
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.

### WARRANTY DEED WITH VENDOR'S LIEN

Date: February 18, 2011

Grantor: DANIEL ZAMORA, owning and occupying other property as my homestead

Grantor's Mailing Address (including county): 7519 N. 16<sup>th</sup> Ln., McAllen,  
Hidalgo County, Texas 78504

Grantee: JESUS J. RAMIREZ and wife, SANDRA L. PALOMARES

Grantee's Mailing Address (including county): 2706 Sandra Ave., Donna,  
Hidalgo County, Texas 78535

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantees of their one promissory note of even date herewith in the principal sum of \$4,000.00, payable to the order of DANIEL ZAMORA, 7519 N. 16<sup>th</sup> Ln., McAllen, Hidalgo County, Texas 78504, as therein provided and bearing interest at the rate therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to LEO MONTALVO, Trustee.

Property (including any improvements):

All of Lot 25, Block 4, Balli Estates, an Addition to the City of Donna, Hidalgo County, Texas, according to the map recorded in Volume 20, Page 92, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

**BY THE ACCEPTANCE OF THIS DEED, GRANTEE IS TAKING THE PROPERTY "AS IS", "WHERE IS" AND "WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES. ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.**

Reservations from and Exceptions to Conveyance and Warranty:

1. Dated June 15, 1978, recorded in Volume 1603, Page 831, Deed Records, dated September 29, 2009, filed November 3, 2009 under Document Number 2048352, Official Records and Volume 20, Page 92, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
2. Statutory easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1.

14. Standby fees, taxes and assessments by any taxing authority for the year 2011 and subsequent years.

J.R.  
SP

15. BUYER ACKNOWLEDGES THAT PROPERTY WAS FORECLOSED AND BOUGHT BY SELLER AT FORECLOSURE ON DECEMBER 1, 2009. THERE MAY BE AN UNKNOWN OR KNOWN HEIR WHO MAY NOT HAVE BEEN PROPERLY SERVED PRIOR TO FORECLOSURE.

J.R.  
SP


16. BUYER ACKNOWLEDGES THAT SELLER MAY BE ADVERSELY POSSESSING SAID MINOR INTEREST WHICH BUYER WILL CONTINUE TO ADVERSELY POSSESS AFTER PURCHASE.

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

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

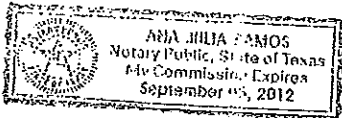
No Title Examination was prepared in connection with the preparation of this document, nor was any made. The Preparer expresses no opinion as to title to this property.

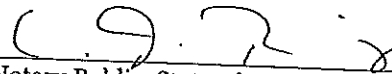
  
DANIEL ZAMORA

(Acknowledgment)

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 18<sup>th</sup> day of February, 2011, by DANIEL ZAMORA.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

JESUS J. RAMIREZ  
SANDRA L. PALOMARES  
2706 Sandra Ave.  
Donna, Texas 78535

PREPARED IN THE LAW OFFICE OF:

MONTALVO LAW  
900 North Main  
McAllen, Texas 78501



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

Precinct No.1 Substation  
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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: 1-8209  
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: Elsa Cuellar  
1365  
Address: P.O. Box 1365 Progreso  
TX 78579  
Phone: 956/ 332-4200

Approved by Environmental Health:	Temporary Service _____	Final Service <u>[Signature]</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>[Signature]</u>
Date Approved:	<u>1 1</u>	<u>8 1 2 1 2011</u>

Water Supplier: WFWSC

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

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

regarding the land described as: Colonia Uvero del Norte L-18.

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) 7-30-07  
[Signature]  
 (verified by) [Signature]  
 (verified by) [Signature];  
 (verified by) [Signature];  
 (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  
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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: 1-8209  
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: Elsa Cuellar

Address: P.O. Box 1365  
Progreso TX 78579

Phone: (956) 332-4200

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

Colonia Nuevo Del Norte 618

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Elsa Cuellar  
Requesting Party (Signature)

8-02-11  
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:

8-02-11  
Date

Jan O. Castillo  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-8209

Jul. 22, 2011

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

C7380-00-000-0018-00

[ 1] OWNER: CUELLAR, ELSA

[ 7] LEGAL DESC./NAME OF SUBDIVISION
COLONIA LUCERO DEL NORTE PH 1
LOT 18

P.O. BOX 631
PROGRESSO, TX. 78579

Telephone No. 332-4200

LOCATION: 0 MILE 11 & MILE 2 W

[ 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.: \$2,500

[ 5] SIZE OF STRUCTURE: 450 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS & SETBACKS
FRONT 25' SIDE'S 6' REAR 35' FINISH FLOOR OF ELEV.
18" TOP OF CURB.

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER
TOTAL AMOUNT . . . . . \$30.00

Light [X] Water [X]

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.

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

## DEED OF TRUST

COPY

Date: July 11, 2011

Grantor: ELSA CUELLAR

Grantor's Mailing Address (including county):

P.O. Box 1365  
Progreso, Texas 78579  
Hidalgo County

Trustee: LOUIS C. BROWN

Trustee's Mailing Address (including county):

1207 Conway  
Mission, Texas 78572  
Hidalgo County

Beneficiary: FIVE L DEVELOPMENT, Ltd.

Beneficiary's Mailing Address (including county):

P. O. Box 631  
Mission, Texas 78573  
Hidalgo County

### Note(s)

Date: July 11, 2011

Amount: TWENTY-SEVEN THOUSAND AND NO/100THS DOLLARS  
(\$27,000.00)

Maker: ELSA CUELLAR

Payee: FIVE L DEVELOPMENT, Ltd.

Final Maturity Date: July 11, 2021

Terms of Payment (optional): Principal and interest shall be due and payable in monthly installments of Four Hundred Nineteen and 22/100ths DOLLARS (\$419.22) each, payable on the 11th day of each and every calendar month, beginning August 11, 2011 and continuing regularly thereafter until July 11, 2021, on which last mentioned date the entire unpaid balance of principal and interest then owing shall become immediately due and payable. The interest being calculated on the unpaid principal to the date of each installment paid and the payment made credited first to the discharge of the interest accrued and the balance to the reduction of the principal.

### Property (including any improvements):

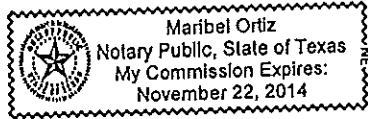
Lot Eighteen (18), COLONIA LUCERO DEL NORTE SUBDIVISION, Hidalgo County, Texas, according to the Re-Plat Map recorded in Volume 54, Page 63, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

Prior Lien(s) (including recording information): A lien securing a promissory note, dated September 15, 2005, which is described in and secured by a Deed of Trust filed for record under Document No. 1527360, of the Official Records of Hidalgo County, Texas.

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 21st day of JULY, 2011, by ELSA CHELLAR.



*Maribel Ortiz*  
\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name (printed)  
Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_, by

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:  
FIVE L DEVELOPMENT, Ltd.  
P. O. Box 631  
MISSION, TEXAS 78573



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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 0234

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

Application No: ~~115-5088~~ 115-5088

X-51

### 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: Irma Torres

Address: 1911 Jim St  
Mercedes Tx  
78570

Phone: (956) 3106309

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>8 1 1 2011</u>

Water Supplier: N.A.W.S.

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

Account/ESI No.: 22937-007  
 Temporary Pole  Permanent Service

regarding the land described as: Mat Sub H-42

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 5-26-81)

(verified by Alois Castille)

(verified by J. K. S. 8-12-11)

(verified by J. K. S. 8-12-11)

(verified by Alois Castille)

Alois Castille  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

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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: 1-5085

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

X51

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: Irma Torres

Address: 1911 Jim St  
Mercedes Tx 78570

Phone: (956) 3106309

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

North lot 42.

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Irma Torres  
Requesting Party (Signature)

7-27-11  
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:

8-02-11  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-5085

Dec. 26, 2007

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

M1710-00-000-0042-00

[ 1 ] OWNER: TORRES, ENEMINSIA S & IRMA G  
RR 1 BOX 166AB

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
MATT LOT 42

MERCEDES TX 78570-9065

Telephone No.

LOCATION: 0

[ 2 ] CONTRACTOR:

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
X-51 NEW HOME

[10] EST. COST OF CONST.: \$30,000

[ 5 ] SIZE OF STRUCTURE: 2,560 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RESIDENTIAL

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS AND SETBACKS

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$0.00

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.

The State of Texas, }  
County of HIDALGO

Know All Men by These Presents:

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 DRIVERS'S LICENSE NUMBER.

THAT I ENEMENCIA TORRES SALAZAR

of the County of HIDALGO State of TEXAS for and in consideration  
of the sum of GIFT DOLLARS  
to ME in hand paid by JESUS AVIAN GARZA AND IRMA GARZA TORRES  
as follows:

ha Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said  
JESUS AVIAN GARZA AND IRMA GARZA TORRES  
whose mailing address is 1903 JIM ST. MERCEDES, TEXAS 78570  
of the County of HIDALGO State of TEXAS all that certain

TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF HIDALGO, STATE OF TEXAS, AND DESCRIBED AS FOLLOWS:

PROPERTY (INCLUDING ANY IMPROVEMENTS): LOT FORTY-TWO (42), MATT SUBDIVISION, A RESUBDIVISION OF A PART OF FARM TRACT THREE HUNDRED SEVENTY-EIGHT (378), WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 177, MAP RECORDS OF HIDALGO COUNTY, TEXAS. GRANTOR HEREIN RESERVES AN EASEMENT FOR UTILITY PURPOSES OVER THE NORTH 10 FEET AND ANY EXISTING DRAINAGE EASEMENT OVER AND ACROSS THE EASTERNMOST PART OF SAID LOT.  
SUBJECT TO: MINERAL RESERVATIONS, OIL, GAS LEASES, EASEMENTS AND RESTRICTIONS OF RECORDS IF ANY.  
RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: NONE

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said JESUS AVIAN GARZA AND IRMA GARZA TORRES

heirs and assigns forever and WE do hereby bind OURSELVES, JESUS AVIAN GARZA AND IRMA GARZA TORRES, executors and administrators, to Warrant and For-ever Defend, all and singular the said premises unto the said GARZA TORRES

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

WITNESS hand at  
this 5TH day MAY, 2009  
Witness at Request of Grantor:

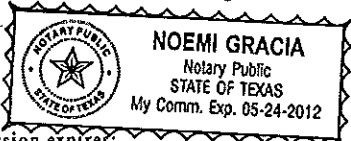
*Enemencia Torres*

(Acknowledgment)

STATE OF TEXAS }  
COUNTY OF

5TH MAY, 2009

This instrument was acknowledged before me on the 5 day of MAY 2009  
by



My commission expires:  
05/24/12  
05-24-2012

*Noemi Gracia*  
Notary Public, State of Texas  
Notary's printed name:

Noemi Gracia



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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  
1-8226  
R-44

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

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: Sergio Felipe Gil

Address: 7109 Olga Ave  
Donna Tx.

Phone: 956 363 76 62

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		1112
Date Approved:	1 / 1	8 / 2 / 2011

Water Supplier: N.A.W.

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: DIA  
 Temporary Pole       Permanent Service

regarding the land described as:

MILA SOL Est Lot #37

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 7-05-11)

(verified by Jorge Castillo)

(verified by Jorge Castillo);

(verified by Jorge Castillo);

(verified by Jorge Castillo)

Jorge Castillo  
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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956-968-4734  
956-973-7850

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

Precinct 0 1 2 3 4

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

Application No: 1-8226

X-664

### 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: Sergio Felipe Gil

Address: 4109 Olga Ave  
Donna TX

Phone: 956 363-7668

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

84  
Lot 7

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Sergio Felipe Gil  
Requesting Party (Signature)

8-2-11  
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:

8-02-11  
Date

J. V. Castillo  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 1-8226 Jul. 2, 2011

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

M4752-00-000-0037-00

[ 1 ] OWNER: GIL, SERGIO FELIPE 7109 OLGA AVE. DONNA, TX. 78537 Telephone No. 363-7662

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION MIRASOL ESTATES LOT 37 X-44

LOCATION: 0 493 & MILE 11

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

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

[ 10 ] EST. COST OF CONST.: \$1,000

[ 5 ] SIZE OF STRUCTURE: 980 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES NO

[ 6 ] USE OF BUILDING: MOBILE HOME ZONE X

Special Conditions: No construction allowed over any easements. MUST COMPLY WITH ALL COUNTY SETBACKS & REG. FRONT 25' REAR 30' SIDES 6' 18" ABOVE CENTERLINE OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

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.

COPY 1

**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:** July 18, 2011

**Grantor:** RB RGV, LTD., a Texas limited partnership

**Grantor's Mailing Address:** P.O. Box 365  
La Blanca, Hidalgo County, Texas 78558

**Grantee:** SERGIO FELIPE GIL

**Grantee's Mailing Address:** 7109 Olga Ave  
Donna, Texas 78537

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of THIRTY-FOUR THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$34,400.00). 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 SUELEMA LUNA, Trustee.

**Property (including any improvements):**

All of Lot 37, Mirasol Estates Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Document Number 2223247, Official Records, Hidalgo County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

1. Restriction that there be no more than one single family detached dwelling per lot and restrictions for minimum finish floor elevations and set back lines as set out on the plat of said Subdivision on file at Clerk's Document No. 2223247, Map Records, Hidalgo County, Texas, together with all other restrictions of record.
2. Statutory easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

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

RB RGV, LTD., a Texas limited partnership

BY: BENNETT-FLORES INVESTMENTS, L.L.C.  
a Texas limited liability company  
ITS: General Partner

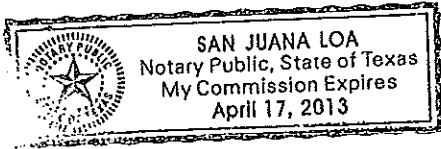
BY: [Signature]  
KYNDEL W. BENNETT, President

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on July 19, 2011, by **KYNDEL W. BENNETT**, President of BENNETT-FLORES INVESTMENTS, L.L.C., a Texas limited liability company, General Partner of RB RGV, LTD., a Texas limited partnership, on its behalf in said capacity.

San Juana Loa  
Notary Public, State of Texas  
My commission expires: April 17, 2013



Special Warranty Deed with Vendor's Lien

Filed for Record in:  
Hidalgo County  
by Arturo Guajardo Jr.,  
County Clerk  
On: Jul 27, 2011 at 11:38A  
As a Recording  
Document Number: 2226420  
Total Fees: 24.00  
Receipt Number: 1212844  
By: Imelda Leal, Deputy



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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956-973-7850

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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: 1-8210

### 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: Guadalupe Ibarra

Address: 4310 Encino St  
Donna TX 78537

Phone: 956 223 7681

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:		<u>1132</u>
Date Approved:	<u>1 / 1</u>	<u>8 / 2 / 2011</u>

Water Supplier: NPAWSC

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

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

regarding the land described as:

LA BLANCA HEIGHTS S10 LOT 32

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 1-14-80);  
[Signature]  
(verified by [Signature])

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature])

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

Precinct 0 1 2 3 4

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

Application No: 18210.

### 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: Guadalupe Ibarra  
Address: 4310 Encino St  
Donna TX 78537  
Phone: 956 223 7481

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

La Blanca Hds. Lot 32

#### 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]  
Requesting Party (Signature)

Aug 2, 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:

8-02-11  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 1-8210 Jul. 22, 2011

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

L0550-00-000-0032-00

[ 1 ] OWNER: IBARRA, GUADALUPE 4310 ENCINO ST. DONNA TX 78537-9801 Telephone No. 223-7681

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION LA BLANCA HEIGHTS LOT 32

LOCATION: 0 493 & MILE 10

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$56,322

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

[11] SPECIAL FLOOD HAZARD AREA: YES NO

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

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL REGULATIONS & SETBACK FRONT 25' SIDE 6' REAR 70' NORHT SIDE 15' FINISH FLOOR OF ELEV. 18" CENTER OF STREET.

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

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.

[ 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.

Prepared by Date

Approved by Date

Signature of Owner or Applicant Date

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.

### CORRECTION WARRANTY DEED

Date: July 12, 2011  
Grantor: FELICIANO IBARRA and wife, ANTONIA IBARRA  
Grantor's Mailing Address (including county): 4310 Encino St.  
Donna, Hidalgo County, Texas 78537  
Grantee: GUADALUPE IBARRA  
Grantee's Mailing Address (including county): 4310 Encino St.  
Donna, Hidalgo County, Texas 78537

Consideration: TEN AND NO/100THS DOLLARS (\$10.00)

Property (including any improvements):

Lot Thirty Two (32) in Block 10, LOTT, TOWN & IMPROVEMENT COMPANY SUBDIVISION, Hidalgo County, Texas, also known as

LA BLANCA HEIGHTS, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 21, page 59, Map Records, Hidalgo County, Texas, referenced to which is here made for all purposes.

Reservation from and Exceptions to Conveyance and Warranty:

SUBJECT TO easements of record and visible easements;  
Rights, rules, liens, and regulations in favor of the Water District in which said land is located;  
Oil and Gas Lease, if any; Reservations, restrictions, liens, and exceptions of record;  
AND SAVE AND EXCEPT all of the oil, gas, and mineral interest therein.

Zoning and Building Ordinances in favor of the City of Donna;  
Sixty-five (65) foot drainage easement along the east line of subject property as Reflected by the map recorded in Volume 21, Page 59, Map Records of Hidalgo County, Texas.  
All of the Oil, Gas and other minerals in and under the herein described property Reserved by Feliciano Ibarra and wife, Antonia Ibarra in instrument to Guadalupe Ibarra, Office Records Of Hidalgo County, Texas, together with all rights, express or implied in and to the property herein Described arising out of or connected with said interest and reservation.

COUNTY OF

This instrument was acknowledged before me on 12 day of July, 2011, by  
FELICIANO IBARRA .



*Geena Rae Huerta*  
Notary Public, State of Texas

Notary's commission expires:

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on 12 day of July, 2011, by  
ANTONIA IBARRA.

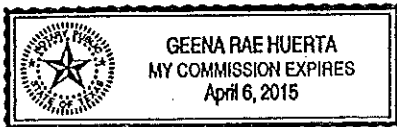


*Geena Rae Huerta*  
Notary Public, State of Texas

Notary's commission expires:

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on 12 day of July, 2011, by  
GUADALUPE IBARRA.



*Geena Rae Huerta*  
Notary Public, State of Texas

Notary's commission expires:

AFTER RECORDING RETURN TO:

Guadalupe Ibarra  
4310 Encino St.  
Donna, Texas 78537

PREPARED IN THE LAW OFFICE OF:

Dennis Ramirez, PLLC  
1305 E. Nolana, Suite F  
McAllen, Texas 78504



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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 0 2 3 4

Application No: 1-7912

AE-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:

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		41425
Date Approved:	1 / 1	8 / 2 / 2011

Name: Ramon Esquivel

Address: 3220 MINERVA ST.  
Mercedes TX 78570

Water Supplier: NAWS

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

Phone: 314-53-36

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

regarding the land described as Celaste Michelle L-32

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) 1-11-07

(verified by) [Signature]

(verified by) J.G.L. 8-2-11

(verified by) [Signature]

(verified by) J.G.L. 8-2-11

(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 25<sup>th</sup> 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:

1-7912  
AE-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: Ramon Esquivel

Address: 3220 MINERVA ST.

Weslaco TX 78570

Phone: 311-5336

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

Celeste Mitchell L-32

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Ramon Esquivel  
Requesting Party (Signature)

8-2-11  
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:

8-01-11  
Date

Raul Castillo  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-7912  
Apr. 8, 2011

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

C2666-00-000-0032-00

[ 1 ] OWNER: ESQUIVEL, RAMON & VERONICA E

3220 MINERVA ST.  
MERCEDES, TX. 78570

Telephone No. 314-5336

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
CELESTE MICHELL  
LOT # 32

LOCATION: 0 MI 12 N & 1015

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES

44-MOBILE HOMES

[10] EST. COST OF CONST.: \$4,500

[ 5 ] SIZE OF STRUCTURE: 720 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

**Special Conditions: No construction allowed over any easements.**

MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 25' SIDE'S 6' REAR 35' FINISH FLOOR OF ELEV.  
18" ABOVE CENTERLINE

**FOR COUNTY USE ONLY  
APPLICATION FEES**

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . **\$30.00**

Light [X]

Water [X]

Flood Zone: MI

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.

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

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** March 11, 2011

**Grantor:** Estate of Adam Daniec  
**Grantor's Mailing Address (including county):**  
P.O. Box 720806  
McAllen, TX 78504  
Hidalgo County

 COPY

**Grantee:** Ramon Esquivel & Veronica E. Esquivel  
**Grantee's Mailing Address (including county):**  
3220 Minerva St.  
Mercedes, TX 78570  
Hidalgo County  
956-314-5336

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of \$21,000.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to DAVID CROOK, Trustee.

**Property (including any improvements):**

LOT # 32, CELESTE MICHELL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52 PAGE 25, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**Reservations From and Exceptions to Conveyance and Warranty:**

SUBJECT TO lien in favor of Frost National Bank as recorded in Deed of Trust dated February 16, 2007 and recorded as document # 1732404 in the official records of Hidalgo County, Texas.

SAVE & EXCEPT all oil, gas, and other minerals not previously reserved;

SUBJECT TO the prior reservations of all oil, gas, and other minerals;

SUBJECT TO easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

For Grantor and Grantor's successors, a reservation of an undivided interest in the oil, gas and other minerals that are in and under the property and that may be produced from it and a reservation of the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease.

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

This conveyance is made subject to the restrictions, reservations and covenants for Celeste Michell Subdivision  
recorded as Document # 1740261 in the Official Records of Hidalgo County, Texas.  
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.

W. Daniec  
Wieslawa Daniec, Independent Administrator  
for the Estate of Adam Daniec

ACKNOWLEDGMENT

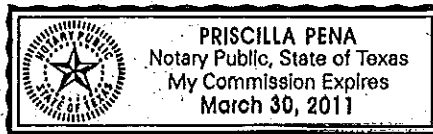
STATE OF TEXAS            }  
COUNTY OF HIDALGO    }

This instrument was acknowledged before me on

March 11, 2011

by Wieslawa Daniec.

Priscilla Pena  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Wieslawa Daniec  
P.O. Box 720806  
McAllen, TX 78504