

CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Juan A. Espinoza	1-7781
2.	Miguel A. Mendoza	1-8211
3.	Ernesto Flores	1-8018
4.	Roberto Gonzalez	1-8241
5.	Sergio Segura	1-8231
6.	Servando Morales, Jr.	1-7522
7.	Laura Garcia	3-40307
8.	Amparo Zepeda Jimenez	4-9346
9.	Irma L. Guerrero	4-10698
10.	Oscar Garza	4-10872
11.	Osctavio Luna	4-8354
	COMM. COURT: August 16, 2011	



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

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

Precinct 1 2 3 4

Application No: 1-7781

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: JUAN A. Espinoza

Address: 3704 Compacitas

Dr. Mercedes

Tx. 78570

Phone: 956-756-8100

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>8 / 12 / 2011</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789462445568
[X] Temporary Pole [] Permanent Service

regarding the land described as:

Indian Hills wa. 546 B/H-01

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 02-06-84);

AARON HEINMANN

(verified by Ann [Signature]);

8-2-2011

(verified by Jr [Signature]);

JRL

(verified by Jr [Signature]);

8-2-2011

(verified by AARON HEINMANN);

Ann [Signature]

Ann [Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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956-205-7049

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

Precinct 1 2 3 4

Application No:

1-9781

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

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

PARTY MAKING REQUEST:

Name: Juan A. Espinoza

Address: 3704 Campacuas Dr.

Mercedes Tx. 78520

Phone: 956-756-8100

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

Indian hills lot 546 Blk. U

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Juan Espinoza
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:

8-10-11
Date

Ron W. Castillo
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
1-7781
Mar. 8, 2011

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

12230-00-001-0546-00

[1] OWNER: ESPINOZA, ANTONIO
16532 E INDIAN HLS

[7] LEGAL DESC./NAME OF SUBDIVISION
INDIAN HILLS LOT 546 BLK 1

MERCEDES TX 78670-9412

Telephone No.

LOCATION: 0 491 & MILE 11

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: META

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

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

[5] SIZE OF STRUCTURE: 360 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 COUNTY SETBACKS & REGULATIONS.
FRONT 25' REAR 35' EAST SIDE 25' WEST SIDE 6'
FINISH FLOOR OF ELEV 18" ABOVE TOP OF CURB.**

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
TOTAL AMOUNT **\$30.00**

Light [X] Water [X]

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

Community No.: _____

Certification of Elevation
Required: YES NO BFE

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

Prepared by _____ Date _____

Approved by _____ Date _____

Signature of Owner or Applicant _____ Date _____

[NOTICE]

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

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

WARRANTY DEED

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

THAT We, Edelmiro Valdez Rios and wife, Josefina De Valdez for the consideration

Of the sum of Ten Dollars-----(\$10.00)

To In hand paid by Juan Antonio Espinoza 3705 Cherokee Dr. Mercedes, TX 78570 as follows:

Lot Five Hundred Forty Six (546) Block One (1), Indian Hill Subdivision Hidalgo County, Texas according to the map and plat of record in volume 23 Page 180 and 181 and Volume 24 Page 81, Map Records of Hidalgo County, Texas.

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.

Juan Antonio Espinoza

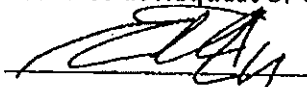
Heirs and assigns forever; and I do hereby bind myself, my heirs executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said

Juan Antonio Espinoza

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

WITNESS our hands at Edcouch, Hidalgo Texas this 14th Day of February 2011.

Witness at Request of Grantors:



Edelmiro Valdez Rios



Josefina Gutierrez de Valdez

(Acknowledgement)

THE STATE OF TEXAS

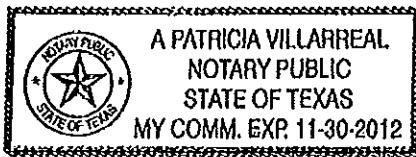
COUNTY OF HIDALGO

Before me, the undersigned authority on this personally appeared Edelmiro Valdez Rios and Josefina Gutierrez de Valdez.

Know to me to be the person whose name is subscribed to the foregoing instrument. And acknowledge to me that she executed the same for the purpose

And consideration herein expressed.

Given under my hand and seal of office on this the 14th day of February 2011



A handwritten signature in cursive script, reading "Patricia Villarreal", written over a horizontal line.

Notary Public In and for Hidalgo

After Recorded Mail to:

Juan Antonio Espinoza

3705 Cherokee Dr.

Mercedes, Texas 78570

Filed for Record in:
Hidalgo County
by Arturo Guajardo Jr.
County Clerk

On: Feb 18, 2011 at 11:44A

As a Recording

Document Number: 2180382
Total Fees: 20.00

Receipt Number - 1177246

By:
Azeneth Uresti, Deputy



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: 1-8291
B-44

Precinct 1 2 3 4

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: Miguel A Mondaza

Address: 1306 Miller Ave
Apt 3, Donna, Texas
78537

Phone: (956) 363-3224

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>8 / 3 / 2011</u>

Water Supplier: NAWSC

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

Account/ESI No.: 1000118060989
 Temporary Pole Permanent Service

regarding the land described as:

PALO BLANCO RANCHETTES UT 2 LOT 6,

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;
- NO 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) 06-24-03

(verified by) [Signature]

(verified by) [Signature]

(verified by) [Signature]

(verified by) [Signature]

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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

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

Application No:

Precinct 1 2 3 4
1-8211
B-44

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: Miguel A Mendez

Address: 1366 Miller Ave Apt 3 Donna Texas
79537

Phone: (956) 363-32-24

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

Palo Blanco Ranchettes ut #2
Wife.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Miguel A Mendez
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) PMF

.....
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

Miguel Mendez
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 THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DEED OF TRUST
Terms

Date: MARCH 18, 2011

Grantor: MIGUEL ANGEL MENDOZA and wife, BRAULIA MARTINEZ de MENDOZA

Grantor's Mailing Address:

PALO BLANCO
DONNA, TEXAS 78737
HIDALGO COUNTY

Trustee: THOMAS P. WINGATE, JR.

Trustee's Mailing Address: 7000 NORTH 10TH STREET
2ND FLOOR, STE. C5
McALLEN, TEXAS 78504
HIDALGO COUNTY

Lender: PW PROPERTIES, LLC, a Texas limited liability company

Lender's Mailing Address: P. O. BOX 720773
McALLEN, TEXAS 78574
HIDALGO COUNTY

Note

Date: MARCH 18, 2011

Original principal amount: FOURTEEN THOUSAND AND NO/100THS DOLLARS (\$14,000.00)

Borrower: MIGUEL ANGEL MENDOZA and wife, BRAULIA MARTINEZ de MENDOZA

Lender: PW PROPERTIES, LLC, a Texas limited liability company

Maturity date: APRIL 18, 2026

Terms of Payment: As provided in the note.

Property (including any improvements):

Lot 6, PALO BLANCO RANCHETTES UNIT NO. 2 SUBDIVISION, Hidalgo County, Texas,
according to map or plat thereof recorded Volume 30, Page 192B, Map Records Hidalgo County,
Texas.

Prior Lien: None

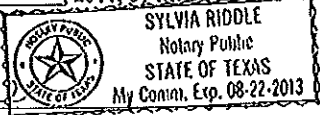
Miguel Mendoza
MIGUEL ANGEL MENDOZA

Braulia Mendoza
BRAULIA MARTINEZ de MENDOZA

STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on March 18, 2011, by MIGUEL ANGEL MENDOZA.

Sylvia Riddle
Notary Public, State of Texas



STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on March 18, 2011, by BRAULIA MARTINEZ de MENDOZA.

Sylvia Riddle
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
WINGATH LAW OFFICES
7500 NORTH 107TH STREET
2ND FLOOR, STE C3
MCALLEN, TEXAS 78504
FW PROPERTIES, LLP/OT

AFTER RECORDING RETURN TO:
FW PROPERTIES, LLC
P.O. BOX 72777
MCALLEN, TEXAS 78504



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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956-205-7045
956-205-7049

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

Precinct 1 2 3 4

Application No: 1-8018

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: Ernesto Flores

Address: 21583 N. Sharp Rd
Edinburg TX
78542

Phone: (956) 844-3845

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>8 13 2011</u>

Water Supplier: North Alamo Water S. Co.

Utility Provider: M.V.E.C. [] H.A.E.P.

Account/ESI No.: ~~1315 75 003~~ 120327894064 13366

[] Temporary Pole [x] Permanent Service

regarding the land described as:

Lot 1 ENCANTADO S.D 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 9-25-02);

AARON HELM

(verified by Ann [Signature]);

5-3-2011

J.H.L.

(verified by [Signature]);

8-3-2011

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

Application No:

Precinct 1 2 3 4
1-8018

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: Ernesto Flores

Address: 21583 N. Sharp Rd
Edinburg Tx, 78542

Phone: (956) 844-3845

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

Sol Encantado 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

[Signature]
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) met

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

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

8-10-11
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
1-8018
May. 12, 2011

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

S3979-00-000-0023-00

[1] OWNER: FLORES, ERNESTO & VANESSA B.

21583 N. SHARP RD.
EDINBURG, TX. 78542

Telephone No. 844-3845

[7] LEGAL DESC./NAME OF SUBDIVISION
SOL ENCANTADO
LOT 23

LOCATION: 0 MILE 14 1/2 & MILE 4 W.

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: NAL

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$120,000


[5] SIZE OF STRUCTURE: 3,022 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-25' SIDE'6

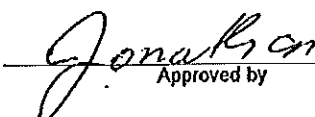
**FOR COUNTY USE ONLY
APPLICATION FEES**


Prepared by

5-12-11
Date

OTHER _____
TOTAL AMOUNT **\$30.00**

Light (X) _____ Water (X) _____

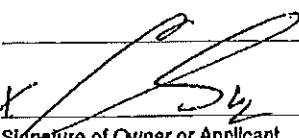

Approved by

5-12-11
Date

Flood Zone: NO 450334 Pot: 1
Panel No./Suffix: _____

Community No.: 0450-C

Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant

5-12-11
Date

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

[NOTICE]

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

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

NOTICE OF CONFIDENTIALITY RIGHTS:
IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY
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.

ASSUMPTION WARRANTY DEED

1720198

Date: February 3, 2007

Grantor: JOSE CERDA and wife, MARY CERDA

Grantor's Mailing Address (including county): P. O. Box 1204, Donna, Hidalgo County, Texas 78537

Grantee: ERNESTO FLORES and wife, VANESSA B. FLORES

Grantee's Mailing Address (including county): 21583 n. Sharp Road, Edinburg, Hidalgo County, Texas 78541

CONSIDERATION:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration and Grantee's assumption of a first-lien note. Grantee assumes and agrees to pay according to the note's terms all principal and interest remaining unpaid on a note that is dated February 14, 2003, in the principal amount of Sixteen Thousand Five Hundred Dollars and no/100ths (\$16,500.00), and is executed by Jose Cerda and wife, Mary Cerda, payable to the order of Albert Garza. It is secured by a vendor's lien on that property recorded under Document No. 1226490 of the Official Records of Hidalgo County, Texas. As further consideration, Grantee promises to keep and perform all the covenants and obligations of the grantor named in that vendor's lien. The vendor's lien to secure the assumption is also secured by a Deed of Trust recorded under Document No. 1224101 to secure assumption of even date, from Grantee to James W. Johnson, Trustee. If Grantee defaults in payment of the assumed note or in observance of any covenant or condition of any instrument securing its payment, Grantor shall have the right to foreclose the vendor's lien reserved in this deed.

PROPERTY (including improvements):

Lot 23, Sol Encantado Subdivision, a 30.019 acre tract of land out of Lot 10 & 11 (Block 149) West and Adams Tract Subdivision, Hidalgo County, Texas recorded in Volume 40 Page 178 Map Records in the office of the County Clerk, Hidalgo County, Texas.


RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

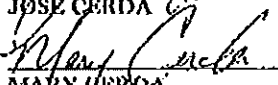
- (1) All easements, restrictions, setback lines, drainage swale requirements, and other matters as shown on plat recorded in Volume 34, Page 131A, Map Records of Hidalgo County, Texas.
- (2) Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District.
- (3) All visible easements.
- (4) Oil and Gas Lease, if any, of record in the Oil and Gas Lease Records of Hidalgo County.
- (5) The prior reservation conveyance of all oil, gas and other minerals previously reserved or conveyed by any parties duly recorded in the Deed Records of Hidalgo County, Texas.
- (6) Grantee to assume all taxes for the year 2007 and all subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee

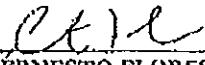
and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

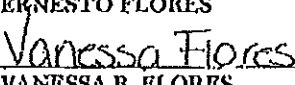
When the context requires, singular nouns and pronouns include the plural.



JOSE CERDA


MARY CERDA



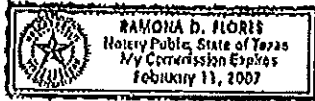
ERNESTO FLORES


VANESSA B. FLORES

(ACKNOWLEDGEMENT)

STATE OF TEXAS §
COUNTY OF HIDALGO §

JOSE CERDA acknowledged this instrument before me on the 5th day of February, 2007.

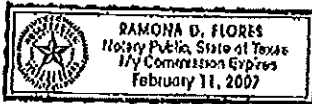




RAMONA FLORES, NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF HIDALGO §

MARY CERDA acknowledged this instrument before me on the 5th day of February, 2007.



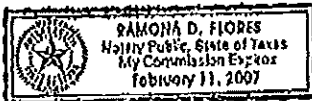



RAMONA FLORES, NOTARY PUBLIC
STATE OF TEXAS

(ACKNOWLEDGEMENT)

STATE OF TEXAS §
COUNTY OF HIDALGO §

ERNESTO FLORES acknowledged this instrument before me on the 5th day of February, 2007.

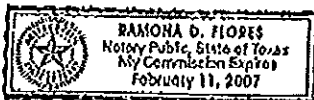


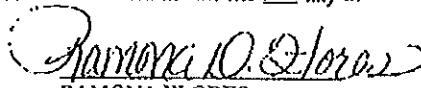


RAMONA FLORES, NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF HIDALGO §

VANESSA B. FLORES acknowledged this instrument before me on the 5th day of February 2007.





RAMONA FLORES, NOTARY PUBLIC
STATE OF TEXAS



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

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

Precinct 1 2 3 4

Application No: 1-8241

KJS

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: Roberto Gonzalez

Address: Mo-Tex
Monke Alto, TX

Phone: 956-975-9413

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>KJS on SYSTEM</u>
Date Approved:	<u>1 / 1</u>	<u>7 25 2011</u>

Water Supplier: DHA

Utility Provider: M.V.E.C.

AEP

Account/ESI No.: DHA 100327894233

Temporary Pole

Permanent Service

51228

regarding the land described as

R.A.G. Mo-Tex Lot 2 Lt. 16 Lot 78

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
YES
YES

- A plat has been prepared;
- A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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 4-26-11)

(verified by Flow Castillo)

(verified by [Signature])

(verified by [Signature])

(verified by [Signature])

Flow Castillo

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

Main Office
1304 South 25th Street
Edinburg, Texas 78542
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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: 1-8291
6-25

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: Roberto Gonzalez
Address: Mo-Tex
Phone: 956-975-9413

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

M.A.G. Lot 2.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Roberto Gonzalez 9-26-11
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

7-26-11 Ron Castillo
Date County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
1-8241
Aug. 5, 2011

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

R0031-00-000-0002-00

[1] OWNER: GONZALEZ, ROBERT & MARIA Y.

[7] LEGAL DESC./NAME OF SUBDIVISION
R.A.G. LOT 2

23290 N. FM 88
MONTE ALTO, TX. 78538

Telephone No. 975-9413

LOCATION: 0 FM 88 & MILE 20

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[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.: \$170,000

[5] SIZE OF STRUCTURE: 1,200 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 50' SIDE'S 6' REAR 15' FINISH FLOOR OF ELEV.
18" NATURAL GROUND.

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.

Grantor:

**WILLIAM C. TURBERVILLE and wife, MARJORIE LELA
TURBERVILLE and HANNIS TURBERVILLE, Trustee of the
TURBERVILLE FAMILY TRUST d/b/a TURBERVILLE LAND
PARTNERSHIP**

Grantor's Mailing Address (including county):

**P.O. Box 1176
Elsa, Texas 78543
Hidalgo County, Texas**

Grantee: **ROBERT GONZALEZ and wife, MARIA YOLANDA GONZALEZ**

Grantee's Mailing Address (including county):

**P.O. Box 531
La Villa, TX 78562
Hidalgo County, Texas**

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Eighteen Thousand Seven Hundred and 00/100 Dollars (\$18,700.00), 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 TERRY D. KEY, Trustee.

Property (including any improvements):

A 5.1 acre tract of land, of which 0.893 acre is in Lot 9, of which 2.092 acres is in Lot 10, of which 1.433 acres is in Lot 15, and of which 0.682 acre is in Lot 16, Block 78, Missouri-Texas Land and Irrigation Company's Subdivision of land in Las Mestenas Grant, according to the map or plat thereof recorded in Volume 1, Page 29, Map Records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of said Lot 15; THENCE, S. 81° 03' E., and along the South line of said Lot, a distance of 843.78 feet to a found iron rod; THENCE, N. 32° 35' 05" E., 1066.56 feet to a found iron rod; THENCE, N. 16° 39' 48" E., 279.68 feet to an iron rod found for the POINT OF BEGINNING;

THENCE, N. 80° 56' 14" W., 934.31 feet to an iron rod set for corner in the Easterly line of FM 88;

THENCE, Northeasterly along a curve to the right having a radius of 2811.9 feet, passing at N. 37° 16' 53" E., 64.93 feet to an iron rod set for corner in the North line of said Lot

rod set for corner;

THENCE, S. 80° 56' 14" E., passing at 881.27 feet the Easterly line of Lot 10, and continuing into Lot 9, a total distance of 1342.8 feet to an iron rod set for corner;

THENCE, S. 39° 13' 22" W., passing at 98.45 feet the South line of Lot 10, and continuing into Lot 16, a total distance of 191.42 feet to an iron rod set for corner;

THENCE, N. 80° 56' 14" W., passing at 365.04 feet the West line of Lot 16, and continuing into Lot 15, a total distance of 405.14 feet to the POINT OF BEGINNING, and being 5.1 acres, more or less.

Subject to taxes for 1996, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restriction, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; and discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the Hidalgo County Water Improvement District.

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.

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.

WILLIAM C. TURBERVILLE

TURBERVILLE FAMILY TRUST

Marjorie Lela Turberville
MARJORIE LELA TURBERVILLE

BY *Hannis Turberville*
HANNIS TURBERVILLE, Trustee

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 18th day of December, 1995, by
WILLIAM C. TURBERVILLE.



Anita G. Lozano
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 18th day of December, 1995, by
MARJORIE LEAL TURBERVILLE.



Anita G. Lozano
Notary Public, State of Texas

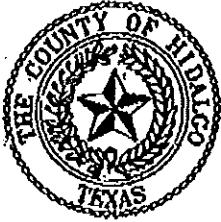
(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 18th day of December, 1995, by
HANNIS TURBERVILLE, Trustee of the TURBERVILLE FAMILY TRUST



Anita G. Lozano
Notary Public, State of Texas



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

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

Application No:

Precinct 2 3 4
1-8231
X-44

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Bergio A Segura

Address: P.O BOX 1838
Weslaco, TX
78599

Phone: (956) 438-9632

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>8 12 2011</u>

Water Supplier: N.A.W.S.

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

Account/ESI No.: 040138002
 Temporary Pole Permanent Service

regarding the land described as: Miraso - Est L1-5

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 7-05-11);
AARON HERNANDEZ
 (verified by [Signature]);
 (verified by [Signature]);
 (verified by [Signature]);
 (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

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

Application No:

Precinct 1 2 3 4

1-8231

X-44

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: Bergio A Segura

Address: P.O BOX 1838

Westlaco, TX 78399

Phone: (956) 438-9632

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

MINARON EST. 675

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Bergio A Segura
Requesting Party (Signature)

8/3/11
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) none

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

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

8-10-11
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
1-8231
Aug. 3, 2011

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

M4752-00-000-0005-00

[1] OWNER: SEGURA, SERGIO
P.O. BOX 1838
WESLACO, TX. 78595
Telephone No. 438-9632

[7] LEGAL DESC./NAME OF SUBDIVISION
MIRASOL ESTATES LOT 05

LOCATION: 0 493 & MILE 11

[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.: \$6,500

[5] SIZE OF STRUCTURE: 980 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 & SETBACK
FRONT 60' SIDE'S 6' REAR 30' 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: _____ 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.

Sergio N Segura _____
Prepared by Date

Approved by Date

Sergio N Segura _____
Signature of Owner or Applicant Date 8/3/11

[NOTICE]

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

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

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

Special Warranty Deed with Vendor's Lien

Date: 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 SEGURA, a single person

Grantee's Mailing Address: P.O. Box 1838
Weslaco, Texas 78596

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FORTY-NINE THOUSAND AND NO/100 DOLLARS (\$49,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to SUELEMA LUNA, Trustee.

Property (including any improvements):

All of Lot 5, 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.

described is fully paid according to its terms, at which time this deed will become absolute.

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

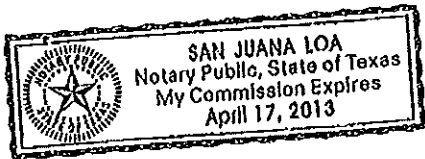
BY: BENNETT-FLORES INVESTMENTS, L.L.C.
a Texas limited liability company
ITS: General Partner

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 Guadalupe Jr.,
County Clerk
On: Jul 27, 2011 at 11:38A
As a Recording
Document Number: 2226437
Total Fees: 24.00
Receipt Number - 1212844
Imelda Ledir, Deputy



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

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

Application No:

Precinct 1 2 3 4

1-7822
B-44

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Servando Morales

Address: 525 St. Anne Dr.
Pharr, TX 78577

Phone: 956 563-5138

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>8 / 15 / 2011</u>

Water Supplier: N/A

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

Account/ESI No.:

Temporary Pole Permanent Service

regarding the land described as:

Buen Gusto Lt. 63.

on _____, 20 11, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- YES A plat has been prepared;
- YES A plat has been reviewed and approved by the Commissioners Court;
- YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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 09-13-05);

AARON HERNANDEZ
(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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956-973-7850

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

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

Application No:

Precinct 1 2 3 4
1-7522
B-44

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: Serrano Morales
Address: 525 St. Anne Dr.
Pharr, TX 78577
Phone: (956) 563 5138

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

Buen Ceasto Lot 43

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Serrano Morales
Requesting Party (Signature)

Aug-5-11
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

8-10-11
Date

Raul Castillo
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
1-7522
Oct. 25, 2010

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1902 JOE STEPHENS WESLACO TX 78696
TBL 968-4724 FAX 447-8612

B5015-00-000-0083-00

[1] OWNER: MUNOZ, PABLO
ZONE B
7413 MARIPOSA LN
PHARR TX, 78677

[7] LEGAL DESC./NAME OF SUBDIVISION
BUEN GUSTO LOT 63

Telephone No.

LOCATION: 0 BRIGE & BORDER

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$2,200

[5] SIZE OF STRUCTURE: 798 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES ZONE B

**Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL OCUNTY SETBACKS & REGULATIOS.
FRONT 26' REAR 35' SIDE'S 6' FINISH FLOOR OF ELEV.
18" ABOVE CENTERLINE OF STREET.**

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [] Water []

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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Notice of confidentiality rights: If you are a natural person, you may remove or following information from this instrument before it is filed for record in the pu Social Security Number or you Driver's License Number. *ESCRITURA*

Date: September 25, 2010

Grantor: The Pablo Munoz Living Trust

Grantor's Mailing Address (including county):
Pablo Munoz, Trustee
PO Box 720212
McAllen, Texas 78504
Hidalgo County

Grantee: Servando Morales, Jr.

Grantee's Mailing Address (including county):
525 Santa Ana Dr.
Pharr, Texas 78577
Hidalgo County

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 \$24,000.00 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 # 63 , BUEN GUSTO SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 49, PAGES 27-29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

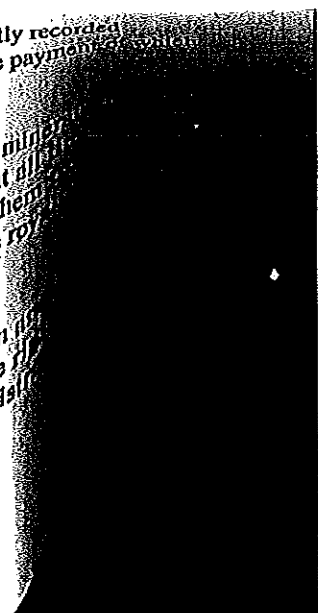
THE FOLLOWING SPECIAL RESTRICTIVE COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE GRANTEES, THEIR HEIRS AND ASSIGNS: ONLY ONE SINGLE-FAMILY DWELLING MAY BE SITUATED ON EACH LOT.

Reservations From and Exceptions to Conveyance and Warranty:

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 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 drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them therefrom. If this interest is subject to an existing lease for oil, gas, and other minerals, Grantor is entitled to receive the royalty 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 this deed, by this conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators,





PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
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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

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

Precinct 1 2 3 4
4-9346

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: Amparo Zepeda
Jimenez

Address: 501 E Jasmine
Apt 110 McAllen
Tx 78501

Phone: (956)321-8270

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Elect. Only</u> <u>6 / 29 / 11</u>

Water Supplier: _____

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

Account/ESI No.: 1003278948 / 721817
[] Temporary Pole [x] Permanent Service

regarding the land described as:

Palomadel Valle #3 lot 232

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 7/11/2007);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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956-973-7850

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2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

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

Precinct 1 2 3 ④

Application No: 4-9346

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: Amparo Zepeda Jimenez
Address: 501 E. JASMINE apt 110
McAllen TX 78501
Phone: (956) 321-8270

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

PALOMA DEL VALLE ^{PASE} III 232

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Amparo Jimenez
Requesting Party (Signature)

6-29-11
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) P.M.T 4-9346

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

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

8/10/11
Date

[Signature]
County Official

WARRANTY DEED WITH VENDOR'S LIEN

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

Date: January 4, 2010

Grantor: Paloma Del Valle II, Ltd.

Grantor's Mailing Address (including county): 13201 N. 23rd Street
Edinburg, Texas 78541
Hidalgo County

Grantee: Amparo Zepeda Jimenez

Grantee's Mailing Address including County: 501 E. Jasmine
McAllen, TX 78501
Hidalgo

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 TWENTY-ONE THOUSAND NINE HUNDRED NINETY-SIX AND 55/100 DOLLARS (\$21,996.55) 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, Attorney at Law, Trustee.

Subject to Prior Lien(s) (including recording information): A lien in favor of Texas State Bank as recorded in the Deed of Trust dated August 11, 2006, as Document number 1655705, in the Official Records of Hidalgo County, Texas, and all renewals, extensions, transfers or alterations thereof.

Property (including any improvements): Lot 232 of Paloma Del Valle Phase III Subdivision, according to the map recorded in Volume 53, Pages 133-136, Hidalgo County Map Records, Hidalgo County, Texas. SAVE AND EXCEPT all of the Oil, Gas and other Minerals.

Reservations From and Exceptions to Conveyance and Warranty: 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; but not subsequent assessments for the current and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

1. Restrictive Covenants Recorded as Document 1784511 in the Official Records of Hidalgo County, Texas.
2. Taxes for the year 2010 and all subsequent years.
3. Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District in which the property is located.
4. Subject to any and all valid and existing restrictions, easements, rights-of-way, reservations,

Chapter 232 Texas LGC Application

APPLICATION NO: 4-9346 Feb. 25, 2010

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

P3112-03-000-0232-00

[1] OWNER: JIMENEZ, AMPARO 1742 CIGUENA DRIVE EDINBURG TX, 78541 Telephone No. 321-8270

[7] LEGAL DESC./NAME OF SUBDIVISION PALOMA DEL VALLE # LOT 232

LOCATION: 0 M. CRISTO & SEMINARY

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

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

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

[5] SIZE OF STRUCTURE: 1,360 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 & REGULATIONS. FRONT 25' REAR 10' SIDE'S 6' FINISH FLOOR OF ELEV. 18" ABOVE TOP OF CURB OR 12"

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by Angie Andrade Date 2/25/2010

OTHER 30 TOTAL AMOUNT \$30.00

Approved by Jorge Garcia Date 2/18/2010

Light [X] Water [X]

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

Signature of Owner or Applicant Amparo Jimenez Date 2/25/2010

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.



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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956-318-2844

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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: 4-10698

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 L. Guerrero

Address: 1502 Platinum St.
Peñitas tx 78576

Phone: (956) 309-7973

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>08 109 11</u>

Water Supplier: City of Edinburg TX

Utility Provider: M.V.E.C. AEP
100327894-38183331

Account/ESI No.: 4750462
 Temporary Pole Permanent Service

regarding the land described as:

Paloma del valle III Lot 183

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 7/11/2007);
 (verified by [Signature]);
 (verified by [Signature]);
 (verified by [Signature]);
 (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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956-968-4734
956-973-7850

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

Precinct 1 2 3 ④

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

Application No: 4-10698

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: Irma L Guerrero
Address: 1502 Platinum St.
Penitas tx. 78576
Phone: (956) 309 7973

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

Palma del Valle III Lot 183

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 L Guerrero
Requesting Party (Signature)

8/9/11
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

8/10/11
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 4-10698 May. 31, 2011

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

P3112-03-000-0183-00

[1] OWNER: GUERRERO L, IRMA 1502 PLATIUM ST PENITAS TX 78576 Telephone No. 522-5342

[7] LEGAL DESC./NAME OF SUBDIVISION PALOMA DEL VALLE 3 LOT#183 309-7973

LOCATION: 0 MONTE CRISTO & CIMINARY

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$20,000

[5] SIZE OF STRUCTURE: 1,140 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: NEW RES SINGLE FAMILY DWE

Special Conditions: No construction allowed over any easements. MUST COMPLY WITH ALL COUNTY SETBACK & REGULATIONS FRONT:25' BACK:10' SIDE:6' SIDE:6' 18" ABOVE CLINE OF STREET. FLOODZONE:X-01

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature]

Date 5/31/11

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Approved by AARON HERNANDEZ

Date 5/19/11

Flood Zone: NO Panel No. /Suffix: 03250 Pct: 0

Community No.: 480334

Certification of Elevation Required: YES NO [checked] BFE

Signature of Owner or Applicant [Signature]

Date 05-31-11

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

[NOTICE]

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

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

WARRANTY DEED WITH VENDOR'S LIEN

2194682

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

Date: March 28, 2011

Grantor: Paloma Del Valle II, Ltd.

Grantor's Mailing Address (including county): 13201 N. 23rd Street
Edinburg, Texas 78541
Hidalgo County

Grantee: Irma L Guerrero

Grantee's Mailing Address including County: 1502 Platium St.
Pentias, TX 78576
Hidalgo



Filed for Record in:
Hidalgo County
by Arturo Guajardo Jr.
County Clerk
On: Apr 05, 2011 at 11:46A
As a Recording
Document Number: 2194682
Total Fees: 20.00
Receipt Number - 1188156
By:
Ismael Hidalgo, Deputy

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 NINETEEN THOUSAND NINE HUNDRED ONE AND 04/100 DOLLARS (\$19,901.04) 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, Attorney at Law, Trustee.

Subject to Prior Lien(s) (including recording information): A lien in favor of Texas State Bank as recorded in the Deed of Trust dated August 11, 2006, as Document number 1655705, in the Official Records of Hidalgo County, Texas, and all renewals, extensions, transfers or alterations thereof.

Property (including any improvements): Lot 183 of Paloma Del Valle Phase III Subdivision, according to the map recorded in Volume 53, Pages 133-136, Hidalgo County Map Records, Hidalgo County, Texas. SAVE AND EXCEPT all of the Oil, Gas and other Minerals.

Reservations From and Exceptions to Conveyance and Warranty: 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; but not subsequent assessments for the current and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

1. Restrictive Covenants Recorded as Document 1784511 in the Official Records of Hidalgo County, Texas.
2. Taxes for the year 2011 and all subsequent years.
3. Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District in which the property is located.
4. Subject to any and all valid and existing restrictions, easements, rights-of-way, reservations,

maintenance charges, together with any lien securing maintenance charges, zoning laws, ordinances of municipal or other governmental agency's or authorities, and conditions and covenants, if any, applicable to and enforceable against the property described herein, whether of record or not; all presently recorded instruments, other than liens or conveyances that effect the property.

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

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

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

Paloma Del Valle II, Ltd.
By: Jane Cross Enterprises, Inc.
General Partner

BY: *Jane Cross*
Jane Cross, President

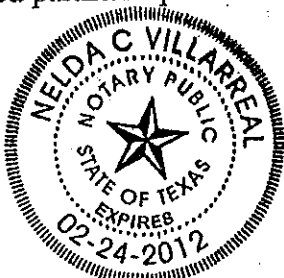
ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on March 28, 2011, by Jane Cross, President of Jane Cross Enterprises, Inc., as general partner of Paloma Del Valle II, Ltd., a Texas limited partnership, on behalf of said limited partnership.



Nelda C. Villarreal
Notary Public, State of Texas

Nelda C. Villarreal
Notary's typed or printed signature
My commission expires: 2-24-2012



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 2 3 ④

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

Application No: 4-10872

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Oscar Garcia

Address: 1815 ADAM LEE DR
EDINBURG TX 78544

Phone: (956) 289-3385

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Existing System 08 15 11</u>

Water Supplier: city of Edinburg

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

Account/ESI No.: NA
 Temporary Pole Permanent Service

regarding the land described as:

ADAM LEE Lot 13

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 2/8/02);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

Precinct 1 2 3 4

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

Application No: 4-10872

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

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

PARTY MAKING REQUEST:

Name: Oscar Garza

Address: 1815 Adam Lee Dr

Phone: (956) 289-3385

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

Adam Lee Lot B

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 Oscar Garza
Requesting Party (Signature)

8-5-11
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

8/10/11
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-10872
Aug. 5, 2011

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

A0650-00-000-0013-00

[1] OWNER: GARZA, OSCAR JR.

1815 ADAM LEE DR.
EDINBURG, TX. 78541
Telephone No. 289-3385

[7] LEGAL DESC./NAME OF SUBDIVISION
ADAM LEE LOT 13

[2] CONTRACTOR: SELF

LOCATION: 0 SEMINARY & M. CRISTO

[3] WATER SYSTEM: OTHE

[8] SEWAGE: EXIST

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

[9] CONSTRUCTION TYPE: META

[5] SIZE OF STRUCTURE: 840 Sq. Ft.

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

[6] USE OF BUILDING: RES MOBILE HOME

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:25' BACK:15' SIDE:6' SIDE:6'
18" ABOVE TOP OF PAVMENT FLOODZONE:X

FOR COUNTY USE ONLY APPLICATION FEES


Prepared by _____ Date 8-5-11

OTHER _____
TOTAL AMOUNT \$30.00

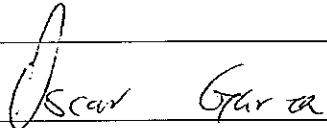
EDGAR ISIDRO
Approved by _____ Date 8-3-11

Light [] Water []

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

Community No.: 48334

Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant _____ Date 8-5-11

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

[NOTICE]

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

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: April 8, 2010

Grantor: Hi Starr Investments, LLC, a Texas Limited Liability Company
 Grantor's Mailing Address:
 P.O. Box 959
 Edinburg, Texas 78540



COPY

Grantee: Oscar Garza Jr.

Grantee's Mailing Address (including county):
 1328 Village Dr.
 Edinburg, Texas 78541
 Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty Thousand Dollars and No Cents (\$20,000.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Carroll Whiteford, Trustee.

Property (including any improvements):

Lot(s) **13** Adam Lee Subdivision, Hidalgo County, Texas, According to the Map or Plat Thereof, Recorded in Volume 22, Page 41, Map Records Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (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.

If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

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

By the acceptance of this Deed, Grantee is taking the 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 (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until the Purchase Note 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.

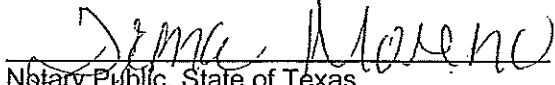
Hi Starr Investments, LLC, a Texas Limited Liability Company

BY: 
Kyle D. Ruppert, Manager

(Acknowledgment)

State of Texas
County of Hidalgo

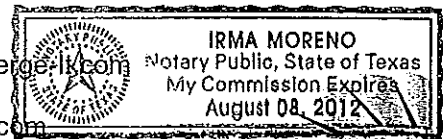
This instrument was acknowledged before me on the 8 day of April, 2010, by Kyle D. Ruppert, Manager of Hi Starr Investments, LLC, a Texas Limited Liability Company on behalf of said Texas Limited Liability Company.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Hi Starr Investments, LLC
P.O. Box 959
Edinburg, Texas 78540

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



ReMerge-It



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 4-8354

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: Octavio Luna

Address: 2311 Alamo Rd.
Weslaco, TX.
78596

Phone: (956) 472-5911

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>SEWER</u>
Date Approved:	<u>1 / 1</u>	<u>08 / 09 / 11</u>

Water Supplier: Alamo Water

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

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

regarding the land described as: Lot #171
Okland Village #3

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- YES A plat has been prepared; (Date approved 10/28/2005);
- YES A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- 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; (verified by [Signature]);
- 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; (verified by [Signature]);
- YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 4-8354

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: Octavio Luna

Address: 2311 Alamo Rd.
Weslaco, TX. 78596

Phone: (956) 472-5911

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

Oakland Village #3 Lot #171

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Octavio Luna
Requesting Party (Signature)

7/13/11
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

8/10/11
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-8354
Mar. 6, 2009

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

00480-03-000-0171-00

[1] OWNER: LUNA, OCTAVIO & SARAI M.

[7] LEGAL DESC./NAME OF SUBDIVISION
OAKLAND VILLAGE #3 LOT 171

2311 ALAMO ST.
WESLACO, TX. 78596

Telephone No. 472-1091

LOCATION: 0 R.LONGORIA & WISCONSIN

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[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.: \$150,000

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS & SETBACKS
FRONT 25' SIDE 6' SOUTH SIDE 10' REAR 21' FINISHED
FLOOR OF ELEV. 18" TOP OF CURB.

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
TOTAL AMOUNT **\$30.00**

Light [X] Water [X]

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

Community No.: _____

Certification of Elevation
Required: YES NO BFE

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

Prepared by L.S. Date 3/6/09

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.

WARRANTY DEED

Date: May 7, 2008

Grantor: OAKLAND VILLAGE, LTD., a Texas Limited Partnershio

Grantor's Address: 2614 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539

Grantee: OCTAVIO LUNA and wife SARAI M. LUNA

Grantee's Address: 2311 Alamo st., Weslaco, Hidalgo County, Texas 78596

Consideration: TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged,

Property (including any improvements): All of Lot 171, OAKLAND VILLAGE PHASE III, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 49, Page 40, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Restrictive covenants dated July 23, 2004, filed July 26, 2004 under Document Number 1362204; filed April 22, 2005 under Document Number 1462488; and filed November 4, 2005 under Document Number 1540732, Official Records and Volume 49, Page 40, 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. Annual maintenance charge and/or current assessments as set forth in instruments dated July 23, 2004, filed July 26, 2004 under Document Number 1362204; filed April 22, 2005 under Document Number 1462488; and filed November 4, 2005 under Document Number 1540732, Official Records of Hidalgo County, Texas. However, said lien is subordinated to any Mortgage Vendor's Lien or Deed of Trust filed for record prior to the date payment of such assessments and/or maintenance charges become due.
3. Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.
4. Minimum floor elevations, setback lines, utility and electrical easements, sidewalk requirements and restrictions as shown on the map of Oakland Village Phase III, recorded in Volume 49, Page 40, Map Records of Hidalgo County, Texas.
5. Right of way easement granted to North Alamo Water Supply Corporation filed November 8, 2002 under Document Number 1138795, Official Records, Hidalgo County, Texas.
6. All oil, gas and other minerals have been heretofore reserved and/or conveyed by prior grantors and/or predecessors in title as set forth in Deed dated March 25, 2003, filed March 31, 2003 under Document Number 1182983, Official Records of Hidalgo County, Texas.
7. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease recorded in Volume 362, Page 157; dated November 12, 1982, recorded in Volume 409, Page 213 and dated November 20, 1981, recorded in Volume 411, Page 369, all in the Oil and Gas Records of Hidalgo County, Texas.
8. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease dated January 30, 1998, filed under Document Number 667840 and extended under Document Number 936916, Official Records of Hidalgo County, Texas.
9. Terms, stipulations and conditions contained in Oil, Gas and Mineral Leases as shown by instruments dated March 3, 1999 recorded under Document Numbers 768134, 769953, 769954, 773295, 773299, 773305, 773311; dated March 18, 1999 recorded under Document Number 773344; filed March 3, 1999 under Document Numbers 773349, 773533, 796221, 796223 and 797851 and extended under Document Number 1055111; dated March 4, 1999 under Document Number 773520 and corrected under Document Number 819759, all in the Official Records of Hidalgo County, Texas.

10. Terms, stipulations and conditions contained in Declaration of Covenants filed under Document Number 888450 and corrected and amended under Document Number 1034317, Official Records of Hidalgo County, Texas.
11. Visible and apparent easements on or across the property herein described
12. Any part thereof lies within canal rights of way claimed in fee simple by Hidalgo County Irrigation District No. 2.
13. Taxes for the year 2008, and subsequent thereto, the payment of which Grantee assumes.

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.

OAKLAND VILLAGE, LTD., a Texas Limited Partnership

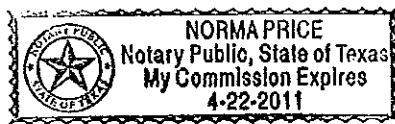
By: WISCONSIN PARTNERS, INC.
Its General Partner

By: *Jack McClelland*
Jack McClelland, President

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 8th day of May, 2008, by JACK McCLELLAND, President of WISCONSIN PARTNERS, INC., acting as the sole general partner of OAKLAND VILLAGE, LTD., a Texas Limited Partnership, on behalf thereof, and in the capacity therein stated.



Norma Price
Notary Public State of Texas

AFTER RECORDING RETURN TO:
Octavio Luna
2311 Alamo St.
Weslaco, TX 78596

PREPARED BY:
Law Office of Fernando Saenz
200 E. Pike Blvd.
Weslaco, TX 78596

CHARGE TO:
VALLEY LAND TITLE CO.
2300 W. Pike Blvd., Ste. 104
Weslaco, TX 78596

File/GF Number: 112,316



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 234

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

Application No: 3-40307

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: Laura Garcia

Address: 718 Sierra Dr.
Sullivan City TX.
78595

Phone: (501) 779 3423

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>Jonathan Isidro</u>
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>8 19 12 011</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100 324 89 4015 66 037
 Temporary Pole Permanent Service

regarding the land described as: El Lucero Ph 2 lot 126

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 8-06-08);

(verified by Jonathan Isidro);

(verified by Agnete);

(verified by Antony);

(verified by Jonathan Isidro);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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956-205-7045
956-205-7049

Precinct 1 2 3 4

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

Application No: 3-40307

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: Laura Garcia

Address: 718 Sullivan Ct TX. 78595

Phone: 501 479-3423

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

El Luceo Ph2 lot 126

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Laura Garcia
Requesting Party (Signature)

8-4-11
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

8-4-11
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 3-40307 Jun. 8, 2010

COUNTY OF HIDALGO PLANNING DEPARTMENT PO DRAWER B EDINBURG TX 78539 TEL 318-2840 FAX 318-2844

E4395-02-000-0126-00

[1] OWNER: GARZA,RUFINO 3807 N. BENTSEN PALM DRIVE MISSION,TX. 78574 Telephone No. 583-6293

[7] LEGAL DESC./NAME OF SUBDIVISION EL LUCER SUB PH 2 LOT 126 C-25

LOCATION: 0 EX 83 AND EL PINTO RD

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: LA J

[9] CONSTRUCTION TYPE: BLOC

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

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

[5] SIZE OF STRUCTURE: 600 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

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

Special Conditions: No construction allowed over any easements.

FRONT 25' BACK 35' SIDES 6' MUST COMPLY W/ALL COUNTY SETBACK AND REGULATION 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: 3

Community No.:

Certification of Elevation Required: YES NO BFE

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

Prepared by Date

Approved by Date

Signature of Owner or Applicant Date

[NOTICE]

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

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

DEED OF TRUST

Date: July 27, 2011

Grantor: Laura Garcia
Grantor's Mailing Address (including county):
718 Siria St
Sullivan City, Texas 78595
Hidalgo County, Texas

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

Beneficiary: Rufino Garza
Beneficiary's Mailing Address:

3779 N. Bentsen Palm Drive
Mission, Texas 78574

Note:

Date: July 27, 2011
Amount: Forty-Eight Thousand and 0/100 Dollars (\$48,000.00)
Maker: Laura Garcia

Payee: Rufino Garza

Property (including any improvements):

Lot(s) 126, El Lucero Subdivision, Phase II, as shown by the map or plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 1916646

Other Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of El Lucero Subdivision, Phase II, as shown on the plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 1916646; and
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

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


Grantor and Beneficiary covenant and agree as follows:

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

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

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

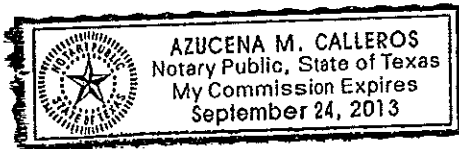
BY SIGNING BELOW, Grantor accepts and agrees to the terms and covenants contained in this Deed of Trust.

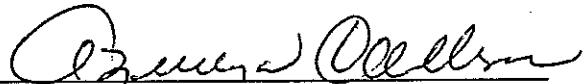

Laura Garcia

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 27 day of July, 2011, by Laura Garcia.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Rufino Garza
3779 N. Bentsen Palm Drive
Mission, Texas 78574

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

