



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 23 4

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

Application No: 3-11646

### 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: Gregorio Duarte  
Address: 5523 Leilahni  
Mission Tx  
78574  
Phone: 956 240 8421

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>Gregorio Duarte</u> Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>8 122 11</u>

Water Supplier: Aqua Sud.

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

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

regarding the land described as:

Elite Village Ph 1 lot # 8

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 2-9-09);

(verified by Sonetha (sic));

(verified by Agnes);

(verified by Antonia);

(verified by Sonetha (sic));

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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

Application No: 3-11646

### 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: Gregorio Daar te

Address: 5523 Leibahni

Mission Tx 78574

Phone: 956 240 8421

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

Elite Village Ph 1 lot # 8

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

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

Gregorio Daar te  
Requesting Party (Signature)

8-22-11  
Date

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

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

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

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

8-22-11  
Date

[Signature]  
County Official

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: August 19, 2011

Grantor: Top Fruit, Inc., a Texas Corporation  
Grantor's Mailing Address:  
P.O. Box 720883  
McAllen, Texas 78504

Grantee: Gregorio Duarte

Grantee's Mailing Address (including county):  
5523 Leilahni Drive  
Mission, Texas 78574  
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-Six Thousand Seven Hundred Dollars and No Cents (\$26,700.00), 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 Robert Geissler, Trustee.

Property (including any improvements):

Lot(s) 8, Elite Village Subdivision Phase I, 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 1968970.

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. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Elite Village Subdivision Phase I, as shown on the plat thereof, recorded in 1968970, of the Map records of Hidalgo County, Texas; and
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

The Property shall be held, sold and transferred, conveyed and occupied subject to the covenants, conditions, restrictions, easements, uses, privileges, charges and liens hereafter set forth, all of which shall be binding on all parties having or acquiring any right, title and interest therein and shall inure to the benefit of each Owner:

1. Lots 1, 2, 33, and 34 may be used for commercial purposes. All other lots shall be used for single family residences only.
2. No residence shall be constructed on any Lot until all necessary building permits and licenses have been obtained by the owner of the Lot;
3. No residence can be occupied until (i) potable water and electricity have been fully installed to the residence; (ii) the residence shall have at least one working restroom in the residence, which is tied into an underground septic tank (no outdoor toilets are allowed); and (iii) the exterior of any residence must be complete, including the installation of all doors and windows to the residence.
4. No noxious or offensive activity shall be carried on upon any of the Lots. The use and discharge of pistols, rifles, shotguns and other firearms on any part or the Subdivision is prohibited.
5. All pets must be maintained within the perimeter of a Lot; if necessary, through the installation of a fence. No farm animals, livestock, or poultry of any kind shall be raised, bred or maintained on the Lot.

the vendor's lien, and the two liens and the rights created by this instrument shall be cumulative. Beneficiary may elect to foreclose under either of the liens without waiving the other or may foreclose under both. The deed is incorporated into this deed of trust.

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

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

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

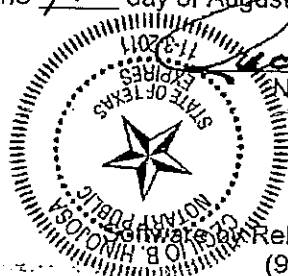
Gregorio Duarte  
Gregorio Duarte

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 19th day of August, 2011, by Gregorio Duarte.

Rocilio B. Amigo  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Top Fruit, Inc.  
P.O. Box 720883  
McAllen, Texas 78504

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



# Chapter 232 Texas LGC Application

APPLICATION NO:

3-11646

Aug. 22, 2011

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

PO DRAWER B  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

E5140-01-000-0008-00

[ 1] OWNER: DUARTE, GREGORIO

5523 LEILAHNI DR.  
MISSION, TX 78574

Telephone No. 240-8421

[ 7] LEGAL DESC./NAME OF SUBDIVISION  
ELITE VILLAGE PH 1 LOT 8  
ZONE X- 44

LOCATION: 0 TEXAN RD & 4 ML

[ 2] CONTRACTOR: SELF

[ 8] SEWAGE: EXIST

[ 3] WATER SYSTEM: AGUA

[ 9] CONSTRUCTION TYPE: META

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

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

[ 5] SIZE OF STRUCTURE: 240 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6] USE OF BUILDING: MOBILE HOME ZONE X

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY SETBACKS & REG.  
FRONT 25' REAR 35' SOUTHSIDE 6' NORTH SIDE 45'  
18" ABOVE NATURAL GROUND

## FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_

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

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: \_\_\_\_\_ Pct: 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.



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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: 3-11/20

### 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: Yara Zavala

Address: 4608 Marshall St.  
Mission, TX,  
78572

Phone: (956) 391-7044

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>[Signature]</u> Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>8/22/11</u>

Water Supplier: Aqua

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

Account/ESI No.: 10032789496283847  
 Temporary Pole  Permanent Service

regarding the land described as:

Minnesota Est. Lot 36

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

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

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

(Date approved 5/30/93);

(verified by Humberto Garcia);

(verified by Agnete);

(verified by Antons);

(verified by Humberto Garcia);

\_\_\_\_\_  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

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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: 3-11120

### 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: Yara Zavala  
Address: 4608 Marshall St.  
Mission, TX, 78572  
Phone: (956) 391-7044

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

Minnesota Est. Lot 36

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

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

Yara Zavala  
Requesting Party (Signature)

Aug. 17.11  
Date

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
3-11120  
Mar. 16, 2011

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

M4658-00-000-0036-00

[ 1 ] OWNER: ZAVALA , YARA  
238 RUISENOR  
PHARR TX 78577  
Telephone No. 414-0824

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
MINNESOTA ESTATES LOT 36  
ZONE X-29

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 5 1/4 N MINNESOTA

[ 3 ] WATER SYSTEM: AGUA

[ 8 ] SEWAGE: INSTA

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

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 5 ] SIZE OF STRUCTURE: 1,040 Sq. Ft.

[10] EST. COST OF CONST.: \$800

[ 6 ] USE OF BUILDING: RES MOVE IN HOUSE

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

**Special Conditions: No construction allowed over any easements.**  
F25 S7 R15 SC 25

## FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . **\$60.00**

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

(COPY)

Date: February 27, 2011

Grantor: Yara Zavala and Edgar Miguel Gamez  
Grantor's Mailing Address:  
238 Ruisenor  
Pharr, Texas 78577  
Hidalgo County, Texas

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

Beneficiary: Vida Properties, L.L.C., a Texas Limited Liability Company

Beneficiary's Mailing Address:

P.O. Box 6043  
McAllen, Texas 78502

Note:

Date: February 27, 2011  
Amount: Thirty-Seven Thousand Five Hundred and 0/100 Dollars (\$37,500.00)  
Maker: Yara Zavala and Edgar Miguel Gamez

Payee: Vida Properties, L.L.C., a Texas Limited Liability Company

Property (including any improvements):

Lot 36, Minnesota Estates Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 28, Page 177, Map Records of Hidalgo County, Texas

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 the subdivision in which the property is located.
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

Yara Zavala  
Yara Zavala

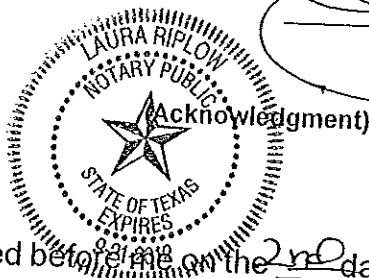
Edgar Miguel Gamez  
Edgar Miguel Gamez

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 2<sup>nd</sup> day of March, 2011, by Yara Zavala.

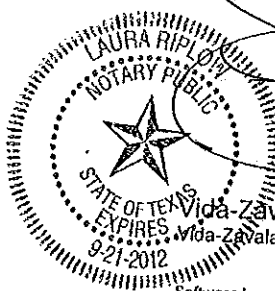
[Signature]  
Notary Public, State of Texas



State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 2<sup>nd</sup> day of March, 2011, by Edgar Miguel Gamez.

[Signature]  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Vida Properties, L.L.C.  
P.O. Box 6043  
McAllen, Texas 78502

Vida Zavala & Gamez-PKG-36  
Vida Zavala & Gamez-PKG-36.wpd  
Software by  
ReMerge-ll, LLC  
(956)630-9401  
Sales@Remerge-ll.com



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 02-19-10

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956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
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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

Precinct 1 2 3 4

Application No: 4-10912

### 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: Jose Soretha Reyes

Address: 7000 Queens Drive  
Edinburg TX  
78541

Phone: (956) 639 68 53

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service <u>[Signature]</u> Authorized Signature
Inspection/Permit No:	<u>Ad</u>	<u>reins pcc seal</u>
Date Approved:	<u>1 1</u>	<u>8/23/11</u>

Water Supplier: North Alamo

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

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

regarding the land described as:

Four Queens Four Lot 4

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

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

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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) 8-06-96

(verified by) [Signature]

8-23-11 [Signature]

(verified by) [Signature]

8-23-11 [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 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

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

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

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

Application No: 4-10912

Precinct 1 2 3 4

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

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

#### PARTY MAKING REQUEST:

Name: Jose Sandra Reyes

Address: 7000 Queens Edinburg  
TX 78541

Phone: (956) 639 6853

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

Four Queens Lote 4

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

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

Sandra Reyes  
Requesting Party (Signature)

8/22/11  
Date

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

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) net

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

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

8/24/11  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-10912  
Aug. 22, 2011

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

F5880-00-000-0004-00

[ 1 ] OWNER: REYES, JOSE GUADALUPE  
REYES JUDITH VANESSA SANDRA  
7000 QUEENS DR.  
EDINBURG, TX 78541-9308

Telephone No. 639-6853

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
FOUR QUEENS LOT 4

LOCATION: 0 TOWER & MILE 17 1/2

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

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

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

[ 5 ] SIZE OF STRUCTURE: 1,935 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW RES. DWELLING

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

MUST COMPLY WITH ALL COUNTY SETBACK & REGULATIONS  
FRONT:30' BACK:15' SIDE:10' SIDE:10'  
18" ABOVE STREET. FLOODZONE:B

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: MI  
Panel No. /Suffix: 0325C Pct: 4

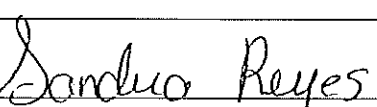
Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

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

  
Prepared by \_\_\_\_\_ Date 8/22/11

RUDY REYES  
Approved by \_\_\_\_\_ Date 8/16/11

x   
Signature of Owner or Applicant \_\_\_\_\_ Date 8/22/11

### [ 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 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.

Re: Lot Four (4), FOUR QUEENS SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 31, Page 115, Map Records, Hidalgo County, Texas.

DEED OF TRUST

1. Date: August 4, 2011
2. Grantor: JOSE GUADALUPE REYES AND SANDRA JUDITH VANESSA REYES
3. Grantor's Mailing Address: 10219 N. Wind Drive, Edinburg, Hidalgo County, Texas 78541
4. Trustee: David Crook
5. Trustee's Mailing Address: 100 Savannah, Suite 380, McAllen, Hidalgo County, Texas 78501
6. Beneficiary: Richard A. Garza
7. Beneficiary's Mailing Address: 3910 W. Freddy Gonzalez Drive, Edinburg, Hidalgo County, Texas 78539
8. Note:
  - A. Date: August 4, 2011
  - B. Amount: TWENTY SIX THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS(\$26,400.00)
  - C. Maker: JOSE GUADALUPE REYES AND SANDRA JUDITH VANESSA REYES
  - D. Payee: Richard A. Garza
  - E. Maturity Date: As therein provided in the Note
  - F. Terms of Payment: As provided in the Note.
9. Property: Lot Four (4), FOUR QUEENS SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 31, Page 115, Map Records, Hidalgo County, Texas.
10. Prior Lien: None.
11. Other Exceptions to Conveyance and Warranty: See Exhibit "A".
12. For value received and to secure payment of the note, Grantor conveys the property to Trustee in trust. Grantor warrants and agrees to defend title to the property. If Grantor performs all the covenants and pays the note according to its terms, this deed of trust shall have no further effect, and Beneficiary shall release it at Grantor's expense.
13. Grantor's Obligations: Grantor agrees to:
  - A. keep the property in good repair and condition;
  - B. pay all taxes and assessments on the property when due;
  - C. preserve the lien's priority as it is established in this deed of trust;
  - D. maintain, in a form acceptable to Beneficiary, an insurance policy that:
    - 1) covers all improvements for their full insurable value as determined when the policy is issued and renewed, unless Beneficiary approves a smaller amount in writing;
    - 2) contains an 80% coinsurance clause;
    - 3) provides fire and extended coverage, including windstorm coverage;

- 4) protects Beneficiary with a standard mortgage clause;
  - 5) provides flood insurance at any time the property is in a flood hazard area; and
  - 6) contains such other coverage as Beneficiary may reasonably require;
- E. comply at all times with the requirements of the 80% coinsurance clause;
  - F. deliver the insurance policy to Beneficiary and deliver renewals to Beneficiary at least ten days before expiration;
  - G. keep any building occupied as required by the insurance policy; and
  - H. if this is not a first lien, pay all prior lien notes that Grantor is personally liable to pay and abide by all prior lien instruments.

14. Beneficiary's Rights:

- A. Beneficiary may appoint in writing a substitute or successor trustee, succeeding to all rights and responsibilities of Trustee.
- B. If the proceeds of the note are used to pay any debt secured by prior liens, Beneficiary is subrogated to all of the rights and liens of the holders of any debt so paid.
- C. Beneficiary may apply any proceeds received under the insurance policy either to reduce the note or to repair or replace damaged or destroyed improvements covered by the policy.
- D. If Grantor fails to perform any of Grantor's obligations, Beneficiary may perform those obligations and be reimbursed by Grantor on demand at the place where the note is payable for any sums so paid, including attorney's fees, plus interest on those sums from the dates of payment at the rate stated in the note for matured, unpaid amounts. The sum to be reimbursed shall be secured by this deed of trust.
- E. If Grantor defaults on the note or fails to perform any of Grantor's obligations or if default occurs on a prior lien note or other instrument, and the default continues after Beneficiary gives Grantor notice of default and the time within which it must be cured, as may be required by law or by written agreement, then Beneficiary may:
  - 1) declare the unpaid principal balance and earned interest on the note immediately due;
  - 2) request Trustee to foreclose this lien, in which case Beneficiary or Beneficiary's agent shall give notice of the foreclosure sale as provided by the Texas Property Code, as then amended; and
  - 3) purchase the property at any foreclosure sale by offering the highest bid and then have the bid credited on the note.

15. Trustee's Duties: If requested by Beneficiary to foreclose this lien, Trustee shall:

- A. either personally or by agent give notice of the foreclosure sale as required by the Texas Property Code, as then amended;
- B. sell and convey all or part of the property to the highest bidder for cash with a general warranty deed binding Grantor, subject to prior liens and to other exceptions to conveyance and warranty;
- C. from the proceeds of the sale, pay in this order:
  - 1) expenses of foreclosure, including a commission to Trustee of 5% of the bid;
  - 2) to Beneficiary, the full amount of principal, interest, attorney's fees, and other charges due and unpaid;
  - 3) any amounts required by law to be paid before payment to Grantor; and
  - 4) to Grantor, any balance.

16. General Provisions: If any of the property is sold under this deed of trust, Grantor shall immediately surrender possession to the purchaser. If Grantor fails to do so, Grantor shall become a tenant at sufferance of the purchaser, subject to an action for forcible detainer.
- A. Recitals in any Trustee's deed conveying the property will be presumed to be true.
  - B. Proceeding under this deed of trust, filing suit for foreclosure, or pursuing any other remedy will not constitute an election of remedies.
  - C. This lien shall remain superior to liens later created even if the time of payment of all or part of the note is extended or part of the property is released.
  - D. If any portion of the note cannot be lawfully secured by this deed of trust, payments shall be applied first to discharge that portion.
  - E. Grantor assigns to Beneficiary all sums payable to or received by Grantor from condemnation of all or part of the property, from private sale in lieu of condemnation, and from damages caused by public works or construction on or near the property. After deducting any expenses incurred, including attorney's fees, Beneficiary may release any remaining sums to Grantor or apply such sums to reduce the note. Beneficiary shall not be liable for failure to collect or to exercise diligence in collecting any such sums.
  - F. Grantor assigns to Beneficiary absolutely, not only as collateral, all present and future rent and other income and receipts from the property. Leases are not assigned. Grantor warrants the validity and enforceability of the assignment. Grantor may as Beneficiary's licensee collect rent and other income and receipts as long as Grantor is not in default under the note or this deed of trust. Grantor will apply all rent and other income and receipt to payment of the note and performance of this deed of trust, but if the rent and other income and receipts exceed the amount due under the note and deed of trust, Grantor may retain the excess. If Grantor defaults in payment of the note or performance of this deed of trust, Beneficiary may terminate Grantor's license to collect and then as Grantor's agent may rent the property if it is vacant and collect all rent and other income and receipts. Beneficiary neither has nor assumes any other obligations as lessor or landlord with respect to any occupant of the property. Beneficiary may exercise Beneficiary's rights and remedies under this paragraph without taking possession of the property. Beneficiary shall apply all rent and other income and receipts collected under this paragraph first to expenses incurred in exercising Beneficiary's rights and remedies and then to Grantor's obligations under the note and this deed of trust in the order determined by Beneficiary. Beneficiary is not required to act under this paragraph, and acting under this paragraph does not waive any of Beneficiary's other rights or remedies. If Grantor becomes a voluntary or involuntary bankrupt, Beneficiary's filing a proof of claim in bankruptcy will be tantamount to the appointment of a receiver under Texas law.
  - G. Interest on the debt secured by this deed of trust shall not exceed the maximum amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law; any interest in excess of that maximum amount shall be credited on the principal of the debt, or if that has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess shall be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides other provisions in this and all other instruments concerning the debt.
  - H. When the context requires, singular nouns and pronouns include the plural.
  - I. The term "note" includes all sums secured by this deed of trust.
  - J. This deed of trust shall bind, inure to the benefit of, and be exercised by successors in interest of all parties.
  - K. If Grantor and Maker are not the same person, the term "Grantor" shall include Maker.

L. If Grantor and Maker are not the same person, the term "Grantor" shall include Maker.

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

17. Purpose of Debt: The debt evidenced by the Note is in part payment of the purchase price of the Property; the debt is secured by this Deed of Trust and by a Vendor's Lien on the Property, which is expressly retained in a Deed to Grantor even date. This Deed of Trust does not waive the vendor's lien, and the two liens and the rights created by this instrument shall be cumulative. Beneficiary may elect to foreclose under either of the liens without waiving the other or may foreclose under both. The deed is incorporated into this Deed of Trust.
18. Due on Sale Clause: Any sale or conveyance or transfer is made of all or any portion of the property without prior written consent of beneficiary, then beneficiary may, at its election, accelerate the maturity of the note and demand full payment of the balance of all principal and interest remaining due thereon.
19. AD VALOREM TAXES: Without the express written consent of Beneficiary, the owner shall not enter into any arrangements with any third party for the payment of AD VALOREM TAXES that would grant that third party a lien on the property.
20. Signatures of Grantors:

  
JOSE GUADALUPE REYES

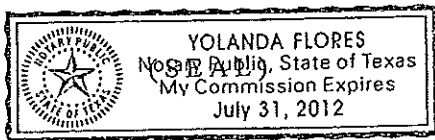
  
SANDRA JUDITH VANESSA REYES

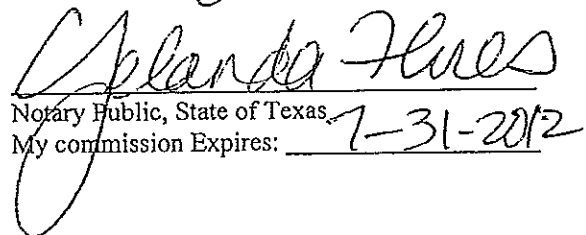
The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 4<sup>th</sup> day of Aug, 2011, by JOSE GUADALUPE REYES AND SANDRA JUDITH VANESSA REYES.



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

After Recording Return To:

BIC Investments, 3910 W. Freddy Gonzalez, Edinburg, Texas 78539



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 4-10907

### 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: Mario A Alamo

Address: 4007 Jerry Dr.  
Edinburg TX 78549

Phone: (956) 655-4813

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

Water Supplier: N/A

Utility Provider:  M.V.E.C.     AEP

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

regarding the land described as:

Rincon de Encinos #3 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 12-13-95);  
[Signature]  
 (verified by [Signature])  
[Signature]  
 (verified by [Signature])  
[Signature]  
 (verified by [Signature])  
[Signature]  
 (verified by [Signature])

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
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Precinct No.1 Substation  
1902 Joe Stephens Ave.  
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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

Precinct 1 2 3 4

Application No: 4-10907

### 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: Mario A Alanis

Address: 4007 Jerry Dr.  
Edinburg Tx 78542

Phone: (956) 655-4813

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

Rincon de Encinos #3 Lot # 13

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

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

Mario A Alanis  
Requesting Party (Signature)

8-17-11  
Date

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

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

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

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

8/24/11  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-10907  
Aug. 17, 2011

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

R2845-03-000-0013-00

[ 1 ] OWNER: PEREZ ELENA MARTHA  
ALANIS ALBERTO MARIO  
3010 E. MONROE AVE  
ALTON TX 78573  
Telephone No. 655-4813

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
RINCON DE ENCINOS #3 LOT 13

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 CANTON & CESAR CHAVEZ

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: INSTA

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
29- RESIDENTIAL MOVE-IN/RELO.BUILD

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 5 ] SIZE OF STRUCTURE: 700 Sq. Ft.

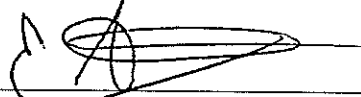
[ 10 ] EST. COST OF CONST.: \$15,000

[ 6 ] USE OF BUILDING: RES. PRE FAB 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:40' SIDE:6' SIDE:6'  
18" ABOVE CLINE OF STREET FLOODZONE:B

## FOR COUNTY USE ONLY APPLICATION FEES

  
Prepared by

8/17/11  
Date

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

Light [X] Water [X]

EDGAR ISIDORO  
Approved by

8-9-11  
Date

Flood Zone: MI 0425C Pct: 4  
Panel No. /Suffix: \_\_\_\_\_

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

X Maria a Alamo  
Signature of Owner or Applicant

8-17-11  
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 ]

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

COPY

1919105

# General Warranty Deed

Date: August 12, 2008

Grantor: Mari Cruz Perez

Grantors' Mailing Address:

1013 N. 35<sup>th</sup> Street  
Hidalgo, Texas 78557

Grantee: Martha Elena Perez & Mario Alberto Alanis

Grantee's Mailing Address:

3010 E. Monroe Ave.  
Alton, Texas 78573

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

All of Lot 13, Rincon De Encinos Subdivision No. 3, Hidalgo County, Texas of St. Ann's Place, an addition to the city of McAllen, Hidalgo County, Texas, as shown on Map or Plat thereof, which is recorded in Book 9, page 35, Map Records of Hidalgo County, Texas.

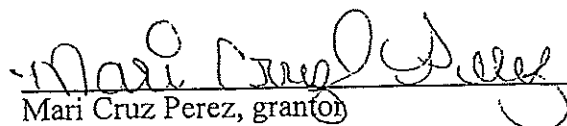
Reservations from and Exceptions to Conveyance and Warranty:

All prior mineral reservations of record;

1. All oil, gas and other mineral reservations of record, if any.

Grantors, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantors bind Grantor's and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

  
Mari Cruz Perez, grantor

STATE OF TEXAS )  
COUNTY OF HIDALGO )

This instrument was acknowledged before me on August 12<sup>th</sup>, 2008, by Mari Cruz Perez

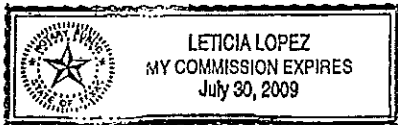


*Leticia Lopez*  
Notary Public, State of Texas  
My commission expires: 7-30-09

Martha E. Perez  
Martha Elena Perez, grantee

STATE OF TEXAS )  
COUNTY OF HIDALGO )

This instrument was acknowledged before me on August 12<sup>th</sup>, 2008, by Martha Elena Perez



*Leticia Lopez*  
Notary Public, State of Texas  
My commission expires: 7-30-09

Mario Alberto Alanis  
Mario Alberto Alanis, grantee

STATE OF TEXAS )  
COUNTY OF HIDALGO )

This instrument was acknowledged before me on August 12<sup>th</sup>, 2008, by Mario Alberto Alanis



*Leticia Lopez*  
Notary Public, State of Texas  
My commission expires: 7-30-09

PREPARED IN THE OFFICE OF:  
Law Office of Santos Maldonado, Jr.  
209 E. University  
Edinburg, Texas 78539  
Tel: (956) 381-4600  
Fax: (956) 381-4160

AFTER RECORDING RETURN TO:  
Martha Elena Perez & Mario Alberto Alanis  
3010 E. Monroe Ave.  
Alton, Texas 78573

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

On: Aug 14, 2008 at 12:29P

As a Recording

Document Number: 1919105  
Total Fees: 20.00

Receipt Number - 977658  
By:  
MaryLou Cantu, Deputy



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 02-19-10

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

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

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

Precinct 1 2 3 4

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

Application No: 4-10910

### 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:

Jose Guadalupe Meza Perez  
Name: Guadalupe Martinez  
Dist: 110

Address: 7610 N. Doolittle Rd  
Edinburg, TX 78542

Phone: 956-459-5316

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

Water Supplier: North Alamo Water Supply Corp.

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

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

regarding the land described as:

lot 6, Hacienda de Santos

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 7-20-2000);

(verified by [Signature]);

8-19-11 [Signature]

(verified by [Signature]);

8-19-11 [Signature]

(verified by [Signature]);

(verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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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: 4-10910

### 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: José Guadalupe Meza Pérez + Guadalupe Martínez Castille  
Address: 7610 N. Doolittle Rd.  
Edinburg, TX 78542  
Phone: 956-457-5316

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

Hacienda de Santos Lot 6.

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

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

Guadalupe M. P.  
Requesting Party (Signature)

8/19/11  
Date

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

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

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

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

8/24/11  
Date

Jim Castillo  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-10910  
Aug. 19, 2011

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

H0335-00-000-0006-00

[ 1 ] OWNER: CASTILLO MARTINEZ GUADALUPE  
PEREZ MEZA GUADALUPE JOSE  
7610 N. DOOLITTLE RD  
EDINBURG, TX 78541-9812

Telephone No. 457-5316

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
HACIENDA DE SANTOS LOT 6

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 DOOLITTLE & INGLE

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: EXIST

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

[ 9 ] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$2,500

[ 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:50' BACK:20' NSIDE:10' SSIDE:6'  
18" TOP OF PAVMENT FLOODZONE:X

### FOR COUNTY USE ONLY APPLICATION FEES

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

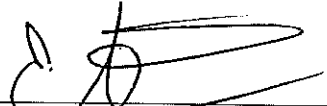
Light [X] Water [X]

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

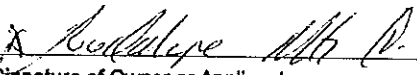
Community No.: 48033403250

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 8/19/11

EDGAR ISIDRO  
Approved by \_\_\_\_\_ Date 8-3-11

  
Signature of Owner or Applicant \_\_\_\_\_ Date 8/19/11

### [ 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.**

Date: August 15, 2011

General Warranty Deed

Grantor: BENICIA SANTOS, single

Grantor's Mailing Address: 7610 N. Doolittle Rd.  
Edinburg, Texas 78539  
Hidalgo County

Grantee: JOSE GUADALUPE MEZA PEREZ, and GUADALUPE MARTINEZ CASTILLO, husband and wife

Grantee's Mailing Address: 7610 N. Doolittle Rd.  
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

Lot 6, HACIENDA DE SANTOS SUBDIVISION, Hidalgo County, Texas according to map thereof recorded in Volume 36, Pages 85 and 86, Map Records of Hidalgo County, Texas; IN ADDITION TO SAID LOT, an undivided 13.774% interest in and to Mutual Driveway, as declared by Declaration of Mutual Easement, Covenants, Conditions and Restrictions, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 24, 1993, under Clerk's File No. 913257.

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

Mutual Easement as described by instrument dated October 11, 2000, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 17, 2000, under Clerk's File No. 913257,

Right-of-Way Easement granted to North Alamo Water Supply Corp., as shown on plat recorded in Volume 36, Pages 85 and 86, Map Records of Hidalgo County, Texas.

A thirty foot (30') Irrigation Easement located at the Northeast corner of subject property as shown on plat recorded in Volume 36, Pages 85 and 86, Map Records of Hidalgo County, Texas.

A ten foot (10') Utility Easement along the East side of subject property as shown on plat recorded in Volume 36, Pages 85 and 86, Map Records of Hidalgo County, Texas.

A Drainage Swale Easement along the West ten feet (10') of the East twenty feet (20') of subject property as shown on plat recorded in Volume 36, Pages 85 and 86, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo County Water Control and Improvement District No. 15.

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

A fifty foot (50') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 36, Pages 85 and 86, Map Records of Hidalgo County, Texas.

A six foot (6') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 36, Pages 85 and 86, Map Records of Hidalgo County, Texas.

A twenty foot (20') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 36, Pages 85 and 86, Map Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved in Deed dated January 5, 1976, recorded in Volume 1489, Page 858, Deed Records of Hidalgo County, Texas. Title to said interest not checked subsequent to the date of aforesaid instrument.

Rights, titles, and interests of any owner or lienholder, their respective heirs, successors, and assigns, in and to common or party walls, community walks and driveways, common roofs, and common foundations.

All ad valorem taxes for the year 2011 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed.

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

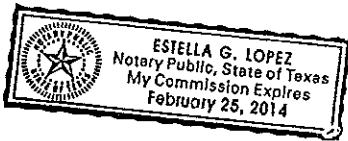
  
BENICIA SANTOS


(Acknowledgment)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 15th day of August, 2011, by BENICIA SANTOS.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

JOSE GUADALUPE MEZA PEREZ  
7610 N. DOOLITTLE RD.  
EDINBURG, TEXAS 78542

Filed for Record in:  
Hidalgo County  
by Arturo Guerrero Jr.,  
County Clerk  
On: Aug 19, 2011 at 10:24A  
As a Recording  
Document Number: 223363  
Total Fees: 20.00  
Receipt Number - 1218416  
Imelda Leal, Deputy



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 4-10913

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

C-20

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

ARON L. LUNA  
Name: Jose Luna

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

Address: PO BOX 10116  
Edcouch TX  
78538

Water Supplier: North Alamo Supply

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

Phone: (956) 351-0976  
739-0431

Account/ESI No.: 10032789402494407  
 Temporary Pole  Permanent Service

regarding the land described as:

Hargill townsite lot 9 & 10 blk 82

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 9-2-24);  
JA  
 (verified by JA);  
Robert Jensen  
 8-23-11 (verified by Robert Jensen);  
Robert Jensen  
 8-23-11 (verified by Robert Jensen);  
JA  
 (verified by JA);

JA  
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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956-205-7045  
956-205-7049

Precinct 1 2 3 4

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

Application No: 4-10913

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

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

#### PARTY MAKING REQUEST:

Name: JOSE LUNA

Address: PO BOX 10116  
Edinburg TX 78538

Phone: (956) 357-0976

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

Hargill town site lot 9 of 10 blk 82

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

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

Jose Luna  
Requesting Party (Signature)

8/23/11  
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:

8/24/11  
Date

Alon Castillo  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-10913

Aug. 22, 2011

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

H1200-00-082-0009-00

[ 1] OWNER: LUNA, DORA ALICIA  
C/O ROSA N. LUNA  
29426 COUCH AVE.  
HARGILL, TX 78549-0189  
Telephone No. 867-0494

[ 7] LEGAL DESC./NAME OF SUBDIVISION  
HARGILL TOWNSITE LOTS 9 THRU15  
BLK 82  
7/14/09A10032789419655427/F/P

LOCATION: 0 HARGILL & COUCH AVE.

[ 2] CONTRACTOR: SELF

[ 8] SEWAGE: PUBLI

[ 3] WATER SYSTEM: N AL

[ 9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$9,000

[ 5] SIZE OF STRUCTURE: 1,080 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6] USE OF BUILDING: RESIDENTIAL C-20

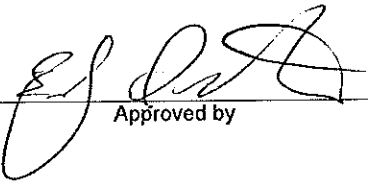
**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT25' REAR 15' SOUTHSIDE 10' NORTHSIDE6'  
18" TOP OF NATURAL GROUND

### FOR COUNTY USE ONLY APPLICATION FEES


OTHER \$160.00.  
TOTAL AMOUNT . . . . . \$60.00

  
Prepared by \_\_\_\_\_ Date 8-23-11

Light  Water

  
Approved by \_\_\_\_\_ Date 8-12-11

Flood Zone: MI C-20 Pct: 4  
Panel No. /Suffix: \_\_\_\_\_

  
Signature of Owner or Applicant \_\_\_\_\_ Date 8-23-11

Community No.: 486 334 0250 B.  
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.

SPECIAL WARRANTY DEED**COPY**

Date: November 12, 2004

Grantor(s): ROSA NELLY LUNA, as Administratrix of the Estate of Dora Alicia Luna, Deceased,

Grantor's Mailing Address (include County): PO BOX 293, Hargill, Hidalgo County Texas 78541

Grantee: AARON LEE LUNA, Beneficiary and Heir of the Estate of Dora Alicia Luna, c/o ROSA NELLY LUNA, Guardian

Grantee's Mailing Address (including County): PO BOX 293, Hargill, Hidalgo County Texas 78541

Considerations: ONE AND NO/100THS DOLLAR (\$1.00) and pursuant to the Affidavit of Heirship and the Laws of Succession of the State of Texas.

Property ( including any improvements):

All of Lots (9), Ten (10), Eleven (11), Twelve(12), Thirteen(13), Fourteen(14), and Fifteen(15), Block Eighty-two(82), ORIGINAL TOWNSITE OF HARGILL, Hidalgo County Texas, said Townsite according to the map and plat of Record in Volume 3, Page 46, Map Records of Hidalgo County Texas.

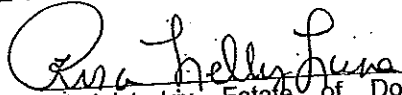
Reservations from and Exceptions to Conveyance and Warranty:

SUBJECT TO easements, rules, regulations and rights-of-way of record, if any, and visible easements...

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

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

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



Administratrix Estate of Dora A. Luna,  
Deceased, and Pursuant to Letters of  
Administration and Affidavit of Heirship of  
Record in the Official Records of Hidalgo,

AFTER RECORDING RETURN TO:  
LAW OFFICES OF RODRIGUEZ & RODRIGUEZ, PLLC

220 S. Jackson  
Edinburg, Texas 78539

PREPARED BY:  
LAW OFFICES OF RODRIGUEZ & RODRIGUEZ  
PLLC  
220 S. Jackson  
Edinburg, Texas 78539

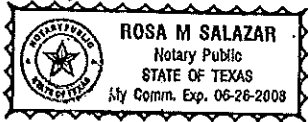
ACKNOWLEDGMENTS

**COPY**

STATE OF TEXAS  
COUNTY OF HIDALGO

§  
§

This instrument was acknowledged before me on the 12<sup>th</sup> day of November, 2004, by ROSA NELLY LUNA, as Administratrix of the Estate of Dora Alicia Luna, Deceased, and pursuant to the Letters of Administration of the Estate of Dora Alicia Luna and the Affidavit of Heirship filed of record in the Official Records of Hidalgo, County, Texas.



Rosa M. Salazar  
Notary Public in and for the State of Texas  
My Commission expires: 0-26-08

AFTER RECORDING RETURN TO:  
LAW OFFICES OF RODRIGUEZ & RODRIGUEZ, PLLC  
220 S. Jackson  
Edinburg, Texas 78539

PREPARED BY:  
LAW OFFICES OF RODRIGUEZ & RODRIGUEZ,  
PLLC  
220 S. Jackson  
Edinburg, Texas 78539



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 2 3 (4)

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

Application No: 4-10494

### 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: Rogoberto L. Garcia

Address: 21801 N. Sharp  
Edinburg, Texas

Phone: 956-457-2740

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>48658</u>
Date Approved:	<u>1 1</u>	<u>8/17/11</u>

Water Supplier: North Alamo

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 20395-005  
 Temporary Pole     Permanent Service

regarding the land described as:

Loma Chica Acres lot # 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;
- 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 09/16/02);

(verified by [Signature]);

8-17-11 Rubert Hernandez  
(verified by [Signature]);

8-17-11 Rubert Hernandez  
(verified by [Signature]);

(verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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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: 4-10494

### 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: Magoberito L. Garcia

Address: 21801 N. Sharp  
Edinburg, Texas 78542

Phone: 956-457-2740

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

Loma Chica acres Lot # 3

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

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

Magoberito L. Garcia  
Requesting Party (Signature)

8/17/11  
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:

8/17/11  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-10494  
Apr. 14, 2011

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

L5193-00-000-0003-00

[ 1 ] OWNER: GARCIA, DAGOBERTO L. &  
FELICITAS V. GARCIA  
1101 PALM CIRCLE  
EDINBURG, TX. 78539  
Telephone No. 457-2740

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LOMA CHICA ACRES LOT 3  
3/1/11NW/E  
4/5/11 SEE PENDING FILE

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 SHARP & M. CRISTO

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: INSTA

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

[ 9 ] CONSTRUCTION TYPE: WOOD

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

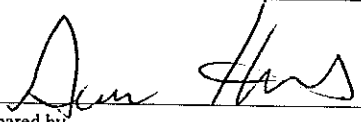
[ 10 ] EST. COST OF CONST.: \$10,000

[ 6 ] USE OF BUILDING: RES X-25

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT 35' NORTH SIDE 182' REAR 15' SIDE 6'  
FINISH FLOOR ELEV.

## FOR COUNTY USE ONLY APPLICATION FEES

  
Prepared by

4-14-11  
Date

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

Light [X] Water [X]

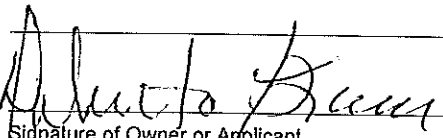
EFRAIN SEBALCOS  
Approved by

4-14-11  
Date

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

Community No.: 480334-0325 D

Certification of Elevation  
Required:  YES  NO  BFE

  
Signature of Owner or Applicant

4-14-11  
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 OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**WARRANTY DEED WITH VENDOR'S LIEN**

Date: February 25, 2011

Grantor: BETTY GASTON, a single person

Grantor's Mailing Address (including county): 2112 West University, PMB 922  
Edinburg, Texas 78539  
Hidalgo County, Texas

Grantee: DAGOBERTO L. GARCIA and wife, FELICITAS V. GARCIA

Grantee's Mailing Address (including county): 1101 Palm Circle  
Edinburg, Texas 78539  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of FIFTY-TWO THOUSAND TWO HUNDRED AND NO/100THS DOLLARS (\$52,200.00) payable to the order of BETTY GASTON, and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to BYRON JAY LEWIS, Trustee.

Property (including any improvements):

Lot Three (3), Loma Chica Acres, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 40, Pages 153-155, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in Clerk's File No. 1123409, Official Records and Volume 40, Pages 153-155, Map Records, Hidalgo County, Texas.

All the oil, gas and other minerals, in, under or that may be produced from the land are excepted herefrom in instrument(s) dated April 24, 1936, recorded in Volume 417, Page 74, dated February 2, 1945, recorded in Volume 555, Page 305, dated May 18, 1945, recorded in Volume 561, Page 146, Deed Records and dated April 30, 2003, recorded under Clerk's File No. 1194539, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated October 17, 1989, recorded in Volume 2872, Page 804 and dated July 1, 1989, recorded in Volume 2872, Page 820, Official Records and unitized in instrument dated August 13, 1992, recorded in Volume 3323, Page 453, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Pooling Authorization dated February 14, 2007, recorded under Clerk's File No. 1727615 and dated February 27, 2007, recorded under Clerk's File No. 1732606, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easement for right of way granted to Central Power and Light Company, as set forth in instrument recorded in Volume 2075, Page 379, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of Delta Lake Irrigation District.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Easements, or claims of easements, which are not recorded in the public records.

Taxes for the year 2011 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, 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 to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

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

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

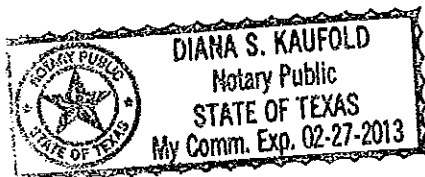
  
\_\_\_\_\_  
BETTY GASTON

(Acknowledgment)

State of Texas §  
County of Hidalgo §

This instrument was acknowledged before me on the 26<sup>th</sup> of February, 2011,  
by BETTY GASTON.

Diana Kaufold  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
DAGOBERTO L. GARCIA and wife, FELICITAS V. GARCIA  
1101 Palm Circle  
Edinburg, Texas 78539

PREPARED BY:  
Lewis, Monroe & Peña  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 768123;DSK:bc



# 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

Precinct 1 2 3 ④

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

Application No: 4-10882

### 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: JESUS CONTRA  
dba J.L.A CONSTRUCTION

Address: 1320 Marble  
PHARR TX 78577

Phone: (956) 533 5663

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

Water Supplier: SHARY WATER

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

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

regarding the land described as:

La Puerta PH1 lot 132

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;

(Date approved 8-10-06)

(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 Charo Rara);

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 Charo Rara);

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 25<sup>th</sup> Street  
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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: 4-10882

### 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: JESUS GAITU

Address: 1320 Marble  
PHARR TX 78577

Phone: (956) 533 5663

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

Lot #132 Sub. La Puerta <sup>PHI</sup>

#### 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)

08/24/11  
Date

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

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

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

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

8-24-11  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-10882  
Aug. 10, 2011

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

L1770-01-000-0132-00

[ 1 ] OWNER: J.L & A CONSTRUCTION INC

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LA PUERTA SUB LOT#132

1320 MARBLE  
PHARR TX 78577

Telephone No. 533-5663

LOCATION: 0 WARE & 107

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$94,000

[ 5 ] SIZE OF STRUCTURE: 2,335 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: REST. ZONE X-01

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:25' REAR:10' SIDE:6' SIDE:6'  
MIN. ELV. ABOVE TOP OF CURB 18'

## FOR COUNTY USE ONLY APPLICATION FEES

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

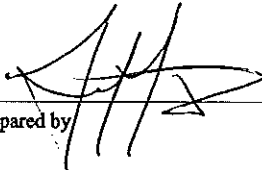
Light [X] Water [X]

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


Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

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

  
Prepared by \_\_\_\_\_ Date 8/10/11

Edgar F. Pedro  
Approved by \_\_\_\_\_ Date 8/9/11

  
Signature of Owner or Applicant \_\_\_\_\_ Date 08/10/11

### [ 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.

## WARRANTY DEED WITH VENDOR'S LIEN

**Date:** JULY 26, 2011

**Grantor:** LINVA DEVELOPMENT, a General Partnership, comprised of BROADWAY HARDWARE, INC., a Texas Corporation and ELCO PARTNERSHIP, LTD., a Texas Limited Partnership

**Grantor's Mailing Address:**

413 NIGHTINGALE  
MCALLEN, TEXAS 78504  
HIDALGO COUNTY

**Grantee:** J. L. & A. CONSTRUCTION, INC., a Texas corporation

**Grantee's Mailing Address:**

P.O. BOX 2483  
SAN JUAN, TEXAS 78589  
HIDALGO COUNTY

**Consideration:** Cash and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK in the principal amount of ONE HUNDRED TWENTY THREE THOUSAND EIGHTY EIGHT AND NO/100THS DOLLARS (\$123,088.00), of which TWENTY EIGHT THOUSAND AND NO/100<sup>TH</sup> DOLLARS (\$28,000.00) is being advanced towards the purchase of the property described herein. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to A. JABIER RODRIGUEZ, Trustee.

**Property (including any improvements):**

Lot 132, LA PUERTA SUBDIVISION PHASE I, an Addition to the City of McAllen, Hidalgo County, Texas, according to map thereof recorded in Volume 51, Pages 62 and 63, Map Records of Hidalgo County Texas.

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

- A. Right-of-Way Easement granted to Magic Valley Electric Cooperative, Inc., a Texas Corporation, by instrument dated July 15, 1982, recorded in Volume 1792, Page 240, Deed Records of Hidalgo County, Texas.
- B. Water Service Agreement in favor of Sharyland Water Supply Corporation by instrument dated March 21, 2006, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 24, 2006, under Clerk's File No. 1594175.
- C. Easement granted by Linva Development, a General Partnership, comprised of Broadway Hardware, Inc., a Texas Corporation and Elco Partnership, Ltd., a Texas Limited Partnership to City of McAllen, by instrument dated June 29, 2006, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 6, 2006, under Clerk's File No. 1635678, correction filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 4, 2006, under Clerk's File No. 1647689.

hereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

LONE STAR NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of LONE STAR NATIONAL BANK and are transferred to LONE STAR NATIONAL BANK without recourse against Grantor.

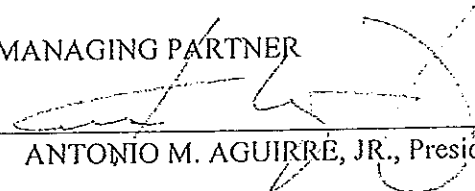
When the context requires, singular nouns and pronouns include the plural.

LINVA DEVELOPMENT, a Texas General Partnership

BY: BROADWAY HARDWARE, INC., a Texas corporation

ITS: MANAGING PARTNER

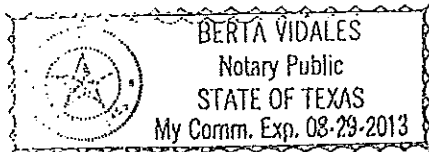
BY:

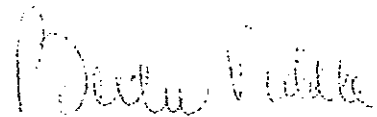
  
ANTONIO M. AGUIRRE, JR., President

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on July 29, 2011, by Antonio M. Aguirre, Jr., acting in his capacity as President of Broadway Hardware, Inc., Managing Partner of Linva Development, a Texas General Partnership, and on behalf of said partnership.





Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

GF #100330-BV  
WINGATE LAW OFFICES  
7000 NORTH 10TH STREET  
2ND FLOOR, STE. C5  
McALLEN, TEXAS 78501  
(TITLEDOC\S\100330-WDVI.tex)

AFTER RECORDING RETURN TO:

J. L. & A. CONSTRUCTION, INC.  
P.O. BOX 2483  
SAN JUAN, TEXAS 78589



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 4-10873

### 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: Eudelia Rosendoz  
c/o Olga A Trevino

Address: 6008. cumbia st  
Edinburg Tx 78541

Phone: #956 289 8870

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Chardo Row</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>SEWER system</u> <u>8/22/11</u>

Water Supplier: N.A.W.S.C.

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

Account/ESI No.: #224877-003  
 Temporary Pole  Permanent Service

regarding the land described as:

Solencia Heights Ph I lot #10,

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 12-17-11);  
 (verified by Jin Castillo);  
 (verified by Jin Castillo);  
 (verified by Chardo Row);  
 (verified by Chardo Row);  
 (verified by Jin Castillo)

Jin Castillo  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



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Precinct 1 2 3 4

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

Application No:

4-10873

### 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: Eudelia Resendez  
Olga A Trevino

Address: 6008 Cumbia St  
Edinburg TX 78541

Phone: \_\_\_\_\_

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

Selenc Heights Ph I Lot #10

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Eudelia Resendez 8-24-11  
(Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) pmt 4-10873

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

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

8-24-11  
Date

Ala Castillo  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-10873  
Aug. 8, 2011

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

S2353-01-000-0010-00

[ 1 ] OWNER: RESENDEZ, ROLANDO  
HUERTA, MIRTHA M.  
4220 S. RAUL LONGORIA  
EDINBURG, TX. 78539

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SELENA HEIGHTS PH I  
LOT#10

Telephone No.

LOCATION: 0 ML 17 & TERR

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$8,000

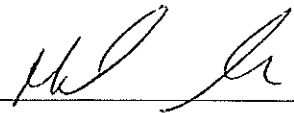
[ 5 ] SIZE OF STRUCTURE: 780 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS AS PER COUNTY  
STATE CITY FEMA & SETBACKS.FRONT 25' SIDE 6'  
REAR 24' . 18" ABOVE CNTR LINE OF ST.

### FOR COUNTY USE ONLY APPLICATION FEES

  
Prepared by

08/08/2011  
Date

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

Light [X] Water [X]

  
Approved by

08/08/2011  
Date

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

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

  
Signature of Owner or Applicant

08-08-11  
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 OR ALL THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFER 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: August 2, 2007

Grantor: **Rolando Resendez and wife, Leticia Trevino**

Grantor's Mailing Address:  
**4220 S. Raul Longoria  
Edinburg, Hidalgo County, Texas 78539**

Grantee: **Eudelia Resendez and Mirtha M. Huerta**

Grantee's Mailing Address:  
**4220 S. Raul Longoria  
Edinburg, Hidalgo County, Texas 78539**

Consideration:  
For the love and affection which We have and bear unto and towards Grantees.

Property (including any improvement, if any):

**Lot Ten (10), Selena Heights Subdivision Phase I, according to the map or plat recorded in Volume 44, Pages 101-103, Map Records, Hidalgo County, Texas.**

Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantors and accepted by Grantees subject to the following, only to the extent that same exist and affect the property, to-wit:

- A. Any and all restrictions, reservation, rights, covenants, conditions, oil and gas and/or mineral reservations and lease thereof, and easements (including, but not limited to easements for utilities, irrigation lines, high pressure gas pipe lines and Irrigation District No. 1 drainage ditch), all of the foregoing and all items listed in Exhibit "A" attached hereto and made a part hereof for all purposes.
- B. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the property, or any part hereof.
- C. Anything an on-the-ground A-1 survey would reveal.
- D. The taxes for the year 2005 and subsequent years.
- E. Save and except Grantors reserves for himself and his heirs and assigns all oil, gas and other minerals, in, on, under or that may be produced from the above described property, including, but not limited to groundwater rights.

**NO TITLE OR TAX EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENT CONCERNING THE CONVEYANCE OF THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE OR TAX TO THIS PROPERTY.**

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 singular the rights and appurtenances thereto in an wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successor, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrator, and successors to warranty and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successor, and assign against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as the reservations from and exceptions to conveyance and warranty.

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

*Rolando Resendez*  
Rolando Resendez

*Leticia Trevino*  
Leticia Trevino

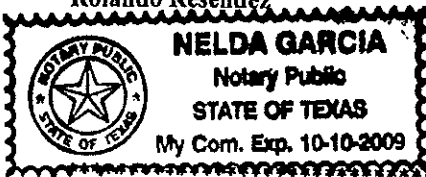
\*\*\*\*\*

(Acknowledgment)

STATE OF TEXAS 0

COUNTY OF HIDALGO 0

This instrument was acknowledged before me on the 11th day of August, 2007 by Rolando Resendez



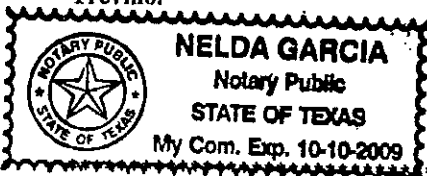
*Nelda Garcia*  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS 0

COUNTY OF HIDALGO 0

This instrument was acknowledged before me in the 11th day of August, 2007 by Leticia Trevino.



*Nelda Garcia*  
Notary Public, State of Texas

After Recording Return To:  
A. C. Garcia, Attorney  
P. O. Drawer 630  
Pharr, Texas . 78577

Prepared In The Law Office of:  
A. C. Garcia, Attorney



# PLANNING DEPARTMENT

Rev. 02-19-10

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956-973-7850

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

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

Precinct 1 2 3 4

Application No: 4-10411

### 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: GERARDO HERNANDEZ

Address: 7512 N TOWER RD  
EDINBURG TX 78542

Phone: 739 1570

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>8 122/11</u>

Water Supplier: NATWSE

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

Account/ESI No.: 141317-003  
 Temporary Pole  Permanent Service

regarding the land described as:

Pranga #2 Lot 30

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

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

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

(Date approved 11-8-99);  
(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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1304 South 25<sup>th</sup> Street  
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956-973-7850

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

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

Precinct 1 2 3 4

Application No:

16-10411

### 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: GERARDO HERNANDEZ

Address: 7512 N FAUER RD  
EDINBURG TX 78542

Phone: 739 1570

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

Pramga #2 lot 30

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

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

Gerardo Hernandez  
Requesting Party (Signature)

8/22/11  
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:

8-24-11  
Date

Hon. V. Castillo  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-10411  
Mar. 21, 2011

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

P8250-02-000-0030-00

[ 1 ] OWNER: HERNANDEZ, GERARDO  
7512 TOWER RD.  
EDINBURG, TX. 78541  
Telephone No. 739-6479

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
PRAMGA PH 2 LOT 30  
2/22/5/MV175648-003/F  
2/16/05NW/F

LOCATION: 7512 TOWER AND 2812

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

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

[ 5 ] SIZE OF STRUCTURE: 572 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

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

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO 0305D Pct: 4  
Panel No. /Suffix: \_\_\_\_\_

Community No.: 4800331

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.

Gerardo Hernandez 3-21-11  
Prepared by Date

Edgardo Usidro 3-21-11  
Approved by Date

Gerardo Hernandez 3/21/11  
Signature of Owner or Applicant Date

### [ NOTICE ]

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

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

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

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

**Date:** March 28, 2008

**Grantor:** Ernesto A. Aleman

**Grantor's Mailing Address:**

Ernesto A. Aleman  
7512 N. Tower  
Edinburg, Texas 78541  
Hidalgo County

**Grantee:** Gerardo Hernandez

**Grantee's Mailing Address:**

Gerardo Hernandez  
3513 Mina De Oro  
Edinburg, Texas 78539  
Hidalgo County

**Consideration:**

Grantee's assumption of and agreement to pay, according to the note's terms, the unpaid principal and earned interest of SEVENTEEN THOUSAND SIX HUNDRED NINETY-NINE AND 74/100 DOLLARS (\$17,699.74) on the note in the original principal sum of NINETEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$19,500.00) dated February 1, 2005, executed by Ernesto A. Aleman, and payable to the order of Harold Munal, Trustee. The note is secured by an express vendor's lien and superior title retained in a deed dated February 1, 2005, recorded in County Clerk File No. 1432940 of the real property records of Hidalgo County, Texas, and additionally secured by a deed of trust dated February 1, 2005, from Ernesto A. Aleman to Victor R. Perez, trustee, recorded in County Clerk File No. 1432941 of the real property 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 deed of trust and to indemnify, defend, and hold Grantor harmless from any loss, attorney's fees, expenses, or claims attributable to a breach or default of any provision of this assumption by Grantee. Grantor assigns to Grantee any funds on deposit for payment of taxes and insurance premiums.

**Property (including any improvements):**

Lot Thirty (30), Pramga Subdivision Phase II, Hidalgo County, according to the map and plat of record in Volume 35, Page 37b & 38, Map Records of Hidalgo County, Texas; SAVE AND EXCEPT all oil, gas and other minerals, and all geothermal energy, and further SAVE AND EXCEPT (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property

**Reservations from and Exceptions Conveyance and Warranty:**

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

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2008, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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

The first and superior vendor's lien against and superior title to the Property are retained in this deed to secure Grantee's assumption of the note. Grantee's assumption of the note is also secured by a deed of trust to secure assumption of even date, from Grantee to Victor R. Perez, trustee. If default occurs in payment of the assumed note or in observance of any covenant or condition of any

STATE OF TEXAS )

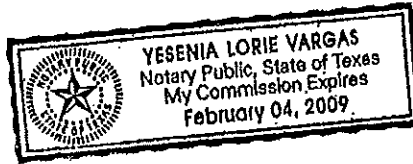
COUNTY OF HIDALGO )

This Assumption Warranty Deed with Vendor's Lien was acknowledged before me on March 28, 2008, by Ernesto A. Aleman.

Yesenia Lorie Vargas  
Notary Public, State of Texas  
My commission expires: February 04, 2009

STATE OF TEXAS )

COUNTY OF HIDALGO )



This Assumption Warranty Deed with Vendor's Lien was acknowledged before me on March 28, 2008, by Gerardo Hernandez.

Yesenia Lorie Vargas  
Notary Public, State of Texas  
My commission expires: February 04, 2009

AFTER RECORDING RETURN TO:

Gerardo Hernandez  
3513 Mina De Oro  
Edinburg, Texas 78539

