

| CERTIFICATE OF PLAT & UTILITY STATUS |                                 |                 |
|--------------------------------------|---------------------------------|-----------------|
|                                      | APPLICANT                       | APPLICATION NO. |
| 1.                                   | Romelia Garza                   | 1-8254          |
| 2.                                   | Joaquin Cerda Jr.               | 1-8280          |
| 3.                                   | Jenniffer Rangel Gonzalez       | 1-8255          |
| 4.                                   | Lorenzo Lara Jr.                | 1-8297          |
| 5.                                   | Lorenzo Lara Jr.                | 1-8298          |
| 6.                                   | Marcelo Alejandro               | 1-8287          |
| 7.                                   | Cynthia Pena                    | 3-11612         |
| 8.                                   | Maria Joana Pecina              | 2-1339          |
| 9.                                   | Veronica Gonzalez               | 4-10632         |
| 10.                                  | Jesus A. Contreras              | 4-10921         |
| 11.                                  | Ricardo Ponce                   | 4-1465          |
| 12.                                  | Jose Leopoldo Vazquez           | 4-10570         |
| 13.                                  | Juan Martin Garza               | 4-10586         |
|                                      |                                 |                 |
|                                      | COMM. COURT: September 13, 2011 |                 |



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct (1) 2 3 4

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

Application No: 1-8254

### 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: Romelia Garza

Address: Lot #11

Ranchitos De Progreso  
Phd Weslaco TX 78596

Phone: (956) 878-3506 or (956) 383-7686

|                                      |                      |                      |
|--------------------------------------|----------------------|----------------------|
| Approved by<br>Environmental Health: | Temporary Service    | Final Service        |
| Inspection/Permit No:                | Authorized Signature | Authorized Signature |
| Date Approved:                       | <u>1 1</u>           | <u>8/30/2011</u>     |

Water Supplier: Military Hwy Water

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

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

regarding the land described as:

Lot #11 Ranchitos De Progreso

on August 29, 2011, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved 11-30-04);

(verified by Gilbert Pecina);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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956-205-7049

Precinct 1 2 3 4

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

Application No: 1-8254

### 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: Romelia Garza  
Address: Lot #11 Rancharitos De Progreso  
Weslaco, TX 78596  
Phone: (956) 878-3506 or (956) 383-7686

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

Lot #11 Rancharitos De Progreso, Weslaco, TX

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

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

Romelia Garza / 1/2011  
Requesting Party (Signature) Date

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

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

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

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

9/7/11  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-8254  
Jul. 12, 2011

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

R0940-01-000-0011-00

[ 1 ] OWNER: GARZA, VICTOR M. & ROMELIA T  
2109 MONTERREY ST.  
HIDALGO, TX. 78539  
Telephone No. 383-7686

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
RANCHITOS DE PROGRESSO PH.1  
LOT 11

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BRIC

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

[ 10 ] EST. COST OF CONST.: \$200,000

[ 5 ] SIZE OF STRUCTURE: 3,354 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES B-25

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT 25' REAR 20' SIDE 6'  
FINISH FLOOR ELEV 24" ABOVE CENTER LINE OF STREET

## FOR COUNTY USE ONLY APPLICATION FEES

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

Light (X) \_\_\_\_\_ Water (X) \_\_\_\_\_

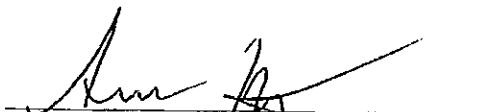
Flood Zone: MI \_\_\_\_\_ Pct: 1  
Panel No. /Suffix: \_\_\_\_\_

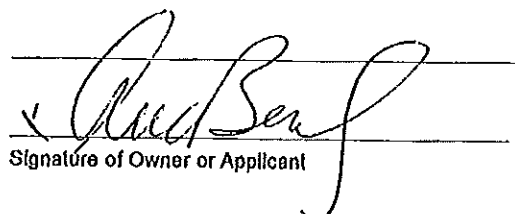
Community No.: \_\_\_\_\_

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 8-11-11

  
Approved by \_\_\_\_\_ Date 8-4-11

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

### [ 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: September 3, 2008

Grantor: ARASELI CARDOZA, INDIVIDUALLY AND AS AGENT AND ATTORNEY-IN-FACT FOR MIGUEL ANGEL CAROZA

Grantor's Mailing Address: 111 S. Millam St.  
San Benito, Texas 78586  
Cameron County

Grantee: VICTOR M. GARZA and wife, ROMELIA T. GARZA

Grantee's Mailing Address: 2109 Monterrey St.  
Hidalgo, Texas 78557  
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date that is in the principal amount of THIRTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$34,500.00), and is executed by Grantee, payable to the order of COMPASS BANK, an Alabama Banking Corporation, 10 E. Esperanza, Hidalgo, Texas 78557. The note is secured by a vendor's lien retained in favor of COMPASS BANK, an Alabama Banking Corporation in this Deed and by a Deed of Trust of even date from Grantee to BEN HAYES RIGGS, Trustee.

Property (including any improvements):

Lot 11, RANCHITOS DE PROGRESSO SUBDIVISION, PHASE I, Hidalgo County, Texas, according to map thereof recorded in Volume 46, Page 159, Map Records of Hidalgo County, Texas.

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

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on February 1, 2005, under Clerk's File No. 1431038, and on February 8, 2005, under Clerk's File No. 1433899, and Restrictions as shown on the map recorded in Volume 46, Page 159, Map Records of Hidalgo County, Texas.

Right-of-Way Easement in favor of Hidalgo County Drainage District No.1 recorded in Volume 384, Page 43, and Volume 389, Page 408, Deed Records of Hidalgo County, Texas.

Levee Easement in favor of Hidalgo County recorded in Volume 395, Page 500, Volume 395, Page 621, Volume 437, Page 153, Volume 437, Page 153, Volume 437, Page 155 and Volume 435, Page 351, and Volume 455, Page 441, all in Deed Records of Hidalgo County, Texas.

Highway and Levee Easement in favor of U.S.A. by instrument dated July 25, 1939, recorded in Volume 458, Page 148, Volume 458, Page 149, and in Volume 461, Page 303, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement in favor of the State of Texas recorded in Volume 648, Page 497, and in Volume 652, Page 169, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement in favor of Central Power and Light by instrument dated July 14, 1951, recorded in Volume 790, Page 92, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement in favor of the General Telephone Co., of Southwest recorded in Volume 876, Page 99, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement in favor of The Valley Pipeline, Co. recorded in Volume 416, Page 621, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted to The Valley Pipeline Company Easement, by instrument recorded in Volume 416, Page 579, Deed Records of Hidalgo County, Texas, and as shown on plat recorded in Volume 46, Page 159, Map Records of Hidalgo County, Texas.

Right-of-Way Easement retained by Anthony E. Gray as shown on plat recorded in Volume 46, Page 159, Map Records of Hidalgo County, Texas.

A fifteen foot (15') Utility Easement along the rear of subject property as shown on plat recorded in Volume 46, Page 159, Map Records of Hidalgo County, Texas.

CHARGE SIERRA TITLE  
STG/BS GF# 3129778

**A fifteen foot (15') Road Easement along the South side of subject property as shown on plat recorded in Volume 46, Page 159, Map Records of Hidalgo County, Texas.**

**Easements, rights, rules, and regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.**

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

**A twenty five foot (25') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 46, Page 159, 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 46, Page 159, 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 46, Page 159, Map Records of Hidalgo County, Texas.**

**Oil and Gas Lease dated February 14, 1944, from W. H. Drawe, et al to Paul Meaders recorded in Volume 53, Page 82, Oil and Gas Lease Records of Hidalgo County, Texas.**

**All oil, gas, and other minerals reserved in Deed dated June 22, 1947, recorded in Volume 73, Page 59, Oil and Gas Records and Deed dated December 13, 1945, recorded in Volume 568, Page 603, dated April 1, 1948, recorded in Volume 644, Page 37, dated December 22, 1948, recorded in Volume 653, Page 240 and dated August 23, 1951, recorded in Volume 744, Page 498, all in Deed Records of Hidalgo County, Texas.**

**All water rights reserved in Deed dated May 12, 2006, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 13, 2006, under Clerk's File No. 1627134.**

**No building permitted over any easements or lot line as shown on plat recorded in Volume 46, Page 159, Map Records of Hidalgo County, Texas.**

**All ad valorem taxes for the year 2008 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 (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (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, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

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

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

COMPASS BANK, an Alabama Banking Corporation, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and superior title to the Property are retained for the benefit of COMPASS BANK, an Alabama Banking Corporation, and are transferred to that party without recourse on Grantor.

x Araseli Cardoza  
ARASELI CARDOZA, INDIVIDUALLY  
AND AS AGENT AND ATTORNEY-  
IN-FACT FOR MIGUEL ANGEL  
CARDOZA

x Miguel A. Cardoza  
MIGUEL ANGEL CARDOZA, BY  
AND THROUGH HIS AGENT AND  
ATTORNEY-IN-FACT, ARASELI  
CARDOZA

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 8th day of September, 2008, by ARASELI CARDOZA, INDIVIDUALLY AND AS AGENT AND ATTORNEY-IN-FACT FOR MIGUEL ANGEL CARDOZA.



Raquel Moreno  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
VICTOR M. GARZA and ROMELIA T. GARZA  
2109 Monterrey St.  
Hidalgo, Texas 78557

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GR#3129778;BS/n



# 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. Seshu, P.E., CFM  
Planning Administrator

Application No: 1-8280

### 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: Joaquin Celda JR

Address: 2017 Ori zaba st  
westaco TX 78596  
78596

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

|                                      |   |                                       |
|--------------------------------------|---|---------------------------------------|
| Approved by<br>Environmental Health: | Temporary Service<br>Authorized Signature | Final Service<br>Authorized Signature |
| Inspection/Permit No:                | Date Approved: <u>1 1</u>                 | <u>1236</u>                           |
|                                      |   | <u>3/30/2011</u>                      |

Water Supplier: NAWSC

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

Account/ESI No.: 257434-001  
 Temporary Pole  Permanent Service

regarding the land described as:

Lot Noresle (1-188)

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 12/19/93);

(verified by Griffith Pecora);

(verified by 3/30/2011);

(verified by Griffith Pecora);

(verified by Griffith Pecora);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

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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: 1-8280

### 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: Joaquin Cerda JR  
Address: 2877 Orizaba st  
Weslaco TX 78596  
Phone: (956) 802-2596

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

Colonia Del Noreste lot# 188

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

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

Joaquin Cerda 9/6/11  
Requesting Party (Signature) Date

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

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

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

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

9/7/11  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-8280  
Sep. 7, 2011

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

C6760-00-000-0188-00

[ 1 ] OWNER: CERDA, JOAQUIN  
TORRES, ANA G.  
2817 ORIZALA ST.  
WESLACO TX 78596  
Telephone No. 802-2596

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
COLONIA DEL NORESTE LOT 188  
8/16/10SEE/PEND/FILE/NOTE

LOCATION: 0 FM 493 & MILE 11

[ 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.: \$27,900

[ 5 ] SIZE OF STRUCTURE: 1,216 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES. ZONE X

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL COUNTY SETBACKS & REG.  
FRONT25' REAR 30' SIDES 6' FINISH FLOOR ELEV.  
18" ABOVE CENTERLINE OF STREET

**FOR COUNTY USE ONLY  
APPLICATION FEES**

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

Light [X] Water [X]

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

Community No.: \_\_\_\_\_

Certification of Elevation  
Required:  YES  NO  BFE

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

Prepared by \_\_\_\_\_ Date \_\_\_\_\_

Approved by \_\_\_\_\_ Date \_\_\_\_\_

Signature of Owner or Applicant \_\_\_\_\_ Date \_\_\_\_\_

**[ NOTICE ]**

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

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

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**DEED OF TRUST**

**Date:** March 23, 2011

**Grantor:** Joaquin Cerda and wife, Ana Gabriela Torres

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

2827 Orizaba St  
Weslaco, Texas 78596  
Hidalgo County

**Trustee:** Jose Luis Flores

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

Jose Luis Flores  
1111 W. Nolana Ave  
McAllen, Texas 78504  
Hidalgo County

**Beneficiary:** Jose Luis Flores and Stella C. Flores

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

1111 W. Nolana Ave.  
McAllen, Texas 78504  
Hidalgo County

**Note:**

**Date:** of even date herewith

**Amount:** \$14,800.00

**Maker:** Joaquin Cerda and wife, Ana Gabriela Torres.

**Payee:** Jose Luis Flores and Stella C. Flores

Final Maturity Date: as therein provided

Terms of Payment: as therein provided

**Property (including any improvements):**

Lot 188, Colonia Del Noreste, Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 23, Page 166, Map Records of Hidalgo County, Texas.

**Prior Lien(s) (including recording information):** None

**Other Exceptions to Conveyance and Warranty:** Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year.

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

**Grantor's Obligations**

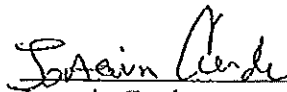
Grantor agrees to:


1. Keep the property in good repair and condition;
2. Pay all taxes and assessments on the property when due;
3. Preserve the lien's priority as it is established in this deed of trust;
4. Maintain, in a form acceptable to Beneficiary, an insurance policy that:
  - a.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;
  - b.contains an 80% coinsurance clause;
  - c.provides fire and extended coverage, including windstorm coverage;
  - d.protects Beneficiary with a standard mortgage clause;
  - e.provides flood insurance at any time the property is in a flood hazard area; and
  - f.contains such other coverage as Beneficiary may reasonably require;
5. Comply at all times with the requirements of the 80% coinsurance clause;
6. Deliver the insurance policy to Beneficiary and deliver renewals to Beneficiary at least ten days before expiration;
7. Keep any buildings occupied as required by the insurance policy; and
8. 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.

**Purpose Clause:** 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 of even date given by Jose Luis Flores and Stella C. Flores to Grantor. 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.

14. **Due On Sale Clause:** If Grantor transfers any part of the property without Beneficiary's prior written consent, Beneficiary may declare the debt secured by this deed of trust immediately payable. In that event Beneficiary will notify Grantor that the debt is payable; if it is not paid within thirty days after notice to Grantor, Beneficiary may without further notice or demand to Grantor invoke any remedies provided in this instrument for default. Exceptions to this provision for declaring the note due on sale or transfer are limited to the following: (a) creation of a lien or encumbrance subordinate to this deed of trust; (b) creation of a purchase-money security interest for household appliances; (c) transfer by devise, descent, or operation of law on the death of a joint tenant; (d) grant of a leasehold interest of three years or less without an option to purchase; and (e) a transfer from one spouse to the other.
15. **Evidence of Payment of Taxes:** Grantor agrees to furnish on Beneficiary's request evidence satisfactory to Beneficiary that all taxes and assessments on the property have been paid when due.

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

  
\_\_\_\_\_  
Joaquin Cerda

  
\_\_\_\_\_  
Ana Gabriela Torres

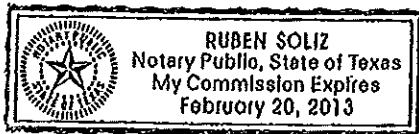
ACKNOWLEDGMENT

STATE OF TEXAS

§  
§  
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on March 23<sup>rd</sup>, 2011, by Joaquin Cerda.



Ruben Soliz  
Notary Public, State of Texas

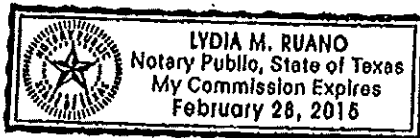
ACKNOWLEDGMENT

STATE OF TEXAS

§  
§  
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on 3/24/, 2011, by Ana Gabriela Torres.



Lydia M. Ruano  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

LAW OFFICE OF JOSE LUIS FLORES  
1111 W. Nolana Ave.  
McAllen, Texas 78504

AFTER RECORDING RETURN TO:

LAW OFFICE OF JOSE LUIS FLORES  
1111 W. Nolana Ave.  
McAllen, Texas 78504



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct (1) 2 3 4

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

Application No: 1-8255

### 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: Jennitka Kongel Goltz

Address: Victory Lane

Subdivision Norte Mile 4 west

Malone Rd. Cote 4.

Phone: Progress, TX 78579  
956 684 3153

|                                      |                      |  |
|--------------------------------------|----------------------|--|
| Approved by<br>Environmental Health: | Temporary Service    | Final Service                          |
| Inspection/Permit No:                | Authorized Signature | Authorized Signature                   |
| Date Approved:                       | <u>1 1</u>           | <u>Sewer System</u><br><u>9/6/2004</u> |

Water Supplier: Military Highway water supply

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

Account/ESI No.: N/A

Temporary Pole  Permanent Service

regarding the land described as:

Victory Lane 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;
- 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 10/26/2000);

(verified by Gilbert Reina);

(verified by J.M.L.);

(verified by J.M.L.);

(verified by Gilbert Reina);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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956-318-2844

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Weslaco, TX 78596  
956-968-4734  
956-973-7850

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

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

Precinct 1 2 3 4

Application No: 1-8255

### 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: Gennifer Rangel Gonzalez  
Address: Victory Lane Subdivision  
Norte Mile west / Malone Rd Cot 4.  
Requesto TX 78599  
Phone: 9566843153

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

Victory Lane lot # 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

Gennifer Rangel Gonzalez  
Requesting Party (Signature)

9/6/11  
Date

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

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

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

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

9/6/11  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-8255  
Aug. 15, 2011

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

V3415-00-000-0004-00

[ 1] OWNER: GONZALEZ, YENNIFFER

[ 7] LEGAL DESC./NAME OF SUBDIVISION  
VICTORY LANE LOT 4

203 S. 10TH ST  
HIDALGO TX, 78557

Telephone No. 684-3153

LOCATION: 0 MALONE RD. & MILE 4 W

[ 2] CONTRACTOR: SELF

[ 8] SEWAGE: EXIST

[ 3] WATER SYSTEM: MILI

[ 9] CONSTRUCTION TYPE: WOOD

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

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

[ 5] SIZE OF STRUCTURE: 43 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 25' SID/ES 5' REAR 25' FINISH FLOOR OF ELEV.  
18" OF STREET.

**FOR COUNTY USE ONLY  
APPLICATION FEES**

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

Light [X] Water [X]

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

Community No.: \_\_\_\_\_

Certification of Elevation  
Required:  YES  NO  BFE

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

Prepared by \_\_\_\_\_ Date \_\_\_\_\_

Approved by \_\_\_\_\_ Date \_\_\_\_\_

Signature of Owner or Applicant \_\_\_\_\_ Date \_\_\_\_\_

**[ NOTICE ]**

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

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

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

### DEED OF TRUST

Date: January 8, 2009

Grantor: YENNIFER RANGEL, a single woman

Grantor's Address: 203 S. 10<sup>th</sup> Street, Hidalgo, Hidalgo County, Texas 78557

Trustee: JUAN E. GONZALEZ

Trustee's Address: 3110 E. Business Hwy 83, Weslaco, Hidalgo County, Texas 78596

Beneficiary: ANITA R. EASLEY

Beneficiary's Address: 234 Charlene Drive, Jackson, Hinds County, Mississippi 39272

#### Note(s)

Date: January 8, 2009

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

Maker: YENNIFER RANGEL, a single woman

Payee: ANITA R. EASLEY

Final Maturity Date: As provided in the Note

Terms of Payment: As provided in the Note

Property (including any improvements): Lot 4, VICTORY LANE SUBDIVISION, an Addition to the City of Progreso, Hidalgo County, Texas, according to map thereof recorded in Volume 49, Pages 17, 18, and 19, Map Records of Hidalgo County, Texas.

Prior Lien(s) (including recording information): None

Other Exceptions to Conveyance and Warranty:

All of Record.

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

#### Grantor's Obligations

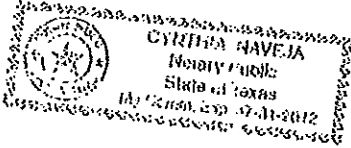
Grantor agrees to:

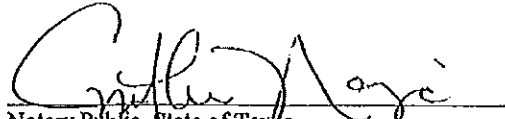
1. keep the property in good repair and condition;
2. pay all taxes and assessments on the property when due;
3. preserve the lien's priority as it is established in this deed of trust;
4. maintain, in a form acceptable to Beneficiary, an insurance policy that:
  - a. covers all improvements for their full insurable value as determined when the policy is issued and renewed, unless Beneficiary approves a smaller amount in writing;
  - b. contains an 80% coinsurance clause;
  - c. provides fire and extended coverage, including windstorm coverage;
  - d. protects Beneficiary with a standard mortgage clause;
  - e. provides flood insurance at any time the property is in a flood hazard area; and
  - f. contains such other coverage as Beneficiary may reasonably require;
5. comply at all times with the requirements of the 80% coinsurance clause;

Acknowledgment)

State of TEXAS  
County of HIDALGO

This instrument was acknowledged before me on the 8 day of January, 2009, by YENNIFER RANGEL.



  
Notary Public, State of Texas

After Recording, Return to:

ANITA R. EASLEY  
234 Charlene Drive,  
Jackson, Mississippi 39272



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 1-8297

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

Lot 2

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Lorenzo Lanza Jr.

Address: PO Box 831  
Donna TX 78537

Phone: (956) 650-4984

|                                      |   |                                       |
|--------------------------------------|---|---------------------------------------|
| Approved by<br>Environmental Health: | Temporary Service<br>Authorized Signature | Final Service<br>Authorized Signature |
| Inspection/Permit No:                |   |                                       |
| Date Approved:                       | <u>1 1</u>                                | <u>9 16 12 09</u>                     |

Water Supplier: North American Water Supply Corp.

Utility Provider:  M.V.E.C.     AEP

X Account/ESI No.: 34398-005  
 Temporary Pole     Permanent Service

regarding the land described as:

BJF lot #2

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;
- Y/N 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 11-13-07);

(verified by Gilbert Pecina);

(verified by JR);

(verified by Gilbert Pecina);

(verified by Gilbert Pecina);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 02-19-10

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

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

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

Precinct 1 2 3 4

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

Application No: 1-8297

*Lot 2*

### 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: Lucrecio Lara Jr.

Address: PO Box 831

Deming, TX 78537

Phone: (956) 650-4984

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

RJF lot #2

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

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

Lucrecio Lara Jr.  
Requesting Party (Signature)

09-06-11  
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:

9/06/11  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 1-8297 Aug. 31, 2011

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

R3314-00-000-0002-00

[ 1 ] OWNER: LARA, LORENZO JR. P.O. BOX 831 DONNA, TX. 78537 Telephone No. 650-4984

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION RJF LOT 02

LOCATION: 0 MILE 8 1/2 & MILE 7

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N A L

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$24,900

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

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES NO

[ 6 ] USE OF BUILDING: RES.ZONE X

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL COUNTY SETBACKS & REG. FRONT 28' REAR 35' EAST SIDE 15' WEST SIDE 6' FINISH FLOOR ELEV. 18" ABOVE ST.

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature]

Date 8/31/11

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Approved by [Signature: Davon Hernandez]

Date 8/15/11

Flood Zone: NO Panel No. /Suffix: 0450C Pet: 1

Community No.: 480334

Certification of Elevation Required: YES NO BFE

Signature of Owner of Applicant [Signature]

Date 8-31-11

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

[ NOTICE ]

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

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

6to/OM GF# 3104232

NOTICE OF CONFIDENTIAL 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.

## WARRANTY DEED

CONFORMS TO TEXAS BAR FORM 2251 rev. 10-85

Date: March 7, 2005

1445000

Grantor: ANGELICA HERNANDEZ, not joined herein by my spouse as the property being conveyed herein does not constitute any part of our homestead.

Grantor's Mailing Address (including county): P.O. Box 890  
Weslaco, Hidalgo County, Texas 78596

Grantee: LORENZO LARA, JR.

Grantee's Mailing Address (including county):  
P.O. Box 831  
Donna, Hidalgo County, Texas 78596

Consideration: Ten and No/100 Dollars (\$10.00).

### Property (including any improvements):

A tract of land out of Farm Tract 167, WEST TRACT SUBDIVISION Hidalgo County, Texas, according to map thereof recorded in Volume 1, Page 37, Map Records of Hidalgo County, Texas; and further being out of a certain 4.41 acre tract recorded under Document No. 1293460; said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod found on the centerline of Mile 8 ½ North Road for the Northeast corner of said Farm Tract 167 and of said 4.41 acre tract;

THENCE, West, along the centerline of said Mile 8 ½ North Road and the North line of said Farm Tract 167 and of said 4.41 acre tract, a distance of 274.11 feet to a point for the POINT OF BEGINNING and the Northeast corner of the herein described tract;

THENCE, departing the centerline of said Mile 8 ½ North Road and the North line of said Farm Tract 167 and of said 4.41 acre tract, South, at a distance of 20.00 feet passing a ½ inch iron rod set for reference on the South right of way line of said Mile 8 ½ North Road, and continuing in a total distance of 430.09 feet to a ½ inch iron rod set on the South line of said 4.41 acre tract for the Southeast corner of the herein described tract;

THENCE, West, along the South line of said 4.41 acre tract, a distance of 172.70 feet to a ½ inch iron rod set for the Southwest corner of said 4.41 acre tract and of the herein described tract;

THENCE, North, along the West line of said 4.41 acre tract, at a distance of 410.09 feet passing a ½ Inch Iron rod set for reference on the South right of way line of the aforementioned Mile 8 ½ North Road, at a distance of 415.09 feet passing a ½ Inch Iron rod found, and continuing in all a total distance of 430.09 feet to a point on the centerline of said Mile 8 ½ North Road and the North line of the aforementioned Farm Tract 167 for the Northwest corner of said 4.41 acre tract and of the herein described tract;

THENCE, West, along the centerline of said Mile 8 ½ North Road and the North line of said Farm Tract 167 and of said 4.41 acre tract, a distance of 172.70 feet to the POINT OF BEGINNING and continuing 1.705 acres of land.

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

- a) A Road Easement along the North side of subject property as shown on plat recorded in Volume 2, Page 34, Map Records of Hidalgo County, Texas;
- b) Easements, rights, rules, and regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9;
- c) Easements, or claims or easements, which are not of public record;
- d) Oil and Gas Lease dated March 21, 1977, from Inez Storm Eck, a widow and Evelyn Eck to W.L. Popejoy recorded in Volume 367, Page 983, Oil and Gas Lease Records of Hidalgo County, Texas. Title to said Lease not checked subsequent to date of aforementioned instrument;
- e) All oil, gas, and other minerals reserved in Deeds recorded in Volume 187, Page 642, Oil and Gas Lease Records of Hidalgo County, Texas and recorded in Volume 793, Page 519, Deed Records of Hidalgo County, Texas, and Volume 2041, Page 234, Official Records of Hidalgo County, Texas. Title to said interest not checked subsequent to the date of aforesaid instrument; and
- f) Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the city wherein the subject property lies or holds extra-territorial jurisdiction.

Subject to any and all conditions, restrictions, covenants, and easements, if any relating to the herein above described property to the extent and only to the extent that the same may still be in force and effect as shown of record in the office of the County Clerk of Cameron County, Texas.

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

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

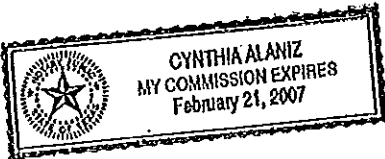
*Angelica Hernandez*  
ANGELICA HERNANDEZ

(Acknowledgment)

STATE OF TEXAS

COUNTY OF CAMERON

This instrument was acknowledged before me on the 7th day of March, 2005, by ANGELICA HERNANDEZ.



*Cynthia Alaniz*  
Notary Public, State of Texas

Filed For Record in:  
Hidalgo County  
by J. D. Salinas, III  
County Clerk  
On: Mar 10, 2005 at 10:09A  
As a Recording  
Document Number: 1445000  
Total Fees: 18.00  
Receipt Number - 658492  
By: Adriana Solis, Deputy

AFTER RECORDING RETURN TO:

RANDALL P. CRANE  
ATTORNEY AT LAW  
201 S. SAM HOUSTON  
SAN BENITO, TEXAS 78586

PREPARED IN THE LAW OFFICE OF:

RANDALL P. CRANE  
ATTORNEY AT LAW  
201 S. SAM HOUSTON  
SAN BENITO, TEXAS 78586





# 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.  
Westaco, TX 78596  
956-968-4734  
956-973-7850

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

Precinct 1 2 3 4

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

Application No: 1-8298

lot 3

### 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: Lorenzo Garza Jr

Address: 10 Box 83

Donna TX 78537

Phone: (956) 650-4984

|                                      |   |                                       |
|--------------------------------------|---|---------------------------------------|
| Approved by<br>Environmental Health: | Temporary Service<br>Authorized Signature | Final Service<br>Authorized Signature |
| Inspection/Permit No:                | Date Approved: <u>1 1</u>                 | <u>45605</u><br><u>9161204</u>        |

Water Supplier: North Plains Water Supply Corp

Utility Provider:  M.V.E.C.     AEP

X Account/ESI No.: 34398-006

Temporary Pole     Permanent Service

regarding the land described as:

RJF 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;

(Date approved 11-13-07);

(verified by Gilbert Pecina);

no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;

(verified by Juan);

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

(verified by Juan);

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

(verified by Gilbert Pecina);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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956-205-7045  
956-205-7049

Precinct 1 2 3 4

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

Application No: 1-8298

*Lv13*

### 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: Lucrecio LANA Jr.  
Address: PO Box 831  
Dumas, TX 78537  
Phone: (956) 650-4984

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

RJF 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

Lucrecio LANA Jr.  
Requesting Party (Signature)

09-06-11  
Date

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

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

\*\*\*\*\*  
This part to be filled out by receiving county official:

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

9/7/11  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 1-8298 Aug. 31, 2011

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

R3314-00-000-0003-00

[ 1 ] OWNER: LARA, LORENZO JR. P.O. BOX 831 DONNA, TX. 78637 Telephone No. 650-4984

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION RJF LOT 03

LOCATION: 0 MILE 8 1/2 & MILE 7

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$24,900

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

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[ 6 ] USE OF BUILDING: RES ZONE X

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL COUNTY SETBACKS & REG. FRONT 35' REAR 25' EAST SIDE 15' WEST SIDE 6' FINISH FLOOR ELEV. 18" ABOVE STREET

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] 8/31/11 Date

OTHER TOTAL AMOUNT . . . . . \$30.00

Approved by [Signature: Aaron Hernandez] 8/15/11 Date

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 0450C Pct: 1

Community No.: 480334

Certification of Elevation Required: YES NO BFE

Signature of Owner of Applicant [Signature] 8-31-11 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 CONFIDENTIAL 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.

**WARRANTY DEED**

CONFORMS TO TEXAS BAR FORM 2251 rev. 10-85

1445000

Date: March 7, 2005

Grantor: ANGELICA HERNANDEZ, not joined herein by my spouse as the property being conveyed herein does not constitute any part of our homestead.

Grantor's Mailing Address (Including county): P.O. Box 890  
Weslaco, Hidalgo County, Texas 78596

Grantee: LORENZO LARA, JR.

Grantee's Mailing Address (Including county):  
P.O. Box 831  
Donna, Hidalgo County, Texas 78596

Consideration: Ten and No/100 Dollars (\$10.00).

**Property (Including any Improvements):**

A tract of land out of Farm Tract 167, WEST TRACT SUBDIVISION Hidalgo County, Texas, according to map thereof recorded in Volume 1, Page 37, Map Records of Hidalgo County, Texas; and further being out of a certain 4.41 acre tract recorded under Document No. 1293460; said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 Inch Iron rod found on the centerline of Mile 8 1/2 North Road for the Northeast corner of said Farm Tract 167 and of said 4.41 acre tract;

THENCE, West, along the centerline of said Mile 8 1/2 North Road and the North line of said Farm Tract 167 and of said 4.41 acre tract, a distance of 274.11 feet to a point for the POINT OF BEGINNING and the Northeast corner of the herein described tract;

THENCE, departing the centerline of said Mile 8 1/2 North Road and the North line of said Farm Tract 167 and of said 4.41 acre tract, South, at a distance of 20.00 feet passing a 1/2 inch iron rod set for reference on the South right of way line of said Mile 8 1/2 North Road, and continuing in a total distance of 430.09 feet to a 1/2 inch Iron rod set on the South line of said 4.41 acre tract for the Southeast corner of the herein described tract;

THENCE, West, along the South line of said 4.41 acre tract, a distance of 172.70 feet to a 1/2 inch iron rod set for the Southwest corner of said 4.41 acre tract and of the herein described tract;

THENCE, North, along the West line of said 4.41 acre tract, at a distance of 410.09 feet passing a ½ Inch Iron rod set for reference on the South right of way line of the aforementioned Mile 8 ½ North Road, at a distance of 415.09 feet passing a ½ Inch Iron rod found, and continuing in all a total distance of 430.09 feet to a point on the centerline of said Mile 8 ½ North Road and the North line of the aforementioned Farm Tract 167 for the Northwest corner of said 4.41 acre tract and of the herein described tract;

THENCE, West, along the centerline of said Mile 8 ½ North Road and the North line of said Farm Tract 167 and of said 4.41 acre tract, a distance of 172.70 feet to the POINT OF BEGINNING and continuing 1.705 acres of land.

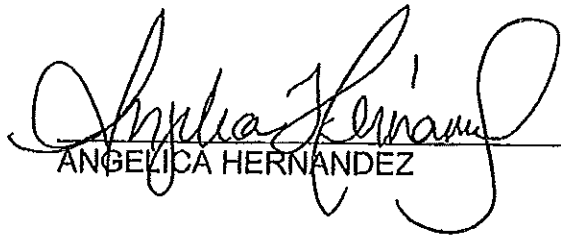
**Reservations from and Exceptions to Conveyance and Warranty:**

- a) A Road Easement along the North side of subject property as shown on plat recorded in Volume 2, Page 34, Map Records of Hidalgo County, Texas;
- b) Easements, rights, rules, and regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9;
- c) Easements, or claims or easements, which are not of public record;
- d) Oil and Gas Lease dated March 21, 1977, from Inez Storm Eck, a widow and Evelyn Eck to W.L. Popejoy recorded in Volume 367, Page 983, Oil and Gas Lease Records of Hidalgo County, Texas. Title to said Lease not checked subsequent to date of aforementioned Instrument;
- e) All oil, gas, and other minerals reserved in Deeds recorded in Volume 187, Page 642, Oil and Gas Lease Records of Hidalgo County, Texas and recorded in Volume 793, Page 519, Deed Records of Hidalgo County, Texas, and Volume 2041, Page 234, Official Records of Hidalgo County, Texas. Title to said interest not check subsequent to the date of aforesaid Instrument; and
- f) Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the city wherein the subject property lies or holds extra-territorial jurisdiction.

Subject to any and all conditions, restrictions, covenants, and easements, if any relating to the herein above described property to the extent and only to the extent that the same may still be in force and effect as shown of record in the office of the County Clerk of Cameron County, Texas.

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

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

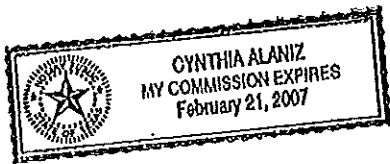
  
ANGELICA HERNANDEZ

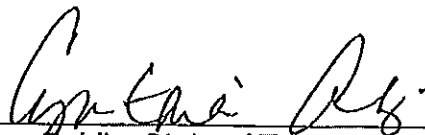
(Acknowledgment)

STATE OF TEXAS

COUNTY OF CAMERON

This instrument was acknowledged before me on the 7th day of March, 2005, by ANGELICA HERNANDEZ.



  
Notary Public, State of Texas

Filed for Record in:  
Hidalgo County  
by J. D. Salinas, III  
County Clerk  
On: Mar 10, 2005 at 10:09A  
As a Recording  
Document Number: 1445000  
Total Fees : 18.00  
Receipt Number - 658432  
By:  
Adriana Salis, Deputy

AFTER RECORDING RETURN TO:

RANDALL P. CRANE  
ATTORNEY AT LAW  
201 S. SAM HOUSTON  
SAN BENITO, TEXAS 78586

PREPARED IN THE LAW OFFICE OF:

RANDALL P. CRANE  
ATTORNEY AT LAW  
201 S. SAM HOUSTON  
SAN BENITO, TEXAS 78586





# 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. Sasin, P.E., CFM  
Planning Administrator

Application No: 1-8287

### 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: Marcela Alejandro

Address: 3721 N. Mile 4 1/2 W.  
Weslaco, Tx 78596

Phone: 956-854-3867

|                                      |   |   |
|--------------------------------------|---|---|
| Approved by<br>Environmental Health: | Temporary Service<br><br>Authorized Signature | Final Service<br><br>Authorized Signature |
| Inspection/Permit No:                | <u>1 1</u>                                    | <u>1007</u>                               |
| Date Approved:                       | <u>1 1</u>                                    | <u>8 13 1 2011</u>                        |

Water Supplier: NAWSC

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

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

regarding the land described as:

WES-TEX Subdivision Phase II Lot 43

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 01-09-07);

(verified by Gilbert Peerna);

(verified by [Signature]);

(verified by [Signature]);

(verified by Gilbert Peerna);

[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.  
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956-205-7045  
956-205-7049

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

Precinct 1 2 3 4

Application No: 1-8287

### 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: Marcelo Alejandro

Address: 3721 N. Mile 4 1/2 W

Weslaco, Tx 78596

Phone: 956-854-3867

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

Wes-Tex Subdivision Phase II Lot 43

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

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

Marcelo Alejandro  
Requesting Party (Signature)

9-7-11  
Date

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

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

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

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

9/7/11  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-8287  
Jul. 31, 2011

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

W2220-02-000-0043-00

[ 1 ] OWNER: ALEJANDRO, MARCELO JR.  
ERICA GARCIA  
3721 N. MILE 4 1/2 W/  
WESLACO, TX. 78596  
Telephone No. 854-3867

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
WES-TEX #2 LOT 43

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 MILE 4 1/2 & MILE 10

[ 3 ] WATER SYSTEM: NAL

[ 8 ] SEWAGE: EXIST

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

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 5 ] SIZE OF STRUCTURE: 2,500 Sq. Ft.

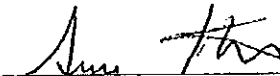
[ 10 ] EST. COST OF CONST.: \$200

[ 6 ] USE OF BUILDING: RES A-29

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT 40' REAR 35' SIDE 6' C SIDE 6.6'  
FINISH FLOOR ELEV. 70.00 AS PER FLOOD PLN

**FOR COUNTY USE ONLY  
APPLICATION FEES**

  
Prepared by \_\_\_\_\_ Date 8-30-11

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

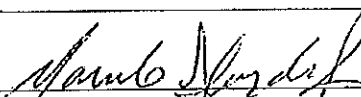
A. Aren Hernandez  
Approved by \_\_\_\_\_ Date 8-29-11

Light  Water

Flood Zone: LO  
Panel No. /Suffix: 0450C Pet: 1

Community No.: 480334

Certification of Elevation  
Required:  YES  NO 70.00 BFE

  
Signature of Owner of Applicant \_\_\_\_\_ Date 8-30-11

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

[ NOTICE ]

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

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

**NOTICE OF CONFIDENTIALITY RIGHTS:**

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

**WARRANTY DEED WITH VENDOR'S LIEN**

Date: July 17, 2009

Grantor: Kyndel W. Bennett, in his capacity as Independent Administrator of the Estate of Kyle Bennett, Deceased, Cause No. P-33,250, Probate Court of Hidalgo County, Texas, and Barry E. Jones, in his capacity as Successor Trustee of the Kyle Bennett Living Trust, dated April 20, 1991, and any amendments thereto

Grantor's Mailing Address (including county): P.O. Box 365, La Blanca, Hidalgo County, Texas 78558-0365

Grantee: Marcelo Alejandro, Jr. and wife, Erica Garcia

Grantee's Mailing Address: 906 E. Roosevelt St., Weslaco, Hidalgo County, Texas 78596

Consideration: TBN and NO/100THS DOLLARS (\$10.00) and other good and valuable consideration and a note of even date that is in principal amount of THIRTY-SEVEN THOUSAND FIVE HUNDRED and NO/100THS DOLLARS (\$37,500.00) and is executed by Grantee, payable to order of Grantor (the "Wraparound Lien Debt"). It is secured by a vendor's lien retained in this deed and by deed of trust of even date from Grantee to Suelema Luna, Trustee.

Property (including any improvements): Lot 43, WBS TEX SUBDIVISION PHASE II, Hidalgo County, Texas as per map or plat thereof recorded in Volume 52, Page 28, Map Records of Hidalgo County, Texas

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

1. Subject to any and all restrictions and Oil and Gas Leases of record.
2. Save and Except all prior reservations of oil, gas, and other minerals in and under and that may be produced from the Property, and for Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all remaining oil, gas, and other minerals in and under and that may be produced from the Property.
3. All easements or rights-of way owned or held by any lessee, mineral, or royalty owner, on, over or across the said lands for the purpose of producing or transporting any of said minerals together with the right of ingress and egress.
4. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water district having jurisdiction over the Property.

Initial MB BJ  
ER

- 5. Visible and apparent easements on or across the Property.
- 6. This conveyance is made subject to the prior lien ("Underlying Lien") of a deed of trust dated June 5, 2006, recorded in the Official Records of Hidalgo County, Texas under Document No. 1628996; said deed of trust being in favor of NELSON E. MUNOZ, Trustee, securing payment of a promissory note ("Underlying Lien Debt") in the original principal amount of \$319,185.00. Grantee in this deed does not assume payment of that Underlying Lien Debt. As further consideration, Grantor promises to keep and perform all the covenants and obligations of the grantor named in the Underlying Lien deed of trust and to indemnify, defend, and hold Grantee harmless against any damages caused by Grantor's breach of its obligations under the Underlying Lien Debt and related documents, as long as Grantee is not in default on the Wraparound Lien Debt and documents relating to it.
- 7. Taxes for the year 2009 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.


Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to the 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.

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.

Preparer has not examined the title to this property and expresses no opinion as to the condition of title.

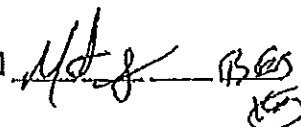
GRANTOR:

  
 KYNDEL W. BENNETT, Independent  
 Administrator of the Estate of Kyle Bennett,  
 Deceased

GRANTEE:

  
 MARCELO ALEJANDRO, JR.

  
 ERICA GARCIA

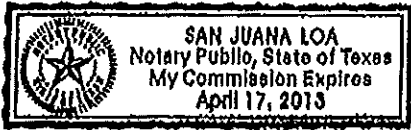
Initial 

[Signature]

BARRY E. JONES, Successor Trustee of the  
Kyle Bennett Living Trust dated April 20, 1991  
and any amendments thereto

The State of Texas § (Acknowledgment)

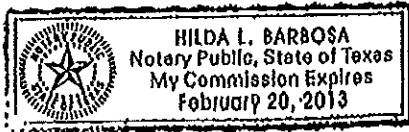
This instrument was acknowledged before me this 28 day of July, 2009, by KYNDEL W. BENNETT, Independent Administrator of the Estate of Kyle Bennett, Deceased.



[Signature]  
Notary Public State of Texas

The State of Texas § (Acknowledgment)

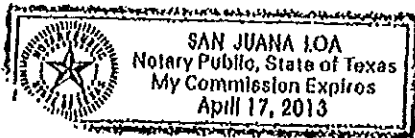
This instrument was acknowledged before me this 22<sup>nd</sup> day of July, 2009, by BARRY E. JONES, Successor Trustee of the Kyle Bennett Living Trust, dated April 20, 1991, and any amendments thereto.



[Signature]  
Notary Public State of Texas

The State of Texas § (Acknowledgment)

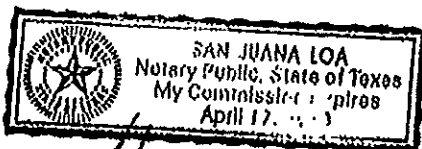
This instrument was acknowledged before me this 27 day of July, 2009, by MARCELO ALEJANDRO, JR.



[Signature]  
Notary Public State of Texas

The State of Texas § (Acknowledgment)

This instrument was acknowledged before me this 27 day of July, 2009, by ERICA GARCIA.



[Signature]  
Notary Public State of Texas

Initial [Signatures]



# 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: 3-11612  
8/8/2011

### 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: Cynthia Rene

Address: 7312 Harlanos St  
W Palmview TX 78572

Phone: 956-563-7963

| Approved by<br>Environmental Health: | Temporary Service    | Final Service         |
|--------------------------------------|----------------------|-----------------------|
| _____                                | _____                | <u>Agnete Montano</u> |
| Inspection/Permit No:                | Authorized Signature | Authorized Signature  |
| Date Approved:                       | <u>   /   /   </u>   | <u>SEWAGE SYSTEM</u>  |

Water Supplier: MUD

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

Account/ESI No.: A 28 73414  
 Temporary Pole  Permanent Service

regarding the land described as:

1003278 9448 6292787

PRAIRIE VIEW HEIGHTS ph 3 Lot 80

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;
- 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 5/12/97);

(verified by Roy Coratu);

(verified by Agnete);

(verified by Antonio);

(verified by Roy Coratu);

Sandra Carter 9/1/11  
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  
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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: 3-11612  
8/8/2011

### 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: Cynthia Peña - Emilio Peña

Address: 7812 Menzanos St  
Palmview  
Weslaco TX 78572

Phone: 956-563-7963

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

Prairie View Heights ph 3 Lot 80

#### 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)

9-1-11  
Date

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

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

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

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

9/2/11  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
3-11612  
Aug. 8, 2011

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

P8115-03-000-0080-00

[ 1 ] OWNER: PENA, EMILIO & CYNTHIA  
3108 ARCOIRIS ST  
MISSION TX 78574-5483  
Telephone No. 862-8855

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
PRAIRIE VIEW HEIGHTS PH 3 LOT  
C-25

LOCATION: 0 ABRAM RD. & 2 1/2

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: OTHE

[ 9 ] CONSTRUCTION TYPE: BLOC

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

[ 10 ] EST. COST OF CONST.: \$40,000

[ 5 ] SIZE OF STRUCTURE: 2,640 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY SETBACKS & REG.  
FRONT 20' REAR 15' SIDES 6'  
18" ABOVE CENTER LINE OF STREET

## FOR COUNTY USE ONLY APPLICATION FEES

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

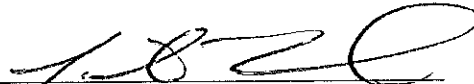
Light  Water

Flood Zone: NO  
Panel No. /Suffix: 0400C Pct: 3

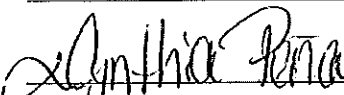
Community No.: 480534

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 8.8.11

  
Approved by \_\_\_\_\_ Date 8.8.11

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

### [ 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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: November 12, 1998

Grantor: Leonel Bazan and Jose Amando Rivera, Jr. joined herein proforma by their spouses Maria Nancy Bazan and Armida T. Rivera, respectively

Grantor's Mailing Address: P.O. Box 219, Penitas, Texas 78576

736 795

Grantee: Emilio Pena and wife, Cynthia Pena

Grantee's Mailing Address: Rt. 10 Box 583-BL, Mission, Texas 78572

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of \$8,230.00 and is executed by Grantee, payable to the order of Grantors, Leonel Bazan and Jose Amando Rivera, Jr. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to David H. Guerra, Trustee.

Property (including any improvements):

Lot 80, Prairie View Heights Phase III, being a subdivision of a 24.46 acre tract of land out of Portion 80, Hidalgo County, Texas, according to map or plat of said Prairie View Heights Phase III recorded in Volume 32, Page 78, Map Records, Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

- 1. All prior oil, gas and other mineral reservations and/or conveyances.
2. Oil and gas leases of record, if any.
3. Rights, rules, regulations and easements in favor of any irrigation district in which the subject property may be located.
4. Building restrictions of record, if any.
5. Easements of record and all visible easements.
6. Taxes for the year 1998 and all subsequent years which Grantee assumes and agrees to pay.

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

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

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

Signature of Leonel Bazan, individually and as agent and attorney in fact for Maria Nancy Bazan

Signature of Jose Amando Rivera, Jr., individually and as agent and attorney in fact for Armida T. Rivera

ACKNOWLEDGMENT

This instrument was acknowledged before me on November 12th, 1998, by Leonel Bazan, individually and as agent and attorney in fact for Maria Nancy Bazan.



Signature of Notary Public Guadalupe Razo

ACKNOWLEDGMENT

This instrument was acknowledged before me on November 12th, 1998, by Jose Amando Rivera, Jr., individually and as agent and attorney in fact for Armida T. Rivera.



Signature of Notary Public Guadalupe Razo

PREPARED IN THE OFFICE OF: David H. Guerra, King, Guerra, Davis & Garcia, P.O. Box 1025, Mission, Texas 78573

AFTER RECORDING RETURN TO: Mr. & Mrs. Emilio Pena, Rt. 10 Box 583-BL, Mission, Texas 78572, File No. 26,737-80



# 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: 2-1339

C-01

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Marica Joana Pecina

Address: 2725 Azure  
Edinburg, Tx - 78539

Phone: 956-562-7836 956-313-5793

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

Water Supplier: North Alamo

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

Account/ESI No.: 257641-001  
 Temporary Pole  Permanent Service

regarding the land described as:

Azura 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; 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 11/30/92);

(verified by Flor Castillo);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Castillo);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

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

Precinct 1 2 3 4

Application No:

2-1339  
COU

### 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: Maria Joana Pecina  
Address: 2725 Azure  
Edinburg, Tx. 78539  
Phone: 956-562-7836 - 956-313-5793

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

Azure 674.

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

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

Maria Pecina  
Requesting Party (Signature)

09-02-11  
Date

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

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

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

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

9-07-11  
Date

Flor Castillo  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
2-1339  
Sep. 1, 2011

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

A7050-00-000-0004-00

[1] OWNER: PECINA, EFRAIN & MARIA JOANA  
  
2725 AZURE  
EDINBURG, TX. 78539  
Telephone No. 562-7836

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

LOCATION: 0 TOWER & OWASSA

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: MOBILE HOMES  
04- RESIDENTIAL NEW 5 OR MORE APTS

[10] EST. COST OF CONST.: \$60,000

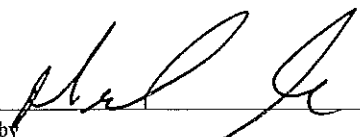
[5] SIZE OF STRUCTURE: 980 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS AS PER COUNTY  
STATE CITY FEMA & SETBACKS.FRONT 30' SIDE 7' REAR  
20' . 18" ABOVE CNTR LINE OF ST.

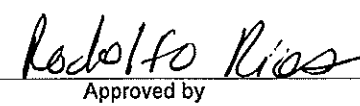
### FOR COUNTY USE ONLY APPLICATION FEES

  
Prepared by

09-01-2011  
Date

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

Light [X] Water [X]

  
Approved by

08-29-2011  
Date

Flood Zone: NO 480334 Pct: 2  
Panel No. /Suffix:

Community No.: 0425C

Certification of Elevation  
Required:  YES  NO  BFE

  
Signature of Owner or Applicant

02-SEP-2011  
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.

**DEED OF TRUST**

**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 LICENCE NUMBER**

Date: August 8<sup>th</sup> 2011

Grantor: First National Bank as Custodian for Courtney Forthuber Roth IRA  
Grantor's Mailing Address (including county)

7201 North 10<sup>th</sup> Street 2<sup>nd</sup> Floor,  
McAllen, Texas 78504  
Hidalgo County

Trustee: David Crook  
Trustee's Mailing Address (including county):

100 W. Savannah Suite 380  
McAllen, Texas 78504  
Hidalgo County, Texas

Beneficiary: Efrain Pecina and Maria Joana Pecina

Beneficiary's Mailing Address (including county):

8322 Cheyenne rd.  
Edinburg, Texas 78539

Note:

Date: August 8<sup>th</sup> 2011  
Amount: Twenty Nine Thousand Dollars and 00/100 (\$29,000.00)  
Maker: Efrain Pecina and Maria Joana Pecina

Payee: First National Bank as Custodian for Courtney Forthuber Roth IRA

Property (including any improvements):

Lot 4, Azure Subdivision, Hidalgo County, Texas as shown on the plat thereof recorded in Volume 28, Page 16-B, 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, and other matters shown on the plat of Azure Subdivision, recorded in Volume 28, Page 16-B, Map Records, Hidalgo County, Texas.

For value received and to secure payment for the note, Grantor conveys the property to Trustee to trust. Grantor warrants and agrees to defend title to the property. If Grantor performs all the covenants and pays the note

Grantor constructs, erects, or places any permanent improvements on the Property, Grantor must pay cash for all costs of the improvements, and they will become a part of the real estate. If grantor places a mobile home on the Property, Grantor will provide Beneficiary in writing, notification of the name and address of any party holding a lien or security interest in such mobile home. If Beneficiary forecloses under this deed of trust, all permanent improvements, including those made by Grantor, will be the Property of the purchaser at the foreclosure sale.


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

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

15. The debt evidenced by the Note is in part payment of the purchase price of the property; the debt is secured both by this Deed of Trust and by a Vendor's Lien on the property, which is expressly retained in a deed to Grantee of even date. This deed of trust does not waive the vendor's lien, and 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.

16. If Grantor transfers any part of the property without Beneficiary's prior written consent, Beneficiary may declare the debt secured by this deed of trust immediately payable. In that event Beneficiary will notify Grantor that the debt is payable; if it is not paid within 20 days after notice to Grantor, Beneficiary may without further notice or demand to Grantor invoke any remedies provided in this instrument for default. Exceptions to this provision for declaring the note due on sale or transfer are limited to the following: (a) creation of a lien or encumbrance subordinate to this deed of trust; (b) creation of a purchase-money security interest for household appliances; (c) transfer by devise, descent, or operation of law on death of a joint tenant; and (d) grant of a leasehold interest of three years or less without an option to purchase.

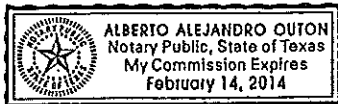
EFRAIN PECINA G.  
Efrain Pecina

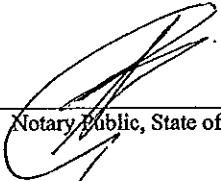
  
\_\_\_\_\_  
Maria Joana Pecina

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 2<sup>nd</sup> day of August, 2011 by Efrain Pecina.

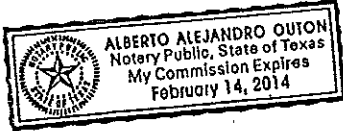


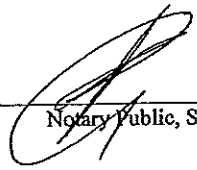
  
\_\_\_\_\_  
Notary Public, State of Texas

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 8<sup>th</sup> day of August, 2011 by Maria Joana Pecina.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
First National Bank as Custodian for Courtney Forthuber Roth IRA  
7201 North 10<sup>th</sup> Street 2<sup>nd</sup> Floor,  
McAllen, Texas 78504

Filed for Record in:  
Hidalgo County  
by Arturo Guadalupe Jr.,  
County Clerk  
On: Aug 12, 2011 at 11:31A  
As a Recording  
Document Number: 2231987  
Total Fees \$2.00  
Receipt Number - 1216809  
By:  
Pedro Diaz, 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: 4-10632

### 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: Veronica Gonzalez

Address: Alamo Road / Richardson

903 Kestrel ( Lot #57) P.O. Box 40911  
DRIVE Edinburg, TX 78540-78542

Phone: (956) 457-7730

|                                      |                      |                      |
|--------------------------------------|----------------------|----------------------|
| Approved by<br>Environmental Health: | Temporary Service    | Final Service        |
| Inspection/Permit No:                | Authorized Signature | Authorized Signature |
| Date Approved:                       | <u>1 / 1</u>         | <u>8/31/11</u>       |

Water Supplier: NORTH ALAMO WATER

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

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

regarding the land described as:

FALCONIS CREEK GARDENS # Lot 57

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 10-19-04);  
[Signature]  
 (verified by [Signature]);  
[Signature]  
8-31-11  
 (verified by [Signature]);  
[Signature]  
8-31-11  
 (verified by [Signature]);  
[Signature]  
 (verified by [Signature]);  
[Signature]

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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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: 4-10632

### 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: Veronica Gonzalez

Address: P.O. Box 4091  
Edinburg TX 78542

Phone: (956) 457-7730

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

Galton Crest Cleanders lot 57

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

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

Veronica Gonzalez  
Requesting Party (Signature)

8/31/11  
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:

9-07-11  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-10632  
May. 16, 2011

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

F1552-00-000-0057-00

[ 1 ] OWNER: GONZALEZ, VERONICA  
  
2510 SANDSTONE  
MISSION, TX. 78574  
Telephone No. 225-9067

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
FALCONS CREST GARDENS  
LOT #57

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 ALAMO & RICHARDSON

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: INSTA

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

[ 9 ] CONSTRUCTION TYPE: BRIC

[ 5 ] SIZE OF STRUCTURE: 3,486 Sq. Ft.

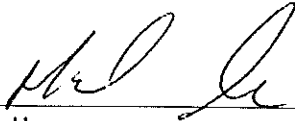
[ 10 ] EST. COST OF CONST.: \$150,000

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

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  NO

**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 38'  
CORNER SIDE 10' . 18' ABOVE TOP OF CURB.

## FOR COUNTY USE ONLY APPLICATION FEES

  
Prepared by \_\_\_\_\_ Date 05/16/2011

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

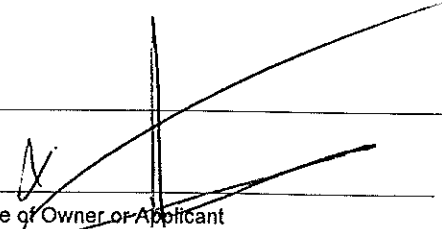
Light [X] Water [X]

Edgus F. Sidro  
Approved by \_\_\_\_\_ Date 04-29-11

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

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

  
Signature of Owner or Applicant \_\_\_\_\_ Date 5-16-11

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

### [ NOTICE ]

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

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

1944570

**CHARGE: VLTC**

**GF 113951/PG**  
**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** October 22, 2008

**Grantor:** Dan-Or Investments, LP, a Texas limited partnership

**Grantors' Mailing Address (including county):** P.O. Box 681  
Edinburg, Texas 78540-0681  
Hidalgo County, Texas

**Grantee:** Veronica Gonzalez, a single person

**Grantees' Mailing Address (including county):** 1305 E. San Pedro  
Pharr, Texas 78577  
Hidalgo County, Texas

**Consideration:** Ten and No/100ths Dollars (\$10.00) and other good and 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 amount of Twenty-six Thousand Four Hundred and no/100ths Dollars (\$26,400.00) payable to the order Lone Star National Bank 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 from Grantee to A. Jabier Rodriguez, Trustee.

**Property (including any improvements):**

**All of Lot 57, FALCON'S CREST GARDENS SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the amended map recorded in Volume 46, Page 92, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.**

**Exceptions to Conveyance and Warranty:**

Restrictive covenants dated October 29, 2004, filed November 2, 2004 under Document Number 1399065, Official Records and Volume 46, Page 92, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42,

Doc-1944570

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 described. The vendor's lien and the 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 on Grantor.

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

Dan-Or Investments, LP, a Texas limited partnership

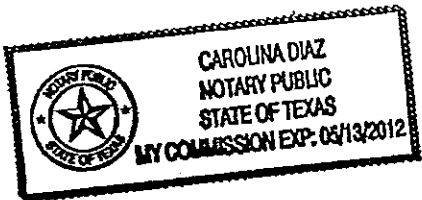
By: Dan-Or Management, LLC, a Texas limited liability company, Its General Partner

By: Domingo Flores  
Domingo Flores, President

(Acknowledgement)

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 24 day of October, 2008 by Domingo Flores, President of Dan-Or Management, LLC, a Texas limited liability company, General Partner of Dan-Or Investment, LP, a Texas limited partnership, on behalf of said limited partnership.



Carolina Diaz  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Veronica Gonzalez  
1305 E. San Pedro  
Pharr, Texas 78577

Veronica Gonzalez

PREPARED IN THE OFFICE OF:

Barrera, Sanchez & Associates, PC  
10113 N. 10<sup>th</sup> St., Suite A  
McAllen, Texas 78504

G.F.#: 113951 Valley Land Title Co.  
File #:



# 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

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

Application No: 4-10921

### 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 A Contreras

Address: 156 Siesta st  
Pharr TX 78577

Phone: 739-2364-460-1555

|                                      |   |                                       |
|--------------------------------------|---|---------------------------------------|
| Approved by<br>Environmental Health: | Temporary Service<br>Authorized Signature | Final Service<br>Authorized Signature |
| Inspection/Permit No:                |   | <u>Existing System</u>                |
| Date Approved:                       | <u>1 / 1</u>                              | <u>9 / 16 / 11</u>                    |

Water Supplier: N.A.W.

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

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

regarding the land described as:

INCA TRAIL #17

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

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

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

(Date approved 9-09-08)

(verified by Flor Castillo)

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Castillo)

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

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

Precinct 1 2 3 4  
U-10921

Application No:

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

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

#### PARTY MAKING REQUEST:

Name: Jesus A Conchas  
Address: 156 Siesta st  
Pharr Texas  
Phone: (956) 739-2364 or 460-1255

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

INCA TRAIL Lot # 17

#### 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)

9-6-11  
Date

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

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

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

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

9-7-11  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-10921

Aug. 24, 2011

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

I2223-00-000-0017-00

[ 1 ] OWNER: CONTRERAS A. JESUS

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
INCA TRAIL LOT#17

156 SIESTA ST  
PHARR TX 78577

Telephone No. 739-2364

LOCATION: 0 ALAMO & MINNESOTA

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

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

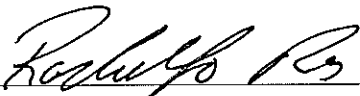
[ 5 ] SIZE OF STRUCTURE: 256 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

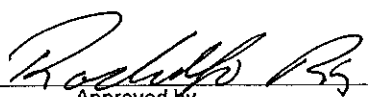
[ 6 ] USE OF BUILDING: RESIDENTIAL MOBILE HOME

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA  
REGULATIONS FRONT-25' REAR-40' SIDES-6'

### FOR COUNTY USE ONLY APPLICATION FEES

  
Prepared by \_\_\_\_\_ Date 8-24-11

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

  
Approved by \_\_\_\_\_ Date 8-24-11

Light [X] Water [X]

Flood Zone: NO 480334 Pct: 4  
Panel No. /Suffix: \_\_\_\_\_

  
Signature of Owner or Applicant \_\_\_\_\_ Date 8-24-11

Community No.: 0425-C  
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.

# Warranty Deed with Vendor's Lien

1970458

**Date:** JANUARY 1, 2009

**Grantor:** OSCAR SANTOS, a single man

**Grantor's Mailing Address:**

1200 E JACKSON AVE  
Pharr, Texas 78577  
Hidalgo County

**Grantee:** JESUS ABRAHAM CONTRERAS

**Grantee's Mailing Address:**

156 SIESTA ST  
PHARR, TEXAS 78577  
HIDALGO, COUNTY

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even, that is in the principal amount of THIRTY THREE THOUSAND SIX HUNDRED NINETY & 00/100 --- DOLLARS (\$33,690.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed trust of even date, from Grantee to Nathan Flores, Trustee.

**NOTICE OF CONFIDENTIALITY RIGHTS:**

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

**CHAPTER 11 SEC. 11.008  
TEXAS PROPERTY CODE**

**Property (including any improvements):**

All of lot (17) INCA TRAIL SUBDIVISION, Hidalgo County, Texas, according to the map or plat of said Subdivision recorded in Volume 55, Page 191-193, Map Records of Hidalgo County, Texas.

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

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

1. All oil, gas, and other mineral reservations of record, if any.
2. All oil, gas leases and drilling agreements of record, if any.
3. Easements and conditions as may be contained in plat of said subdivision, if any.
4. Easements of record, if any.
5. Easements, rights, rules, and regulations if favor of pertaining water district, if any.
6. All visible easements and restrictions of record, if any.
7. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
8. Standby fees and taxes for the year 2009 and assessments for prior years.

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 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 whomever 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.

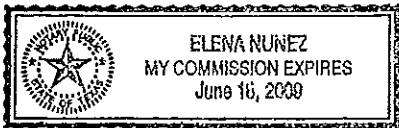
When the context requires, singular nouns and pronouns include the plural.

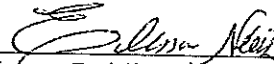
  
 \_\_\_\_\_  
 OSCAR SANTOS

**ACKNOWLEDGMENT**

STATE OF TEXAS }  
 COUNTY OF HIDALGO }

This instrument was acknowledged before me on this 19<sup>TH</sup> day of January, 2009 by OSCAR SANTOS.



  
 \_\_\_\_\_  
 Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**  
 OSCAR SANTOS  
 1200 E JACKSON AVE  
 PHARR, TEXAS 78577

**AFTER RECORDING RETURN TO:**  
 OSCAR SANTOS  
 1200 E. JACKSON AVE.  
 PHARR, TEXAS 78577



# 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: 4-1465

2003

### 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: Ricardo Ponce

Address: 1111 Adams st  
Mission TX 78572

Phone: 602-478-7333

|                                      |                                  |                                      |
|--------------------------------------|----------------------------------|--------------------------------------|
| Approved by<br>Environmental Health: | Temporary Service<br><u>N/A</u>  | Final Service<br><u>[Signature]</u>  |
| Inspection/Permit No:                | Authorized Signature<br><u>—</u> | Authorized Signature<br><u>48674</u> |
| Date Approved:                       | <u>1 1</u>                       | <u>9 1 11</u>                        |

Water Supplier: North Alamo

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

Account/ESI No.: ~~100~~ 100 327 894 157 328 18  
[ ] Temporary Pole [X] Permanent Service

regarding the land described as:

20+6, Haddonfield subdivision

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 2-28-95;  
[Signature])  
(verified by [Signature])  
(verified by [Signature] 9-1-11)  
(verified by [Signature] 9-1-11)  
(verified by [Signature])

Raul E. Sesin  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

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

Precinct 1 2 3 ④

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

Application No: 4-1465

### 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: Ricardo Ponce

Address: 1111 Adams st  
Mission TX 78572

Phone: 602-478-7333

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

Haddonfield lot C

#### 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)

9/1/2011  
Date

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

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

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

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

9/2/11  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-1465  
Dec. 17, 2003

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

H0650-00-000-0006-00

[ 1 ] OWNER: PONCE, RICARDO  
ZONE C  
1111 ADAMS ST  
MISSION, TX 78572-7503  
Telephone No. 585-8365

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
HADDONFIELD LOT 6

LOCATION: 0 GWIN & PINKSTON RD.

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BRIC

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
C-51 NEW RESIDENTIAL

[ 10 ] EST. COST OF CONST.: \$40,000

[ 5 ] SIZE OF STRUCTURE: 2,700 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RESIDENTIAL

**Special Conditions: No construction allowed over any easements.**  
FT. 30' SIDE 10' REAR 10'. NO LIGHT AND WATER  
UNTIL ALL SETBACKS ARE IN COMPLAINE.

## FOR COUNTY USE ONLY APPLICATION FEES

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

Light  Water

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

Community No.: \_\_\_\_\_

Certification of Elevation  
Required:  YES  NO  BFE

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

Prepared by \_\_\_\_\_ Date \_\_\_\_\_

Approved by \_\_\_\_\_ Date \_\_\_\_\_

Signature of Owner or Applicant \_\_\_\_\_ Date \_\_\_\_\_

### [ NOTICE ]

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

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

2

# SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: December 5, 1995

Grantor: MARK LIEBERMANN, not joined by my wife because the property herein conveyed constitutes no part of our homestead.

Grantor's Mailing Address (including county):

Mark Liebermann  
2212 S. Hwy 336  
Edinburg, TX 78539  
HIDALGO COUNTY

Grantee: Ricardo Ponce

Grantee's Mailing Address (including County):

Ricardo Ponce  
1111 Adams  
Mission, TX 78572

Hidalgo County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of \$11,500 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to WILLIAM YORK, Trustee.

Property (including any improvements):  
LOT# 6, Haddonfield Subdivision, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30 , PAGE 9A, MAP RECORDS OF HIDALGO COUNTY, TEXAS

Reservations From and Exceptions to Conveyance and Warranty:

SAVE & EXCEPT all oil, gas, and other minerals not previously reserved;  
SUBJECT TO the prior reservations of all oil, gas and other minerals;  
SUBJECT TO oil, gas and mineral leases of record;  
SUBJECT TO easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.  
SUBJECT TO Covenant of Restrictions recorded as Document # 464895 of the official records of Hidalgo County, Texas  
For Grantor and Grantor's successors, a reservation of an undivided interest in the oil, gas and other minerals that are in and under the property and that may be produced from it and a reservation of the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease.

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

This conveyance is made subject to the following restrictions:

- (1) Grantee will install a septic tank according to County standards or requirements.
- (2) Due to the fact that these lots are in a rural farming area, there are open canals, stray and/or wild animals which could be dangerous to small children, the grantee will be responsible to build a substantial fence around said property.

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

By the acceptance of this deed, Grantee is taking the property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with the respect to any particular purpose, development potential or otherwise; (v) all warranties created by and affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

*Mark Liebermann*

MARK LIEBERMANN

ACKNOWLEDGMENT

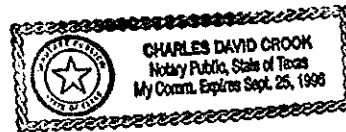
STATE OF TEXAS

§  
§  
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on December 5, 1996, by Mark Liebermann.

*Charles David Crook*



Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Mark Liebermann  
2212 S. Hwy 336  
Edinburg, TX 78539

AFTER RECORDING RETURN TO:

Ricardo Ponce  
1111 Adams  
Mission, TX 78572



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 02-19-10

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956-968-4734  
956-973-7850

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

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

Application No: 4-10570  
AH-01

Precinct 1 2 3 4 0

### 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 Leopoldo Vazquez

Address: 8513 Humphrey  
Edinburg TX 78542

Phone: 905 14 20

|                                      |                      |                      |
|--------------------------------------|----------------------|----------------------|
| Approved by<br>Environmental Health: | Temporary Service    | Final Service        |
| Inspection/Permit No:                | Authorized Signature | Authorized Signature |
| Date Approved:                       | <u>1 / 1</u>         | <u>3/2/11</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:

San Carlos Garden 133 #2 lot

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 3-13-08);  
 (verified by Flor O. Castillo);  
 (verified by [Signature]);  
 (verified by [Signature]);  
 (verified by Flor O. Castillo);

Raul E. Sesin  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date

Chapter 232 Texas LGC Application

APPLICATION NO: 4-10570 May. 4, 2011

COPY

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

S0530-02-000-0133-00

[ 1] OWNER: VASQUEZ, JOSE L

[ 7] LEGAL DESC./NAME OF SUBDIVISION SAN CARLOS GARDENS #2 LOT 133

8513 HUMPHREY EDINBURG, TX. 78542

Telephone No. 776-7009

LOCATION: 0 107 & 85TH

[ 2] CONTRACTOR: SELF

[ 8] SEWAGE: PUBLI

[ 3] WATER SYSTEM: N AL

[ 9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$ 15,000 LN \$0

[ 5] SIZE OF STRUCTURE: 680 LN 0 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[ 6] USE OF BUILDING: RES. AH-01

Special Conditions: No construction allowed over any easements. MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATION FRONT:25' REAR:35' SIDE: 6' SIDE:6' FINISH FLOOR ELEV. 77.00 BFE

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: LO Panel No. /Suffix: 480334 Pct: 4

Community No.: 03250

Certification of Elevation Required: YES NO 77.00 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.

LEONEL MAJEKA Prepared by

5/4/11 Date

JORGE GARCIA Approved by

5/4/11 Date

X Jose Vasquez Signature of Owner or Applicant

5-4-11 Date

[ NOTICE ]

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

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



# PLANNING DEPARTMENT

Rev. 02-19-10

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956-205-7045  
956-205-7049

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

Precinct 1 2 3 4 10  
4-10570  
AH-01

Application No:

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

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

#### PARTY MAKING REQUEST:

Name: Jose L. Vazquez  
Address: 8513 Humphrey  
San Carlos TX 78542  
Phone: 905 14 20

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

San Carlos Galderon #2  
133 lot

#### 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 Leopoldo Vazquez 09-2-11  
Requesting Party (Signature) Date

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

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

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

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

09-11 Date  
Raul E. Sesin County Official

copy

**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.**

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

**Date:** October 7, 2009

**Grantor:** Benchmark Farms & Ranches, Inc. & Gibraltar National, LLC.

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

P.O. Box 720821  
McAllen TX 78504 (Hidalgo County)

**Grantee:** Jose L. Vasquez

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

225 Jeff St  
Pharr TX 78577  
Hidalgo County  
(956) 5709174

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of \$16,500.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to DAVID CROOK, Trustee.

**Property (including any improvements):**

**LOT # 133, SAN CARLOS GARDENS NO.2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR SUBDIVISION PLAT THEREOF RECORDED IN VOLUME 55 PAGES 1 THROUGH 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS.**

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

SAVE & EXCEPT all oil, gas, and other minerals not previously reserved;  
SUBJECT TO the prior reservations of all oil, gas, and other minerals;  
SUBJECT TO easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

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

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

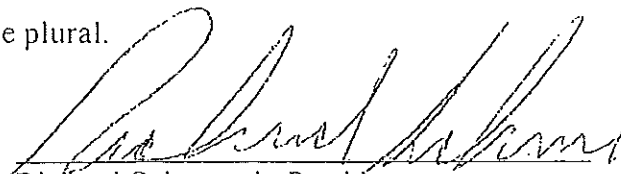
This conveyance is made subject to the restrictions, reservations and covenants for San Carlos Gardens No. 2 recorded as Document #1868727 in the Official Records of Hidalgo County, Texas.

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

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



Paul Daniec, President  
BENCHMARK FARMS & RANCHES, INC.

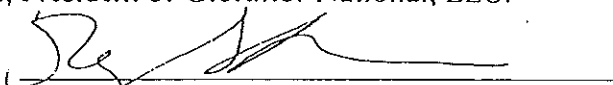


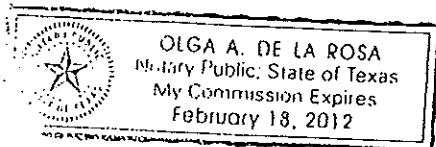
Richard Schumack, President  
GIBRALTOR NATIONAL, LLC.

ACKNOWLEDGMENT

STATE OF TEXAS                    }}  
COUNTY OF HIDALGO            }}

This instrument was acknowledged before me on Jose L. Vazquez by Paul Daniec, President of Benchmark Farms & Ranches, Inc. and Richard Schumack, President of Gibraltar National, LLC.

  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Benchmark Farms & Ranches, Inc.  
PO Box 720821  
McAllen TX 78504



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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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: 4-10586

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Juan Martin Garza

Address: 4916 Fox LN  
Edinburg Tx 78542

Phone: (956) 292-3026

|                                      |   |                                       |
|--------------------------------------|---|---------------------------------------|
| Approved by<br>Environmental Health: | Temporary Service<br>Authorized Signature | Final Service<br>Authorized Signature |
| Inspection/Permit No:                |   | <u>re-inspected</u>                   |
| Date Approved:                       | <u>1 / 1</u>                              | <u>8/28/11</u>                        |

Water Supplier: North Alamo

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

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

regarding the land described as:

DAMIAN ACRES ph 2 Lot # 55

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) 3-25-11

(verified by) Juan Castillo

Rubén Aranda

(verified by) Rubén Aranda 8-26-11

(verified by) Rubén Aranda 8-26-11

(verified by) Juan Castillo

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 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: 4-10586

C-44

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

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

#### PARTY MAKING REQUEST:

Name: Juan Martin Garza  
Address: 4916 Fox Ln.  
Edinburg Tx. 78542  
Phone: (956) 292-3026

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

Damian Acres # ph 2 lot 55

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

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

Juan M. Garza  
Requesting Party (Signature)

08/26/11  
Date

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

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

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

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

07-11  
Date

Raul Castillo  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-10586  
May. 6, 2011

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

D0687-02-000-0055-00

[ 1 ] OWNER: JUAN MARTIN GARZA  
4916 FOX LN.  
EDINBURG, TX 78539-7775  
Telephone No. 292-3026

[ 2 ] CONTRACTOR: SELF

[ 3 ] WATER SYSTEM: N AL

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

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

[ 6 ] USE OF BUILDING: RES C-44

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
DAMIAN ACRES PH 2 LOT 55

LOCATION: 0 ALBERTA & C. CHAVEZ

[ 8 ] SEWAGE: EXIST

[ 9 ] CONSTRUCTION TYPE: META

[ 10 ] EST. COST OF CONST.: \$7,000

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT 25' REAR 40' SIDES 7'  
FINSH FLOOR ELEV. 18" ABOVE CENTERLINE OF STREET

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 04250 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.

ELI VILLEGAS 5/6/11  
Prepared by Date

Ann Fhs 5-6-11  
Approved by Date

Juan M Garza \_\_\_\_\_  
Signature of Owner or Applicant Date

### [ NOTICE ]

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

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

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

**DEED OF TRUST**

**Date:** July 9, 2007

**Grantor:** JUAN MARTIN GARZA

**Grantor's Mailing Address:**

JUAN MARTIN GARZA  
4803 Fox Lane  
Edinburg, Texas 78539  
Hidalgo County

**Trustee:** DENISE YVETTE GUERRA

**Trustee's Mailing Address:**

907 S. Cage  
Pharr, Texas 78577  
Hidalgo County

**Lender:** HECTOR GUERRA and wife, ALICIA GUERRA

**Lender's Mailing Address:**

907 S. Cage  
Pharr, Texas 78577  
Hidalgo County

**Note**

**Date:** July 9, 2007

**Original payment amount:** \$19,900.00

**Borrower:** JUAN MARTIN GARZA

**Lender:** HECTOR GUERRA and wife, ALICIA GUERRA

**Maturity date:** August 1, 2017

**Terms of Payment:** As provided in the note.

**Property (including any improvements):**

Lot Fifty-five (55), DAMIAN ACRES PHASE II, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map thereof recorded in Volume 36, Pages 162-164, Map Records of Hidalgo County, Texas.

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

Easements for water lines, gas lines, telephone and telegraph lines, electric lines, and other utilities as shown on plat recorded in Volume 9, Page 20, Map Records of Hidalgo County, Texas.

Highway easement along the West twenty feet (20') as shown on plat recorded in Volume 9, Page 20, Map Records of Hidalgo County, Texas. (as to Lots 1 and 2 of Tract II)

Easement granted by Sydney B. Brad to the City of Pharr by instrument granted April 3, 1955, recorded in Volume 829, Page 479, Deed Records of Hidalgo County, Texas. (as West 1/2 of Lot 9 of Tract II)

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

All Visible easements.

Oil and Gas Lease dated April 11, 1958, from W.A. Olson and wife, Effie W. Olson, to Delhii-Taylor Oil Corporation and Mayfair Minerals, Inc., recorded in Volume 212, Page 265, Oil and Gas Lease Records of Hidalgo County, Texas.

All oil, gas and other minerals reserved in Deed dated May 6, 1969, recorded in Volume 1231, Page 793, Deed Records of Hidalgo County, Texas.

Terms, conditions and stipulations contained in all unrecorded Lease Agreements, if any.

Rights of tenants in possession, if any.

Standby fees, taxes and assessments by any taxing authority for the year 2007 and subsequent years.

For value received and to secure payment of the note, Grantor conveys the

14. **Due On Sale Clause:** If Grantor transfers any part of the property without Beneficiary's prior written consent, Beneficiary may declare the debt secured by this deed of trust immediately payable. In that event Beneficiary will notify Grantor that the debt is payable; if it is not paid within thirty days after notice to Grantor, Beneficiary may without further notice or demand to Grantor invoke any remedies provided in this instrument for default. Exceptions to this provision for declaring the note due on sale or transfer are limited to the following: (a) creation of a lien or encumbrance subordinate to this deed of trust; (b) creation of a purchase-money security interest for household appliances; (c) transfer by devise, descent, or operation of law on the death of a joint tenant; (d) grant of a leasehold interest of three years or less without an option to purchase; and (e) a transfer from one spouse to the other.

15. **Evidence of Payment of Taxes:** Grantor agrees to furnish on Beneficiary's request evidence satisfactory to Beneficiary that all taxes and assessments on the property have been paid when due.

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

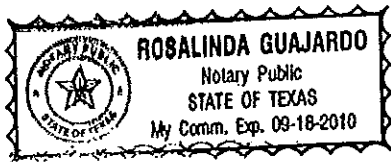
  
JUAN MARTIN GARZA

**ACKNOWLEDGMENT**

**STATE OF TEXAS  
COUNTY OF HIDALGO**

This instrument was acknowledged before me on July 9, 2007, by **JUAN MARTIN GARZA**.

*Rosalinda Guajardo*  
\_\_\_\_\_  
Notary Public, State of Texas



**PREPARED IN THE OFFICE OF:**

GUERRA CONSTRUCTION, LLC  
907 S. Cage  
Pharr, Texas 78577

**AFTER RECORDING RETURN TO:**

GUERRA CONSTRUCTION, LLC  
907 S. Cage  
Pharr, Texas 78577