

PCT. 2 & 4 PLANNING CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Jesus Flores	1-8271
2.	Sonia Llanos	4-10922
3.	Laura E. Villanueva	4-11002
4.	Manuel Cantu	4-11006
5.	Antonio Rubalcaba	4-11003
6.	Yadira Mendez	2-1345
COMM. COURT: October 4, 2011		



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 1-0271

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 Flores

Address: 901 E. Thomas Rd

#212
Pharr, TX. 78573

Phone: (956) 460-6250

Approved by Environmental Health:	Temporary Service _____	Final Service <u>[Signature]</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>[Signature]</u>
Date Approved:	<u>1 / 1</u>	<u>9 / 20 / 11</u>

Water Supplier: North Alamo Water

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

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

regarding the land described as

Oakhill Ranch Lot #95 - 23211 Oak Knoll Dr. Monte Alto, TX. 78538

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 04-07-08);
[Signature]
 (verified by [Signature]);
[Signature]
 (verified by [Signature]);
[Signature]
 (verified by [Signature]);
[Signature]
 (verified by [Signature]);

 Planning Department Authorized Signature Hidalgo County Judge Date

ATTEST: _____
 Hidalgo County Clerk Date



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Precinct No.3 Substation
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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: 1-8271

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 Flores
Address: 901 E. Thomas Rd.
#012 - Pharr, TX. 78573
Phone: (956) 460-6050

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

Oak Hill Ranch Lot #95 - 23211 Oak Knoll Dr., Monte Alto, TX.
78538

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)

9/19/2011
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

09/28/11
Date

[Signature]
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

Date: February 8, 2010

Grantor: Jack McClelland
Grantor's Mailing Address:
2614 West Freddy Gonzalez
Edinburg, Texas 78539

Grantee: Jesus Flores and Marisol Flores

Grantee's Phone Number: (956) 460-5262
Grantee's Mailing Address (including county):
901 E. Thomas Rd.
Pharr, Texas 78577
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Forty-Eight Thousand Nine Hundred Dollars and No Cents (\$48,900.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Alan D. Monroe, Trustee.

Property (including any improvements):

Lot(s) 95, Oak Hill Ranch Phase II Subdivision, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 55, Pages 41-46, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;

8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Oak Hill Ranch Phase II Subdivision, as shown on the plat thereof, recorded in Volume 55, Pages 41- 46, Map records of Hidalgo County, Texas;
12. Subdivision Restrictions filed for record under in the Office of the County Clerk of Hidalgo County, Texas under clerk's document number 1882643;
13. A lien securing a promissory note (the "Prior Note"), dated December 19, 2007, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1839107. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note.

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

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.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

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

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular

purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

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

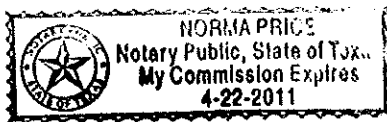
Jack McClelland
Jack McClelland

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 9th day of February, 2010, by Jack McClelland.

Norma Price
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Jack McClelland
2614 West Freddy Gonzalez
Edinburg, Texas 78539

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



PLANNING DEPARTMENT

Rev. 02-19-10

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1304 South 25th Street
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2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

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

Application No: 4-10922

08-24-11

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: Sonia Llanos

Address: PO Box 887
La Blanca TX
78558

Phone: 956-239-5663

Approved by Environmental Health:	Temporary Service _____	Final Service <u>48703</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>[Signature]</u>
Date Approved:	<u>1 / 1</u>	<u>9 / 22 / 11</u>

Water Supplier: N/A

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

Account/ESI No.: N/A

Temporary Pole Permanent Service

regarding the land described as:

Tropicana Lot #12

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 07-14-80);

(verified by Mary C...);

(verified by Rub...);

(verified by Rub...);

(verified by Mary C...);

[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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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: 4-10922

08-24-11

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: Sonia Llanos

Address: Po Box 887

La Blanca Tx 78558

Phone: 956-239-5663

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

Sub Tropicana Lot 12

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Sonia Llanos
Requesting Party (Signature)

09/28/2011
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

09/28/2011
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 4-10922 Aug. 24, 2011

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

T7950-00-000-0012-00

[1] OWNER: LLANOS, JULIO M & SONIA PO BOX 887 LA BLANCA, TX 78558-0887 Telephone No. 239-5663

[7] LEGAL DESC./NAME OF SUBDIVISION TROPICANA LOT 12

LOCATION: 0 107 & 493

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[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.: \$30,000

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

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: NEW RES. CONST.

Special Conditions: No construction allowed over any easements. MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS FRONT:25' BACK:15' SIDE:6' SIDE:6' FLOODZONE:AH

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature]

Date 8/24/11

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Approved by Rudy Rios

Date 8/19/11

Flood Zone: MI 03506 Panel No. /Suffix: Pct: 4

Community No.: 480324

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant [Signature]

Date 8/24/11

- 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.

The State of Texas,

County of Hidalgo

Know All Men by These Presents:

899539

THAT Isidro G. Zara and Francisca Zara, Husband and Wife of the County of Hidalgo State of Texas for and in consideration of the sum of Ten and no/100ths-----(\$10.00)----- DOLLARS

to in hand paid by Julio M. Llanos and Sonia M. Llanos the receipt acknowledged and confessed. as follows:

ha Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Julio M. Llanos and Sonia Llanos husband and Wife whose mailing address is P.O. Box 887 La Blanca, Texas 78558 of the County of Hidalgo State of Texas all that certain

Lot Twelve (12) , TROPICANA SUBDIVISON, Hidalgo County, Texas as per mpa recorded in Volume 21 , Page 112, Map Records, Hidalgo County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Julio M. LLANOS AND Sonia M. Llanos husband and Wife heirs and assigns forever and do hereby bind heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof. WITNESS hand at Edcouch Texas 78539 this 23rd day August 19 96 Witness at Request of Grantor:

Isidro G. Zara Francisca Zara

(Acknowledgment)

STATE OF TEXAS COUNTY OF

This instrument was acknowledged before me on the 23rd day of August by Isidro G. Zara and Wife Francisca Zara husband and

My commission expires: Nov 1996

Notary Public, State of Texas Notary's printed name: A. Patricia Villarreal

STATE OF TEXAS
COUNTY OF

(Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____, 19____

My commission expires: _____

Notary Public, State of Texas
Notary's printed name: _____

STATE OF TEXAS
COUNTY OF

(Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____, 19____

My commission expires: _____

Notary Public, State of Texas
Notary's printed name: _____

STATE OF TEXAS
COUNTY OF

(Acknowledgement)

This instrument was acknowledged before me on the _____ day of _____, 19____

My commission expires: _____

Filed for Record in:
Hidalgo County
Notary Public, State of Texas, Salinas III
County Clerk
Notary's printed name: _____

On: Aug 24, 2000 at 09:51A

As a
Recording

Document Number: 899539
Total Fees: 9.00

Receipt Number - 299754

By: MANNY CANTU

Warranty Beed

FROM

Isidro G. Zará and Francisca
Zara

TO

Julio Llanos and Sonia M. Llanos
P.O. Box 887 La Blanca, Texas

FILED FOR RECORD 78558

This _____ day of _____, 19____

at _____ o'clock _____ M.

County Clerk

By _____ Deputy

RECORDED

_____ 19____

In _____ County Records

In Book _____, on Page _____

County Clerk

By _____ Deputy

Recording Fee \$ _____

This instrument should be filed immediately with
the County Clerk for record.
WHEN RECORDED RETURN TO:

THE ODEE COMPANY, Publishers, Dallas



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

Precinct 1 2 3 4

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

Application No: 4-11002

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: Lauro E. Villanueva

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>SEWER</u> <u>09/26/11</u>

Address: 6703 N. Doolittle Rd.
Edinburg, Tx 78542

Water Supplier: N/A

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

Phone: (956) 358-3312

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

regarding the land described as:
Los Nogales Sub. Lot #64

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 10-16-01);
 (verified by Manya Gerde);
 (verified by [Signature]);
 (verified by [Signature]);
 (verified by Manya Gerde);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

Precinct 1 2 3 4

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

Application No: 4-11002

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: Lauro E. Villanueva
Address: ~~P.O. Box 2~~ 6703 N. Doolittle Rd.
Edinburg, Tx. 78542
Phone: (956) 358-3312

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

Los Nogales Sub. Lot #64

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] 9-26-11
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

09/28/11
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-11002
Sep. 26, 2011

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

L6306-01-000-0064-00

[1] OWNER: VILLANUEVA, LAURO E.
6703 N. DOOLITTLE RD.
EDINBURG, TX 78541-8482
Telephone No. 358-3312

[7] LEGAL DESC./NAME OF SUBDIVISION
LOS NOGALES PH 1 LOT 64

[2] CONTRACTOR: SELF

LOCATION: 0 KENYON & SCHUNIOR

[3] WATER SYSTEM: N AL

[8] SEWAGE: PUBLI

[4] PURPOSE OF APPLICATION: RESD. ADDITION
23- MOBILE HOME/ ADD. & RENOVATIONS

[9] CONSTRUCTION TYPE: META

[5] SIZE OF STRUCTURE: 1,056 Sq. Ft.

[10] EST. COST OF CONST.: \$12,000

[6] USE OF BUILDING: MOBILE HOME ADDITION.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:25' BACK:27' SIDE:6' SIDE:6'
18" ABOVE THE STRETT. FLOODZONE:X

FOR COUNTY USE ONLY APPLICATION FEES


Prepared by _____ Date 9/24/11

OTHER _____
TOTAL AMOUNT **\$30.00**

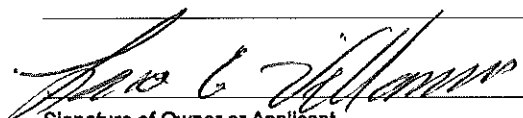
Rudy Rios
Approved by _____ Date 9/26/11

Light Water

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 9-26-11

- 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 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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: September 10, 2004

Grantor: PIEDRA GRANDE, INC., A TEXAS CORPORATION

Grantor's Mailing Address:

PIEDRA GRANDE, INC., A TEXAS CORPORATION
907 South Cage
Pharr, Texas 78577
Hidalgo County

Grantee: LAURO E. VILLANUEVA

Grantee's Mailing Address:

LAURO E. VILLANUEVA
P O Box 2252
Edinburg, Texas 78540
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 ELEVEN THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$11,900.00) 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 DENISE YVETTE GUERRA, Trustee

Property (including any improvements):

Lot (64), LOS NOGALES SUBDIVISION PHASE I, Hidalgo County, Texas, according to the map thereof recorded in Volume 38, Pages 130-133, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

All oil, gas leases and drilling agreement of records, if any;

Easements of record, if any;

Easements and conditions as may be contained in plat of said subdivision, if any.

Easements, rights, rules, and regulations in favor of pertaining water district, if any.

All visible easements and restrictions of record, if any.

Taxes for the year 2001 and subsequent years which Grantee assumes and agrees to pay.

Ownership of all oil, gas and other minerals; and right of all parties claiming by, through or under said mineral owner(s).

Exceptions to Conveyance and Warranty:

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

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

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


HECTOR GUERRA, Vice President

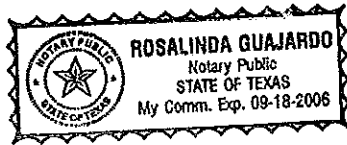
ACKNOWLEDGMENT

STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on September 10, 2004 by
HECTOR GUERRA, Vice President.

Rosalinda Guajardo

Notary Public, State of Texas



PREPARED IN THE OFFICE OF:

GUERRA CONSTRUCTION
907 South Cage
Pharr, Texas 78577

AFTER RECORDING RETURN TO:

LAURO E. VILLANUEVA
P O Box 2252
Edinburg, Texas 78539

Filed for Record in:
Hidalgo County,
by J. D. Salinas, III
County Clerk
On: Sep 20, 2004 at 03:00P
As a Recording
Document Number: 1383511
Total Fees : 18.00
Receipt Number - 617509
By:
Anna Maria Muniz, Deputy



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No:

4-11006

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: Manuel Canto

Address: 21212 Skinner Rd
Edinburg TX 78542

Phone: 956-239-5274

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

Rio Bravo Ranch P & I Lot #67

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Manuel Canto
Requesting Party (Signature)

9-27-11
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

09/28/2011
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 4-11006 Sep. 27, 2011

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

R2930-01-000-0067-00

[1] OWNER: CANTU, MANUEL 21212 SKINNER RD. EDINBURG, TX. 78541 Telephone No. 239-5274

[7] LEGAL DESC./NAME OF SUBDIVISION RIO BRAVO RANCH PH.1 LOT#67 2/23/6/NW/F

LOCATION: 0 M.CRISTO & SKINNER

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

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

[5] SIZE OF STRUCTURE: 960 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: RESIDENTIAL X-29

Special Conditions: No construction allowed over any easements. MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS FRONT 25' REAR 20' SIDES 6' 18" TOP OF CURB

FOR COUNTY USE ONLY APPLICATION FEES

Edgar Isidro 9-27-11 Prepared by Date

OTHER TOTAL AMOUNT \$60.00

Aaron Hernandez 9-21-11 Approved by Date

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: X-29 Pct: 4

Community No.: 480334-0325

Certification of Elevation Required: YES NO BFE

X Manuel Cantu 9-27-11 Signature of Owner or Applicant Date

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

[NOTICE]

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

WARRANTY DEED WITH VENDOR'S LIEN

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

Date: September 1, 2011

Grantor: Hidalgo Affordable Housing, LTD.

Grantor's Mailing Address (including county):

5711 North 10th Street
McAllen, Texas 78504
Hidalgo County, Texas

Grantee: Manuel Cantu

Grantee's Mailing Address (including county):

21212 Skinner Rd.
Edinburg, TX 78541
Hidalgo County

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Thirty One Thousand Dollars and 00/100 (\$31,000.00) and is executed by Grantee, payable to the order of Hidalgo Affordable Housing, LTD. The note is secured by a vendor's lien retained in favor of Hidalgo Affordable Housing, LTD. in this deed and by a deed of trust of even date from Grantee to William A. Schwarz, Trustee.

Property (including any improvements):

Lot 67, Rio Bravo Ranch, No. 1, Hidalgo County, Texas as per the map or plat thereof on file and of record in Volume 40, Page 13 through 17, Map Records, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Mineral reservations and conveyances of record.
2. Easements of record.
3. Subdivision restrictions of record as instrument number 1086997, Official Records, Hidalgo County, Texas.
4. Deed of Trust filed of record as instrument number 1061583, Official Records, Hidalgo

County, Texas to secure Texas State Bank in the payment of a Real Estate Lien Note in the principal amount of \$366,300.00 which, including any extensions thereof, Grantor agrees to pay as and when same becomes due and payable. If Grantee should pay the Vendor's Lien Note described herein in full, Grantor shall procure a Partial Release of such lien.

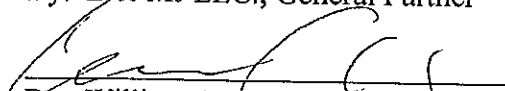
Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs,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

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

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

HIDALGO AFFORDABLE HOUSING LTD.

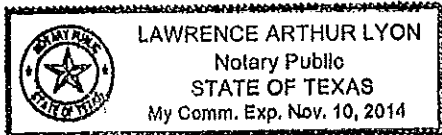
By: B & MJ LLC., General Partner

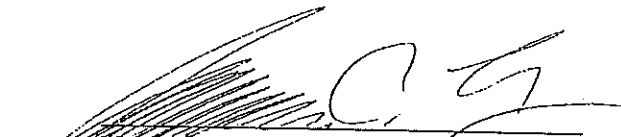

By: William A. Schwarz, President

(Acknowledgment)

State of Texas §
 §
County of Hidalgo §

This instrument was acknowledged before me on the 1st day of September 2011, by WILLIAM A. SCHWARZ, President, B & MJ LLC.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Rio Bravo Ranch
5711 N. 10th Street
McAllen, Texas 78504



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 4-11003

09-26-11

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: Antonio Rencalcaza

Address: 5365 83 RD ST
Edinburg TX
78539

Phone: 956 961-2098

Approved by Environmental Health:	Temporary Service _____	Final Service <u>[Signature]</u>
Inspection/Permit No:	Authorized Signature <u>[Signature]</u>	Authorized Signature <u>Pre-Install</u>
Date Approved:	<u>1 1</u>	<u>09 126 11</u>

Water Supplier: N/A

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

Account/ESI No.: #258050 01
[] Temporary Pole [] Permanent Service

regarding the land described as:

Encore Ranches Lot #05

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

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

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

(Date approved 11-10-09);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date





PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

Precinct No. 1 Substation
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956-968-4734
956-973-7850

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

Precinct 1 2 3 4

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

Application No: 4-11003

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: Antonio Rebalkoba

Address: 536 S 83 RD E Edinburg
TX 78539

Phone: 961-2098

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

Encore Ranches lot # 05

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Antonio Rebalkoba
Requesting Party (Signature)

9-26-11
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

09/28/2011
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-11003
Sep. 26, 2011

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

E5977-00-000-0005-00

[1] OWNER: RUBALCABA, ANTONIO LOPEZ

536 S. 83RD ST.
EDINBURG, TX. 78539

Telephone No. 961-2098

[7] LEGAL DESC./NAME OF SUBDIVISION
ENCORE RANCHES LOT 05

LOCATION: 0 CURRY & 83RD

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$6,720

[5] SIZE OF STRUCTURE: 224 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS.FRONT 35' SIDE 6' REAR
35' . 18" ABOVE CNRL OF ST.

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
TOTAL AMOUNT **\$60.00**

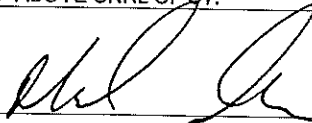
Light [X] Water [X]


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

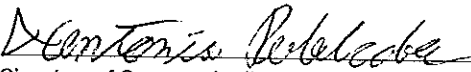
Community No.: 480334

Certification of Elevation
Required: YES NO BFE

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


Prepared by _____ Date 09/26/11


Approved by _____ Date 09/21/11


Signature of Owner or Applicant _____ Date 9 26 2011

[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.

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COPY

RE: Lot 5, Encore Ranches Subdivision Hidalgo County, Texas, Doc No. 2051118, Official Rec Hid Cty TX

NOTICE OF CONFIDENTIALITY RIGHTS

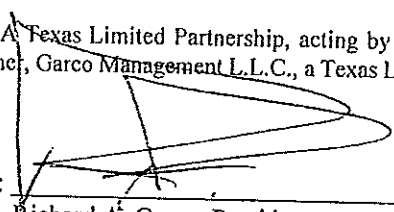
IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

Special Warranty Deed with Vendor's Lien

1. Date: June 13, 2011 2241783
2. Grantor: Garco, Ltd., A Texas Limited Partnership
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: ANTONIO LOPEZ RUBALCABA
5. Grantee's Mailing Address: 2714 N. Bahi, Donna, Hidalgo County, Texas 78537
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of TWENTY THREE THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$23,400.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to David Crook, Trustee.
7. Property: Lot Five (5), ENCORE RANCHES SUBDIVISION,, Hidalgo County, Texas, as per map or plat thereof recorded in Instrument No. 2051118, Map Records of Hidalgo County, Texas;
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist and affect the property, to-wit:
 - A. Any and all restrictions, reservations, rights, covenants, conditions, oil and gas and/or mineral reservations and leases thereof, and easements (including, but not limited to easements for utilities, irrigation lines, high pressure gas pipe lines and Irrigation District No. 1 drainage ditch), all of the foregoing and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.
 - B. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the property, or any part hereof.
 - C. Anything an on-the-ground A-1 survey would reveal.
 - D. The taxes for the year 2011 and subsequent years.
 - E. Save and Except Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals in, on, under or that may be produced from the above described property, including but not limited to groundwater rights.
 - F. **Right of First Refusal.** If Grantee desires to sell or otherwise transfer any interest in the property herein described, Grantor shall have the right of first refusal to meet any bona fide offer of sale on the same terms and conditions of such offer. Upon Grantor's failure to meet such offer in writing within 30 days after written notice thereof from Grantor to Grantee, Grantee may sell the property to the third party in accordance with his offer.

- 9. Condition of the Property: This Property is sold in its "As Is" condition as set out in Exhibit "B" hereto attached and made a part hereof for all purposes.
- 10. Prior Liens: Deed of Trust recorded under Document #2020036 , Official Records, Hidalgo County, Texas
- 11. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby 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 (continue below):
- 12. Special Warranty of Title: To have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor, but not otherwise.
- 13. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.
- 14. Non-examination of Title: **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**
- 15. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.
- 16. Signature:

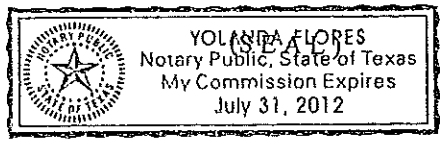
Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management L.L.C., a Texas Limited Liability Company

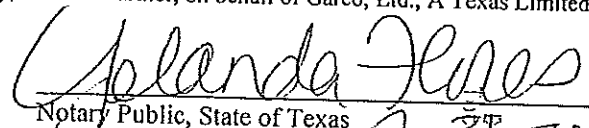
By: 
Richard A. Garza, President

The State of Texas
County of Hidalgo

(Acknowledgment)

This instrument was acknowledged before me on the 14th day of June, 2011, by Richard A. Garza, President of Garco Management L.L.C., a Texas Limited Liability Company, General Partner, on behalf of Garco, Ltd., A Texas Limited Partnership.




Yolanda Flores
Notary Public, State of Texas
My Commission Expires: _____

Filed for Record in:
Hidalgo County
by Arturo Guajardo Jr.,
County Clerk
Sep 16, 2011 at 10:45A
As a Recording
Receipt Number: 2241783
28.00
Tamael Hidalgo, Deputy

After Recording Return To:
GARCO, LTD
3910 W. Freddy Gonzalez
Edinburg, Texas 78539



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 10234

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

Application No: 2-1345

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: Zadira Mandaz

Address: Campo Alto Lot 54 & 55
2nd St Alamo 78516

Phone: (956) 475-8686
" " 515-4798

regarding the land described as:

Campo Alto Lot # 54 & 55

Approved by Environmental Health:	Temporary Service _____	Final Service <u>[Signature]</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>[Signature]</u>
Date Approved:	_____	<u>Existing System</u> <u>09/12/11</u>

Water Supplier: WAWs

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

Account/ESI No.: PIA
 Temporary Pole Permanent Service

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;
- 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 02-21-11);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 2-1395

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: Yadira Mandoz

Address: 2nd St Alamo 78516

Phone: (956) 515-4798

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

Campe Alto #101 54/55 495 y 2nd st.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Yadira Mandoz
Requesting Party (Signature)

9/27/11
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

09/28/11
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 2-1345 Sep. 23, 2011

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

C0800-00-000-0054-00

[1] OWNER: MENDEZ, JOSE SAMUEL & YADIRA 2ND ST. ALAMO, TX 78516 Telephone No. 515-4798

[7] LEGAL DESC./NAME OF SUBDIVISION CAMPO ALTO LOT 54-55

LOCATION: 0 495 & 2ND ST.

[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.: \$3,800

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

[11] SPECIAL FLOOD HAZARD AREA: YES NO

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

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL REGULATIONS & SETBACKS FRONT 25' SIDE'S 6' REAR 15'

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 0425C Pct: 2

Community No.: 480334

Certification of Elevation Required: YES NO BFE

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

Prepared by: [Signature] Date: 9-23-11

Approved by: [Signature] Date: 9-21-11

Signature of Owner or Applicant Date

[NOTICE]

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

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

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. CHAPTER 11.008 TEXAS PROPERTY CODE.

CONTRACT FOR DEED

Seller: Valley Real Estate Investments, LLC
Ricardo Lopez, Manager
3409 Mockingbird
Pharr, Hidalgo County, Texas 78577

Buyer: Jose Samuel Mendez and
Yadira Mendez
1114 Lopez Drive
Alamo, Hidalgo County, Texas

Property (and any improvements):

Lots 54 and 55, Campo Alto Subdivision out of Lot 7, Block 40, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, according to map or plat thereof, recorded in Volume 11, Page 51, Map Records of Hidalgo County, Texas

Purchase Price:	\$12,000.00
Down Payment:	\$,000.00
Amount Financed:	\$12,000.00 plus Interest (14%)

The property being sold with this Contract For Deed is under the following terms and conditions:

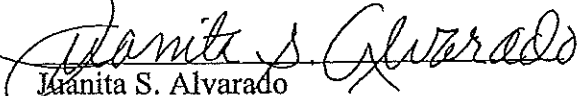
A total of 48 monthly installments payable as follows: Forty eight (48) monthly installments of \$327.92 due each every 1st of each and every month until paid in full. First installment is due October 1, 2011 and thereafter on the 1st of every month until all monies, including fees and delinquencies owed, are paid in full..

If any monthly installment is not paid after five days of the due date, there will be a late charge of \$5.00 per day added to late payment.

If two consecutive monthly payments are not paid on time, this Contract for Deed will be cancelled and no money paid by Buyer will be refunded.

**STATE OF TEXAS
COUNTY OF HIDALGO**

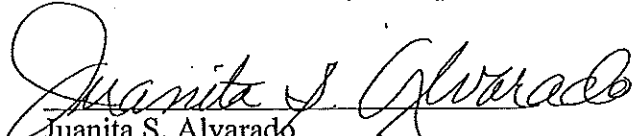
Subscribed before me, Juanita S. Alvarado, Notary Public in and for State of Texas on this the 14th day of September 2011 by Ricardo Lopez, individually and as Manager of Valley Real Investments, LLC.

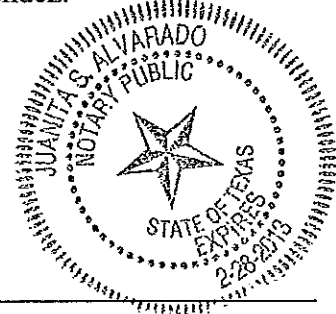

Juanita S. Alvarado
Notary Public - State of Texas



**STATE OF TEXAS
COUNTY OF HIDALGO**

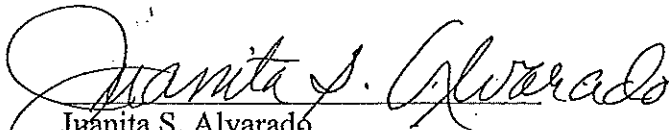
Subscribed before me, Juanita S. Alvarado, Notary Public in and for State of Texas on this the 14th day of September 2011 by Jose Samuel Mendez.


Juanita S. Alvarado
Notary Public - State of Texas



**STATE OF TEXAS
COUNTY OF HIDALGO**

Subscribed before me, Juanita S. Alvarado, Notary Public in and for State of Texas on this the 14th day of September 2011 by Yadira Mendez.


Juanita S. Alvarado
Notary Public - State of Texas

