

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	EDEN A. LEAL	3-9353
2.	JAVIER LOPEZ	3-11722
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: December 12, 2011	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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

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

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

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

Precinct 1 2(3)4

Application No: 3-9353

7/14/09

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:

Eden A. Leal

c/o Name: Erika G. Leal

Address: 7412 Buckhorn Dr.

Mission, TX 78572

Phone: (956) 522-7539

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>agredman</u> Authorized Signature
Inspection/Permit No:		<u>Sewer</u>
Date Approved:	<u>1 1</u>	<u>12/6/11</u>

Water Supplier: NA (sewer)

Utility Provider: J.M.V.E.C. MAEP
100337894-966652177
Account/ESI No.: Temporary Pole Permanent Service

regarding the land described as:

Villa-Rama East Ph2 Lot 22

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 5/19/96);

(verified by Sandra Cantu);
Sandra Cantu

(verified by Agnele);

(verified by Antons);

(verified by Sandra Cantu);
Sandra Cantu

Sandra Cantu
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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

Precinct 1 2 3 4

Application No: 3-9353

7/14/09

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:

Eden A. Leal

c/o

Name: Erika G. Leal

Address: 7412 Buckhorn Dr

Mission, TX 78572

Phone: (956) 522-7539

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

Villa-Rama East Ph2 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

Eden A. Leal
Requesting Party (Signature)

12/2/11
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

12/2/11
Date

Sandra Carter
County Official

1472185

WARRANTY DEED

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: May 16, 2005

Grantor: Blanca Irasema Saenz
1010 Esther St.
Mission, TX, 78572

Grantee: Eden A. Leal
7418 Buckhorn Dr
Mission TX, 78572

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

REAL PROPERTY IN HIDALGO COUNTY, TEXAS TO - wit;
Portion out of tract 388 and 389, Los Ejidos de Reynosa Viejo , Hidalgo County, Texas Lot 22, Villa-Rama East Subdivision Phase II, Hidalgo County, Texas. According to the map or plat thereof recorded in the office of the County Clerk of Hidalgo County, Texas on volume 31 page 42-A.

SUBJECT TO; Easement of records;

Rights, rules, liens and regulations in favor of the water district in which said land is located;

Oil, and gas lease if any;

~~Restrictions, reservations, and liens of records;~~

AND SAVE AND EXCEPT ALL of the oil, gas and mineral interest therein.

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 grantee

heirs and assigns forever and I do hereby bind my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said grantee heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS the hand and seal of said Grantor this 16th day of May, 2005.

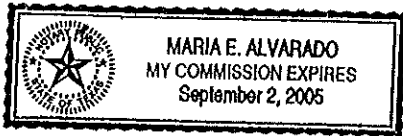
Blanca Saenz

BLANCA IRASEMA SAENZ (Grantor)

STATE OF TEXAS)
)
COUNTY OF HIDALGO)

This instrument was acknowledge before me on May 16, 2005, by BLANCA IRASEMA SAENZ.

WITNESS my hand and official seal.



Maria E. Alvarado

MARIA E. ALVARADO, Notary Public,
State of Texas, county of Hidalgo.
My commission expires : 09/02/2005

After recording Mailing to:
EDEN A.LEAL
7418 BUCKHORN DR.
MISSION , TX 78572

Chapter 232 Texas LGC Application

APPLICATION NO: 3-9353 Jul. 14, 2009

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

V3440-02-000-0022-00

[1] OWNER: LEAL, EDEN A 7418 BUCKHORN DR MISSION TX 78572 Telephone No. 522-7539

[7] LEGAL DESC./NAME OF SUBDIVISION VILLA-RAMA EAST PH 2 LOT 22 C-01

LOCATION: 0 SHOWERS & OLD 83

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$50,000

[5] SIZE OF STRUCTURE: 1,300 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 WALL REGULATIONS AND SETBACKS. FRONT 20' SIDES 6' REAR 15' 18 INCHES ABOVE TOP OF CURB

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water []

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

Community No.:

Certification of Elevation Required: YES NO BFE

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

Prepared by Date

Approved by Date

Signature of Owner or Applicant Date

[NOTICE]

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

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



PLANNING DEPARTMENT

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

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

Precinct 1 2(3)4

Application No: 3-11722

9/21/11

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: Javier Lopez

Address: 7413 Buckhorn

Dr.

Mission, TX 78572

(956)

Phone: 241-4501

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>11/30/11</u>

Water Supplier: NA

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

Account/ESI No.: 100327894-082 17545
[] Temporary Pole [X] Permanent Service

regarding the land described as:

Villa-Rama East Ph2 Lot 29

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;
- 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 5/19/98);

(verified by Sandra Cantu);

(verified by Agnele);

(verified by Antan);

(verified by Sandra Cantu);
Sandra Cantu

Sandra Cantu 11/30/11
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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

Precinct 1 2(3)4

Application No: 3-11722

9/21/11

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: Javier Lopez

Address: 7413 Buckhorn Dr.
Mission, TX 78572

Phone: 241-4501

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

Villa-Rama East Ph2 Lot 29

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

J. Lopez
Requesting Party (Signature)

30 NOV 2011
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

11/30/11
Date

Sandra Carter
County Official

SIERRA TITLE
CLOSED *MS* OF# *3143323*

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

Warranty Deed

Date: September 2, 2011

Grantor: EUGENIO LUNA and wife, VERONICA LUNA

Grantor's Mailing Address: 415 S. Moorefield Road
Mission, Texas 78572
Hidalgo County

Grantee: JAVIER ANTONIO LOPEZ and wife, GABRIELA LOPEZ

Grantee's Mailing Address: 116 S. Alton Blvd.
Alton, Texas 78574
Hidalgo County

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

Property (including any improvements):
Lot 29, VILLA-RAMA EAST PHASE II, an Addition to the City of Mission, Hidalgo County, Texas, according to map thereof recorded in Volume 31, Page 42A, 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 August 29, 1995, under Clerk's File No. 471911, and filed May 10, 1999 under Clerk's File No. 771833, and as shown on map recorded in Volume 31, Page 42A, Map Records of Hidalgo County, Texas.

Agreement dated April 23, 1996 between Central Power and Light Company and R.A.M. Investments, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 17, 1996 under Clerk's File No. 537973.

Right-of-Way Easement granted by Gustavo Garcia and wife Ramona S. Garcia to Central Power and Light Company, by instrument dated May 20, 1997, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 5 1997, under Clerk's File No. 615065.

Water Contract dated November 14, 1946 between St. Louis Groves Irrigation Company and J. M. Blankenbaker, Jr., recorded in Volume 603, Page 596, Deed Records of Hidalgo County, Texas and amended in Volume 857, Page 232, Deed Records of Hidalgo County Texas.

A ten foot (10') Utility and Drainage Easement along the South side of subject property as shown on plat recorded in Volume 31, Page 42A, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 6.

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

A twenty foot (20') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 31, Page 42A Map Records of Hidalgo County, Texas.

A ten foot (10') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 31, Page 42A, 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 31, Page 42A, Map Records of Hidalgo County, Texas.

Oil and Gas Leases in favor of Atlantic Richfield Company recorded in Volume 422, Pages 33, 860, 862, 864 and Volume 423 Page 532, all Oil and Gas Lease Records of Hidalgo County Texas.

Title to all the oil, gas and other minerals in, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto heretofore reserved unto and or conveyed by predecessors in title.

Oil and Gas Lease dated July 8, 1999 between Marge S. Heath, et al, and Smith Production, Inc., filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 16, 1999, under Clerk's File Nos. 823325 and 823326.

Memorandum of Geophysical Permit and Lease Option Agreement between W. C. Schneider and wife, Franchon Schneider and Smith Production, Inc., dated January 7, 2003 filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 20, 20036, under Clerk's File No. 1169723.

Memorandum of Geophysical Permit and Lease Option Agreement between John J. Klug and Smith Production, Inc., dated January 14, 2003 filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 20, 20036, under Clerk's File No. 1169726.

Oil and Gas Lease dated July 14, 2004 between John J. Klug and Smith Production, Inc., filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 30, 2004, under Clerk's File No. 1363929.

No building permitted over any easements as shown on plat recorded in Volume 31, Page 42A, Map Records of Hidalgo County, Texas.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

All ad valorem taxes for the year 2011 and all subsequent years.

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

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

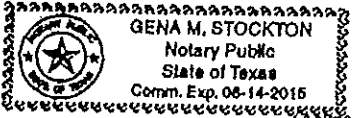

EUGENIO LUNA

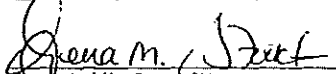

VERONICA LUNA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 2nd day of September, 2011, by EUGENIO LUNA.

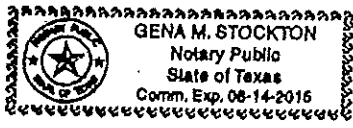


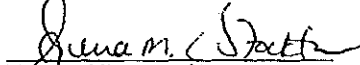

Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 2nd day of September, 2011, by VERONICA LUNA.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JAVIER ANTONIO LOPEZ and GABRIELA LOPEZ
116 S. Alton Blvd.
Alton, Texas 78574

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF: 3143323;GS/la

Chapter 232 Texas LGC Application

APPLICATION NO: 3-11722 Sep. 21, 2011

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

V3440-02-000-0029-00

[1] OWNER: LOPEZ, JAVIER A & GABRIELA 7413 BUCKHORN DR

[7] LEGAL DESC./NAME OF SUBDIVISION VILLA-RAMA EAST PH 2 LOT 29 C-01

MISSION TX 78572

Telephone No. 241-4501

LOCATION: 0 EXP 83 & SHOWERS

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$70,000

[5] SIZE OF STRUCTURE: 2,964 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 W/ALL REGULATIONS AND SETBACKS. FRONT 20' SIDES 6' REAR 15' 18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY APPLICATION FEES

Signature of Sandra Cantu Prepared by

Date 9/21/11

OTHER TOTAL AMOUNT \$30.00

Light [X] Water []

Signature of R. Cantu Approved by

Date 9/19/11

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

Community No.:

Certification of Elevation Required: YES NO BFE

Signature of J. A. Applicant

Date 21 SEP - 2011

- 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.