



PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Jesus O. Dominguez	4-11153
2.	Silvia Ibarra	4-11197
3.	Brenda G. Vasquez	4-11162
4.	Jose Miguel Cruz	4-11171
5.	Guillermo Salazar	2-1314
6.	Ricardo Flores	4-10559
7.	Miguel Hernandez	4-11128
	COMM. COURT: January 17, 2012	



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 4-1153

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 O. Dominguez

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1/13/12</u>	<u>1/1</u>

Address: 2912 McCormack Dr.
Edinburg, TX
78542

Water Supplier: Alamo Water Supply

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

Phone: 956-878-6284
956-878-6298

Account/ESI No.: _____
 Temporary Pole Permanent Service

regarding the land described as:
Falcon Crest Gardens, Lot 1 Edinburg, Texas,
corner of Alamo Rd + Richardson
on January 3, 20 12, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- YES A plat has been prepared; (Date approved 10/19/04);
- YES A plat has been reviewed and approved by the Commissioners Court; (verified by ARON HERNANDEZ);
- YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- YES an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- NO individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by ARON HERNANDEZ);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

Precinct 1 2 3 4

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

Application No: 4-11153

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 O. Dominguez
Address: 2912 McCormack Dr.
Edinburg, TX 78542
Phone: (956) 878-6284 (956) 878-6298

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

Falcon Crest Gardens, lot 1 Edinburg, TX 78542
corner of Alamo Rd + Richardson.

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) 1/3/2012
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:

1-03-12
Date

[Signature]
County Official

CHARGE TO: VLTC
GF# 123628

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: February 7, 2011

Grantor: **ESMERALDA B. GARZA**, owning, claiming and occupying other property in Edinburg, Hidalgo County, Texas as her homestead

Grantor's Mailing Address (including county):

912 Fortress St.
Edinburg, Texas 78539
Hidalgo County

Grantee: **JESUS OCTAVIO DOMINGUEZ**

Grantee's Mailing Address (including county):

2912 McCormack Dr.
Edinburg, Texas 78542
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.

Property (including any improvements):

All of Lot 1, **FALCON'S CREST GARDENS SUBDIVISION**, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 46, Page 92-94, Map Records, in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Restrictive covenants dated October 8, 2010, filed October 14, 2010 under Document Number 2010-2146428, Official Records and Volume 46, Pages 92-94, 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 covenants (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

- 2010, under Document Number 2010-2146428, Official Records, Hidalgo County, Texas.
3. Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1 and easements and restrictions as shown on the recorded map of the above described subdivision.
 4. Minimum floor elevations, setback lines, utility easements and restrictions as shown on the amended map of FALCON'S CREST GARDENS SUBDIVISION, recorded in Volume 46, Pages 92-94, Map Records of Hidalgo County, Texas.
 5. Right of way easement in favor of North Alamo Water Supply Corporation, as shown by instrument dated October 2, 1990, recorded in Volume 299, Page 11, Official Records of Hidalgo County, Texas.
 6. All oil, gas and other minerals have been heretofore reserved by prior grantors as set forth in Deed dated March 10, 1958, recorded in Volume 913, Page 60 and Volume 943, Page 82, both in the Deed Records and dated June 26, 2003, filed July 10, 2003, under Document Number 1219725 and dated November 5, 2003, filed November 6, 2003 under Document Number 1263763, Official Records of Hidalgo County, Texas.
 7. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease in favor of Yuma Petroleum Company, dated May 9, 1985, recorded in Volume 2174, Page 932; dated April 11, 1985, recorded in Volume 2175, Page 152; dated September 5, 1985, recorded in Volume 2238, Page 990 and dated September 5, 1985, recorded in Volume 2239, Page 7, all in the Official Records of Hidalgo County, Texas.
 8. Standby fees, taxes and assessments by any taxing authority for the year 2011, and subsequent years.

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

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

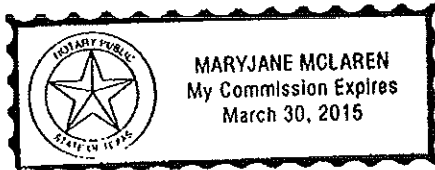

ESMERALDA B. GARZA

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 7th day
of February, 2011, by ESMERALDA B. GARZA.


Notary Public State of Texas



AFTER RECORDING RETURN TO:

THE LAW FIRM OF:
McLAREN & ASSOCIATES
5123 N. McColl
McAllen, Texas 78504

PREPARED BY:

THE LAW FIRM OF:
McLAREN & ASSOCIATES
5123 N. McColl
McAllen, Texas 78504

File/GF Number: 11-4939

Chapter 232 Texas LGC Application

APPLICATION NO:

4-11153

Dec. 2, 2011

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

F1552-00-000-0001-00

[1] OWNER: DOMINGUEZ, JESUS OCTAVIO

2912 MCCORMACK DR.
EDINBURG, TX. 78542

Telephone No. 878-6298

[7] LEGAL DESC./NAME OF SUBDIVISION
FALCON CREST GARDENS LOT 01

LOCATION: 0 ALAMO & RICHARDSON

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

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

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

[5] SIZE OF STRUCTURE: 3,400 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES X-25

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT 25 REAR 36' SIDE E 6' CORNER 40'

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

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.



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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956-318-2844

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956-968-4734
956-973-7850

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

Precinct 1 2 3 4

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

Application No: 4-11162

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: Brenda G. Vazquez

Address: Santa ana Ave.
Edinburg TX. 78542

Phone: 956 414 2415

Approved by Environmental Health:	Temporary Service _____	Final Service
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>Pre-Install System</u>
Date Approved:	<u>1 / 1</u>	<u>12 / 6 / 11</u>

Water Supplier: NAWS

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

Account/ESI No.: 260483-001
 Temporary Pole Permanent Service

M.H.

regarding the land described as:
Lantana #6 Lote 20

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 11-14-07);

(verified by Miriam Lopez);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

Main Office
1304 South 25th Street
Edinburg, Texas 78542
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: 4-11102

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: Brenda G. Vasquez

Address: Santa Ana Ave.
Edinburg, TX 78542

Phone: 956-414-2415

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

Lantana #6 Lot 20

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Brenda Vasquez
Requesting Party (Signature)

0104-2012
12/06/11
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

01-01-12
Date

[Signature]
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: November 17, 2011

Grantor: The Three Grandes, Ltd., a Texas Limited Partnership
Grantor's Mailing Address:
P.O. Box 959
Edinburg, Texas 78540

Grantee: Brenda G. Vasquez

Grantee's Mailing Address (including county):
1213 Santa Ana Ave.
Edinburg, Texas 78542
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 Thirty-One Thousand Five Hundred Dollars and No Cents (\$31,500.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Carroll Whiteford, Trustee.

Property (including any improvements):

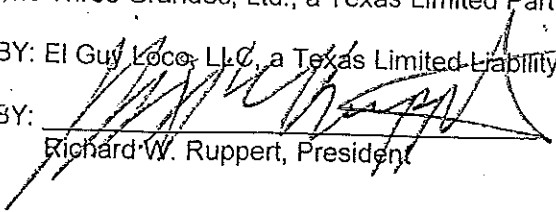
Lot(s) 20, Lantana Acres No. 6 Subdivision, as shown by the map or plat thereof recorded in Volume 54, Pages 72-75, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated August 27, 2007, payable to the order of Texas State 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 1806701. 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;
2. A lien securing a promissory note (the "Second Prior Note"), dated August 27, 2007, payable to the order of Santa Cruz Properties, Ltd., 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 1806702. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Second Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;
6. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
7. Rights of adjoining owners in any walls and fences situated on a common boundary;
8. Any discrepancies, conflicts, or shortages an area or boundary lines;
9. Any encroachments or overlapping of improvements;
10. 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;
11. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
12. 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;

The Three Grandes, Ltd., a Texas Limited Partnership

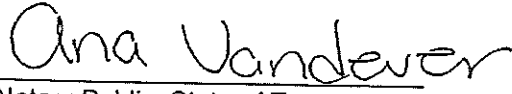
BY: El Guy Loco, LLC, a Texas Limited Liability Company, General Partner

BY: 
Richard W. Ruppert, President

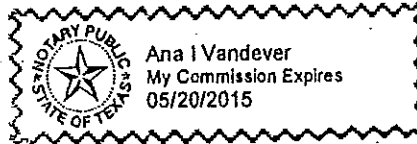
(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 17 day of November, 2011, by Richard W. Ruppert, President of El Guy Loco, LLC, a Texas Limited Liability Company in its capacity of General Partner of The Three Grandes, Ltd., a Texas Limited Partnership.



Notary Public, State of Texas



AFTER RECORDING RETURN TO:

The Three Grandes, Ltd.
P.O. Box 959
Edinburg, Texas 78540

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

Chapter 232 Texas LGC Application

APPLICATION NO:

4-11162

Dec. 6, 2011

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

L2850-06-000-0020-00

[1] OWNER: VASQUEZ, BRENDA G.

1213 SANTA AVE.
EDINBURG, TX. 78542

Telephone No. 414-2415

[7] LEGAL DESC./NAME OF SUBDIVISION
LANTANA ACRES #6 LOT 20

LOCATION: 0 2812 & JESUS FLORES

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$3,500

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES X-44; WHT BARN

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT 25' REAR 35' SIDES 6'
FINISH FLOOR ELEV. 18' ABOVE CENTER LINE OF ST.

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: _____

Pct: 4

Community No.: 486339

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.

Sam Han
Prepared by _____ Date 12-6-11

EDGAR ESZOROC
Approved by _____ Date 12-7-11

Brenda Vasquez
Signature of Owner or Applicant _____ Date 12/6/11

[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.



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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: 4-11197

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: Silvia Ibarra

Address: 5010 Fox LN
Edinburg

Phone: 956-223-3387

Approved by Environmental Health:	Temporary Service _____	Final Service <u>[Signature]</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>48859</u>
Date Approved:	<u>1 / 1</u>	<u>113 / 12</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:

Damian Acres Phase #1 Lot 54

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 03-25-00);

(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
County of Hidalgo

Rev. 02-19-10

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2401 N. Moorefield Rd.
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956-205-7045
956-205-7049

Precinct 1 2 3 4

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

Application No:

4-11197

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: Silvia Ibarra
Address: 5010 FOX LN
Edinburg
Phone: 956-223-3387

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

Damian Acres Ph II Lot #54

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] 12-28-11
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:

01-04-2012
Date

[Signature]
County Official

WARRANTY DEED WITH VENDOR'S LIEN

DATE : DECEMBER 19TH 2011

GRANTOR'S NAME: MARIA DOLORES HERNANDEZ GONZALEZ

GRANTOR'S MAILING ADDRESS: 2726 N. CESAR CHAVEZ ROAD
ALAMO, TEXAS 78516
HIDALGO COUNTY, TEXAS

GRANTEE'S NAME: SILVIA IBARRA

GRANTEE'S MAILING ADDRESS: 2726 N. CESAR CHAVEZ ROAD
ALAMO, TEXAS 78516
HIDALGO COUNTY, TEXAS

CONSIDERATION:

CONSIDERATION OF \$ 25,000.00 (TWENTY FIVE THOUSAND DOLLARS) TOTAL SALES PRICE. A DOWN PAYMENT OF \$ 12,500.00 (TWELVE THOUSAND AND FIVE HUNDRED DOLLARS) PLUS THE REMAINING \$ 12,500.00 (TWELVE THOUSAND AND FIVE HUNDRED DOLLARS) TO BE PAID IN MONTHLY INSTALLMENTS OF \$ 350.00 (THREE HUNDRED AND FIFTY DOLLARS) UNTIL THE PROPERTY IS PAID IN FULL.

PROPERTY (INCLUDING ANY IMPROVEMENTS) :

ALL OF LOT 54, DAMIAN ACRES PHASE II, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 36, PAGES 165-164, MAP RECORDS OF HIDALGO COUNTY, TEXAS. RECORDED IN VOLUME 35, PAGE 76, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SAVE AND EXCEPT ALL OIL, GAS, AND OTHER MINERALS IN, ON, UNDER, OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND WHICH HAVE BEEN RESERVED OR CONVEYED BY PRIOR OWNERS IN DOCUMENTS RECORDED IN THE OFFICE OF THE HIDALGO COUNTY CLERK.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1.

1. EASEMENT 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.
2. HIGHWAY EASEMENT ALONG THE WEST TWENTY FEET (20') AS SHOWN ON PLAT RECORDED IN VOLUME 9, PAGE 20, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
3. EASEMENT GRANTED BY SYDNEY B. BRAND TO THE CITY OF PHARR BY INSTRUMENT GRANTED APRIL 3, 1955, RECORDED IN VOLUME 829, PAGE 479, DEED RECORDS OF HIDALGO COUNTY, TEXAS.
4. EASEMENTS, RIGHTS, RULES, AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT No. 2.
5. VISIBLE AND APPARENT EASEMENTS ON OR ACROSS THE LAND HEREIN DESCRIBED.
6. ALL LEASES AND OPTIONS FOR LEASES OF OIL, GAS, AND OTHER MINERALS AND GEOPHYSICAL PERMITS SHOWN OF RECORD IN HIDALGO COUNTY, TEXAS, BUT ONLY TO THE EXTENT THAT SAME ARE STILL IN EFFECT.
7. THE SALE OF THESE PROPERTY IS WITHOUT INTEREST.
8. THE 1ST PAYMENT IS DUE ON JANUARY 20TH 2012 AND ON THE 20TH OF EACH MONTH FROM THERE ON UNTIL THE PROPERTY IS PAID IN FULL, AT WHICH TIME THE GRANTOR WILL GIVE THE GRANTEE A WARRANTY DEED.
9. THE GRANTOR WILL KEEPUP THE PROPERTY IN A CLEAN STATE AND WILL BE RESPONSIBLE FOR THE TAXES FOR 2012 AND SUBSEQUENT YEARS.

GRANTOR, FOR THE CONSIDERATION, RECEIPT OF WHICH IS ACKNOWLEDGED, AND SUBJECT TO THE RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY, GRANTS, SELLS AND CONVEYS TO GRANTEE THE PROPERTY, TOGETHER WITH ALL AND SINGULAR THE RIGHTS AND APPURTENANCES THERETO IN ANY WISE BELONGING, TO HAVE AND HOLD IT TO GRANTEE, GRANTEE'S HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS FOREVER. GRANTOR BINDS GRANTOR AND GRANTOR'S HEIRS, EXECUTORS, ADMINISTRATORS AND SUCCESSORS TO WARRANT AND FOREVER DEFEND ALL AND SINGULAR THE PROPERTY TO GRANTEE AND GRANTEE'S HEIRS, EXECUTORS, ADMINSTRATORS, 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 VENDORS'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.

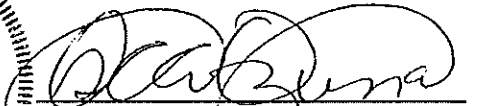
GRANTOR: 
MARIA DOLORES HERNANDEZ GONZALEZ

ACKNOWLEDGMENT

STATE OF TEXAS }
COUNTY OF HIDALGO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 19TH DAY OF DECEMBER 2011, BY MARIA DOLORES HERNANDEZ GONZALEZ.

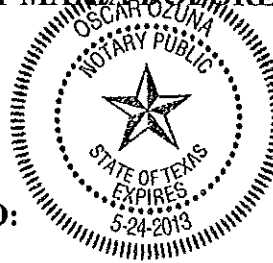



NOTARY PUBLIC,
STATE OF TEXAS

ACKNOWLEDGMENT

STATE OF TEXAS }
COUNTY OF HIDALGO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 19TH DAY OF DECEMBER 2011, BY MARIA DOLORES HERNANDEZ GONZALEZ.




NOTARY PUBLIC
STATE OF TEXAS

AFTER RECORDING RETURN TO:
SILVIA IBARRA
2726 N. CESAR CHAVEZ ROAD
ALAMO, TEXAS 78516

Chapter 232 Texas LGC Application

APPLICATION NO:
4-11197
Dec. 28, 2011

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

D0687-02-000-0054-00

[1] OWNER: IBARRA, SILVIA

2726 N. C. CHAVEZ RD.
ALAMO, TX. 78516

Telephone No. 223-3387

[7] LEGAL DESC./NAME OF SUBDIVISION
DAMIAN ACRES PH 2 LOT 54

LOCATION: 0 ALBERTA & C. CHAVEZ

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

44- MOBILE HOMES

[10] EST. COST OF CONST.: \$22,000

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESIDENTIAL

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA
REGULATIONS FRONT-25' REAR-40' SIDES-7'

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Flood Zone: NO
Panel No. /Suffix: 480331 Pct: 4

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.

Rodolfo Rin 12-28-11
Prepared by Date

Rodolfo Rin 12-28-11
Approved by Date

x Silvia Ibarra x 12-28-11
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.



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: 4-11171

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 Miguel Cruz

Address: 342 Verde Cir
Donna, TX 78537

Phone: 956-647-0359

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Charles Ram</u>
Inspection/Permit No: _____	Authorized Signature	Authorized Signature
Date Approved: _____	<u>1 1</u>	<u>Pre Installed system</u>
		<u>1 13 112</u>

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

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

Account/ESI No.: 260436-001
 Temporary Pole Permanent Service

regarding the land described as:

VERDE RANCH 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; (Date approved 10-05-05);
- YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Ann H);
- 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 Charles Ram);
- 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 Charles Ram);
- YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Ann H);

Ann H
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
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956-318-2844

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

Precinct 1 2 3 4

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

Application No: 4-11171

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 Miguel Cruz
Address: 342 Verde Cir.
Donna TX 78537
Phone: 956-647-0359

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

VERDE RANCH Lot 22

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. Miguel Cruz
Requesting Party (Signature)

1-3-12
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:

1-0-3-12
Date

[Signature]
County Official



COPY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

2261478

Date: October 20, 2011

Grantor: RHRW Properties, Ltd., a Texas Limited Partnership
Grantor's Mailing Address:
P.O. Box 1221, Weslaco, Texas 78599

Grantee: Jose Miguel Cruz and Rosalia Cortez
Grantee's Mailing Address:
407 Daisy Drive
Donna, Texas 78516
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty-Three Thousand Dollars and No Cents (\$23,000.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Robert Geissler, Trustee.

Property (including any improvements):

Lot 22, Verde Ranch Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 48, Page 192-194, Map Records, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Easements, rights-of-way, and prescriptive rights, whether of record or not;
3. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
4. Rights of adjoining owners in any walls and fences situated on a common boundary;
5. Any discrepancies, conflicts, or shortages an area or boundary lines;
6. Any encroachments or overlapping of improvements;
7. 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;
8. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
9. 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;
10. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of the subdivision in which the property is located;
11. Rules and Regulations of Hidalgo County, Texas pertaining to septic tanks and other sanitary facilities; and
12. Federal and County flood plain elevation regulations.

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

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

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.

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

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

RHRW Properties, Ltd, a Texas Limited Partnership

By: RHRW Management, L.L.C., General Partner

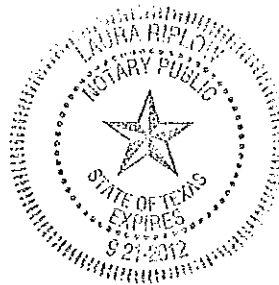
BY: Evon Harbison
Evon Harbison, President

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 20th day of October, 2011, by Evon Harbison, President of RHRW Management, LLC, a Texas Limited Liability Company in its capacity of General Partner of RHRW Properties, Ltd, a Texas Limited Partnership.

Laura Rippl
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

RHRW Properties, Ltd.
P.O. Box 1221
Weslaco, Texas 78599

Filed for Record in:
Hidalgo County
by Arturo Guajardo Jr.,
County Clerk
On: Nov 30, 2011 at 01:54p
As a Recording
Document Number: 2261478
Total Fees: 24.00
Receipt Number - 1239477
By: Tanja Rivera, Deputy

Chapter 232 Texas LGC Application

APPLICATION NO:
4-11171
Dec. 9, 2011

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

V3095-00-000-0022-00

[1] OWNER: CRUZ, JOSE MIGUEL & ROSALIA
CORTEZ
407 DEISY DR.
DONNA, TX 78537
Telephone No. 647-0359

[7] LEGAL DESC./NAME OF SUBDIVISION
VERDE RANCH LOT 22
2/16/07NA/MV20894-001/F

LOCATION: 0 WISCONSIN & VALVERDE

[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.: \$1,500

[5] SIZE OF STRUCTURE: 672 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS & SETBACKS
FRONT 40' SIDE'S 6' REAR 95' FINISH FLOOR OF ELEV.
18" TOP OF CURB.

FOR COUNTY USE ONLY
APPLICATION FEES

Jose M. Castillo 12-09-11
Prepared by Date

OTHER _____
TOTAL AMOUNT \$30.00

Eduardo Vidro 12-08-11
Approved by Date

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 01250 Pct: 4

Community No.: 450324

Certification of Elevation
Required: YES NO BFE

Jose Miguel Cruz _____
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]

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

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



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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: 2-1314

05-27-11

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:

Guillermo Salazar
Name: Arrelia Salazar

Approved by Environmental Health:	Temporary Service _____	Final Service <u>[Signature]</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>Semin</u>
Date Approved:	<u>1 1</u>	<u>1 9 - 1 1 2</u>

Address: 667 Gardenia Dr
San Juan Tx
78589

Water Supplier: North Alamo corp.

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

Phone: 223 79 63

Account/ESI No.: _____
 Temporary Pole Permanent Service

regarding the land described as: Eldora Heights M.H. Ph III lot # 216

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 01-20-04);
Marie Garcia
 (verified by [Signature]);
1-3-12 Ruben [Signature]
 (verified by [Signature]);
1-3-12 Muh [Signature]
 (verified by [Signature]);
 (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
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:

2-1314
05-27-11

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: Guillermo Salazar

Name: Arcelia Salazar

Address: 607 Gardenia Dr

San Juan TX 78589

Phone: 223 79 63

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

216 San Felipe Eldora Heights #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

Guillermo Salazar
Requesting Party (Signature)

1-3-12
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:

01/09/12
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 of the following information from this instrument before it is filed for record in the public records: Your social security number or your driver's license number.

Date: March 3, 2004

Grantor: Eldora Heights, L.L.C., a Texas Limited Liability Company
Grantor's Mailing Address:
P.O. Box 5848
McAllen, Texas 78502

Grantee: GUILLERMO SALAZAR
First Grantee's Social Security Number: 450-45-6023

Grantee's Phone Number: (956) 783-4390
Grantee's Mailing Address (Including county):
P.O. BOX 1982
San Juan, Texas 78589
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 Thirteen Thousand Five Hundred Dollars and No Cents (\$13,500.00), 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 John G. Phillips, Trustee.

Property (including any improvements):

Lot(s) 216, Eldora Heights Mobile Home Subdivision, Phase III, as shown by the map or plat thereof recorded in Volume 44, Pages 64 and 65, Map Records, Hidalgo County, Texas

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, and there is also 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.

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 which shall be paid by Grantee 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. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease (s) dated January 28, 1982, recorded in Volume 412, Page 124, Oil and Gas Records, dated November 7, 1984, recorded in Volume 2066, Page 648, dated February 19, 1999, recorded under Document No. 764573 and dated July 26, 1999, recorded under Document No. 812491, Official Records, Hidalgo county, Texas.
12. Restrictive covenants recorded under Document No. 1292119, Official Records, Hidalgo County, Texas.
13. All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instrument dated December 9, 1948, recorded in Volume 654, Page 170, Deed Records and dated March 29, 1995, recorded under Document No. 451155, Official Records, Hidalgo County, Texas.
14. Minimum building setback lines shall be: front 20 feet; side 6 feet except on lots adjacent to a street it shall be 20 feet; rear 20 feet from the lot line or easement line, whichever is greater; utility easements as shown

on map of Eldora Heights Mobile Home Subdivision, Phase III, recorded in Volume 44, Pages 64 and 65, Map Records of Hidalgo 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'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.

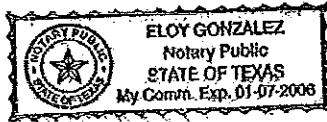
Eldora Heights, L.L.C., a Texas Limited Liability Company.

BY: [Signature]
John G. Phillips, President

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 3 day of March, 2004, by John G. Phillips, President, President of Eldora Heights, L.L.C., a Texas Limited Liability Company on behalf of said Texas Limited Liability Company.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Eldora Heights, L.L.C.
P.O. Box 6848
McAllen, Texas 78502

Chapter 232 Texas LGC Application

APPLICATION NO:
2-1314
May. 27, 2011

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

E5038-03-000-0216-00

[1] OWNER: SALAZAR, GUILLERMO
607 GADENIA
SAN JUAN TX. 78589
Telephone No. 223-9384

[7] LEGAL DESC./NAME OF SUBDIVISION
ELDORA HIEGHTS PH #3

[2] CONTRACTOR: SELF

LOCATION: 0 ELDORA & R. LONGORIA

[3] WATER SYSTEM: N AL

[8] SEWAGE: PUBLI

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

[9] CONSTRUCTION TYPE: META

[5] SIZE OF STRUCTURE: 1,792 Sq. Ft.

[10] EST. COST OF CONST.: \$58,900

[6] USE OF BUILDING: RESIDENTIAL B-20

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Edgar Tsibilo 5-27-11
Prepared by Date

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: B-2 Pct: 2

Ejeda 5-19-11
Approved by Date

Community No.: 480334 0425C
Certification of Elevation Required: YES NO BFE

Arcevia Salazar 5-27-11
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]

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

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



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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: 4-10559

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:

C/O St. Senio Throstro

Name: Ricardo Flores

Address: #1 Valverde y Anderson
Edinburg TX
78542

Phone: (956) 207 0320

Approved by Environmental Health:	Temporary Service _____	Final Service <i>[Signature]</i>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>48860</u>
Date Approved:	<u>1 1</u>	<u>1 16 12</u>

Water Supplier: North Alamo Water

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

Account/ESI No.: 260564-001
 Temporary Pole Permanent Service

regarding the land described as:

Lot 3 Valverde Estates

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

- A plat has been prepared;
- A plat has been reviewed and approved by the Commissioners Court;
- water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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;
- 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;
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 12-09-12);
Manuel Cepeda
 (verified by [Signature]);
Roberto Hernandez
1-6-12
 (verified by [Signature]);
1-6-12 *Roberto Hernandez*
 (verified by [Signature]);
Manuel Cepeda
 (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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956-318-2844

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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: 4-10559

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: CP Ricardo Flores

Address: Valverde y Anderson
Edinburg TX 78542

Phone: 956 207-0320

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

lot 3, Valverde Estates

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

* See Attached Affidavit
reb: Signature. @

[Signature]
Requesting Party (Signature)

7-6-2012
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:

07/11/2012
Date

[Signature]
County Official

1181477

GF# 81,663

WARRANTY DEED WITH VENDOR'S LIEN

Date: February 26, 2003

Grantor: VALENTIN VILLARREAL, JR., TRUSTEE

Grantor's Mailing Address (including county): 7333 Potranco Rd. #16106
San Antonio, Bexar County, Texas 78251

Grantee: RICARDO FLORES

Grantee's Mailing Address (including county): Rt. 4, Box 583
Weslaco, Hidalgo County, Texas 78596

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of FIRST NATIONAL BANK in the principal amount of TWENTY-FOUR THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$24,300.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to MICHAEL V. MCCARTHY, Trustee.

Property (including any improvements):

All of Lot 3, VAL VERDE ESTATES, Hidalgo County, Texas, according to the map recorded in Volume 31, Page 193-A, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty: To the extent they validly exist:

- A. Restrictive covenants as set forth in instrument recorded in Volume 31, Page 193-A, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
- B. Blanket easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1.
- C. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Val Verde Estates, recorded in Volume 31, Page 193-A, Map Records of Hidalgo County, Texas.
- D. Right of Way easement in favor of North Alamo Water Supply Corporation as shown by instrument dated July 12, 1973, recorded in Volume 1411, Page 230, Deed Records of Hidalgo County, Texas.
- E. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Paul T. Vickers and wife, Creola R. Vickers to Unlon Producing Co., dated April 17, 1951, recorded in Volume 114, Page 385, Oil and Gas Records of Hidalgo County, Texas.
- F. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by T. L. Smith, Jr. to Unlon Producing Co., dated July 11, 1951, recorded in Volume 117, Page 445, Oil and Gas Records of Hidalgo County, Texas.
- G. Terms, stipulations and conditions contained in Oil, Gas and Mineral Leases in favor of W. E. Colson, recorded in Volume 2588, Pages 36, 67 and 69; Volume 2600, Pages 503 and 520; Volume 2609, Page 409 and Volume 2626, Page 317, all in the Official Records of Hidalgo County, Texas.
- H. All oil, gas and other minerals have been heretofore reserved by prior grantors as set forth in Deeds dated March 20, 1950, recorded in Volume 635, Page 489 and dated December 16, 1964, recorded in Volume 1105, Page 210, Deed Records of Hidalgo County, Texas.
- I. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated March 31, 1956, recorded in Volume 184, Page 366, Oil and Gas Records; dated May 25, 1989, recorded in Volume 2774, Page 678; dated August 11, 1989, recorded in Volume 2813, Page 175 and dated April 2, 1990, recorded in Volume 2903, Page 180, all in the Official Records of Hidalgo County, Texas.
- J. Standby fees, taxes and assessments by any taxing authority for the year 2003, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and

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

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

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

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

[Handwritten Signature]
VALENTIN VILLARREAL, JR., TRUSTEE

(Acknowledgment)

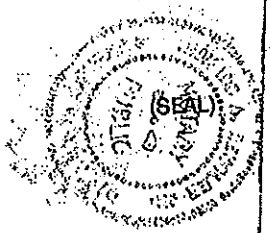
STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on the 3 day of ~~February~~ ^{March}, 2003, by VALENTIN VILLARREAL, JR., TRUSTEE.

[Handwritten Signature]
Notary Public, State of Texas *NC*

Notary's name (printed): Richard A. Bausler Jr

Notary's commission expires: 22 Jan 06



AFTER RECORDING RETURN TO:

Barry E. Jones
Attorney at Law
301 S. Texas Ave.
Mercedes, Tx. 78570

PREPARED IN THE LAW OFFICE OF:

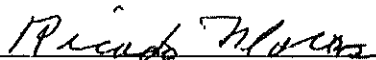
L.O. "JERRY" CANALES
123B E. McIntyre
Edinburg, Texas 78539
QF# 81,663

Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk
On: Mar 26, 2003 at 10:42A
As a Recording
Document Number: 1181477
Total Fees : 16.00
Receipt Number - 486931
By: Irwilda Leal, Deputy

 AFFIDAVIT

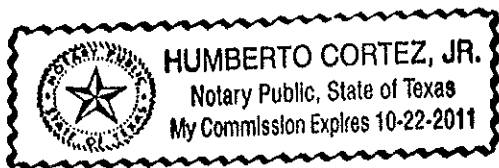
STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

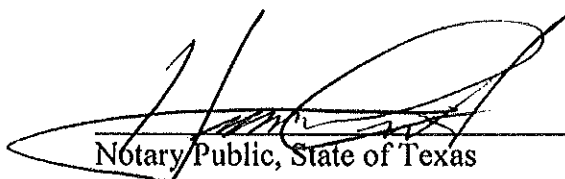
I, Ricardo Flores, with this affidavit acknowledge that Cliseria G. Hinostrroza, has authority to apply in my behalf for a development application of the property described as All of Lot 3, Val Verdes Estates, Edinburg, Hidalgo County, Texas, as recorded in Volume 31, Page 193, Map Records of Hidalgo County, Texas, which property is owned by me and to submit this application with the Hidalgo County Planning Department. With this affidavit, I am indemnifying Hidalgo County and its employees should any negative consequences take place as a result of my authorization to Cliseria G. Hinostrroza to apply for a permit with Hidalgo County.



RICARDO FLORES

SUBSCRIBED AND SWORN TO BEFORE ME the undersigned authority on this the
3rd day of March, 2011, by RICARDO FLORES.





Notary Public, State of Texas

Chapter 232 Texas LGC Application

APPLICATION NO: 4-10559 May. 3, 2011

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

V0245-00-000-0003-00

[1] OWNER: FLORES, RICARDO 7905 OVALLES WESLACO, TX 78596-7814 Telephone No. 968-0873

[7] LEGAL DESC./NAME OF SUBDIVISION VAL VERDE ESTATES LOT 3

LOCATION: 0 VALVERDE & ANDERSON

[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.: \$45,000

[5] SIZE OF STRUCTURE: 1,300 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

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

Special Conditions: No construction allowed over any easements. MUST COMPLY WITH COUNTY SETBACKS & REGULATIONS FRONT 40' REAR 25' SIDES 6' MINIMUM ELEV. B.F.E. 82.00

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 5-3-11

OTHER TOTAL AMOUNT \$30.00

Approved by [Signature] Date 3-24-11

Light [X] Water [X]

Flood Zone: NO Panel No./Suffix: 0425C Pct: 0

Community No.: 4180334

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant [Signature] Date 5-3-11

- 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.



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: 4-11128

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

ZONE AH

NOV. 21, 2011

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Miguel Hernandez

Address: 1901 Behrens Apt 2
Edinburg TX 78539

New Prop
Seminole Valley #2 Lot 1

Phone: 624-6900

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Charles Raul</u>
Inspection/Permit No: _____	Authorized Signature	Authorized Signature
Date Approved: _____	_____	<u>Existing only</u>
	<u>1 1</u>	<u>1 14 112</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 187374-002
 Temporary Pole Permanent Service

regarding the land described as:

Seminole Valley #2 Lot #01

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

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

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

(Date approved 08-07-01)

(verified by Murphy);

(verified by Charles Raul);

(verified by Charles Raul);

(verified by Murphy);

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
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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: 4-11128

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

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

PARTY MAKING REQUEST:

Name: Miguel Hernandez

Address: 1901 Bahamas Apt 2
Edinburg TX 78539
Seminole Valley #2 Lot #1

New Place

Phone: 624 6900

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

Seminole Valley #2 Lot #01

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)

1-4-12
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:

01/05/2012
Date

[Signature]
County Official

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM 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 7, 2011

Grantor: NORMA ALICIA BUENROSTRO, a single woman

Grantor's Mailing Address: 6301 Pueblo Del Sol W., Weslaco, Hidalgo County, TX 78596

Grantee: MIGUEL A. HERNANDEZ and wife, EVANGELINA HERNANDEZ

Grantee's Mailing Address: 2914 McCormack Drive, Edinburg, Hidalgo County, TX 78541

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration and the further consideration of a Note of even date herewith which is in the principal amount of THIRTY-SEVEN THOUSAND DOLLARS (\$37,000.00), is executed by Grantee and is payable to the order of Grantor. The Note is secured by a vendor's lien retained in favor of Grantor in this deed and by a Deed of Trust of even date from Grantee to RICHARD S. TALBERT, Trustee.

Property (including any improvements): All of Lot 1, SEMINOLE VALLEY NO. 2, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 33, Page 115, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

1. Restrictive covenants dated August 14, 1998, filed August 17, 1998 under Document Number 701551, Official Records and Volume 33, Page 115, Map Records of Hidalgo County, Texas.
2. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.
3. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Seminole Valley No. 2, recorded in Volume 33, Page 115, Map Records of Hidalgo County, Texas.
4. Easement for roadways, canals, drainage ditches etc., as shown by instrument dated November 4, 1917, recorded in Volume 60, Page 689 and dated March 8, 1917, recorded in Volume 67, Page 528, Deed Records of Hidalgo County, Texas.
5. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Dorothy Foster Sanders to Trace Exploration, Inc., dated January 9, 1989, recorded in Volume 2712, Page 473, Official Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in Seismic Lease Option Agreement executed by John H. Sanders, Trustee of the John H. and Dorothy F. Sanders Family Living Trust, et al to Samson Lone Star Limited Partnership, dated October 28, 1997, filed December 30, 1997 under Document Number 645212, Official Records of Hidalgo County, Texas. By instrument dated September 19, 1998, filed December 29, 1998 under Document Number 735219, Official Records of Hidalgo County, Texas, said Seismic-Lease Option Agreement were extended.
7. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Hidalgo County Irrigation District No. 2 to Samson Lone Star Limited Partnership, dated March 4, 1999, filed May 13, 1999 under Document Number 773520 and Correction Memorandum of Oil and Gas Lease, filed November 2, 1999 under Document Number 819759, Official Records of Hidalgo County, Texas.
8. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Dorothy F. Sanders, Individually and John H. Sanders and Dorothy F. Sanders, Trustee of the John H. and Dorothy F. Sanders Family Living Trust to Samson Lonestar Limited Partnership, dated October 29, 1999, filed September 9, 1999 under Document Number 805461, Official Records of Hidalgo County, Texas.

9. Terms, stipulations and conditions as disclosed by Certificate of Resolution and Order of Hidalgo County Irrigation District No. 2, dated February 15, 2001, filed May 30, 2001 under Document Number 974331, Official Records of Hidalgo County, Texas.
10. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated December 11, 1999, filed July 14, 2000 under Document Number 888450 and dated November 7, 2001, filed December 18, 2001 under Document Number 1034317, Official Records of Hidalgo County, Texas.
11. Mineral and/or royalty reservation contained in deed dated March 31, 1998, filed April 8, 1998 under Document Number 668259, Official Records of County, Texas.
12. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
13. Taxes for the years 2011 and subsequent thereto, the payment of which Grantee assumes.

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

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

WITH THE EXCEPTION OF THE WARRANTY OF TITLE SET FORTH HEREIN, GRANTOR MAKES NO REPRESENTATION OR WARRANTY TO GRANTEE WITH RESPECT TO THE PROPERTY, THE FITNESS OR CONDITION OF THE PROPERTY FOR ITS INTENDED USE, COMPLIANCE WITH APPLICABLE LAW, RULES, REGULATIONS, ORDERS OR ORDINANCES OF GOVERNMENTAL AUTHORITY OR APPLICABLE INDUSTRY CODES, ACTUAL LOCATION OF IMPROVEMENTS, OR UTILITY EASEMENTS OR UTILITY LINES OR OTHERWISE WITH RESPECT TO THE PROPERTY. THE PROPERTY IS CONVEYED IN AS-IS, WHERE-IS CONDITION.

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




 NORMA ALICIA BUENROSTRO

(ACKNOWLEDGMENT)

State of Texas
 County of Hidalgo

This instrument was acknowledged before me on the 7th day of October, 2011, by NORMA ALICIA BUENROSTRO.





 Notary Public, State of Texas

PREPARED BY:

Law Office of Richard S. Talbert
 612 S. Texas
 Weslaco, TX 78596-6222
 (956) 968-1578
 (956) 968-0698 (Fax)
 Email: rstlaw@bizargv.rr.com

File No. 6979/126,686vlt

Warranty Deed with Vendor's Lien
 Page 2 of 2

AFTER RECORDING RETURN TO:

Mr. & Mrs. Miguel A. Hernandez
 2914 McCormack Drive
 Edinburg, TX 78541

CHARGE RECORDING TO:

Valley Land Title Co.
 2300 W. Pike Blvd., Ste. 104
 Weslaco, TX 78596

Chapter 232 Texas LGC Application

APPLICATION NO:

4-11128

Nov. 21, 2011

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

S2440-02-000-0001-00

[1] OWNER: HERNANDEZ, MIGUEL A. & EVANG

1901 BAHAMAS APT. 2
EDINBURG, TX. 78539

Telephone No. 624-6900

[7] LEGAL DESC./NAME OF SUBDIVISION
SEMINOLE VALLEY #2 LOT 1

LOCATION: 0 R. LONGORIA & OWASSA

[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.: \$28,000

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

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 40' . BFE 100.00, ELEVATION AS PER FEMA

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____

TOTAL AMOUNT \$30.00

Light []

Water []

Flood Zone: NO

Panel No. /Suffix: _____

Pct: 4

Community No.: _____

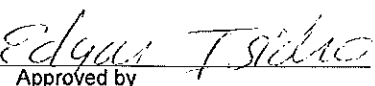
Certification of Elevation

Required: YES NO BFE

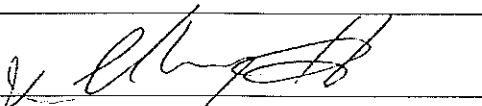
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures 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 11/21/11
Date



Approved by 11/21/11
Date



Signature of Owner or Applicant 11-21-11
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.