

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Felipa Serna & Gabriel Serna C/O Omar Losoya	4-11382
2.	Emelina Espinoza Flores	4-11341
3.	Carlos Trevino C/O Cynthia Ramon	2-1382
4.	Maria L. Diaz	4-11385
5.	Maria R. Casados C/O Rosalinda Soto	4-11315
	COMM. COURT: March 20, 2012	



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 4-11382

### 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: Felipa Serna & Gabriela Serna & Omar Lozoya

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>3/13/12</u>

Address: 6704 N. Gwin Rd. Edinburg Tx 78542

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

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

Phone: (956) 380-6992 - (956) 3931400

Account/ESI No.: 100 327 894 163 486 96  
[ ] Temporary Pole [  ] Permanent Service

regarding the land described as:

Lot 1 Juan & Felipa Serna Subdivision

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

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

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- 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 02-17-12);  
 (verified by Marjorie Cordero);  
 (verified by 3-13-12 Phyllis Hernandez);  
 (verified by 3-12-12 Phyllis Hernandez);  
 (verified by Marjorie Cordero);

Mano  
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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Precinct 1 2 3 4

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

Application No: 4-11382

### 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: Felipa Serna, Gabriela Serna, + Omar Lozoya

Address: 6704 N. Swin Rd.

Edinburg, Tx 78542

Phone: (956) 380-6992 / (956) 393-1402

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

Lot 1 Juan + Felipa Serna Subdivision

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

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

Felipa Serna  
(Requesting Party (Signature))

3-12-12  
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:

03/13/12  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-11382

Mar. 9, 2012

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

J8230-00-000-0001-00

[ 1 ] OWNER: SERNA, JUAN R. & FELIPA C.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
JUAN & FELIPA SERNA LOT 01

7335 N. DOOLITTLE RD.  
EDINBURG, TX. 78542

Telephone No. 380-6992

LOCATION: 0 GWIN & B. RAMIREZ

[ 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.: \$15,000

[ 5 ] SIZE OF STRUCTURE: 900 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

Special Conditions: No construction allowed over any easements.  
MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 40' SIDE'S 15' REAR 15' FINISH FLOOR OF ELEV  
18" NATURAL GROUND.

FOR COUNTY USE ONLY  
APPLICATION FEES

Alex O. Castillo  
Prepared by

3-09-12  
Date

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

Light [X] Water [X]

T.J. Amedondo  
Approved by

3-08-12  
Date

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

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

Certification of Elevation  
Required:  YES  NO  BFE

Felipa C. Serna  
Signature of Owner or Applicant

3-10-12  
Date

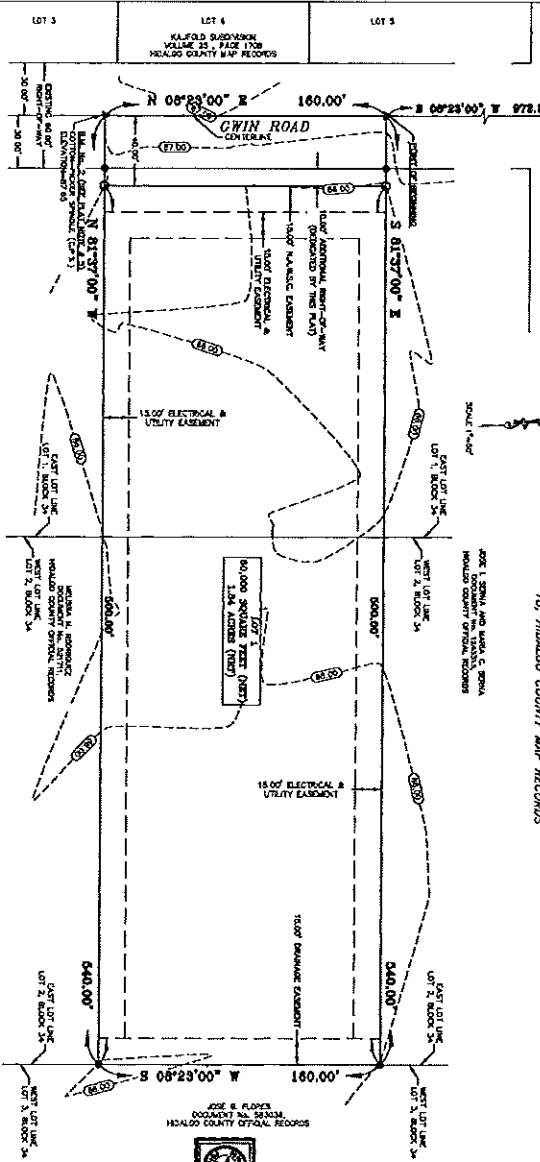
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures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

**JUAN & FELIPA SERNA SUBDIVISION**  
 OF 1.08 ACROSS THE TRACT OF LAND BEING A PORTION  
 OF LOT 3 AS PER MAP RECORDED IN HUALA COUNTY  
 MAP NO. 18, HUALA COUNTY MAP RECORDS



**GENERAL PLAT NOTES & RESTRICTIONS**

1. THE SUBDIVISION IS BEING PLATED BY THE SEVERAL OWNERS OF THE LAND SHOWN HEREON AS INDICATED BY THE SHADING THEREON.
2. THE SUBDIVISION IS BEING PLATED AS A RESUBDIVISION OF THE TRACT OF LAND BEING A PORTION OF LOT 3 AS PER MAP RECORDED IN HUALA COUNTY MAP NO. 18, HUALA COUNTY MAP RECORDS.
3. THE SUBDIVISION IS BEING PLATED AS A RESUBDIVISION OF THE TRACT OF LAND BEING A PORTION OF LOT 3 AS PER MAP RECORDED IN HUALA COUNTY MAP NO. 18, HUALA COUNTY MAP RECORDS.
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19. THE SUBDIVISION IS BEING PLATED AS A RESUBDIVISION OF THE TRACT OF LAND BEING A PORTION OF LOT 3 AS PER MAP RECORDED IN HUALA COUNTY MAP NO. 18, HUALA COUNTY MAP RECORDS.
20. THE SUBDIVISION IS BEING PLATED AS A RESUBDIVISION OF THE TRACT OF LAND BEING A PORTION OF LOT 3 AS PER MAP RECORDED IN HUALA COUNTY MAP NO. 18, HUALA COUNTY MAP RECORDS.

READ FOR RECORD IN  
 HUALA COUNTY  
 COUNTY CLERK  
 ON 12/20/2011  
 AS A RESUBDIVISION OF THE TRACT OF LAND BEING A PORTION OF LOT 3 AS PER MAP RECORDED IN HUALA COUNTY MAP NO. 18, HUALA COUNTY MAP RECORDS

FOR RECORD IN  
 HUALA COUNTY  
 COUNTY CLERK  
 ON 12/20/2011  
 AS A RESUBDIVISION OF THE TRACT OF LAND BEING A PORTION OF LOT 3 AS PER MAP RECORDED IN HUALA COUNTY MAP NO. 18, HUALA COUNTY MAP RECORDS

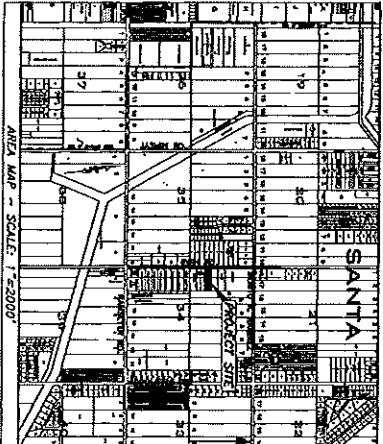
THE STATE OF CALIFORNIA, COUNTY OF HUALA  
 I, COUNTY CLERK, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON 12/20/2011 AT 10:00 AM. I HAVE COMPARED THE COPY WITH THE ORIGINAL AND FOUND THEM TO BE IDENTICAL.

*Luis Rodriguez*  
 COUNTY CLERK



*Felipa Serna*  
 NOTARY PUBLIC  
 STATE OF CALIFORNIA  
 COMMISSION EXPIRES NOVEMBER 23, 2012

LEGEND	
○	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
○	FOUND COTTON-TICKER
○	POWER POLE
○	UTILITY WIRE
○	WATER METER
○	FENCE
○	NATURAL FLOW
○	NATURAL GROUND
○	EDGE OF PAVEMENT (TOP)
○	EDGE OF DRIVE (TOP)



**PERSONAL CONTACTS**

NAME	PHONE	ADDRESS
JUAN S. SERNA & FELIPA S. SERNA	(760) 325-2222	12345 SANTA FE ROAD, SANTA FE, CA 92086
JOHN WATSON ENGINEERING, INC.	(760) 325-2222	12345 SANTA FE ROAD, SANTA FE, CA 92086
JOHN WATSON ENGINEERING, INC.	(760) 325-2222	12345 SANTA FE ROAD, SANTA FE, CA 92086

**DATE OF PREPARATION, NOVEMBER 20, 2011**

**NO DATA SURVEYING**

**JOHN WATSON ENGINEERING, INC.**

**12345 SANTA FE ROAD, SANTA FE, CA 92086**

**PH: (760) 325-2222**

**WWW.JWENGINEERING.COM**



# PLANNING DEPARTMENT

## County of Hidalgo

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: 4-11341  
02-24-12

### 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: EMELINA, ESPINOZA, FLORES

Address: 6218 GOLD AVE.  
Edinburg  
TEXAS - 78542

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

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>2 17 12</u>

Water Supplier: NAWSC

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

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

regarding the land described as:

2812 & B. RAMIREZ - SUBDIVISION ANGLE LOT #7

on 3-7-, 2012, 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 4-21-12;

(verified by Flora W. Castillo);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flora W. Castillo);

Flora W. Castillo  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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956-205-7049

Precinct 1 2 3 4

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

Application No: 4-11341

### 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: EMELINA, ESPINOZA, FLORES

Address: 6218 GOLD AVE.

EDINBURG, TEXAS 78542

Phone: (956) 681-6346

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

28124 B. RAMIREZ - SUBDIVISION ANGLE LOT # 7

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

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

EMELINA ESPINOZA 3-7-2012  
Requesting Party (Signature) Date

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

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

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

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

3/7/12  
Date

Raul E. Sesin  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-11341  
Feb. 24, 2012

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

A8533-00-000-0007-00

[ 1 ] OWNER: ESPINOZA, EMELINA F.  
  
6218 GOLD AVE.  
EDINBURG, TX. 78542  
Telephone No. 681-6346

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
ANGLE LOT#07

LOCATION: 0 2812 & B. RAMIREZ

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$3,000

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

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES.HOME.ZONE.X-29

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS AS PER COUNTY  
STATE CITY FEMA & SETBACKS.FRONT 40' SIDE 6'  
REAR 60'.

### 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.

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: February 15, 2012

Grantor: B & B Enterprises, a Texas General Partnership and Vicki B. Shields, formerly known as Vicki Ann Bonham Hyde  
Grantor's Mailing Address:  
P.O. Box 226  
Hargill, Texas 78549

Grantee: Emelina Espinoza Flores

Grantee's Mailing Address (including county):  
6218 Gold Avenue  
Edinburg, Texas 78542  
Hidalgo County, Texas

2281296

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-Seven Thousand Four Hundred Dollars and No Cents (\$37,400.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Robert Geissler, Trustee.

Property (including any improvements):

Lot(s) 7, Angle Subdivision, as shown by the map or plat thereof recorded in Volume 51, Pages 109-110, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Angle Subdivision, as shown on the plat thereof, recorded in Volume 51, Pages 109-110, of the Map records of Hidalgo County, Texas; and
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

**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.

... 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.

If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

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.

B & B Enterprises, a Texas General Partnership

BY: Vicki B Shields  
Vicki B. Shields, Partner

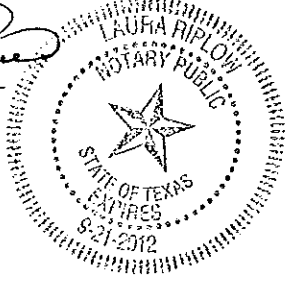
Vicki B Shields  
Vicki B. Shields, individually

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 15<sup>th</sup> day of February, 2012, by Vicki B. Shields, individually and as a partner of B & B Enterprises, a Texas General Partnership and Vicki B. Shields, a Texas General Partnership.

Laura Ripplow  
Notary Public, State of Texas





# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 ② 3 4

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

Application No: 2-1382

### 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 Name: Carlos Trevino  
Cynthia Ramon

Address: 1203 Morningset  
San Juan Tx 79589

Phone: (956) 313-1896

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No: <u>[Signature]</u>	Authorized Signature	Authorized Signature
Date Approved: <u>1 / 1</u>		<u>Sewer system</u> <u>3 18 11</u>

Water Supplier: North Alamo Water Supply Corporation

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: # 245829-003  
 Temporary Pole       Permanent Service

regarding the land described as: El Dorado Heights III Lot # 220

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

(Date approved 01-20-04);

(verified by [Signature]);

(verified by Chardo Ram);

(verified by Chardo Ram);

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

Precinct 1 2 3 4

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

Application No: 2-1382

### 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: Carlos Treviño c/o Cynthia Neumon  
Address: 3014 W. 46th st  
Mission Tx 78572  
Phone: (956) 451-9314

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

Ebora Heights III Lot# 220

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

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

c/o Cynthia Neumon

Carlos Treviño  
Requesting Party (Signature)

3-6-12  
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:

03/13/2012  
Date

Mari [Signature]  
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN 1598863

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 9, 2006

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

Grantee: CARLOS ANTONIO TREVINO  
First Grantee's Social Security Number: 465-83-7211

Grantee's Phone Number: (956) 451-9314  
Grantee's Mailing Address (including county):  
3016 W. 46TH ST.  
Mission, Texas 78572  
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) 220, 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.

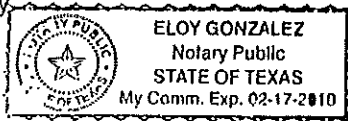
Eldora Heights, L.L.C., a Texas Limited Liability Company

BY: John G. Phillips  
John G. Phillips, President

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 9 day of March, 2006, 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



Eloy Gonzalez  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Eldora Heights, L.L.C.  
P.O. Box 5848  
McAllen, Texas 78502

# Chapter 232 Texas LGC Application

APPLICATION NO:  
2-1382  
Mar. 1, 2012

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

E5038-03-000-0220-00

[ 1 ] OWNER: TREVINO, CARLOS ANTONIO  
RAMON, CYNTHIA  
3016 W. 46TH ST.  
MISSION, TX. 78574

Telephone No. 451-9314

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
ELDORA HEIGHTS #3 LOT 220

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 R. LONGORIA & C. CHAVEZ

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: PUBLI

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

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 5 ] SIZE OF STRUCTURE: 520 Sq. Ft.

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

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

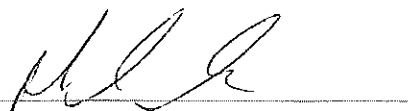
[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS ASPER COUNTY  
STATE CITY FEMA & SETBACKS. FRONT 20' SIDE 6'  
REAR 20'. 18" ELEVATION AS PER FEMA

### FOR COUNTY USE ONLY APPLICATION FEES

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

Prepared by



03-01-12  
Date

Light [ ] Water [ ]

Flood Zone: MI  
Panel No. /Suffix: 425 C Pct: 2

Aaron Hernandez 02-28-12  
Approved by Date

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

  
Signature of Owner or Applicant

3-1-12  
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 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

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

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

Precinct 1 2 3 4

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

Application No: 4-11385

### 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: MARIA L. DIAZ

Address: 7051 E ANDERSON  
DOWNA TX 78516

Phone: 956-884-1027

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

Water Supplier: NORTH ALAMO

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

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

regarding the land described as:

7112 HALBERT LOT #19 LOT #2

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

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

- 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 05-02-94)  
 (verified by Mary Cepeda);  
 (verified by Mary Cepeda);  
 (verified by Mary Cepeda);  
 (verified by Mary Cepeda);

Maria Diaz  
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: 4-11385

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

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

#### PARTY MAKING REQUEST:

Name: MARIA L. DIAZ

Address: 1051 E ANDERSON

DONNA TX 78516

Phone: (956) 884-1027

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

HIL HARRET sub. lot 19 Lot H 2

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

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

Maria L. Diaz  
Requesting Party (Signature)

03-09-2012  
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:

03/13/12  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-11385

Mar. 9, 2012

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

H3476-00-000-0002-00

[ 1 ] OWNER: FUENTES, MARCO A & LORENA  
MARIA LOURDES DIAZ  
1051 E. ANDERSON  
DONNA TX., 78537

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
HILL-HALBERT LOT 19 LOT 2

Telephone No. 884-1027

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N A L

[ 9 ] CONSTRUCTION TYPE: META

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

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

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

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RESIDENTIAL C-44

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT 30' REAR 265' SIDES 10' 18" TOP OF STREET

## FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

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

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

Certification of Elevation  
Required:  YES  NO  BFE

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

Prepared by Edgar Ferrillo Date 3-9-12

Approved by Arro Hernandez Date 2-24-12

Signature of Owner or Applicant X Maria L. Diaz Date 3-9-12

### [ NOTICE ]

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

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

**NOTICE OF CONFIDENTIALITY RIGHTS:**

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

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

**Date:** November 29, 2006

**Grantor:** Kyle Bennett, Individually and as Trustee for the Kyle Bennett Living Trust

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

**Grantee:** Laura Elia Vasquez and Maria Lourdes Diaz

**Grantee's Mailing Address (including county):** 440 Fleetwood, Alamo, Hidalgo County, Texas 78516

**Consideration:** TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration and a note of even date that is in principal amount of FIFTY THOUSAND 00/100<sup>TH</sup> DOLLARS (\$50,000.00), plus a second note in the principal amount of TEN THOUSAND AND 00/100 to be paid on December 31, 2007, and is executed by Grantees, payable to order of Grantor. Both notes are secured by a vendor's lien retained in this deed and by deed of trust of even date from Grantee's to RAMONA FLORES, Trustee.

**Property (including any improvements):**

All of Lot 1 and 2, HILL-HALBERT LOT 19 SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 29, Page 15, Map Records of Hidalgo County, Texas.

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

- (1) Subject to any and all Oil and Gas Leases of record, if any.
- (2) Easements, rights, rules and regulations in favor of Hidalgo County Water Improvement District.
- (3) Visible and apparent easements on or across the subject property.
- (4) Taxes for the year 2006 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.

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

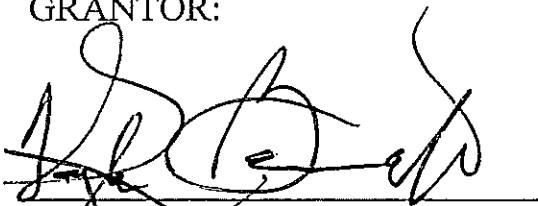
But it is expressly agreed that the **VENDOR'S LIEN**, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

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

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

**NOTE CONCERNING CORRECTION:** This deed is being filed again for record as a correction deed to correct certain incorrect information and to substitute for the deed as originally recorded clerk's #1561899, Official Records Hidalgo County, Texas on December 30, 2005. The following incorrect information is being corrected: when this deed was first recorded Considerations had only \$50,000.00 principal amount and \$10,000.00 were missing now \$10,000.00 were added which are to be paid by December 31, 2007. Other than the stated correction, no changes were made in the deed as originally recorded, and the effective date of this correction relates back to the effective date of the deed being corrected.

GRANTOR:

  
\_\_\_\_\_  
Kyle Bennett, Individually and as  
Trustee for the Kyle Bennett Living  
Trust

GRANTEE:

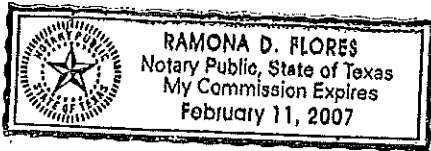
  
\_\_\_\_\_  
LAURA ELIA VASQUEZ

  
\_\_\_\_\_  
MARIA LOURDES DIAZ

ACKNOWLEDGEMENT

The State of Texas §  
County of Hidalgo §

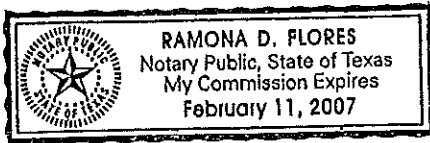
This instrument was acknowledged before me this 8<sup>th</sup> day of December  
2006, by Kyle Bennett, Individually and as Trust for the Kyle Bennett Living Trust.



*Ramona D. Flores*  
Notary Public in and for  
Hidalgo County, Texas

The State of Texas §  
County of Hidalgo §

LAURA ELIA VASQUEZ AND MARIA LOUDES DIAZ acknowledged this instrument  
before me this 8<sup>th</sup> day of December 2006.



*Ramona D. Flores*  
Notary Public in and for  
Hidalgo County, Texas

After Recording Return To:  
Bennett Investments  
P.O. Box 365  
La Blanca, Texas 78558



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 4-11315

### 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:

Owner: Maria R. Casarillo  
Name: Rosalinda Soto

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>3 / 13 / 12</u>

Address: 6417 Soledad DR.  
Edinburg TX 78541

Water Supplier: CITY OF EDINBURG UTILIT

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

Phone: 956 599 2411

Account/ESI No.: 10032789468199075  
 Temporary Pole  Permanent Service

regarding the land described as:

Paloma del valle #3 Lot 134

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

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

YES  
YES  
YES

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

(Date approved 7/1/7);  
(verified by Flore Castillo);  
(verified by Flore Castillo);

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 Flore Castillo);

Flore Castillo  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

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956-205-7049

Precinct 1 2 3 4

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

Application No: 4-11315

### 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: Owner: Maria R. Casados

Name: Rosalinda Soto Gonzalez

Address: 8417 Soledad.

Edinburg, Tx 78541

Phone: 956 5992911

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

Paloma Del Valle #3 lot 134

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Rosalinda Soto  
Requesting Party (Signature)

3-13-012.  
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

3-23-12  
Date

How. Castillo  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-11315

Feb. 14, 2012

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

P3112-03-000-0134-00

[ 1 ] OWNER: CASADOS, MARIA ROSA

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION
PALOMA DEL VALLE #3 LOT 134

6417 SOLEDAD DR.
EDINBURG TX, 78539

Telephone No. 599-2411

LOCATION: 0 SEMINARY & FM 2812

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE

01- RESIDENTIAL NEW SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$1,400

[ 5 ] SIZE OF STRUCTURE: 936 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES
NO

[ 6 ] USE OF BUILDING: RES X-01

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT 25' REAR 10' SIDES 6'

FINISH FLOOR ELEV 18" TOP OF CURB

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: 0325D

Pct: 4

Community No.: 480334

Certification of Elevation

Required: YES NO BFE

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

Handwritten signature of preparer

Prepared by

2-14-12

Date

Handwritten signature: ERAN CEJALLOS

Approved by

2-10-12

Date

Handwritten signature: Rosalinda Soto Gl.

Signature of Owner or Applicant

2-14-12

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.

WARRANTY DEED WITH VENDOR'S LIEN

2276929

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.

Unofficial

Date: January 10, 2012

Copy

Grantor: Paloma Del Valle II, Ltd.

Grantor's Mailing Address (including county): 13201 N. 23rd Street  
Edinburg, Texas 78541  
Hidalgo County

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

On: Feb 01, 2012 at 08:45A.

As a Recording

Grantee: Maria Rosa Casados and

Document Number: 2276929  
Total Fees: 20.00

Receipt Number - 1251928  
By: Ismael Hidalgo, Deputy

Grantee's Mailing Address including County: 1904 Pecador Dr.  
Edinburg, TX 78541  
Hidalgo

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of NINETEEN THOUSAND NINE HUNDRED EIGHTY-NINE AND 64/100 DOLLARS (\$19,989.64) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to David Crook, Attorney at Law, Trustee.

Subject to Prior Lien(s) (including recording information): A lien in favor of Texas State Bank as recorded in the Deed of Trust dated August 11, 2006, as Document number 1655705, in the Official Records of Hidalgo County, Texas, and all renewals, extensions, transfers or alterations thereof.

Property (including any improvements): Lot 134 of Paloma Del Valle Phase III Subdivision, according to the map recorded in Volume 53, Pages 133-136, Hidalgo County Map Records, Hidalgo County, Texas. SAVE AND EXCEPT all of the Oil, Gas and other Minerals.

Reservations From and Exceptions to Conveyance and Warranty: Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes; but not subsequent assessments for the current and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

1. Restrictive Covenants Recorded as Document 1784511 in the Official Records of Hidalgo County, Texas.
2. Taxes for the year 2012 and all subsequent years.
3. Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District in which the property is located.
4. Subject to any and all valid and existing restrictions, easements, rights-of-way, reservations,



AFFIDAVIT

STATE OF TEXAS

COUNTY OF HIDALGO

I Maria Rosa Casado with this affidavit acknowledge that Rosalinda Soto Gonzalez has fully authority to apply for a development application at the property located at Lot 134 of Paloma Del Valle Phase III Subdivision, according to the map recorded in Volume 53 , Pages 133-136, Hidalgo County Map Records, Hidalgo County, Texas. And to submit this application with the Hidalgo County Planning Department. With this application I am indemnifying Hidalgo County and it's employees should any negative consequences take place as a result of my authorization to allow Rosalinda Soto Gonzalez to apply for a permit with Hidalgo County.

Maria Rosa Casado Davila

Maria Rosa Casado

Rosalinda Soto Gonzalez

Rosalinda Soto Gonzalez

SWORN TO AND SUBSCRIBED before me the undersigned authority on this the 7<sup>th</sup> day of February 2012.



Layla L. Villasenor

Layla L. Villasenor State of Texas