

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	DIEGO GARCIA	1-8774
2.	JOSE E. GARCIA	1-8787
3.	JESSICA NORIEGA	1-8689
4.	YURI RAMIREZ	1-8763
5.	PROYECTO AZTECA	1-8532
6.	MARIA I. MUNOZ	1-8716
7.	JOSE M. LEYJAS/ CO GONZALO SERNA	1-8080
8.	ROBERT RIVERA	1-8770
COMM. COURT:MARCH 27, 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 **2 3 4**

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

Application No: 1-8774

### 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: Diego Garcia

Address: 1201 E mare rd  
Pharr TX 78577

Phone: 956,569,1778

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

Water Supplier: M/AWSC

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

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

regarding the land described as:

Rincon del valle Lot#44

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 09-6-94);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Rev. 02-19-10

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Precinct 1 2 3 4

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

Application No: 1-8774

### 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: Diego Garcia

Address: 1201 E Moore Rd  
Pharr TX

Phone: 956 569 1778

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

Rincon del valle Lot 4/4

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

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

Diego Garcia  
Requesting Party (Signature)

3/16/12  
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:

3/20/12  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-8774

Mar. 16, 2012

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

R2847-00-000-0044-00

[ 1 ] OWNER: GARCIA, DIEGO  
URIBE, YARIME  
445 RIO GRANDE CIRCLE  
ALAMO TX 78516

Telephone No. 569-1778

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
RINCON DEL VALLE LOT 44

LOCATION: 0 TOWER RD. & MINNESSOTA RD

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$35,000

[ 5 ] SIZE OF STRUCTURE: 1,344 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES. ZONE C-44

**Special Conditions: No construction allowed over any easements.**  
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:30' REAR:40' SIDE:7'  
MIN. ELEV. ABOVE TOP OF CENTERLINE OF ST. 18"

FOR COUNTY USE ONLY  
APPLICATION FEES

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

Light [X] Water [X]

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

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

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

Prepared by [Signature] Date 3/16/12

Approved by [Signature] Date 2/15/12

Signature of Owner or Applicant [Signature] Date 3/14/12

[ 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 YOUR DRIVER'S LICENSE NUMBER.**

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

Date: January 27, 2012

Grantor: BOB A. GASTON

Grantor's Mailing Address: (including county)

P. O. Box 2428  
Edinburg, Texas 78540  
Hidalgo County, Texas

Grantee: DIEGO GARCIA AND YARIME URIBE

First Grantee's Social Security Number: on file

Second Grantee's Social Security Number: on file

Grantee's Home Phone Number:

Grantee's Work Phone Number:

Grantee's Mailing Address (including county):

1201 E. More Rd  
Pharr, Texas 78577  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty Eight Thousand Three Hundred Sixty and 00/100 Dollars (\$28,360.00), 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 Dennis E. Hendrix, Trustee.

Property (including any improvements):

Lot(s) 44, Rincon Del Valle Subdivision, Hidalgo County, Texas, according to the map recorded in Volume 29, Page 122, 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. 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 on 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;

**COPY**

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.

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.

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 the singular and 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 improvement; (iii) the quality of the labor and materials included in any improvements; (iv) the soil condition; 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 content, requires, singular nouns and pronouns include the plural.



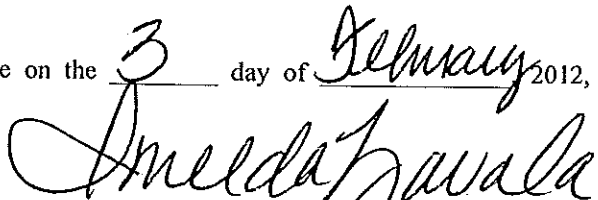
BOB A. GASTON

(Acknowledgment)

State of Texas

County of Hidalgo

This instrument was acknowledged before me on the 3 day of February 2012, by BOB A. GASTON.

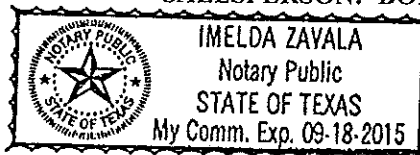


Notary Public, State of Texas

AFTER RECORDING RETURN TO:

BOB A. GASTON  
P. O. BOX 2428  
EDINBURG, TEXAS 78540

SALESPERSON: BOB A. GASTON





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Rev. 02-19-10

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

Precinct 2 3 4

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

Application No: 1-8787

### 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 E. Garcia  
Address: 51 Buen Gusto  
St. Alamo TX  
78516  
Phone: 533 1335

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

Water Supplier: North Alamo Water Supply  
Utility Provider:  M.V.E.C.  AEP CPL  
Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

regarding the land described as:

Buen Gusto lot # 51

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; (Date approved 1-18-07);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Gilbert Peking);
- 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]);
- 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 [Signature]);
- 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 [Signature]);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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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: 1-8787

### 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 E. Garcia

Address: ~~XXXXXXXXXX~~ 51  
Buen Gusto St. Alamo TX, 78516

Phone: 533-1335

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

51 Buen Gusto St. Alamo TX 78516 / Buen Gusto 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

[Signature]  
Requesting Party (Signature)

3-20-12  
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:

3/20/12  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 1-8787 Mar. 20, 2012

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

B5015-00-000-0051-00

[ 1] OWNER: GARCIA, JOSE E. GARCIA, AARON 91BUEN GUSTO ALAMO TX 78516 Telephone No. 533-1335

[ 7] LEGAL DESC./NAME OF SUBDIVISION BUEN GUSTO LOT 51

LOCATION: 0 BORDER & RIDGE .

[ 2] CONTRACTOR: SELF

[ 8] SEWAGE: EXIST

[ 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.: \$25,000

[ 5] SIZE OF STRUCTURE: 1,417 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[ 6] USE OF BUILDING: REST. ZONE B-25

Special Conditions: No construction allowed over any easements. MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS SETBACKS FRONT:25' REAR:35' SIDE:6' MIN. ELEV. ABOVE TOP OF CURB 18"

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

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

Community No.:

Certification of Elevation Required: YES NO BFE

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

Prepared by Date

Approved by Date

Signature of Owner or Applicant Date

[ NOTICE ]

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

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

COPY

**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 you Driver's License Number.**

**Date:** December 01, 2011

**Grantor:** The Pablo Munoz Living Trust

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

Pablo Munoz, Trustee  
PO Box 720212  
McAllen, Texas 78504  
Hidalgo County

**Grantee:** Jose E. Garcia  
Aaron Garcia

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

510 Jaguar Dr.  
Alamo, Texas 78516  
Hidalgo County

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of \$29,000.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to David Crook, Trustee.

**Property (including any improvements):**

LOT # 51 , BUEN GUSTO SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 49, PAGES 27-29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

THE FOLLOWING SPECIAL RESTRICTIVE COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE GRANTEES, THEIR HEIRS AND ASSIGNS: ONLY ONE SINGLE-FAMILY DWELLING MAY BE SITUATED ON EACH LOT.

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

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

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

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or

assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

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

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

The Pablo Munoz Living Trust

Pablo Munoz  
Pablo Munoz, Trustee

**ACKNOWLEDGMENT**

STATE OF TEXAS II

COUNTY OF HIDALGO II

This instrument was acknowledged before me on DECEMBER 1, 2011 by PABLO MUNOZ, Trustee, for the Pablo Munoz Living Trust.

Mario Gaona  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
Pablo Munoz, Trustee  
PO Box 720202  
McAllen, Texas 78504



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Precinct ① 2 3 4

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

Application No: 1-8659

### 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:

Light Only → Name: Jessica Noriega  
Rodolfo Flores Construction

Address: 5145 S. FM 491  
Mercedes, TX 78570

Phone: 956-975-7918

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

Water Supplier: MILITARY

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

Account/ESI No.: 10032789424691415  
 Temporary Pole  Permanent Service

regarding the land described as:

Rio Rico Acres East lot#38

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; (Date approved 2-24-04);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Gilbert Pecina);
- 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]);
- 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 [Signature]);
- 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 [Signature]);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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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: 1-8659

### 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: Jessica Norriega

Address: 5145 S. FM 491

Mercedes, TX 78570

Phone: 956-975-7918

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

Bio Rico Acres East lot #38

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

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

Jessica Norriega  
Requesting Party (Signature)

3-15-12  
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:

3/20/12  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-8659

Feb. 17, 2012

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

R3118-00-000-0038-00

[ 1 ] OWNER: NORIEGA, JESSICA  
CABRERA, JESSE  
P.O BOX 130  
DONNA TX 78570

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
RIO RICO ACRES EAST LOT 38

Telephone No.

LOCATION: 0 MILE 4

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$397,500

[ 5 ] SIZE OF STRUCTURE: 7,224 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: REST. ZONE C-25

**Special Conditions: No construction allowed over any easements.**  
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:50' REAR:40' SIDE:10' SIDE:10'  
MIN. ELEV. ABOVE TOP OF PAVEMENT 18"

FOR COUNTY USE ONLY  
APPLICATION FEES

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

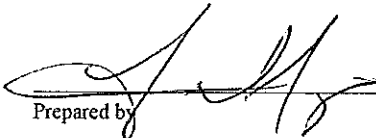
Light [X] Water [X]

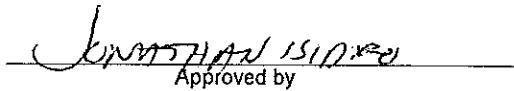
Flood Zone: NO  
Panel No. /Suffix: 0425C Pct: 1

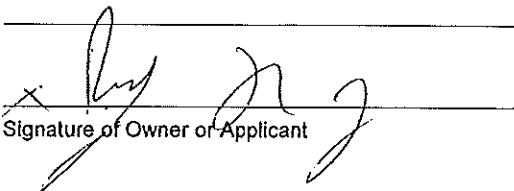
Community No.: 480334

Certification of Elevation  
Required: \_\_\_ YES  NO \_\_\_ BFE

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

 \_\_\_\_\_  
Prepared by \_\_\_\_\_ Date 2/17/12

 \_\_\_\_\_  
Approved by \_\_\_\_\_ Date 2/8/12

 \_\_\_\_\_  
Signature of Owner or Applicant \_\_\_\_\_ Date 2-17-12

[ 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.

CHARGE SIERRA TITLE  
STC MW GF# 3141402

**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 10, 2011

Grantor: ENCARNACION ALVARADO and wife, ZENAIDA CEPEDA DE ALVARADO

Grantor's Mailing Address: 1913 Sabal Palm Dr.  
Mercedes, Texas 78570  
Hidalgo County

Grantee: JESSICA NORIEGA and husband, JESSE CABRERA

Grantee's Mailing Address: P.O. Box 130  
Mercedes, Texas 78570  
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):

Lot 38, RIO RICO ACRES EAST SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 44, Pages 125 through 127, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on March 25, 2004, under Clerk's File No. 1313891.
2. Right-of-Way Easement granted by Elizabeth Levingston, et al to Carthage Hydrocol, Inc., et al by instrument dated February 24, 1949, recorded in Volume 658, Page 113, Deed Records of Hidalgo County, Texas.
3. Right-of-Way Easement granted by Amoco Chemistry Corporation to Seadrift Pipeline Corporation, by instrument dated December 30, 1958, recorded in Volume 933, Page 344, Deed Records of Hidalgo County, Texas.

4. A fifteen foot (15') Utility Easement along the West side of subject property as shown on plat recorded in Volume 44, Pages 125 thru 127, Map Records of Hidalgo County, Texas.
5. A fifteen foot (15') Utility Easement to M.H.W.S.C. along the East side of subject property as shown on plat recorded in Volume 44, Pages 125 thru 127, Map Records of Hidalgo County, Texas.
6. A twenty five (25') Drainage Swale Easement along the West side of subject property as shown on plat recorded in Volume 44, Pages 125 thru, 127 Map Records of Hidalgo County, Texas.
7. An additional twenty foot (20') Right-of-Way Easement along the East side of subject property as shown on plat recorded in Volume 44, Pages 125 thru 127, Map Records of Hidalgo County, Texas.
8. Easements, rights, rules, and regulations in favor of Hidalgo and Cameron Counties Irrigation District No. 9.
9. A fifty foot (50') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 44, Pages 125 thru 127, Map Records of Hidalgo County, Texas.
10. A ten foot (10') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 44, Pages 125 thru 127, Map Records of Hidalgo County, Texas.
11. A twenty five foot (25') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 44, Pages 125 thru 127, Map Records of Hidalgo County, Texas.
12. Oil and Gas Lease dated October 12, 1951, from Eldon B. Smith et al to Hale Schaleben recorded in Volume 102, Page 417, Oil and Gas Lease Records of Hidalgo County, Texas.
13. Oil and Gas Lease dated November 20, 1981, from Taormina Company to Hamilton Brothers Oil Company, recorded in Volume 413, Page 507, Oil and Gas Lease Records of Hidalgo County, Texas.
14. Oil and Gas Lease dated January 14, 2000, from Robert J. Salinas and wife, Laura Salinas to Rick Humphrey filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 1, 2000, under Clerk's File No. 850960.
15. All oil, gas, and other minerals reserved in Deed dated September 1, 1962, recorded in Volume 1044, Page 588, Deed Records of Hidalgo County, Texas.
16. Taxes for 2011 and subsequent years, 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.

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

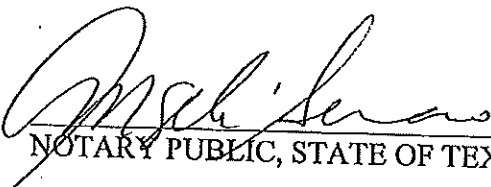
  
ENCARNACION ALVARADO

  
ZENAIDA CEPEDA DE ALVARADO

STATE OF TEXAS           §  
COUNTY OF HIDALGO   §   (Acknowledgment)

This instrument was acknowledged before me on this the 10<sup>th</sup> day of February, 2011, by ENCARNACION ALVARADO and ZENAIDA CEPEDA DE ALVARADO.



  
NOTARY PUBLIC, STATE OF TEXAS

**AFTER RECORDING, RETURN TO:**

**PREPARED IN THE LAW OFFICE OF:**

BARRY E. JONES  
301 S. Texas  
Mercedes, Texas 78570  
BEJ/#2011-007  
G.F. 3141402

BARRY E. JONES

U:\REAL ESTATE\2011 RE Files\Cabrera, Jesse 11-007\WARRANTY DEED.wpd



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct ① 2 3 4

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

Application No: 1-8763

### 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: Yuri Ramirez

Address: 3721 Seminole Way  
Mercedes TX 78570

Phone: 956 756-4979

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

Water Supplier: Mercedes

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

Account/ESI No.: 10032789471322186  
[ ] Temporary Pole [ ] Permanent Service

regarding the land described as:

Indian Hills lot #392

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 2-6-84);

(verified by Gilbert Pecina);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 02-19-10

Main Office  
1304 South 25<sup>th</sup> Street  
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Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

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

Precinct ① 2 3 4

Application No: 1-8763

### 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: Yuri Ramirez  
Address: 3721 Seminole Way  
Mercedes TX 78570  
Phone: 956 756-4979

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

Indian Hills 392 # Lot

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

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

Yuri Ramirez  
Requesting Party (Signature)

3-15-2012  
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:

3/20/12  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 1-8763 Mar. 15, 2012

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

I2230-00-001-0392-00

[ 1] OWNER: RAMIREZ, YURI

[ 7] LEGAL DESC./NAME OF SUBDIVISION INDIAN HILLS LOT 392 BLK 1

3560 KICKAPOO PLACE MERCEDES TX 78570

Telephone No. 756-4979

LOCATION: 0 491 & MILE 11

[ 2] CONTRACTOR: SELF

[ 8] SEWAGE: PUBLI

[ 3] WATER SYSTEM: CITY

[ 9] CONSTRUCTION TYPE: META

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

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

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

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[ 6] USE OF BUILDING: REST. ZONE X-20

Special Conditions: No construction allowed over any easements. MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS SETBACKS FRONT25' REAR:15' SIDE:6' SIDE:6' MIN. ELEV. ABOVE TOP OF CENTERLINE OF ST. 18"

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

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

Community No.:

Certification of Elevation Required: YES NO BFE

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

Prepared by Date

Approved by Date

Signature of Owner or Applicant Date

[ NOTICE ]

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

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

# WARRANTY DEED WITH VENDOR'S LIEN

2285779

DATE: February 20, 2012

GRANTOR: Robert L. Schwarz, not joined by my wife since the property herein conveyed constitutes no part of our legal homestead

GRANTOR'S MAILING ADDRESS: 4209 North 22nd Street  
McAllen, Hidalgo County, Texas 78504

GRANTEE: Yuri Ramirez

GRANTEE'S MAILING ADDRESS: 3560 Kickapoo Place  
Mercedes, Texas 78570

CONSIDERATION: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of Thirteen thousand Five hundred and NO/100 Dollars ( \$13500.00). 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 Victor R. Perez, Trustee.

PROPERTY (including any improvements):

Lot Three hundred Ninety Two (392), Block One (1), Indian Hills Subdivision, Hidalgo County, Texas, according to the map and plat of record in Volume 23 Page 180 and 181 and in Volume 24 page 81, Map Records of Hidalgo County, Texas;

RESERVATIONS FROM CONVEYANCE:

SAVE AND EXCEPT all oil, gas and other minerals, all geothermal energy, and wind energy and further SAVE AND EXCEPT (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.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

As shown on Exhibit "A" attached hereto and made a part hereof for all purposes.

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments other than conveyances of the surface fee estate, that affect the Property; and taxes for 2012 which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, 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 heir, 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.  
Restrictions: See Exhibit A

Those reservations and exceptions on Exhibit A attached hereto and made a part hereto for all purposes.

Grantor, as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative to regulate the structural integrity, appearance, and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (a) the Restrictions touch and concern the Property; (b) privity of estate exists by reason of the ownership of the Property; (c) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (d) the Restrictions are reasonable, their purposes being for the common benefit of Grantor, Grantee and the Affected Property Owners, who are

...ected by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the Property, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee, Affected Property Owners, and their successors and assigns forever.

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

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

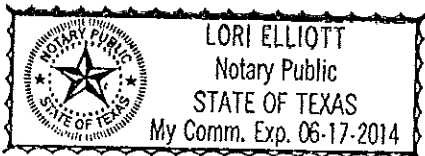
Grantee accepts the herein described property as is, where is and with all faults, and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (1) the condition the property or any element thereof, including, without limitation, warranties related to environmental conditions, suitability for habitation, merchantability or fitness for a particular purpose; (2) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, development potential or otherwise; (3) all warranties created by affirmation of fact or promise by any description of the property; and (4) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

*Robert L. Schwarz*  
-----  
Robert L. Schwarz

STATE OF TEXAS    ))

COUNTY OF HIDALGO   ))

This instrument was acknowledged before me on the *24<sup>th</sup>* day of *February*, *2012* by Robert L. Schwarz



*Lori Elliott*  
-----  
Notary Public, State of Texas  
Notary's name (printed) :

Notary's commission expires :

### BUYER'S ACCEPTANCE OF DEED 02-20-2012

The undersigned buyer(s) hereby accepts and consents to the form of Deed attached hereto including, but not limited to, the provision(s) concerning title exceptions contained therein, and acknowledges the same is in conformity with Buyer's intent, and the terms and provisions of same shall control in the event of any conflict of the contract Buyer has signed regarding the property described in the attached Deed.

*Yuri Ramirez*  
-----  
Yuri Ramirez

AFTER RECORDING RETURN TO :  
Harold Munal  
4209 North 22nd Street  
McAllen, Texas 78504

## EXHIBIT "A"

1. Minimum floor elevations, setback lines and utility easements as shown on the map of Indian Hills Subdivision, recorded in Volume 23, Page 180 and 181 and amended map recorded in Volume 24, Page 81, Map Records of Hidalgo County, Texas.
2. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9 and easements and restrictions as shown on the recorded and dedicated map of the above described subdivision.
3. Easement and Agreement in favor of Central Power and Light Company, dated January 23, 1984, recorded in Volume 1944, Page 183, Official Records of Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map.
4. Pipeline easement in favor of Rio Grande Valley Gas Company, as shown by instrument dated April 10, 1985, recorded in Volume 2123, Page 740, Official Records of Hidalgo County, Texas.
5. Right of Way Easements in favor of Hidalgo County as shown by instrument dated September 10, 1953, recorded in Volume 782, Page 561, Deed Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by D'Hemecourt Properties, Inc. to Southprot Exploration, Inc., dated March 15, 1982, recorded in Volume 415, Page 232, Oil and Gas Records of Hidalgo County, Texas.
7. Taxes for the year 2012, and all subsequent years and all subsequent assessments for prior years.
8. Subject to Subdivision regulations of the County of Hidalgo State of Texas and/or Zoning and Building Ordinances and Ordinances or government regulations of City holding extra-territorial jurisdiction of said property.
9. Agreement in favor of Valley Electric and Ice Company as set forth in instrument dated August 25, 1925, recorded in Volume 197, Page 291, Deed Records of Hidalgo County, Texas.
10. Agreement by and between Border Pipeline Company, Western Natural Gas Company and Rio Grande Valley Gas Company as to use of pipeline as set forth in instrument dated May 1, 1963, recorded in Volume 1115, Page 285, Deed Records of Hidalgo County, Texas.
11. Pipeline easement in favor of Mercedes Fuel Company as shown by instrument dated April 24, 1937 recorded in Volume 431, Page 254, Deed Records of Hidalgo County, Texas.
12. Terms, stipulations and conditions contained in Oil, Gas and Mineral lease executed by Euchariste M. D'Hemecourt, Individually and as Independent Executor of the Estate of George A. D'Hemecourt, Deceased, to Karl Hoblitzelle, dated February 1, 1956, recorded in Volume 184, Page 37, Oil and Gas Records of Hidalgo County, Texas.
13. Building restrictions, a copy of which has been reviewed with grantee(s) and which are recorded under Doc # 321859 in the office of the County Clerk of Hidalgo County, Texas.

AFTER RECORDING RETURN TO :

Harold Munal  
4209 North 22nd Street  
McAllen, Texas 78504

CERTIFICATE OF COMPLIANCE

Lot # 392

PROPERTY OWNER: RAMIREZ, YURI

LEGAL DESCRIPTION: INDIAN HILLS LOT 392

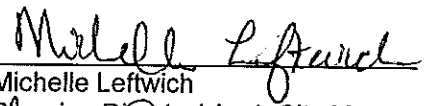
LOCATION: NORTH FM 491 AND MILE 11 NORTH

The herein-described property is within the City's jurisdiction.

This certification is issued based on the information provided by the applicant at the time the Certificate of Compliance was approved. However, the City did not do a title search or investigate any other matters related to the property. The applicant is encouraged to investigate for deed restrictions, subdivision restrictions, restrictive covenants or any other matters related to the property.

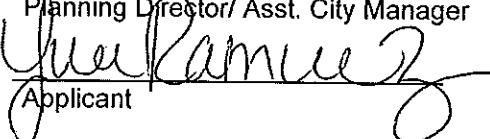
The issuance of this certificate is based on:

- \_\_\_ 1. July 21, 1987 (prior to the enactment of the County's Subdivision Regulations)
- \_\_\_ 2. The property was legally subdivided in accordance with the City's Subdivision Ordinance.
- XXX 3. The property is within the City's utility service jurisdiction and all fees have been paid for sewer services. (WILL HAVE TO CALL IN FOR PLUMBING INSPECTION ONCE WORK HAS BEEN COMPLETE.)
- XXX 4. Other: Pursuant to Temporary Restricting Order and Injunction filed in the 139<sup>th</sup> District Court titled Indian Hills Partnership vs. City of Mercedes et al, the City of Mercedes is required to issue a Certificate of Compliance upon request and payment of appropriate utility fees. Applicant is advised that the property may be subject to minimum building requirements as may be approved in a settlement agreement by said District Court. The City does not warrant, expressly or implied the condition of the utility lines or any other infrastructure at said subdivision. This Certificate entitles the applicant to apply for a building permit to the County of Hidalgo. The City of Mercedes will conduct an inspection to ensure applicant connected to City's utility system. Upon final inspection, the City will release certificate for County to issue electrical permit. House to have 750 sq. ft. living area. Living quarters for a mobile home is 720 sq. ft. living area.
- XXX 5. OTHER: (MOBILE HOME TO PLACED ON PROPERTY MEETS SQUARE FOOTAGE OF LIVING AREA. (840 sq ft.).

  
Michelle Leftwich  
Planning Director/ Asst. City Manager

03/06/2012

Date

  
Applicant

03/06/2012

Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 2 3 4

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

Application No: 1-8532

### 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: Proyecto Azteca

Address: P.O. Box 27  
San Juan TX  
78589

Phone: 956-702-3307  
533-1401

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>[Signature]</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature <u>P. Sesin</u>
Date Approved: _____	<u>1 1</u>	<u>3/20/2012</u>

Water Supplier: \_\_\_\_\_

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 1144 77-013  
 Temporary Pole     Permanent Service

regarding the land described as:

Old Robert ~~Resada~~ Heights sub. Blk 1 lot 10 / 1709 2nd Pr.

on March 15, 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;
- 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 2-28-83);

(verified by Gilbert Becerra);

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

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

Precinct ① 2 3 4

Application No: 1-8532

**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: Proyecto Azteca

Address: P.O. Box 27

San Juan Tx 78581

Phone: 956-702-3307  
533-1401

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

Old Rebel Heights lot # 10 Blk # 4

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

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

[Signature]  
Requesting Party (Signature)

3-15-12  
Date

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

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

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

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

3/20/12  
Date

[Signature]  
County Official

CERTIFICATE OF COMPLIANCE

Lot # 10

PROPERTY OWNER: PROYECTO AZTECA, INC.

LEGAL DESCRIPTION: OLD REBEL HEIGHTS SUBDIVISION LOT # 10

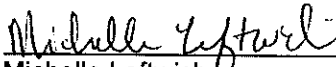
LOCATION: MILE 10 NORTH AND MILE 2 EAST

The herein-described property is within the City's jurisdiction.

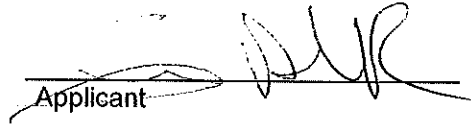
This certification is issued based on the information provided by the applicant at the time the Certificate of Compliance was approved. However, the City did not do a title search or investigate any other matters related to the property. The applicant is encouraged to investigate for deed restrictions, subdivision restrictions, restrictive covenants or any other matters related to the property.

The issuance of this certificate is based on:

- \_\_\_ 1. July 21, 1987 (prior to the enactment of the County's Subdivision Regulations)
- \_\_\_ 2. The property was legally subdivided in accordance with the City's Subdivision Ordinance.
- XXX** 3. The property is within the City's utility service jurisdiction and all fees have been paid for sewer services.
- \_\_\_ 4. Other: Pursuant to Temporary Restricting Order and Injunction filed in the 139<sup>th</sup> District Court titled Rebel Heights vs. City of Mercedes et al, the City of Mercedes is required to issue a Certificate of Compliance upon request and payment of appropriate utility fees. Applicant is advised that the property may be subject to minimum building requirements as may be approved in a settlement agreement by said District Court. The City does not warrant, expressly or implied the condition of the utility lines or any other infrastructure at said subdivision. This Certificate entitles the applicant to apply for a building permit to the County of Hidalgo. The City of Mercedes will conduct an inspection to ensure applicant connected to City's utility system. Upon final inspection, the City will release certificate for County to issue electrical permit. House to have 750 sq. ft. living area. Living quarters for a mobile home is 720 sq. ft. living area.
- XXX** 5. OTHER:

  
 Michelle Leftwich  
 Planning Director/ Asst. City Manager

03/19/2012  
 Date

  
 Applicant

0319/2012  
 Date

**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.**

**TAX RESALE DEED**

**STATE OF TEXAS**

**X**

**X**

**KNOW ALL MEN BY THESE PRESENTS**

**COUNTY OF HIDALGO**

**X**

That Mercedes Independent School District, South Texas College, South Texas Independent School District and Hidalgo County, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$6,000.00 cash in hand paid by

**PROYECTO AZTECA, INC.  
A NON FOR PROFIT ORGANIZATION  
TRUSTEE: ANN W. CASS  
P.O. BOX 27  
SAN JUAN, TEXAS 78589**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Cause No. T-961-04-G; Mercedes Independent School District, South Texas College and Hidalgo County vs Juan Manuel Gonzalez, et al, in the district court of said county, said property being located in Hidalgo County, Texas, and described as follows:

**LOT 10, BLOCK 1, OLD REBEL HEIGHTS SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 23, PAGE 46, MAP RECORDS OF HIDALGO COUNTY, TEXAS**

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

SUBJECT however to the following covenant, condition and restrictions:

(a) The above described realty, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or instruction which discriminates against any person because of his race, color or national origin, regardless of whether such discrimination be effected by design or otherwise.

(b) The above described realty, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or instruction which creates, maintains, reinforces, renews, or encourages, or which tends to create, maintain, reinforce, renews or encourage a dual school system.

These restrictions and conditions shall be binding upon grantee and grantee's successors, assigns, heirs and personal representatives for a period of fifty (50) years from the date hereof.

The foregoing restrictions and the other covenants hereafter set out are covenants running with the land, and each and every parcel thereof, and shall be fully binding upon any person, firm, partnership, corporation, trust, church, club, governmental body, or other organization or entity whatever (whether private or governmental in nature), without limitation hereinafter acquiring any estate, title, interest or property in said land, whether by descent, devise, purchase or otherwise; and no act or omission upon the part of grantor herein, its successors and assigns, shall be a waiver of the operation or enforcement of such restrictions; but neither restriction shall be construed to be a condition subsequent or special limitation on the estate thereby conveyed.

It is further covenanted, that third party beneficiaries of the restrictions set forth above shall be as follows:

(1) As to the restrictions set out in (a) above, any person prejudiced by its violation;

(2) As to the restriction set out in (b) above, any public school district or any person prejudiced by its violation; and

(3) As to either or both of the restriction set out in (a) and (b) above, the United States of America, as plaintiff, and the America G.I. Forum, the League of United Latin American Citizens (LULAC), and the National Association for the Advancement of Colored People (NAACP), as intervenors, in U.S. v. Texas, Civil Action No. 5281, Tyler Division, U.S. District Court, Eastern District of Texas; reported in U.S. v. Texas, 321 F. Supp. 1043 (E.D. Tex. 1970); U.S. v. Texas, 330 F. Supp. 235 (E.D. Tex 1971); aff'd with modifications sub. nom, U.S. v. State of Texas and J. W. Edgar, et al., 447 F2d 441 (5 Cir. 1971); stay den. sub. nom. Edgar v. U.S., 404 U.S. 1206 (1971); cert den. 404 U.S. 1016 (1972).

It is further covenanted that in case of violation of either or both of the above restrictions, any of the third party beneficiaries above alluded to is authorized and empowered to prosecute proceedings at law or in equity against any person, firm, partnership, corporation, trust, church, club, governmental body or other organization or entity whatever (whether private or governmental in nature), without limitation:

(A) To enforce either or both of such restrictions relating to the use of the above-described realty;

(B) To abate or prevent violations of either or both of such restrictions; and

(C) To recover damages for a breach of either or both such restrictions.

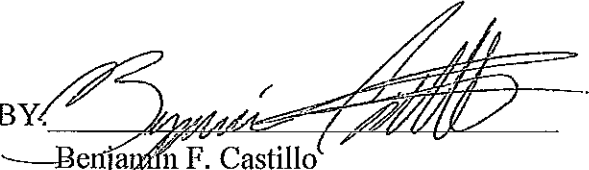
It is further covenanted, that if any third party beneficiary referred to above shall prosecute proceedings at law or in equity for the aforesaid purposes, such third party beneficiary may recover reasonable attorney's fees from the violator or violators of either or both of such restrictions, if the Court finds that the proceedings were necessary to bring about compliance therewith.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to any existing right of redemption remaining in the former owner of the property under the provisions of law and also subject to any recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the year the tax lien(s) arose.

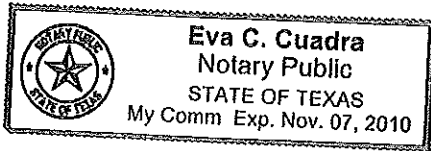
IN TESTIMONY WHEREOF Mercedes Independent School District has caused these presents to be executed this 27th day of February, 2010.

MERCEDES INDEPENDENT SCHOOL DISTRICT

BY:   
Benjamin F. Castillo  
Board President

STATE OF TEXAS X  
COUNTY OF HIDALGO X

This instrument was acknowledged before me on this 27th day of February, 2010, by Benjamin F. Castillo, Board President of **Mercedes Independent School**.



Eva C. Cuadra  
Notary Public, State of Texas  
Commission Expires: 11/07/2010



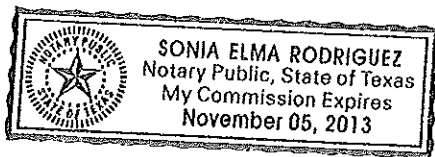
IN TESTIMONY WHEREOF South Texas Independent School District has caused these presents to be executed this 23<sup>rd</sup> day of March, 2010.

SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT

BY: Homero Garcia  
Homero Garcia  
Board President

STATE OF TEXAS X  
COUNTY OF HIDALGO X

This instrument was acknowledged before me on this 23<sup>rd</sup> day of March, 2010, by Homero Garcia, Board President of **South Texas Independent School District**.



Sonia E. Rodriguez  
Notary Public, State of Texas  
Commission Expires: 11/5/2013



# Chapter 232 Texas LGC Application

APPLICATION NO:

1-8532

Dec. 21, 2011

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

O2440-00-001-0010-00

[ 1 ] OWNER: PROYECTO, AZTECA  
FLORES, EDELMIRO & PEREZ, BEATRZ  
1225 N. FM 491 APT.2801  
MERCEDDES, TX 78570

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
OLD REBEL HEIGHTS LOT 10 BLK 1

Telephone No. 533-1401

LOCATION: 0 MILE 2 E. & MILE 9 N.

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: CITY

[ 9 ] CONSTRUCTION TYPE: WOOD

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

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


[ 5 ] SIZE OF STRUCTURE: 864 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES. ZONE X

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL COUNTY SETBACKS & REG.  
FRONT 25' REAR 15' SIDES 6' FINISH FLOOR ELEV.  
18" ABOVE NATURAL GROUND

### FOR COUNTY USE ONLY APPLICATION FEES

  
Prepared by

12 | 21 | 11  
Date

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

Light [X] Water [X]

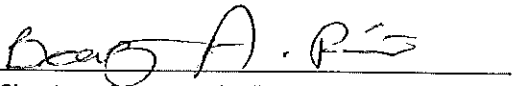
Jonathan Isidro  
Approved by

12 | 20 | 11  
Date

Flood Zone: NO  
Panel No. /Suffix: 04500 Pct: 1

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

  
Signature of Owner or Applicant

12-21-11  
Date

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

### [ NOTICE ]

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

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



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

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

Precinct 1 2 3 4

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

Application No: 1-8716

### 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 I Munoz

Address: 25312  
Engleman  
Garden Rd

Phone: (956) 355-1391

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

Water Supplier: North Alamo Water Corp.

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

Account/ESI No.: 10032789419398405  
[x] Temporary Pole [ ] Permanent Service

regarding the land described as:

La Antana Acres subdivision #7 Lot 37.

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; (Date approved 2-02-12);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Gilbert Pecina);
- 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]);
- 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 [Signature]);
- 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 [Signature]);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
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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 0234

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

Application No: 1-8716

### 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: Marial Murioz

Address: 25312 Engleman  
Bardeen Rd Monte Alto, TX 78538

Phone: (956) 355-1391 / (956) 355-1395

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

Santana Aves #7 lot # 37

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

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

Marial Murioz 03/14/2012  
Requesting Party (Signature) Date

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

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

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

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

3/20/12  
Date

[Signature]  
County Official

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: March 2, 2012

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

Grantee: Maria Isabel Munoz-Aguilar

Grantee's Mailing Address (including county):  
25022 Cielo Ln.  
Monte Alto, Texas 78538  
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-One Thousand Dollars and No Cents (\$21,000.00), 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) 37, Lantana Acres No. 7 Subdivision, as shown by the map or plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 2277625

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated April 27, 2011, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 2206582. 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. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easements, rights-of-way, and prescriptive rights, whether of record or not;
5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
6. Rights of adjoining owners in any walls and fences situated on a common boundary;
7. Any discrepancies, conflicts, or shortages an area or boundary lines;
8. Any encroachments or overlapping of improvements;
9. 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;
10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
11. 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

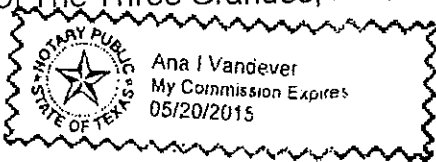
BY: El Guy Loco, L.L.C, a Texas Limited Liability Company

BY: *Richard W. Ruppert*  
Richard W. Ruppert, President

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 2 day of March, 2012, by Richard W. Ruppert, President of El Guy Loco, L.L.C., a Texas Limited Liability Company in it's capacity as General Partner of The Three Grandes, Ltd., a Texas Limited Partnership on behalf of said Limited Partnership..



Ana Vandever  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

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

Software by ReMerge-It.com  
(956) 630-9401  
[www.ReMerge-It.com](http://www.ReMerge-It.com)



HIDALGO COUNTY PLANNING DEPARTMENT

Date 3-2-2012

APPLICATE REVIEW FEE  
1100-341-30-210-003-0-000  
No. 30-1-8710  
TOTAL \$30-

Received of: Arturo Subulcove \$ 30-

[Signature] Dollars

Subdivision: Lantana Acres #7 Lot 37

Cash 30- Check # - M.O. # -

Received by: [Signature]



THE STATE OF TEXAS  
COUNTY OF HIDALGO

Precinct No. 1  
RECEIPT  
Nº 16107 - 1

COUNTY AUDITOR'S FORM RE-PD-0001

White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy

Hidalgo County Planning Department  
Chapter 232, Texas Local Government Code

Application No.: 1-8716 Date: 3-2-2012

Location: 2812 E 493

Lot No.: 37 Blk No.: [unclear] Flood Zone: X-44

Subdivision: Lantana Acres #7

Setbacks: Front: 50' Rear: 35' Side: 6' Side: 6' Corner Side -

Owner: [Signature] Maria Munoz Received By: [Signature]

CONTACT PLANNING DEPT. 48 HOURS PRIOR TO POURING OF  
FOUNDATION FOR SETBACK INSPECTIONS

NOTIFICAR DEPARTAMENTO DE PLANACION 48 HRS. ANTES DE  
VACIAR CEMENTO PARA INSPECCION DE DISTANCIAS REQUERIDAS

**APPROVED APPLICATION**

Pct. No. 1 (956) 968-4734 • Pct. No. 2 & 4 (956) 318-2840 • Pct. No. 3 (956) 205-7045

Note: This Must be Posted on the Structure not to be Removed Until Improvements are Completed.



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 1-8080

### 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 M Leyjas / Gonzalo  
Serna C.O.

Address: 3004 ADAMS ST.  
WESLACO TX. 78596

Phone: 956 314 6719

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

Water Supplier: NAWISC

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

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

regarding the land described as:

Victoria Gardens #2 lot #3

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

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

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

(Date approved 2-11-03);

(verified by Gilbert Serna);

(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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956-205-7049

Precinct ① 2 3 4

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

Application No: 1-8080

### 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 M LEYJAS (CONTRATO) SERNA

Address: 3004 ADAMS ST.

WESLACO TX. 78596

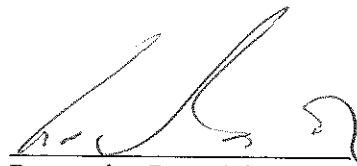
Phone: 956 314 6719

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

Victoria Gardens # 2 lot #3

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

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

  
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) 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:

3/20/12  
Date

  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-8080

May. 27, 2011

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

V3314-02-000-0003-00

[ 1 ] OWNER: LEYJAS, JOSE M. & BELEM  
  
3004 ADAMS ST.  
WESLACO, TX. 78596  
Telephone No. 299-3059

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
VICTORIA GARDENS #2  
LOT 3

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N A L

[ 9 ] CONSTRUCTION TYPE: WOOD

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

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

[ 5 ] SIZE OF STRUCTURE: 2,166 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 35' SIDES 6'

### FOR COUNTY USE ONLY APPLICATION FEES

Roeluffe RB 5-27-11  
Prepared by Date

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

Jonathan E 5-26-11  
Approved by Date

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 480334 Pct: 1

Community No.: 0450 C

Certification of Elevation  
Required:  YES  NO  BFE

Hectora Rene 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.

### SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

Date: August 31, 2006  
 Grantor: Resaca City Investments, Ltd

Grantor's Mailing Address (Including county):

2614 Freddy Gonzalez  
 Edinburg, Texas 78539  
 Hidalgo County, Texas

Grantee:

Name 1: Jose M. Leyjas  
 Name 2: Belem Leyjas

Mailing Address:

39390 SW 209 Avenue  
 Homestead, FL 33034  
 Dade County, FL

Phone Number 1: (786) 299-3059  
 Phone Number 2: (305) 245-7186

Social Security Number:  
 Grantee 1:  
 Grantee 2:

**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 Four Hundred and no/100 (\$31,400.00), 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 Alan Monroe, Trustee.

**Property (including any improvements):**

Lot Number(s): 3, VICTORIA GARDENS PHASE II, being a Subdivision of 29.984 acre tract (map record: 30.00 acres) of land being all of Lots Six (6), Seven (7) and Eight (8), Engelman Subdivision of Block 22, La Blanca Agriculture Company's Subdivision "A", Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 41, Pages 176-178, Map Records, Hidalgo County, Texas.

**SAVE AND EXCEPT**, Grantor reserves for Grantor and for Grantor's heirs, successors, and assigns forever, a reservation of all Grantor's oil, gas and other minerals in and under and that may be produced from the 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. Easement, 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 in 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 their 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. Grantor hereby reserves for Grantor and Grantor's successors and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN (Continued)**

the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

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.

Resaca City Investments, Ltd

By: RC Development, LLC, General Partner

*David W. ...*  
\_\_\_\_\_  
Manager  
  
(Acknowledgment)

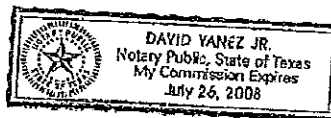
State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 31<sup>st</sup> day of August, 2006 by David W. ... MANAGER of RCI DEVELOPMENT, LLC, a Texas Limited Liability Company, on behalf of said limited liability company, and the limited liability company acknowledged this instrument as General Partner on behalf of Resaca City Investments, Ltd, a Texas Limited Partnership.

*David Yanez Jr.*  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Resaca City Investments, Ltd  
2522 Freddy Gonzalez  
Edinburg, Texas 78539



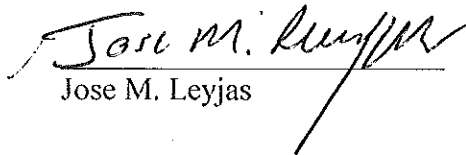
May 20, 2011

STATE OF FLORIDA

COUNTY OF DADE

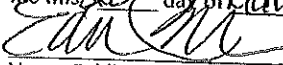
I, Jose M. Leyjas, with this affidavit acknowledge that Gonzalo Serna, has full authority to apply for a development application at the property located at Lot 3, Victoria Gardens Phase II subdivision and to submit this application with the Hidalgo County Planning Department. With this affidavit, I am indemnifying Hidalgo County and its employees should any negative consequences take place as a result of my authorization to allow Gonzalo Serna to apply for a permit with Hidalgo Court.

SWORN TO AND SUBSCRIBED before me the undersigned authority on this the 19 day of May, 2011.

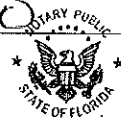
  
Jose M. Leyjas

STATE OF FLORIDA  
COUNTY OF Dade

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of May, 2011, by Jose M. Leyjas

  
Notary Public's Signature  
Personally Known \_\_\_\_\_ OR  
Type of Identification Produced FD/L L22043357376-0

Notary Public, State of Florida Edwin Rivero

  
EDWIN RIVERO  
MY COMMISSION # DD 941663  
EXPIRES: December 12, 2013  
Bonded Thru Budget Notary Services



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

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

Precinct ① 2 3 4

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

Application No: 1-8770

### 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: ROBERT PEENA JR

Address: 1712 MESQUITE DR.  
MERCEDES, TX 78570

Phone: 956-472-6889

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

Water Supplier: NIA

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

Account/ESI No.: NIA  
 Temporary Pole  Permanent Service

regarding the land described as:

Old Rebel Heights Blk #3 lot #11

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; (Date approved 4-06-93);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Gilbert Peena);
- 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 [Signature]);

[Signature]  
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: 1-8770

### 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: Robert Rivera Jr

Address: 1712 MESQUITE DR  
MENARDOS, TX. 78570

Phone: 956-472-6889

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

Old Rebel Heights Blk#3 lot#11

#### 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)

3-15-12  
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:

3/20/12  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 1-8770 Mar. 15, 2012

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

O2446-00-003-0011-00

[ 1 ] OWNER: FIRST NATIONAL ACCEPTANCE CO C/O ROBERTO & NORMA RIVERA RR 4 BOX 9112 MERCEDES TX 78570-9336

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION OLD REBEL HEIGHTS BLK 3 LOT 11

Telephone No.

LOCATION: 0

[ 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.: \$25,000

[ 5 ] SIZE OF STRUCTURE: 1,600 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES NO

[ 6 ] USE OF BUILDING: RES.ZONE X

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL COUNTY SETBACKS & REG. FRONT 25' REAR 15' SIDES 6' FINISH FLOOR ELEV. 18" ABOVE CENTERLINE OF ST.

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 3/15/12

OTHER TOTAL AMOUNT \$30.00

Approved by Jonathan Iridro Date 3/13/12

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 04506 Pct: 0

Signature of Owner or Applicant [Signature] Date 3/14/12

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.

[ 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.

2265539

WARRANTY DEED

File No. \_\_\_\_\_

THE STATE OF TEXAS )  
 ) KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF Hidalgo )

That I (we) First National Acceptance Company, a Michigan corporation, (hereinafter referred to as "Grantors"), for and in consideration of the sum of (\$23,500.00) DOLLARS, and other good and valuable considerations to us in hand paid by Roberto Rivera and Norma Rivera whose address 1712 Mesquite Dr., Mercedes, TX 78570 (hereinafter referred to as "Grantee"), the receipt and sufficiency of which is hereby acknowledged and confessed;

Have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said Grantee, its successors and assigns, the following described real property, to wit: LOTS 11 & 12, BLOCK 3, OLD REBEL HEIGHTS SUBDIVISION, MERCEDES, HIDALGO COUNTY, TEXAS.

Also known as Rt. 4 Box 9112, Mercedes, TX 78570  
(Tax #0244600003001100, 0244600003001200, R519390, R519392)

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging to the said Grantee, its successors and assigns forever, and Grantors do hereby bind themselves, their heirs, executors and administrators to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is executed, delivered and accepted subject to ad valorem taxes for the current and subsequent years, taxes for assessments for the current and prior years due to changes in land usage, ownership or both, zoning ordinances and utility district assessments, if any, applicable to and enforceable against the above described property; and all valid easements, restrictions, mineral reservations and maintenance fund liens, if any, applicable to and enforceable against the described property which would be apparent from visual inspection of the property or as shown by the records of the County Clerk.

Executed this 9th day of December, 2011.

First National Acceptance Company

Steve Allison, Vice President

THE STATE OF MI )  
 ) ss.  
COUNTY OF Ingham )

The foregoing instrument was acknowledged before me this 9th day of December, 2011, by Steve Allison, Vice President, of First National Acceptance Company, a Michigan corporation.

*Susan M. Wightman*  
Susan M. Wightman, Notary Public  
Ingham County, MI  
Acting in Ingham County, MI  
My commission Expires 01/01/2012



When recorded to: Roberto Rivera  
1712 Mesquite Dr.  
Mercedes, TX 78570  
Account Number: 119160

Drafted by: Susan Wightman  
Business Address: P.O. Box 980  
East Lansing, MI 48826

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.

LEGAL      DESCRIPTION

Lots 11 and 12, OLD REBEL HEIGHTS SUBDIVISION BLOCK 3, Hidalgo County, Texas, according to map thereof recorded in Volume 28, Page 70B, Map Records of Hidalgo County, Texas.

Property address: Rt. 4 Box 9112 Mercedes, Texas

Tax ID # 02446-00-003-0011-00      &      02446-00-003-0012-00

Filed for Record in:  
Hidalgo County  
by J. D. Salinas, III  
County Clerk

On: Sep 05, 2002 at 12:19P

As a Recording

Document Number: 118033

Total Fees: 16.00

Receipt Number - 444250

By: Anna Maria Muniz, Deputy