

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Juana Gonzalez	4-8902
2.	Virginia Bocanegra	4-11401
3.	Erika Gonzalvez	4-11447
COMM. COURT: April 10, 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

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

Precinct 1 2 3 4  
Application No: 4-8902

### 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: Suana Gonzalez

Address: 2301 ZEKKE AVE Edinburg  
TX

Phone: 956 570 0488

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

North San Carlos Est PH-2 Lot 79

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

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

Suana Gonzalez  
Requesting Party (Signature)

03-29-12  
Date

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

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

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

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

04-01-12  
Date

[Signature]  
County Official

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.

## DEED OF TRUST

**Date:** July 17, 2009

**Grantor:** JUAN CARLOS SOSA and JUANA GONZALEZ

**Grantor's Mailing Address (including county):** 2214 Eva Ave.  
Edinburg, Hidalgo County Texas 78542

**Trustee:** PHIL HARRIS

**Trustee's Mailing Address (including county):** 420 S. Missouri Ave.  
Weslaco, Hidalgo County, Texas 78596

**Beneficiary:** JUAN R. MOLINA, d/b/a NORTH SAN CARLOS ESTATES

**Beneficiary's Mailing Address (including county):** 710 S. Texas Blvd./P.O. Box 190  
Weslaco, Hidalgo County, Texas 78596

### Note(s)

**Date:** July 17, 2009

**Amount:** SEVENTEEN THOUSAND FIVE HUNDRED FIFTY AND NO/100 Dollars  
(\$17,550.00)

**Maker:** JUAN CARLOS SOSA and JUANA GONZALEZ

**Payee:** JUAN R. MOLINA, D/B/A NORTH SAN CARLOS ESTATES

**Final Maturity Date:** As therein provided

**Terms of Payment (optional):** As provided in the note

**Property (including any improvements):** Lot 79, North San Carlos Estates, Phase II, Hidalgo County, Texas, according to map thereof recorded under Document No. 1971088, Map Records of Hidalgo County, Texas.

**Prior Lien(s) (including recording information):** Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 16, 2007, under Clerk's File No. 1816534.

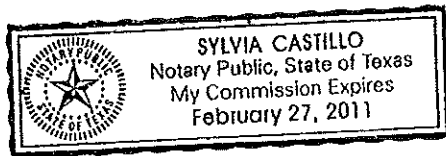
16. If Grantor transfers any part of the property without Beneficiary's prior written consent, Beneficiary may declare the debt secured by this deed of trust immediately payable. In that event Beneficiary will notify Grantor that the debt is payable; if it is not paid within thirty days after notice to Grantor, Beneficiary may without further notice or demand to Grantor invoke any remedies provided in this instrument for default. Exceptions to this provision for declaring the note due on sale or transfer are limited to the following: (a) creation of a lien or encumbrance subordinate to this deed of trust; (b) creation of a purchase-money security interest for household appliances; (c) transfer by devise, descent, or operation of law on the death of a joint tenant; and (d) grant of a leasehold interest of three years or less without an option to purchase.

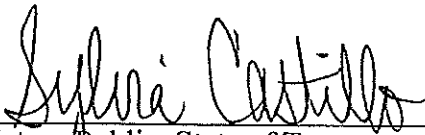
  
\_\_\_\_\_  
JUAN CARLOS SOSA

  
\_\_\_\_\_  
JUANA GONZALEZ

STATE OF TEXAS           §  
                                  §                   ACKNOWLEDGMENT  
COUNTY OF HIDALGO   §

This instrument was acknowledged before me on the 17TH day of July, 2009, by JUAN CARLOS SOSA and JUANA GONZALEZ.



  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Law Office of Juan R. Molina  
710 S. Texas Blvd./P.O. Box 190  
Weslaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:

Law Office of Juan R. Molina  
710 S. Texas Blvd./P.O. Box 190  
Weslaco, Texas 78596  
(956) 968-7971

Chapter 232 Texas LGC Application

APPLICATION NO: 4-8902 Aug. 6, 2009

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

[ 1 ] OWNER: SOSA, JUAN CARLOS 2214 EVA AVE. EDINBURG TX, 78542 Telephone No. 684-2190

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION NORTH SAN CARLOS EST #2 LOT 79

LOCATION: 0 83RD & MILE 17 1/2

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$800

[ 5 ] SIZE OF STRUCTURE: 105 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES NO

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

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL REGULATIONS & SETBACKS FRONT 25' SIDE'S 6' REAR 15' FINISHED FLOOR OF ELEV. 18" CENTERLINE OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: P3075-D Pct: 4

Community No.: 480334

Certification of Elevation Required: YES NO BFE

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

Prepared by: F. U. Castillo

Date: 8/12/09

Approved by: Nick Gonzalez

Date: 8/12/09

Signature of Owner or Applicant: Juan Carlos Sosa

Date

[ NOTICE ]

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

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



# PLANNING DEPARTMENT

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

Precinct 1 2 3 4

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

Application No:

4-11401  
3/11/12

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Virginia Becaregra

Address: 5632 Gl. St.  
Edinburg, TX  
78542

Phone: (956) 929-8082

Approved by Environmental Health:	Temporary Service <u>N/A</u>	Final Service <u>[Signature]</u>
Inspection/Permit No:	Authorized Signature <u>[Signature]</u>	Authorized Signature <u>48974</u>
Date Approved:	<u>1 / 1</u>	<u>4 / 12 / 12</u>

Water Supplier: NAWSIC

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

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

regarding the land described as:

WJ Timcos lot 8 blk 1

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 01-07-81);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

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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: 4-11401

### 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: Virginia Bocanegra  
Address: 5632 61/2 St.  
Edinburg, Tx. 78542  
Phone: (956) 979-8082

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

600 Tinacos lot 8 Blk. 1

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

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

Virginia Bocanegra  
Requesting Party (Signature)

4-03-12  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) None

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

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

4-03-12  
Date

Raul Castillo  
County Official

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

**General Warranty Deed**

**Date:** December 2, 2010

**Grantor:** Rolando Turrubiates and wife, Leticia Turrubiates

**Grantor's Mailing Address:**

Rolando Turrubiates and Leticia Turrubiates  
5511 El Sauz  
Edinburg, Texas 78539  
Hidalgo County

**Grantee:** Jesus Bocanegra and wife, Virginia Bocanegra

**Grantee's Mailing Address:**

Jesus Bocanegra and Virginia Bocanegra  
5632 Gonzalez St.  
Edinburg, Texas 78542  
Hidalgo County

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

All of Lot Eight (8), Block One (1), Los Tinacos Subdivision, Hidalgo County, Texas as per map or plat thereof recorded in Volume 21, Page 145, Map Records, Hidalgo County Texas

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

Those of Record

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.

**This instrument was prepared based on information furnished by the parties, and no independent title search has been made.**

Rolando Turrubiates  
Rolando Turrubiates

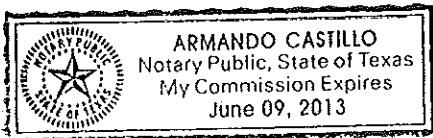
Leticia Turrubiates  
Leticia Turrubiates

Jesus Bocanegra  
Jesus Bocanegra

Virginia Bocanegra  
Virginia Bocanegra

STATE OF TEXAS                    )  
COUNTY OF HIDALGO            )

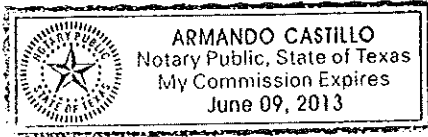
This instrument was acknowledged before me on December 3, 2010, by Rolando Turrubiates.



Armando Castillo  
Notary Public, State of Texas  
My commission expires: June 9, 2013

STATE OF TEXAS )  
COUNTY OF HIDALGO )

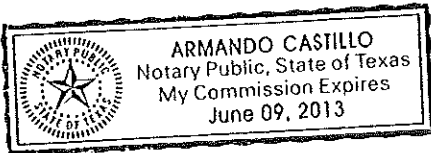
This instrument was acknowledged before me on December 3, 2010, by Leticia Turrubiates.



Armando Castillo  
Notary Public, State of Texas  
My commission expires: June 9, 2013

STATE OF TEXAS )  
COUNTY OF HIDALGO )

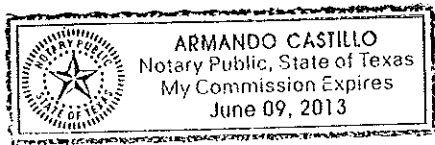
This instrument was acknowledged before me on December 6, 2010, by Jesus Bocanegra.



Armando Castillo  
Notary Public, State of Texas  
My commission expires: June 9, 2013

STATE OF TEXAS )  
COUNTY OF HIDALGO )

This instrument was acknowledged before me on December 3, 2010, by Virginia Bocanegra.



Armando Castillo  
Notary Public, State of Texas  
My commission expires: June 9, 2013

PREPARED IN THE OFFICE OF:  
Law Office of Judith Peña-Morales, P.C.  
120 S. 12th Ave.  
Edinburg, Texas 78539

AFTER RECORDING RETURN TO:  
Jesus and Virginia Bocanegra  
5632 Gonzalez St.  
Edinburg, Texas 78542  
Law Office of Judith Peña-Morales  
Warranty Deed

Chapter 232 Texas LGC Application

APPLICATION NO:

4-11401

Mar. 14, 2012

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

L6440-00-001-0008-00

[1] OWNER: BOCANEGRA, JESUS & VIRGINIA  
5632 GONZALEZ ST.  
EDINBURG, TX 78539-9891  
Telephone No. 929-8082

[7] LEGAL DESC./NAME OF SUBDIVISION  
LOS TINACOS LOT 8 BLK 1

LOCATION: 0 ALAMO & OWASSA

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$55,000

[5] SIZE OF STRUCTURE: 2,310 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

Special Conditions: No construction allowed over any easements.  
MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 25' SDIE'S 6' REAR 15' FINISH FLOOR OF ELEV.  
18" TOP OF STREET.

FOR COUNTY USE ONLY  
APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 0125 C Pct: 4

Community No.: 4800334

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.

Jesus Castillo 3-14-12  
Prepared by Date

Ruday Rioj 3-13-12  
Approved by Date

X \_\_\_\_\_  
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.



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956-973-7850

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

Precinct 1 2 3 4

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

Application No: 4-11447

### 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: Erika Gosalvez

Address: 3830 Timberwood Dr.  
Edinburg, TX 78542

Phone: (956) 451-1036

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

Water Supplier: North Alamo

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: \_\_\_\_\_  
 Temporary Pole       Permanent Service

regarding the land described as:

Oakland Village II Lot #95,

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 04-20-05);

(verified by Margu Gerda);

(verified by Margu Gerda);

(verified by Margu Gerda);

(verified by Margu Gerda);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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

Application No: 4-11447

### 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: Erika Gosalvez

Address: ~~3721 Sycamore Drive~~ <sup>with</sup> 3830 Timberwood Dr.

Edinburg, Tx 78542

Phone: (956) 451-1036

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

3721 Sycamore Drive

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

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

Erika Gosalvez  
Requesting Party (Signature)

4-3-12  
Date

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

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) PMT

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

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

04-04-12  
Date

[Signature]  
County Official

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

## WARRANTY DEED WITH VENDOR'S LIEN

**Date:** March 22, 2012

**Grantor:** GUSTAVO GUILLERMO DIETRICH and wife, MARIA MATILDE MALDONADO DE DIETRICH

**Grantor's Mailing Address:**

1913 Mesquite St.  
Edinburg, Texas 78539  
Hidalgo County

**Grantee:** ERIKA M. GOSALVEZ and JOSPEH GARCIA

**Grantee's Mailing Address:**

3830 Timberwood Drive  
Edinburg, Texas 78542  
Hidalgo County

**Consideration:** Cash and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK in the principal amount of ONE HUNDRED FIFTY TWO THOUSAND EIGHT HUNDRED TWENTY FOUR AND 00/100 DOLLARS (\$152,824.00) of which TWENTY NINE THOUSAND AND 00/100 DOLLARS (\$29,000.00) shall be used for the purchase of the property described herein and the balance shall be used for the construction of improvements thereon. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to A. JABIER RODRIGUEZ, trustee.

**Property (including any improvements):**

All of Lot 95, OAKLAND VILLAGE PHASE II, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 47, Pages 169-171, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:**

Restriction filed April 22, 2005 under Document Number 1462488, Official Records and Volume 47, Pages 169-171, Map Records, Hidalgo County, Texas.

Annual maintenance charge and/or current assessments as set forth in instrument dated April 21, 2005, filed April 22, 2005 under Document Number 1462488, Official Records, Hidalgo County, Texas.

Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.

Minimum floor elevations, setback lines, utility and electrical easements, sidewalk requirements and restrictions as shown on the map of Oakland Village Phase II, recorded in Volume 47, Pages 169-171, Map Records of Hidalgo County, Texas.

Easement for roadways, canals, drainage ditches, laterals, etc., as shown by instrument dated January 10, 1917, recorded in Volume 57, Page 601, Deed Records of Hidalgo County, Texas.

Right of way easement granted to North Alamo Water Supply Corporation, its successors and assigns, dated November 5, 2002, filed November 8, 2002 under Document Number 1138795, Official Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease recorded in Volume 362, Page 157; dated November 12, 1982, recorded in Volume 409, Page 213 and dated November 20, 1981, recorded in Volume 411, Page 369, all in the Oil and Gas Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in Oil, Gas and Mineral Leases as shown by instruments dated March 3, 1999, filed---, under Document Numbers 768134, 769953, 769954, 773295, 773299, 773305, 773311; dated March 18, 1999, filed---, under Document Number 773344; filed March 3, 1999 under Document Numbers 773349, 773533, 796221, 796223 and 797851 and extended under Document Number 1055111; dated March 4, 1999 under Document Number 773520 and corrected under Document Number 819759, all in the Official Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument filed under Document Number 888450 and corrected and amended under Document Number 1034317, Official Records of Hidalgo County, Texas.

All water rights reserved as shown by instrument dated May 27, 2005, filed June 1, 2005 under Document Number 2005-1478207, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated March 25, 2003, filed March 31, 2003 under Document Number 1182983 and dated May 27, 2005, filed June 1, 2005 under Document Number 2005-1478207, both in the Official Records of Hidalgo County, Texas.

Visible and apparent easements on or across the property herein described.

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

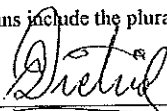
Standby fees, taxes and assessments by any taxing authority for the year 2012, and subsequent years.

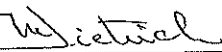
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee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

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

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

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

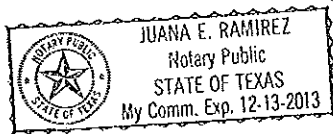
  
\_\_\_\_\_  
GUSTAVO GUILLERMO DIETRICH

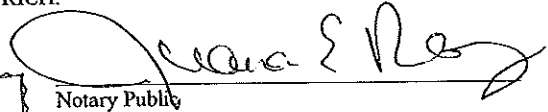
  
\_\_\_\_\_  
MARIA MATILDE MALDONADO DE DIETRICH

THE STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 24th day of March 2012, by GUSTAVO GUILLERMO DIETRICH.

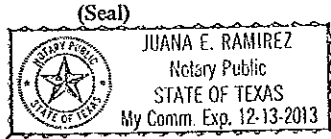
(Seal)



  
\_\_\_\_\_  
Notary Public

THE STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 24<sup>th</sup> day of March  
2012, by MARIA MATILDE MALDONADO DE DIETRICH.



*Juana Ramirez*  
Notary Public

PREPARED IN THE OFFICE OF:  
LAW OFFICE OF RICHARD A. CANTU, P.C.  
P. O. Box 6149  
McAllen, Texas 78502

File/GF No.: 6057-12/128717vltc

AFTER RECORDING RETURN TO:  
ERIKA M. GOSALVEZ AND  
JOSEPH GARCIA  
3830 Timberwood Drive  
McAllen, Texas 78542

Chapter 232 Texas LGC Application

APPLICATION NO:

4-11447

Mar. 30, 2012

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

00480-02-000-0095-00

[ 1 ] OWNER: GONZALEZ, ERIKA M. & JOSEPH  
GARCIA  
3830 TIMBERWOOD DR.  
EDINBURG, TX. 78542  
Telephone No. 438-0328

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
OAKLAND VILLAGE #2 LOT 95

LOCATION: 0 R. LONGORIA & WISCONSIN

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BRIC

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

[ 10 ] EST. COST OF CONST.: \$15,000

[ 5 ] SIZE OF STRUCTURE: 2,780 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW RESIDENTIAL

Special Conditions: No construction allowed over any easements.  
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA  
REGULATIONS FRONT-25' REAR-21.8 SIDES-6'

FOR COUNTY USE ONLY  
APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 44033V Pct: 4

Community No.: 0425-C

Certification of Elevation  
Required:  YES  NO  BFE

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

Rodolfo Rios 3-30-12  
Prepared by Date

Arvon H 3-30-12  
Approved by Date

[Signature] 3/30/12  
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.