

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. Melissa K. Valle C/O Ramiro Ramirez	4-11360
2. Chris Ryan Homes & Investments, LLC	4-11481
3. Francisco Chavez	4-11462
COMM. COURT: April 24, 2012	



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 4-11360

### 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: Miss Melissa K. Valle  
R. Ramos Sanchez

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service <u>[Signature]</u> Authorized Signature
Inspection/Permit No:	<u>Elect</u>	<u>49029</u>
Date Approved:	<u>3/29/12</u>	<u>4/17/12</u>

Address: 2803 Imperial Lane  
Edinburg TX 78542

Water Supplier: NA

Utility Provider:  M.V.E.C.     AEP

Phone: (956) 926-9577

Account/ESI No.: # 262775-001  
 Temporary Pole     Permanent Service

regarding the land described as:

Palace Station PH II Lot #40

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

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

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

(Date approved 03/14/12)

(verified by [Signature])

3-28-12 [Signature]  
(verified by [Signature]);

3-28-12 [Signature]  
(verified by [Signature]);

(verified by [Signature]);

Raul E. Sesin  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

Application No: 4-11360

### 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: Melissa K. Valle

Address: 2803 Imperial Lane / palace station lot # 40  
Edinburg, TX 78542 phase II

Phone: (956) 926-9577

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

Palace STATION PH II LOT- 40

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Melissa K. Valle.

C/O Melissa Valle 3/28/12  
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

4/17/12  
Date

Blanca Castillo  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-11360

Mar. 2, 2012

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

P0024-02-000-0040-00

[1] OWNER: VALLE, MLISSA KIMBERLY

2503 IMPERIAL LN.  
EDINBURG, TX. 78539

Telephone No. 280-1594

[7] LEGAL DESC./NAME OF SUBDIVISION  
PALACE STATION #2 LOT 40

[2] CONTRACTOR: SELF

LOCATION: 0 CANTON & TOWER

[3] WATER SYSTEM: N AL

[8] SEWAGE: INSTA ✓

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

[9] CONSTRUCTION TYPE: WOOD

[5] SIZE OF STRUCTURE: 1,225 Sq. Ft.

[10] EST. COST OF CONST.: \$30,000

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

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 25' SIDE'S 6' REAR 6' REAR 35' FINISH FLOOR  
OF ELEV. 18" TOP OF CURB.

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO 0425C Pct: 4  
Panel No. /Suffix: \_\_\_\_\_

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.

Maria Castillo  
Prepared by

3-2-12  
Date

Amy Hernandez  
Approved by

2-24-12  
Date

Melissa Valle  
Signature of Owner or Applicant

3/2/12  
Date

### [ NOTICE ]

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

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

NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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

Special Warranty Deed with Vendor's Lien

1. Date: February 8, 2012
2. Grantor: Garco, Ltd., A Texas Limited Partnership
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: MELISSA KIMBERLY VALLE
5. Grantee's Mailing Address: 4411 Fe Drive, Edinburg, Hidalgo County, Texas 78539
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of Twenty Nine Thousand Four Hundred and No/100ths Dollars (\$29,400.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to David Crook, Trustee.
7. Property: Lot Forty (40), Palace Station Subdivision Phase II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 52, Pages 40-42, Map Records of Hidalgo County, Texas;
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist and affect the property, to-wit:
  - A. Any and all restrictions, reservations, rights, covenants, conditions, oil and gas and/or mineral reservations and leases thereof, and easements (including, but not limited to easements for utilities, irrigation lines, high pressure gas pipe lines and Irrigation District No. 1 drainage ditch), all of the foregoing and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.
  - B. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the property, or any part hereof.
  - C. Anything an on-the-ground A-1 survey would reveal.
  - D. The taxes for the year 2012 and subsequent years.
  - E. Save and Except Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals in, on, under or that may be produced from the above described property, including but not limited to groundwater rights.
  - F. Restrictive covenants of record under Document # 1729374, Official Records, Hidalgo County, Texas.
9. Condition of the Property: This Property is sold in its "As Is" condition as set out in Exhibit "B" hereto attached and made a part hereof for all purposes.
10. Prior Liens: Deed of Trust recorded under Document No. 1724095, Official Records, Hidalgo County, Texas
11. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby 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 (continue below):

- K. If Grantor and Maker are not the same person, the term "Grantor" shall include Maker.
- L. Grantor represents that this deed of trust and the note are given for the following purposes:

Purpose of Debt: The debt evidenced by the Note is in part payment of the purchase price of the Property; the debt is secured by this Deed of Trust and by a Vendor's Lien on the Property, which is expressly retained in a Deed to Grantor even date. This Deed of Trust does not waive the vendor's lien, and the two liens and the rights created by this instrument shall be cumulative. Beneficiary may elect to foreclose under either of the liens without waiving the other or may foreclose under both. The deed is incorporated into this Deed of Trust.

- 17. Due on Sale Clause: Any sale or conveyance or transfer is made of all or any portion of the property without prior written consent of beneficiary, then beneficiary may, at its election, accelerate the maturity of the note and demand full payment of the balance of all principal and interest remaining due thereon.
- 18. Escrows for Taxes : Grantor agrees to make an initial deposit in a reasonable amount to be determined by Beneficiary and then monthly payments to a fund for taxes on the property. Monthly payment will be made the payment dates specified in the note, and each payment will be one-twelfth of the amount that Beneficiary estimates will be required annually for payment of taxes. The fund will accrue no interest and Beneficiary will hold it without bond in escrow and use it to pay the taxes. If Grantor has complied with the requirements of this paragraph, Beneficiary must pay taxes before the end of the calendar year. Grantor agrees to make additional deposits on demand if the funds is ever insufficient for its purpose. If an excess accumulates in the fund, Beneficiary may either credit it to future monthly deposits until the excess is exhausted or refund it to Grantor. Before Grantor makes the final payment on the note, Beneficiary will credit to that payment the whole amount then in the fund, or at Beneficiary's option, refund it after the note is paid. If this deed of trust is foreclosed, any balance in the fund over that needed to pay taxes, including taxes accruing but not yet payable, under Paragraph 3, "Trustee's Duties". If the property is transferred, any balance then in the fund will still be subject to the provisions of this paragraph and will inure to the benefit of the transferee. Deposits to the fund described in this paragraph are in addition to the monthly payments provided for in the note.
- 19. AD VALOREM TAXES LANGUAGE: Without the express written consent of Beneficiary , the owner shall not enter into any arrangements with any third party for the payment of AD VALOREM TAXES that would grant that third party a lien on the property.

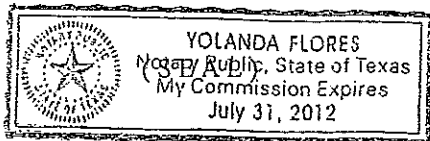
20. Signatures of Grantors:  
  
 \_\_\_\_\_  
 MELISSA KIMBERLY VALLE

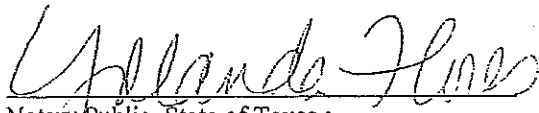
The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 8<sup>th</sup> day of Feb, 2012, by MELISSA KIMBERLY VALLE.



  
 Notary Public, State of Texas  
 My commission Expires: 7-31-2012





# PLANNING DEPARTMENT

Rev. 02-19-10

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Precinct 1 2 3 4

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

Application No: \_\_\_\_\_

### 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: Chris Ryan Homes & Investments, LLC.

Address: ~~4870~~ 4514 Twin Circle  
Edinburg, TX 78539

Phone: 956-929-1212

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

lot # 183, Trenton Manor Unit 2 Phase 3, Edinburg, TX 78539

#### 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)

4/17/2012  
Date

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

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

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

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

04/18/12  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-11481

Apr. 12, 2012

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

T6842-02-000-0183-00

[ 1 ] OWNER: CHRIS RYAN HOMES & INV.LLC

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
TRENTON MANOR UT 2 PH 3 LOT 18

22209 URESTI ST.  
EDINBURG, TX 78539-8518

Telephone No. 929-1212

LOCATION: 0 TRENTON & IRD

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

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

[ 10 ] EST. COST OF CONST.: \$100,000

[ 5 ] SIZE OF STRUCTURE: 1,871 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' NORTH SIDE 10' REAR 29.60 20%  
SOUTH SIDE 6'

**FOR COUNTY USE ONLY  
APPLICATION FEES**

Hor W. Castillo  
Prepared by

4-12-12  
Date

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

Light [X] Water [X]

Adrian Hernandez  
Approved by

4-05-12  
Date

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

Community No.: 480331

Certification of Elevation  
Required:  YES  NO  BFE

[Signature]  
Signature of Owner or Applicant

4/12/2012  
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 ]**

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

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 5, 2011

Grantor: EBONY LEE DE LA LUZ

2270168

Grantor's Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Grantee: CHRIS RYAN HOMES & INVESTMENTS, LLC

Grantee's Mailing Address: 22209 URESTI ST.  
EDINBURG, TEXAS 78542  
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lot One Hundred Eighty Three (183), TRENTON MANOR UNIT NO. 2 PHASE III, an addition to the City of Edinburg, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 39, Pages 73-75, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 1814, Page 248, Deed Records; Document No. 1071732, Official Public Records; and Volume 39, Pages 73-75, Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2012, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code.
- d. Rights of claims by Hidalgo County Irrigation District No. 2 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- e. Easements and reservations as shown according to the map or plat thereof recorded in Volume 39, Pages 73-75, Map Records, Hidalgo County, Texas.
- f. Fifteen foot (15') Electrical & Utility Easement along the rear as shown according to the map or plat thereof recorded in Volume 39, Pages 73-75, Map Records, Hidalgo County, Texas.
- g. Five foot (5') Drainage Easement along the North Side of said Lot as shown according to the map or plat thereof recorded in Volume 39, Pages 73-75, Map Records, Hidalgo County, Texas.

- h. Twenty-five foot (25') Minimum Bldg Setback Line along the front as shown according to the map or plat thereof recorded in Volume 39, Pages 73-75, Map Records, Hidalgo County, Texas.
- i. Twenty percent (20%) Minimum Bldg Setback Line, not to exceed 40.00' along the rear as shown according to the map or plat thereof recorded in Volume 39, Pages 73-75, Map Records, Hidalgo County, Texas.
- j. Six foot (6') Minimum Bldg Setback Line along the sides as shown according to the map or plat thereof recorded in Volume 39, Pages 73-75, Map Records, Hidalgo County, Texas.
- k. Eighteen foot (18') Garage Line as shown according to the map or plat thereof recorded in Volume 39, Pages 73-75, Map Records, Hidalgo County, Texas.
- l. Right of way Easement dated March 25, 1974, executed by J.D. Reavis to Hidalgo County, recorded in Volume 1400, Page 829, Deed Records, Hidalgo County, Texas.
- m. Easement granted in Judgment dated April 23, 1981, under Cause No. 894-B, to Central Power & Light Company, as set forth in Judgment recorded in Volume 1725, Page 577, Clerk's File No. 17523, Deed Records, Hidalgo County, Texas.
- n. Right of way Easement dated December 17, 1981, executed by McAlpine Diamond Dealers, Inc., to North Alamo Water Supply Corporation, recorded in Volume 1759, Page 481, Official Records, Hidalgo County, Texas.
- o. Right of way Easement dated September 30, 1986, executed by McAllen State Bank to Hidalgo County Irrigation District No. 2, recorded in Volume 2348, Page 705, Official Records, Hidalgo County, Texas.
- p. Right of way Easement dated March 25, 1974, executed by McAllen State Bank to Hidalgo County Irrigation District No. 2, recorded in Volume 2348, Page 712, Official Records, Hidalgo County, Texas.
- q. Right of way Easement dated April 1, 1999, filed September 7, 1999, executed by Hidalgo County Irrigation District No. 2 to Reliant Energy Field Services, Inc., recorded under Document No. 804510, Official Records of Hidalgo County, Texas.
- r. Right of way Easement dated March 16, 1999, filed September 7, 1999, executed by Concepcion C. Manrique, et al, to Reliant Energy Field Services, Inc., recorded under Document No. 804515, Official Records of Hidalgo County, Texas.
- s. Oil, Gas and Mineral Lease dated October 28, 1987, recorded in Volume 2530, Page 153, Official Records, Hidalgo County, Texas.
- t. Oil, Gas and Mineral Lease dated January 24, 1996, filed February 29, 1996, recorded under Document No. 507079, Official Records, Hidalgo County, Texas.
- u. Oil, Gas and Mineral Lease dated December 14, 1998, filed December 15, 1998, recorded under Document No. 733015, Official Records, Hidalgo County, Texas.
- v. Oil, Gas and Mineral Lease dated August 14, 2001, filed November 7, 2001, executed by Ila Mae Haddock, Individually and as Trustee of the Ira Haddock Testamentary Trust to Samson Lone Star Limited Partnership, recorded under Document No. 1023101, Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- w. Mineral reservations and/or conveyances as set forth in instrument dated March 29, 1979, recorded in Volume 1363, Page 565, Deed Records, Hidalgo County, Texas.
- x. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the

Public Records.

y. Zoning and building ordinances in favor of the City of Edinburg.

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.

E. De La Luz  
EBONY LEE DE LA LUZ

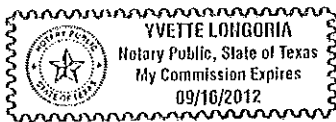
ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

*of 2012* This instrument was acknowledged before me on the 3<sup>rd</sup> day of January, 2011, by EBONY LEE DE LA LUZ.

Yvette Longoria  
NOTARY PUBLIC, STATE OF TEXAS



PREPARED BY:  
SLUSHER & ASSOCIATES, PLLC  
4900 N. 10<sup>TH</sup>, STE, F-3  
McALLEN, TEXAS 78504  
GF# 112422327

AFTER RECORDING, RETURN TO:

CHRIS RYAN HOMES & INVESTMENTS, LLC  
22209 URESTI ST.  
EDINBURG, TEXAS 78542



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 4-11462

### 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: Francisco Chavez

Address: 2922 Penelope Rd  
Edinburg, TX 78542

Phone: 956-457-89-72

Approved by Environmental Health:	<del>Temporary Service</del>	<del>Final Service</del>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>4/16/12</u>	<u>4/16/12</u>

Water Supplier: NAWS

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 202313-004  
 Temporary Pole     Permanent Service

regarding the land described as:

Cueva's Acres Lot 7

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 2-26-08);

(verified by Rodolfo Ries);

(verified by [Signature] 4/16/12);

(verified by [Signature] 4/16/12);

(verified by Rodolfo Ries);

Rodolfo Ries  
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  
956-318-2844

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

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

Precinct 1 2 3 4

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

Application No: 4-11462

### 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: Francisco Chavez  
Address: 2922 Penelope Rd  
Edinburg TX 78542  
Phone: 956-457-89-72

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

GUERRA'S ACRES LOT-7

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

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

[Signature]  
Requesting Party (Signature)

04-10-12  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) COPY OF PERMIT

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

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

04-10-12  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-11462  
Apr. 5, 2012

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

G9557-00-000-0007-00

[ 1 ] OWNER: CHAVEZ, FRANCISCO & SANDRA

2609 DOS ARBOLITOS  
SAN JUAN, TX. 78589

Telephone No. 437-8972

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
GUERRA'S ACRES LOT 07

LOCATION: 0 ALAMO & ROGERS

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

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

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

[ 5 ] SIZE OF STRUCTURE: 560 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES X-44

### Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT 25' REAR 15' N SIDE 15' S SIDE 6'  
FINISH FLOOR ELEV. 18' ABOVE CENTER OF ST.

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . \$30.00

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: 0325 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.

Ann H...

Prepared by

4-5-12

Date

[Signature]

Approved by

4-5-12

Date

[Signature]

Signature of Owner or Applicant

4/5/12

Date

### [ NOTICE ]

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

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE 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.

*State Bar of Texas Form*

## WARRANTY DEED WITH VENDOR'S LIEN

DATE: January 27, 2010

GRANTOR: JAMES WARD, A SINGLE MAN

GRANTOR'S MAILING ADDRESS (including county): 1908 Tangelo Circle, Harlingen, Cameron County, Texas 78552

GRANTEE: FRANCISCO CHAVEZ AND WIFE, SANDRA CHAVEZ

GRANTEE'S MAILING ADDRESS (including county): 2609 Dos Arbolitos, San Juan, Hidalgo County, Texas 78589

CONSIDERATION: Ten and No/100 (\$10.00) Dollars and the execution and delivery by Grantee of a certain promissory note of even date herewith in the principal amount of \$38,000.00 payable to the order of Grantor. The payment of the note is additionally secured by a Deed of Trust of even date herewith to Michael J. Daley, Trustee. The vendor's lien herein retained shall serve as additional security for the payment of the above described note.

### PROPERTY:

#### TRACT I:

LOT SEVEN (7), GUERRA'S ACRES SUBDIVISION, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

#### TRACT II:

A TRACT OF LAND OUT OF LOT 6, SECTION 252, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS:

BEGINNING AT A POINT BEING THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT 6, SECTION 252, AND THE RIGHT OF WAY LINE OF ROGERS ROAD FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT. SAID POINT BEARS NORTH 09 DEGREES 05 MINUTES 00 SECONDS EAST, 30.00 FEET FROM A FOUND SIXTY PENNY NAIL (60D) BEING THE SOUTHWEST CORNER OF SAID LOT 6, SECTION 252;

THENCE, NORTH 09 DEGREES 05 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF LOT 6, SECTION 252, PASS AT 10.00 FEET TO A FOUND ONE-HALF (½) INCH IRON ROD AND CONTINUING FOR A TOTAL DISTANCE OF 159.98 FEET TO A FOUND ONE-HALF (½) INCH IRON ROD FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 80 DEGREES 55 MINUTES 00 SECONDS EAST, 145.22 FEET PARALLEL TO THE SOUTH LINE OF SAID LOT 6, SECTION 252, TO A FOUND ONE-HALF (½) INCH IRON ROD FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 09 DEGREES 05 MINUTES 00 SECONDS WEST, PARALLEL TO THE WEST LINE OF SAID LOT 6, SECTION 252, PASS AT 149.98 FEET TO A FOUND ONE-HALF (½) IRON ROD AND CONTINUING FOR A TOTAL DISTANCE OF 159.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ROGERS ROAD FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 80 DEGREES 55 MINUTES 00 SECONDS WEST, 145.22 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF ROGERS ROAD, BEING PARALLEL TO THE SOUTH LINE OF LOT 6, SECTION 252, TO THE POINT OF BEGINNING AND CONTAINING 0.53 OF AN ACRE (23,232 SQUARE FEET) OF LAND, MORE OR LESS.


**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

SUBJECT TO mineral reservations of record;  
SUBJECT TO Oil, Gas and Mineral Leases of record, if any;  
SUBJECT TO rules, regulations, rights of way and easements in favor of water district which property is located;  
SUBJECT TO all easements and restrictions of record and all visible easements.  
Taxes for the year 2010 and subsequent years which Grantee assumes and agrees to pay.

Grantor, for the consideration and subject to the reservations from the 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 hereby 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.

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

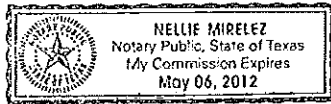
When the context requires, singular nouns and pronouns include the plural.

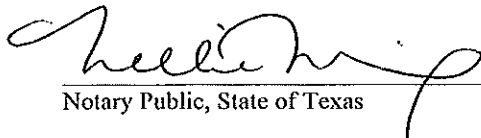
  
\_\_\_\_\_  
JAMES WARD

**ACKNOWLEDGMENT**

THE STATE OF TEXAS     §  
COUNTY OF HIDALGO    §

This instrument was acknowledged before me on this the 27<sup>th</sup> day of January, 2010 by James Ward.



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

**AFTER RECORDING RETURN TO:**  
Mr. & Mrs. Francisco Chavez  
2609 Dos Arbolitos  
San Juan, Texas 78589

**PREPARED IN THE OFFICE OF:**  
Law Office of Michael J. Daley  
1801 S. 2<sup>nd</sup> St., Suite 370  
McAllen, Texas 78503  
(107-3659-7)