

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Elisavet Sandoval	4-11848
2.	Graciela R. Gonzalez	4-10900
3.	Natalio Lopez, Jr.	4-10894
4.	Martha Gonzalez C/O Jose Luis Gonzalez	4-11258
5.	Gustavo Lozano, Jr.	2-1436
COMM. COURT: October 9, 2012		



PLANNING DEPARTMENT

County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 4-11849

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: Elisavet Sombra

Address: 6214 Earth Dr
Edinburg, TX
Lot # 38

Phone: 956-502-1097

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

Water Supplier: N/A

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

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

regarding the land described as:

Lot #38 Caesar's ranch (Address) 6214 Earth Dr
Edinburg, TX

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

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

- A plat has been prepared;
- A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved) 07-14-09
 (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

Rev. 02-19-10

County of Hidalgo

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956-205-7045
956-205-7049

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

Precinct 1 2 3 4
Application No: 4-11848

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: Elisavet Sandoral
Address: 6214 Earth Dr
Edinburg, TX
Phone: 956-502-1097

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

Lot 38 6214 Earth Dr Caesars Ranches

STATUS OF PERSON OR ENTITY MAKING REQUEST:

lot 38

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

Elisavet Sandoral 10-1-12
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

10/02/12
Date

Flore Castro
County Official

RE: Lot 38, Caesar's Ranches Subdivision, Hidalgo County, Texas, Doc No. 2017172, Official Rec Hid Cty TX

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

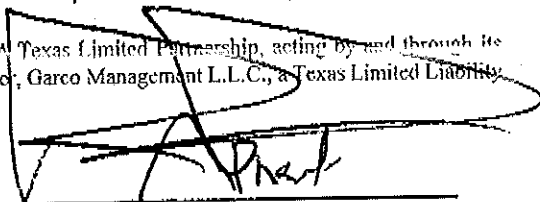
Special Warranty Deed with Vendor's Lien

1. Date: September 24, 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: ELISAVET SANDOVAL
5. Grantee's Mailing Address: 2122 Main Street, Edcouch, Hidalgo County, Texas 78538
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 Twenty Three Thousand Four Hundred and No/100ths Dollars (\$23,400.00) 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 ALAN D. MONROE, Trustee.
7. Property: Lot Thirty-Eight (38), CAESAR'S RANCHES SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded under Document No. 2017172, Official 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.
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. 2012983, Official Records, Hidalgo County, Texas

RE: Lot 38, Caesar's Ranches Subdivision, Hidalgo County, Texas, Doc No. 2017172, Official Rec Hid Cty TX

- 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):
- 12. Special Warranty of Title: 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.
- 13. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.
- 14. Non-examination of Title: **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**
- 15. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.
- 16. Signature:

Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management L.L.C., a Texas Limited Liability Company

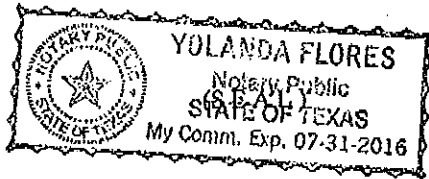
By: 
Richard A. Garza, President

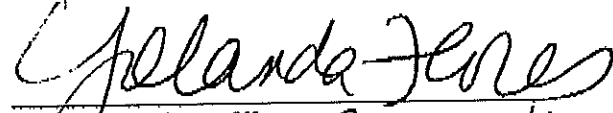
The State of Texas
County of Hidalgo

(Acknowledgment)

24th Sept

This instrument was acknowledged before me on the 24th day of Sept, 2012, by Richard A. Garza, President of Garco Management L.L.C., a Texas Limited Liability Company, General Partner, on behalf of Garco, Ltd., A Texas Limited Partnership.




Notary Public, State of Texas
My Commission Expires: 7-31-2016

After Recording Return To:

GARCO, LTD
3910 W. Freddy Gonzalez
Edinburg, Texas 78539

Chapter 232 Texas LGC Application

APPLICATION NO:
4-11848
Oct. 1, 2012

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

C2547-00-000-0038-00

[1] OWNER: SANDOVAL, ELISAVET
P.O. BOX 673
EDCOUCH, TX. 78538
Telephone No. -

[7] LEGAL DESC./NAME OF SUBDIVISION
CAESAR'S RANCHES LOT 38

LOCATION: 0 RAMSERYER & DOOLITTLE

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$1,500

[5] SIZE OF STRUCTURE: 560 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 7' REAR 37' 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: 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.

Alc. Castillo 10/01/12
Prepared by Date

Rudy Rico 9/27/12
Approved by Date

Elisavet Sandoval 10/1/12
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.



PLANNING DEPARTMENT

County of Hidalgo

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

Precinct 1 2 3 4

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

Application No: 4-10900

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: Graciela R. Gonzalez

Address: 17073 FM 490E
Edinburg Texas
78542

Phone: (956) 309 2646

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

Water Supplier: DA

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

Account/ESI No.: 10032789475984125
 Temporary Pole Permanent Service

regarding the land described as: Rodriguez Acres lot 8.

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; 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;
- no electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 06-12-95)
 (verified by Raul E. Sesin)
9-20-12 (verified by Ryan Howard)
9-20-12 (verified by Ryan Howard)
 (verified by Raul E. Sesin)

Raul E. Sesin
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
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Precinct 1 2 3 4

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

Application No: 4-10900

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: Graciela R Gonzalez
Address: 17073 FM 490 E
Edinburg Texas 78542
Phone: (956) 309 2646

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

Rodriguez Acres w/8

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] 9/20/12
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

09/20/12
Date

[Signature]
County Official

No. F-1111-00-F

IN THE MATTER OF THE MARRIAGE	()	IN THE DISTRICT COURT
	()	
OF GRACIELA R. PEREZ	()	
	()	
AND GUILLERMO PEREZ	()	
	()	332ND JUDICIAL DISTRICT
AND IN THE INTEREST OF	()	
WILLIAM PEREZ, CELINA PEREZ,	()	
EDUARDO PEREZ, ABEL DAVID	()	
PEREZ, AND SANDRO ANTONIO	()	
PEREZ, CHILDREN	()	HIDALGO COUNTY, TEXAS

DECREE OF DIVORCE

On the 15th day of November, 2000, trial on the merits was held in this cause. Petitioner Graciela R. Perez (Social Security Number [REDACTED]) appeared by and through her attorney of record. Respondent Guillermo Perez (Social Security No. [REDACTED]) was duly served with citation and notice but did not appear or answer and wholly made default. The record of proceedings was recorded by the official Court reporter of the 332nd District Court.

The Court, after examining the pleadings and listening to the evidence and argument of counsel, finds that it has jurisdiction over this cause and the parties. The Court finds that at the time this suit was filed, Petitioner had been a domiciliary of this state for the preceding six months and a resident of this county for the preceding 90 days.

No jury having been demanded by either of the parties, all matters in controversy, including all questions of fact and of law, were submitted to the Court. The Court is of the opinion that the

conservator of the children the subject of this suit, with all of the rights, privileges, duties and powers of a parent, to the exclusion of the other parent, as follows:

the right to establish the primary residence of the child;

the right to consent to medical, dental, and surgical treatment involving invasive procedures, and to consent to psychiatric and psychological treatment;

the right to receive and give receipt for periodic payments for the support of the child and to hold or disburse these funds for the benefit of the child;

the right to represent the child in legal action and to make other decisions of substantial legal significance concerning the child;

the right to consent to marriage and to enlistment in the Armed Forces of the United States;

the right to make decisions concerning the child's education;

the right to the services and earnings of the child; and

except when a guardian of the child's estate or a guardian or attorney ad litem has been appointed for the child, the right to act as an agent of the child in relation to the child's estate if the child's action is required by a state, the United States, or a foreign government.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that each of the parents of the children shall at all times have the following rights and duties regarding each child the subject of this suit:

the right of access to medical, dental, psychological, and educational records of the child;

the duty to inform the other parent in a timely manner of significant information concerning the health, education, and welfare of the child;

the right to consult with school officials concerning the child's welfare and educational status, including school activities;

the right to consult with a physician, dentist, or psychologist of the child;

the right to attend school activities;

the right to be designated on the child's records as a person to be notified in case of an emergency;

the right to consent to medical, dental, and surgical treatment during an emergency involving an immediate danger to the health and safety of the child; and

the right to manage the estate of the child to the extent the estate has been created by the parent or the parent's family.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Respondent Guillermo Perez be and is hereby appointed possessory conservator of the children.

IT IS ORDERED AND DECREED that the possessory conservator, Guillermo Perez, may have possession of the children at any and all times agreed to in advance by Petitioner, and in the absence of agreement by the Petitioner, shall have possession of the children under the specified terms set out in the following "Standard Possession Order."

STANDARD POSSESSION ORDER

PART I: GENERAL TERMS AND CONDITIONS

Except as otherwise explicitly provided, terms and conditions of possession of a child that apply irrespective of the distance between the residence of a parent and the child are as follows:

- (1) the managing conservator shall surrender the child to the possessory conservator at the beginning of each period of the possessory conservator's possession at the residence of the managing conservator;
- (2) the possessory conservator shall return the child to the residence of the sole managing conservator at the end of each period of possession. However, if after the date of this order the sole managing conservator moves to a

is hereby divested of any and all right, title, and interest in and to such property:

All household furniture, furnishings, fixtures, goods, appliances, equipment and vehicles that are presently in the possession of or subject to the sole control of Petitioner.

All of Lots Eight (8) and Nine (9), Rodriguez Acres Subdivision (out of Lots 1 & 2, Block 93 Missouri-Texas Land & Irrigation Co. Subdivision), Hidalgo County, Texas.

All clothing, jewelry, and other personal effects in the possession of or subject to the sole control of Petitioner.

Any and all sums of cash in the possession of or subject to the sole control of Petitioner, including money on account in banks, savings institutions, or other financial institutions, and including pension funds and/or retirement investments, which accounts stand in Petitioner's sole name or from which Petitioner has the sole right to withdraw funds or which are subject to Petitioner's sole control.

All property awarded to Petitioner shall be subject to any indebtedness charged against it, including property taxes, if any.

Respondent Guillermo Perez is awarded the following property as his sole and separate property, and Petitioner is hereby divested of any and all right, title, and interest in and to such property:

All household furniture, furnishings, fixtures, goods, appliances, equipment, and vehicles presently in the possession of or subject to the sole control of Respondent.

All of Lot Ten (10), Rodriguez Acres Subdivision (out of Lots 1 & 2, Block 93 Missouri-Texas Land & Irrigation Co. Subdivision), Hidalgo County, Texas.

All of Lot Eighty-eight (88), El Flaco Chiquito Subdivision, Hidalgo County, Texas.

All clothing, jewelry, and other personal effects in the possession of or subject to the sole control of Respondent.

Any and all stocks, bonds, and sums of cash in the possession of or subject to the sole control of Respondent, including money on account in banks, savings institutions, or other financial institutions, and including pension funds and/or retirement investments, which accounts stand in Respondent's sole name or from which Respondent has the sole right to withdraw funds or which are subject to Respondent's sole control.

All property awarded to Respondent shall be subject to any indebtedness charged against it, including property taxes, if any.

IT IS FURTHER ORDERED AND DECREED that a certified copy of this DECREE OF DIVORCE shall constitute muniment of title and proof of ownership of the above-described real estate, pursuant to the terms of the court-ordered property division.

IT IS FURTHER ORDERED AND DECREED, as a part of the division of the estate of the parties, that any indebtedness or liability not expressly assumed by a party under this decree is to be paid by the party incurring the indebtedness or liability.

The Court finds that it would be advantageous for Petitioner's maiden name to be restored to her.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that Petitioner's name be and is hereby changed to Graciela Rubio.

Without affecting the finality of this Decree of Divorce, this Court expressly reserves the right to make orders necessary to clarify and enforce this decree. All costs of court expended in this cause are hereby adjudged against the party incurring same. Execution shall issue for all of the above if not timely paid.

All other relief not expressly granted herein is denied.

SIGNED this 21st day of November, 2000.

W. Mark E. Ramsey, Jr.
JUDGE PRESIDING

Nov 30, 2000
W. Mark E. Ramsey, Jr.

Texas

USA
TX

DRIVER LICENSE



DL 21340858 Class C
 Iss 03/18/2010 Exp 07/14/2016
 DOB 07/14/1964
 1 GONZALEZ
 2 GRACIELA
 N 281-4 1/2 E FM 490
 EDINBURG TX 78539-0000
 12 Restrictions NONE 9a End NONE
 16 Hgt 5-02 16 Sex F 18 Eyes BRO
 5 DD 35310060232108628157

General

Chapter 232 Texas LGC Application

APPLICATION NO:
4-10900
Aug. 15, 2011

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

R3660-00-000-0008-00

[1] OWNER: RUBIO, GRACIELA R
RR 1 BOX 79
EDCOUCH, TX 78538-9713
Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION
RODRIGUEZ ACRES LOT 8

[2] CONTRACTOR: SELF

LOCATION: 0

[3] WATER SYSTEM: OTHE

[8] SEWAGE: EXIST

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

[9] CONSTRUCTION TYPE: WOOD

[5] SIZE OF STRUCTURE: 1,170 Sq. Ft.

[10] EST. COST OF CONST.: \$7,000

[6] USE OF BUILDING: RES HOME

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:30' BACK:15' SIDE:10' SIDE:10'
18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

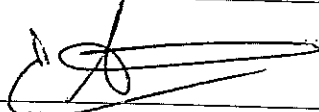
Light [] Water []

Flood Zone: NO 0325D
Panel No. /Suffix: _____ Pct: 0

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

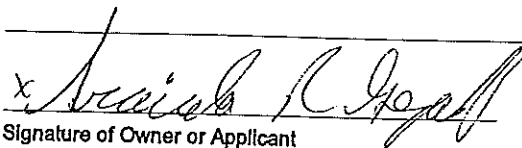
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures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

8/15/11
Date

REDGAR ISIDRO
Approved by

8/9/11
Date


Signature of Owner or Applicant

08-15-2011
Date

[NOTICE]

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

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



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 4-10894

08-12-11

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

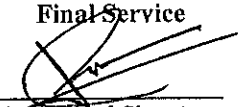
WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Natalio Lopez Jr.

Address: 1309 Gardenia Dr
Edinburg Tx 78541

Phone: (956) 929-2495

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	<u>47539</u>
	<u> / /</u>	<u> / /</u>

Water Supplier: North Alamo Water Supply Co.

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

Account/ESI No.: 26 52 48 - 001
 Temporary Pole Permanent Service

regarding the land described as:

Cardinal Star Lot #2

On October, 2012, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved 11-12-08);

(verified by Mark Cervoni);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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956-205-7049

Precinct 1 2 3 4

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

Application No: 4-10894

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: Natalio Lopez Jr

Address: 1309 Cordelia Dr

Edinburg Tx 78541

Phone: (956) 929-5568

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

Cardinal Stars Lot #2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Natalio Lopez
Requesting Party (Signature)

10-2-12
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) pmr 4-10894

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

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

10/02/12
Date

[Signature]
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: March 14, 2011

Grantor: Cardinal Estates, Ltd., a Texas Limited Partnership
 Grantor's Mailing Address:
 P.O. Box 721052
 McAllen, Texas 78504

Grantee: Natalio Lopez, Jr. and Natalia Angeles De Lopez

Grantee's Mailing Address (including county):
 1309 Gardenia Drive
 Edinburg, Texas 78541
 Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Thirty-Three Thousand Nine Hundred Dollars and No Cents (\$33,900.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Robert Geissler, Trustee.

Property (including any improvements):

Lot(s) 2, Cardinal Stars Subdivision, as shown by the map or plat thereof recorded in Volume 56, Pages 22-24, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated May 1, 2008, payable to the order of BBVA Compass 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 1888229. 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;
12. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Cardinal Stars Subdivision, as shown on the plat thereof, recorded in Volume 56, Pages 22-24, of the Map records of Hidalgo County, Texas; and
13. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

The Property shall be held, sold and transferred, conveyed and occupied subject to the covenants, conditions, restrictions, easements, uses, privileges, charges and liens hereafter set forth, all of which shall be binding on all parties having or acquiring any right, title and interest therein and shall inure to the benefit of each Owner:

1. Lots 1, 2, 33, and 34 may be used for commercial purposes. All other lots shall be used for single family residences only.
2. No residence shall be constructed on any Lot until all necessary building permits and licenses have been obtained by the owner of the Lot;
3. No residence can be occupied until (i) potable water and electricity have been fully installed to the residence; (ii) the residence shall have at least one working restroom in the residence, which is tied into an underground septic tank (no outdoor toilets are allowed); and (iii) the exterior of any residence must be complete, including the installation of all doors and windows to the residence.

4. No noxious or offensive activity shall be carried on upon any of the Lots. The use and discharge of pistols, rifles, shotguns and other firearms on any part of the Subdivision is prohibited.
5. All pets must be maintained within the perimeter of a Lot; if necessary, through the installation of a fence. No farm animals, livestock, or poultry of any kind shall be raised, bred or maintained on the Lot.
6. No Lot shall be used or maintained as a dumping ground for rubbish, trash, junk garbage or other waste material.
7. Each owner must keep his or her Lot reasonably clean and neat and the grass cut. Automobiles not in working order shall be parked behind the residence, as well as all equipment, building materials and other property of Owner. All clotheslines, satellite dishes or receivers shall be placed or installed in the rear of the residence (out of sight, if possible). No overnight street side parking will be permitted.
8. These restrictions and agreements are to run with the Property for twenty-five (25) years from the date this instrument is first recorded. These restrictions shall be automatically extended for successive periods of 10 years each, unless an instrument signed by a majority of the owners of the Lots has been recorded, agreeing to change, amend or cancel said restrictions in whole or in part.
9. The restrictions set out herein are for the benefit of the Owner and its successors and assigns and equally for the benefit of any subsequent owner of a Lot or Lots in the subdivision and his heirs, executors, administrators and assigns. Accordingly, all of such restrictions shall be constructed to be covenants running with the land, enforceable at law or in equity by any one or more of said parties.
10. Invalidation of any one or more of these restrictions by judgement or court order shall not affect the enforceability or the balance of such restrictions.
11. The Property shall be subject to the following minimum building setback lines:
 - Front - 25 feet on Merak Street and Calle De Los Aguacates
40 Feet on Benito Ramirez Road
 - Rear - 35 feet
 - Side - 6 feet or easement, whichever is greater
 - Corner Side - 10 feet corner garage side
18.00 feet for lots 13 and 22
12. If two or more lots, or fractions thereof, are consolidated into a single building site these setback provisions shall be applied to such resultant building site as if it were one original, platted lot.

Commercial Lots. The following provisions shall apply to the Lots used for commercial purposes:

1. All improvements shall have a minimum square footage of 400 square feet.
2. All permanent improvements shall be constructed on a concrete slab or concrete piers and all portable buildings shall be adequately tied down.
3. No Commercial Lot shall be used for the storage of junk or salvage, including but not limited to: vehicles, tires and appliances.
4. All "Flea Market" type operations shall be conducted within an enclosed building and shall have adequate restroom facilities to handle peak loads.
5. Any Owner of a Commercial Lot which abuts residential property shall, at such Owner's expense, construct and maintain a six foot wood or masonry fence on all sides abutting residential property, to act as a buffer. The side facing the street shall be no closer to the street than the setback line as designated on the plat of the subdivision.
6. No underground storage tanks of any kind shall be allowed on any Commercial Lot until the lot has been paid in full, and, Owner has obtained all permits and licenses required by local, state or federal law.
7. Multi-family dwellings such as duplexes and apartment buildings shall be allowed on Commercial Lots.
8. There shall be no cantinas, lounges, adult-oriented businesses or businesses which sell alcoholic beverages for on site consumption other than restaurants which also sell food for on site consumption in a family atmosphere. All restaurants shall have an enclosed or screened-in area for their customers to occupy while they consume the food purchased at such restaurant.
9. Drive-through type convenience stores shall be allowed.
10. In addition to the uses permitted by this instrument, all owners will be required to comply with all governmental regulations pertaining to the use of the Property, and the regulations of any city or other body having extra-territorial jurisdiction over the Subdivision.

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

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

If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease. Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and

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

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

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

Cardinal Estates, Ltd., a Texas Limited Partnership
BY: Cardinal Administration, L.L.C., a Texas Limited Liability Company, Its General Partner

BY: *Laura Coffman*
Laura Coffman, Vice-President

(Acknowledgment)

State of Texas
County of Hidalgo

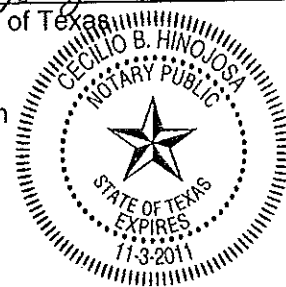
This instrument was acknowledged before me on the 24th day of March, 2011, by Laura Coffman, Vice-President of Cardinal Administration, L.L.C., a Texas Limited Liability Company, in its capacity as General Partner of Cardinal Estates, Ltd., a Texas Limited Partnership.

Cecilio B. Hinojosa
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Cardinal Estates, Ltd.
P.O. Box 721052
McAllen, Texas 78504

Software by ReMerge-It.com
(956) 630-9401
www.ReMerge-It.com



Chapter 232 Texas LGC Application

APPLICATION NO:
4-10894
Aug. 12, 2011

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

C1616-00-000-0002-00

[1] OWNER: LOPEZ NATALIO JR

1309 GARDENJA DR
EDINBURG TX 78541
Telephone No. 929-2495

[7] LEGAL DESC./NAME OF SUBDIVISION
CARDINAL STARS LOT#2

[2] CONTRACTOR: SELF

LOCATION: 0 DOOLITTLE & B. RAMIREZ

[3] WATER SYSTEM: N AL

[8] SEWAGE: PUBLI

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

[9] CONSTRUCTION TYPE: META

[5] SIZE OF STRUCTURE: 938 Sq. Ft.

[10] EST. COST OF CONST.: \$5,000

[6] USE OF BUILDING: REST. ZONE X-44

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:25' REAR:35' N.SIDE:35' S.SIDE:15'
MIN. ELEV. ABOVE TOP OF CENTER LINE 18"

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 6325D Pct: 4

Community No.: 408374

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

8/12/11
Date

Approved by

8/9/11
Date

Signature of Owner or Applicant

8-12-11
Date

[NOTICE]

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

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



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 4-11258

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:

Martha Gonzalez
c/o Name: Jose Luis Gonzalez

Approved by Environmental Health:	Temporary Service _____	Final Service <u>[Signature]</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>28 580</u>
Date Approved:	<u>1 1</u>	<u>9 12 12</u>

Address: 5304 El Bosque Dr.
Edinburg Tx 78542

Water Supplier: North Alamo Water

Utility Provider: M.V.E.C. AEP
N/A

Phone: (956) 209-3353

Account/ESI No.: _____
 Temporary Pole Permanent Service

regarding the land described as:

El Alamo lot #10

on Sept 25, 2012, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved 05-01-01);

(verified by Martha Gonzalez);

(verified by Martha Gonzalez);

(verified by Martha Gonzalez);

(verified by Martha Gonzalez);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST

Hidalgo County Clerk

Date

[Signature] 9-25-12
[Signature] 9/26/12



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

Main Office
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Precinct No.3 Substation
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956-205-7049

Precinct 1 2 3 4

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

Application No: 4-11258

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: Marsha Gonzalez

C/o Name: José Luis Gonzalez

Address: 5304 El Bosque Dr.
Edinburg Tx 78542

Phone: _____

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

Alamo Subdivision Lot #10

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Marsha Gonzalez

C/o Marsha Gonzalez
Requesting Party (Signature)

09/18/12
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:

09/18/12
Date

[Signature]
County Official

WARRANTY DEED WITH VENDOR'S LIEN

Date: June 1, 2001
Grantor: OSCAR SANTOS, a single man

Grantor's Mailing Address:

OSCAR SANTOS
708 Toronto Apt C-3
McAllen, Texas 78503
Hidalgo County

Grantee: MARTHA GONZALEZ

Grantee's Mailing Address:

MARTHA GONZALEZ
1305 Azalia Avenue
Hidalgo, Texas 78557
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 EIGHTEEN THOUSAND FOUR HUNDRED AND NO/100 --- DOLLARS (\$18,400.00) 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 Nathan Flores, Trustee

Property (including any improvements):

All of Lot (10), EL ALAMO SUBDIVISION, Hidalgo County, Texas, according to the map thereof recorded in Volume 37, Page 126-B, Map Records of Hidalgo County, Texas.

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from 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.

Reservations from and Exceptions to Conveyance and Warranty:

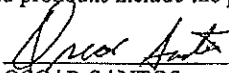
1. All oil, gas, and other mineral reservations of record, if any.
 2. All oil, gas leases and drilling agreements of record, if any.
 3. Easements and conditions as may be contained in plat of said subdivision, if
-

- any.
- 4. Easements of record, if any.
- 5. Easements, rights, rules, and regulations if favor of pertaining water district, if any.
- 6. All visible easements and restrictions of record, if any.
- 7. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
- 8. Standby fees and taxes for the year 2000 and assessments for prior 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.

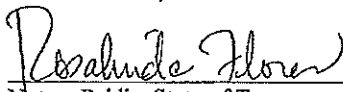
When the context requires, singular nouns and pronouns include the plural.

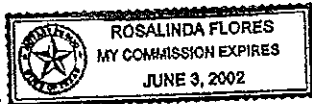

 OSCAR SANTOS

ACKNOWLEDGMENT

STATE OF TEXAS)
 COUNTY OF HIDALGO)

This instrument was acknowledged before me on June 18, 2001 by OSCAR SANTOS.


 Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
 OSCAR SANTOS
 708 Toronto Apt C-3
 McAllen, Texas 78503

AFTER RECORDING RETURN TO:
 MARTHA GONZALEZ
 1305 Azalia Avenue
 Hidalgo, Texas 78557

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

On: Jul 19, 2001 at 03:09P

As a Recording

Document Number: 990378

Total Fees: 11.00

Receipt Number - 360445
By Anna Smith, Deputy

Chapter 232 Texas LGC Application

APPLICATION NO:
4-11258
Jan. 23, 2012

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

E3465-00-000-0010-00

[1] OWNER: GONZALEZ, MARTHA
1305 E AZALIA AVE
HIDALGO, TX 78557-2648
Telephone No. 843-6978

[7] LEGAL DESC./NAME OF SUBDIVISION
EL ALAMO LOT 10

[2] CONTRACTOR: SELF

LOCATION: 5304 ALAMO & ALBERTA

[3] WATER SYSTEM: N AL

[8] SEWAGE: EXIST

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

[9] CONSTRUCTION TYPE: META

[5] SIZE OF STRUCTURE: 1,226 Sq. Ft.

[10] EST. COST OF CONST.: \$42,000

[6] USE OF BUILDING: RESIDENTIAL B-44

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT 25' REAR 20' SIDES 10' 18" TOP OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

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

Community No.: _____

Certification of Elevation
Required: YES NO BFE

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

Edgar Isidro 1-23-12
Prepared by Date

Rody Rios 1-20-12
Approved by Date

X Jose Gonzalez 1-23-12
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.



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 2-1436

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: Gustavo Lozano, Jr

Address: 110 Rancho Escandido
Alamo, TX 78516

Phone: 956-212-3159

Approved by Environmental Health:	Temporary Service <u>N/A</u> Authorized Signature	Final Service _____ Authorized Signature
Inspection/Permit No:	_____	<u>SEWER</u>
Date Approved:	<u>1 / 1</u>	<u>9 / 28 / 12</u>

Water Supplier: NAWS

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

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

regarding the land described as: Rancho Escandido Lot 5

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 09/13/12);

 (verified by _____);

 (verified by _____);

 (verified by _____);

 (verified by _____);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

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: 2-1436

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: Gustavo Lozano Jr
Address: 110 Rancho Esccondido
Alamo, TX 78516
Phone: 956-212-3159

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

Rancho Esccondido lot #05

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Gustavo Lozano
Requesting Party (Signature)

9-28-12
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:

10/03/12
Date

[Signature]
County Official

WARRANTY DEED

Date: APRIL 5, 1993

DOC# 329012

Grantor: VAL BAR LAND & DEVELOPMENT, INC.

Grantor's Mailing Address (including county):

1624 N. 10th Street, Suite 13, McAllen,
Hidalgo County, Texas 78501

Grantee: GUSTAVO LOZANO, JR.

Grantee's Mailing Address (including county):

110 RANCHO ESCONDIDO 43 N 6
ALAMO, TEXAS 78516

Consideration: Cash and other valuable consideration, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot (5), Rancho Escondido, Hidalgo County, Texas, SAVE AND EXCEPT For Grantor and Grantor's successors, a reservation of all 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 and gas or 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.

Reservations from and Exceptions to Conveyance and Warranty:

1. Only one residence per lot;
2. All construction shall be of new material;
3. The lot shall not be used except for residential purposes; except lots 86 thru 97 may be zoned commercial;
4. No existing house or building shall be moved onto the lot; except newly constructed homes;
5. No structure of a temporary character, trailer, tent, barn, or other such building shall be used on the lot at any time as a residence either temporarily or permanently;
6. No sign of any kind shall be displayed to the public view except one of not more than five square feet advertising the property for sale or rent;
7. No animals, livestock or poultry of any kind shall be kept, raised, or bred on the lot, except household pets may be kept provided that they are not kept, maintained or bred for commercial purposes;
8. Seller or other lot owners in the subdivision shall have the right at law or in equity to enforce these covenants against any person or persons violating any covenant either to restrain violations or recover damages;
9. No truck, bus, boat, or trailer shall be left parked in the street in front of any lot except for construction and repair equipment while a residence or residences are being built or repaired in the immediate vicinity, and no truck, bus, or trailer shall be parked on the front 25 feet of the driveway or Lot. Each house shall provide a covered carport or garage for parking of at least one car;
10. Owner shall keep lot clean of all trash and shall not allow his not to overgrow with grass or weedy vegetation above 18 inches, developer shall have the right to cut or plow and charge owner a reasonable fee therefor.

Chapter 232 Texas LGC Application

APPLICATION NO:
2-1436
Sep. 28, 2012

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

R1060-00-000-0005-00

[1] OWNER: LOZANO, GUSTAVO JR
43N # -
110 RANCHO ESCONDIDO DR
ALAMO, TX 78516-9314
Telephone No. 212-3159

[7] LEGAL DESC./NAME OF SUBDIVISION
RANCHO ESCONDIDO LOT 5

[2] CONTRACTOR: SELF

LOCATION: 0

[3] WATER SYSTEM: N AL

[8] SEWAGE: PUBLI ✓

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

[9] CONSTRUCTION TYPE: WOOD

[5] SIZE OF STRUCTURE: 720 Sq. Ft.

[10] EST. COST OF CONST.: \$25,000

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS & APPROVAL
FRONT 25' SIDES 6' REAR 15'
MINIMUM ELEV. 18" ABOVE TOP OF STREET

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0425C Pct: 2

Community No.: 4833-1

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.

Efrain Cobalhs 9-28-12
Prepared by Date

Rudie Bico 8-29-12
Approved by Date

[Signature] 9-28-12
Signature of Owner or Applicant Date

[NOTICE]

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