

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Jose Castro C/O Eliu Lopez	4-11939
2.	Nancy S. Alanis	4-11936
3.	Fortunato Ramirez	4-9216
4.	Gilberto Gutierrez	4-11938
5.	Aracely Garcia	4-11937
6.	Carlos Baltazar	4-11813
7.	Guadalupe Garza	4-11944
COMM. COURT: December 4, 2012		



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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: 4-11939

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

c/o Jose Castro
Name: Elio Lopez

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service
Inspection/Permit No:	<u>TEMP</u>	Authorized Signature
Date Approved:	<u>11/27/12</u>	<u> / / </u>

Address: 6510 PROMENADE Ave.
Edinburg Tx. 78542

Water Supplier: North Alamo

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

Phone: 956 5673 5499

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

regarding the land described as: Circus Circus Est. Lot #85

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 11-14-05);
Marilyn C...
(verified by [Signature]);
11/26/12 Robert...
(verified by [Signature]);
11/26/12 Robert...
(verified by [Signature]);
(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

 / /
Date

ATTEST: / /
Hidalgo County Clerk

 / /
Date



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Precinct 1 2 3 4

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

Application No: 4-11939

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: Jose Castro

c/o Name: Eliv Lopez

Address: 6510 Promenade Ave.

Edinburg Tx 78542

Phone: 956 563 5499

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

Circus Circus S&A Lot #188

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jose Castro.

c/o Eliv Lopez
Requesting Party (Signature)

11-26-12
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:

11/27/12
Date

[Signature]
County Official

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

RE: Lot Eighty-five (85), Circus Circus Estates 2004 Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 49, Page 54-56, Map Records of Hidalgo County, Texas.

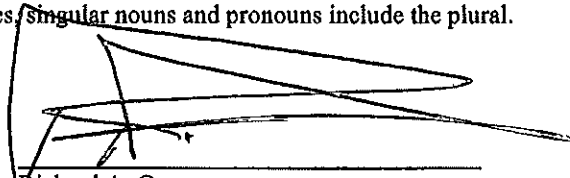
Special Warranty Deed with Vendor's Lien

1. Date: November 17, 2005
2. Grantor: Richard A. Garza, not joined hereby my spouse as the property being conveyed herein does not constitute any part of our homestead
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: JOSE F. CASTRO
5. Grantee's Mailing Address: 25806 Broad St., Perrysburg, Ohio 43551
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 TWELVE THOUSAND NINE HUNDRED AND NO/100THS DOLLARS (\$12,900.00) 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 Eighty-five (85), Circus Circus Estates 2004 Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 49, Page 54-56, 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 2005 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.
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

RE: Lot Eighty-five (85), Circus Circus Estates 2004 Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 49, Page 54-56, Map Records of Hidalgo County, Texas.

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:



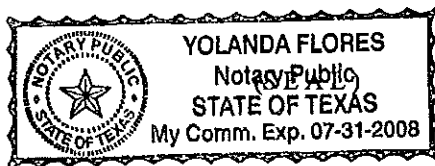
Richard A. Garza

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 17th day of Nov., 2005, by Richard A. Garza.



Yolanda Flores
Notary Public, State of Texas
My Commission Expires: 7-31-2008

After Recording Return To:


BIC Investments, 3910 W. Freddy Gonzalez, Edinburg, Texas 78539

AFFIDAVIT

I Jose F. Castro, with this affidavit acknowledge that Eliu Lopez has full authority to apply for a development application at the property located at Lot 85, Circus Circus and to submit this application with the Hidalgo County Planning Department. With this affidavit, I am indemnifying Hidalgo County and its employees should any negative consequences take place as a result of my authorization to allow Eliu Lopez to apply for a permit with Hidalgo County.

Jose F. Castro
11-15-12

SWORN TO AND SUBSCRIBED before me the undersigned authority on this the 15 day of November, 2012.



Notary Public, State of ~~Texas~~ ^{Ohio}



BRANDY DETRICK
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
July 23, 2014
Recorded in
Lucas County

Chapter 232 Texas LGC Application

APPLICATION NO:

4-11939

Nov. 26, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

C4492-00-000-0085-00

[1] OWNER: CASTRO, JOSE F.

8870 N. DOOLITTLE RD.
EDINBURG, TX. 78541

Telephone No. 563-5499

[7] LEGAL DESC./NAME OF SUBDIVISION
CIRCUS CIRCUS LOT 85
2/23/11 OK PRE-POUR

LOCATION: 0 DOOLITTLE & RAMSEYER

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$3,100

[5] SIZE OF STRUCTURE: 328 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESIDENTIAL

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA
REGULATIONS FRONT-25' REAR-22.5' SIDES-6'

FOR COUNTY USE ONLY APPLICATION FEES

Rodolfo Ruiz 11-26-12
Prepared by Date

OTHER _____
TOTAL AMOUNT \$30.00

Eli Villagas 11-26-12
Approved by Date

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 480334 Pct: 4

Community No.: 0325-D

Certification of Elevation
Required: YES NO BFE

Kellisa Lopez 11-26-12
Signature of Owner or Applicant Date

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

[NOTICE]

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

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



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: 4-11936

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: Nancy S. Alanis

Address: 601 Arcuan Ct.

Phone: 393-7988

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	<u>/ /</u>	<u>Existing System</u>
Date Approved:	<u>1 / 1</u>	<u>11 / 21 / 12</u>

Water Supplier: NAWS

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

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

regarding the land described as:
Davis Ranchettes Lot 3

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

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

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court; 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 11-26-12)

(verified by Maria Ceala);

(verified by Robert [unclear]);

(verified by Robert [unclear]);

(verified by Maria Ceala);

Maria Ceala
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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1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

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956-968-4734
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Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

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

Application No: 4-11930

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: Nancy S. Alanis
Address: 641 Aragon Ct

Phone: 393-7988

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

Davis Ranchettes Lot 3

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Nancy S. Alanis
Requesting Party (Signature)

11-21-12
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:

11/28/12
Date

[Signature]
County Official

Recorded On: 2008-Aug-05 A4-1815884

THOSE PERTAINING TO THE HANDLING, GENERATING, TREATING, STORING OR DISPOSING FO ANY HAZARDOUS WASTE OR SUBSTANCE. GRANTEE WILL TAKE THE PROPERTY UNDER THE EXPRESS UNDERSTANDING THERE ARE NO EXPRESS OR IMPLIED WARRANTIES (EXCEPT FOR LIMITED WARRANTIES OF TITLE TO BE SET FOURTH IN THE DEED)".

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 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 party thereof, except as to the Reservations from and the Exceptions to Conveyance and Warranty, when the claim is by, through, or under Grantor but not otherwise.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above-described property, premises and improvements, until above-described note and all interest thereon are fully paid according to face and tenor, effect and reading, when this deed shall become absolute.

Witness our hand at Edinburg, Texas this 16th day of June 2008.

Apple Construction & Development, Inc.

By: [Signature]
Daniel Moffatt - Manager

(Corporate Acknowledgment)

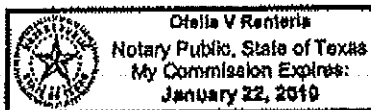
STATE OF TEXAS }
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 16th day of June 2008, by Daniel Moffatt as President of Apple Construction & Development, Inc. a corporation, on behalf of said corporation.

My commission expires:

January 22, 2010

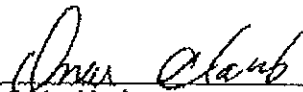
[Signature]
Notary Public, State of Texas
Notary's printed name: Ofelia V. Renteria




Recorded On-2008-Aug-05 As-1915884

The undersigned GRANTEE hereby accepts and consents to the Deed attached hereto including, but not limited to, the provision concerning title exceptions contained therein and acknowledges that same is in conformity with GRANTEE'S intent, any agreements and representations made to GRANTEE or, if not GRANTEE hereby amends any agreement and representations to conform to this Deed, and the terms and provision of same shall control in the event of any conflict, and GRANTEE acknowledges this Deed constitutes complete compliance to all agreements and representation, if any, of GRANTOR to the complete satisfaction of GRANTEE regarding the property described in the attached deed.

DATED this the 16th day of June 2008.

By: 
Omar Alanis

By: 
Nancy S. Alanis

Chapter 232 Texas LGC Application

APPLICATION NO:
4-11936
Nov. 21, 2012

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

D1550-00-000-0003-00

[1] OWNER: ALANIS, OMAR & NANCY S.

641 ARIAN CT.
EDINBURG, TX. 78541
Telephone No. 393-7988

[7] LEGAL DESC./NAME OF SUBDIVISION
DAVIS RANCHETTES LOT 3

[2] CONTRACTOR: SELF

LOCATION: 0 KENYON & DAVIS

[3] WATER SYSTEM: N AL

[8] SEWAGE: EXIST

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

[9] CONSTRUCTION TYPE: BLOC

[5] SIZE OF STRUCTURE: 2,712 Sq. Ft.

[10] EST. COST OF CONST.: \$135,000

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS & SETBACK
FRONT 50' SIDE'S 6' REAR 40' FINISH FLOOR OF ELEV.
18" CENTER OF STREET.

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO 305
Panel No. /Suffix: _____ Pct: 4

Community No.: 410334

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.

[Signature] 11-21-12
Prepared by Date

[Signature] 11-20-12
Approved by Date

[Signature] 11-21-12
Signature of Owner or Applicant Date

[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.



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Precinct 1 2 3 4

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

Application No: 4-9216

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: Fortuna to Ramirez

Address: 2614 Santiago
Edinburg,
Tx. 78542

Phone: 956-329-4465

Approved by Environmental Health:	Temporary Service _____	Final Service
Inspection/Permit No:	Authorized Signature _____	Authorized Signature _____
Date Approved:	<u>1 / 1</u>	Existing Septic <u>11 / 21 / 12</u>

Water Supplier: N/A

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

Account/ESI No.: # 75313-004

Temporary Pole Permanent Service
Mobile Home

regarding the land described as:

Santa Cruz Gardens #2 Lot # 01
Block # 48

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 12-12-15;

(verified by Maria Cepeda);

(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

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

Precinct 1 2 3 4

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

Application No: 4-9216

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: Fortunato Ramirez
Address: 2614 Santiago
Edinburg, Tx. 78542
Phone: 956-329-4465

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

Santa Cruz Garden # 2 Lot # 01

STATUS OF PERSON OR ENTITY MAKING REQUEST:

Block #45

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

[Signature]
Requesting Party (Signature)

11-21-12
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:

11/28/12 [Signature]
Date County Official

This is to certify that this is a true and correct copy of the original

[Signature]
Leo Montalvo, Attorney

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: August 2, 2004 (effective September 17, 2004)

Grantor: HECTOR SAENZ AND WIFE, GLORIA V. SAENZ, having remained married since the acquisition of property

Grantor's Mailing Address (including county): 2005 Hibiscus Avenue, McAllen, Hidalgo County, Texas 78504

Grantee: FORTUNATO GARZA RAMIREZ

Grantee's Mailing Address (including county): 2614 Santiago Street, Edinburg, Hidalgo County, Texas 78539

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of his promissory note of even date herewith in the principal sum of \$40,000.00 payable to the order of NAFTA FEDERAL CREDIT UNION, P.O. Box 771, Pharr, Hidalgo County, Texas 78577, as therein provided and bearing interest at the rate therein specified and providing for acceleration of maturity in event of default 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 MARK FREELAND, Trustee,

Property (including any improvements):

All of Lot 1, Block 45, SANTA CRUZ GARDENS UNIT NO. 2, Hidalgo County, Texas, according to the amended map or plat thereof recorded in Volume 8, Page 28-29, Map Records, Hidalgo County, Texas.

- Commission in the amount of \$3,822.48 plus penalty, interest and court costs now due against Hector Trevino Saenz.
- j) Federal Tax Lien filed for record on March 20, 1996, under Document No. 511258 in the office of the County Clerk of Hidalgo County, Texas, in favor of the United States for taxes in the amount of \$37,919.05 plus penalty, interest and court costs now due against Hector & Rosa Linda Saenz.

Furthermore, I am not the same person as HECTOR SANEZ who is mentioned the following Divorce Suits:

- a. filed April 3, 1998, styled Hector Saenz vs. Margarita Saenz, under Cause No. C1981790, Hidalgo County, Texas.
- b. filed July 16, 1998, styled Hector Saenz vs. Erlca Rodriguez, under Cause No. C374398E, Hidalgo County, Texas.
- c. filed January 14, 2004, styled Hector Saenz vs. Irene Flores, under Cause No. F356903G, Hidalgo County, Texas.

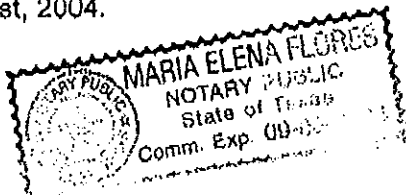
All the foregoing is true and correct to the best of my knowledge.

FURTHER DEPONENT SAYS NOT.

Affiant:

Hector Saenz
HECTOR SAENZ

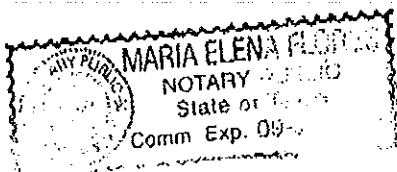
SUBSCRIBED AND SWORN TO BEFORE ME by said Affiant on this 3rd day of August, 2004.



Maria Flores
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF HIDALGO §

This Instrument was acknowledged before me on the 3rd day of August, 2004, by HECTOR SAENZ.



Maria Flores
Notary Public, State of Texas

Chapter 232 Texas LGC Application

APPLICATION NO:

4-9216

Jan. 8, 2010

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

S1700-02-045-0001-00

[1] OWNER: RAMIREZ, FORTUNATO

2614 SANTIAGO
EDINBURG TX, 78542

Telephone No. 739-1268

[7] LEGAL DESC./NAME OF SUBDIVISION
SANTA CRUZ GARDENS #2 LOT 1 -
. AC. BLK 45, 8.98 AC NET
9/20/06NW/F AG USE ONLY

LOCATION: 0 TOWER & RAMSEYER

[2] CONTRACTOR: SELF

[8] SEWAGE: ~~INSTA~~ Existing

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$4,500

[5] SIZE OF STRUCTURE: 980 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES ZONE X

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS & REGULATIONS.
FRONT 60' REAR 15' SIDE'S 6' FINSH FLOOR OF ELEV.
18" ABOVE CENTERLINE OF STREET.

FOR COUNTY USE ONLY APPLICATION FEES

OTHER 30⁰⁰
TOTAL AMOUNT \$30.00

Angie Andra 1/8/10
Prepared by Date

Light [X] Water [X]

Ignacio Nizete 1/7/10
Approved by Date

Flood Zone: NO 03250 Pct: 4
Panel No. /Suffix:

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

[Signature] 1/8/10
Signature of Owner or Applicant Date

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

[NOTICE]

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

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



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: 4-11938

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: Gilberto Cruz

Address: 7216 Victoria Rd
N Lot 12 Donna tx

Phone: 878-46507

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	<u>/ /</u>	<u>11/21/12</u>
Date Approved:	<u>/ /</u>	<u>11/21/12</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789419249839
 Temporary Pole Permanent Service
Mobile Home

regarding the land described as:

Tomar Verde #2 Lot #15

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 10-03-12);

(verified by Maria Cepa);

11/21/12 Rick Hernandez
(verified by Rick Hernandez);

11/21/12 Rick Hernandez
(verified by Rick Hernandez);

(verified by Maria Cepa);

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 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

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

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

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

Precinct 1 2 3 4

Application No: 4-11938

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: Gilberto Gonzalez
Address: 2216 Victoria Rd N
Lot 12 Donna TX
Phone: 878-46-07

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

Loma Verde #2 Lot #15

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Gilberto Gonzalez
Requesting Party (Signature)

11/20/12
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:

11/28/12
Date

[Signature]
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: November 5, 2012

Grantor: The Three Rupperts I, LLC, a Texas Limited Liability Company

Grantor's Mailing Address:

P.O. Box 959

Edinburg, Texas 78540

Grantee: Gilberto Gutierrez

Grantee's Mailing Address (including county):

7216 victoria Rd. North Lot #12

Donna, Texas 78537

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 Fifty-Two Thousand Five Hundred Dollars and No Cents (\$52,500.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Catherine Helgeson, Trustee.

Property (including any improvements):

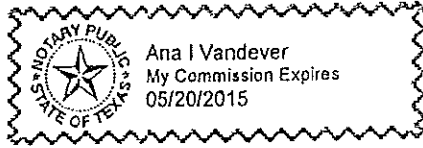
Lot(s) 15, Loma Verde Subdivision No. 2, as shown by the map or plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 2348075

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. All mobile homes must have skirting and fresh paint. All residences shall contain no less than 800 square feet of enclosed space.
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 or 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.

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 05 day of November, 2012, by Kyle D. Ruppert, Manager of The Three Rupperts I, LLC, a Texas Limited Liability Company on behalf of said Texas Limited Liability Company.



Ana Vandever
Notary Public, State of Texas

AFTER RECORDING RETURN
TO:

The Three Rupperts I, LLC
P.O. Box 959
Edinburg, Texas 78540

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





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

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

Precinct 1 2 3 4

Application No: 4-11437

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: Aroceley Garcia

Address: 9198 Carmeen Avicil
Edinburg TX 78542

Phone: 956-607-3284

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

Water Supplier: D/A

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

Account/ESI No.: 10032789431862505
[] Temporary Pole [X] Permanent Service

regarding the land described as: SS Anita lot 14.

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

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

yes
yes
yes

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

(Date approved 03-22-05)
(verified by Houli Castillo)

yes

an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;

(verified by Phil Wagoner)

No

individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;

(verified by Phil Wagoner)

yes

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

(verified by Houli Castillo)

Houli Castillo
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 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: 4-1937

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: Aracely Garcia

Address: 9198 Carmen Anita Rd
Edinburg TX 78542

Phone: 956-607-3284

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

JJ Amia lot 14

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)

11-26-12
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:

11/26/12
Date

[Signature]
County Official

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: November 7, 2012

Grantor: JOSE JUAN AVILA aka J.J. AVILA, a single man; and ROBERT ALANIZ, not joined herein by my wife as the property herein conveyed constitutes no part of our homestead

Grantor's Mailing Address: P.O. Box 4117
Edinburg, Texas 78540
Hidalgo County

Grantee: ARACELY GARCIA, a married woman

Grantee's Mailing Address: 3321 E. Ingle Road
Edinburg, Texas 78542
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date that is in the principal amount of NINE THOUSAND AND NO/100 DOLLARS (\$9,000.00), and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this Deed and by a Deed of Trust of even date from Grantee to JOHN ROBERT KING, Trustee.

Property (including any improvements):

Lot 14, J.J. Avila Subdivision, Phase I, Hidalgo County, Texas according to the map or plat thereof recorded in Vol. 47, Page 151, Map Records of Hidalgo County, Texas.

SAVE AND EXCEPT, and there is hereby reserved unto Grantors, their heirs and assigns, all oil, gas, and other minerals not previously reserved in and under and that may be produced from the above Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, and other minerals and removing the same therefrom.

Reservations from and Exceptions to Conveyance and Warranty:
Subject To:

All oil, gas, and other mineral reservations of record, if any;

All oil, gas leases and drilling agreements of record, if any;

Easements of record, if any;

Easements and conditions as may be contained in plat of said subdivision, if any;

Easements, rights, rules, and regulations in favor of pertaining water district, if any;

All visible easements and restrictions of record, if any.

All ad valorem taxes for the year 2012 and all subsequent years.

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 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 and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed.

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

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

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY.


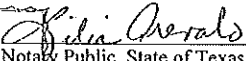

JOSE JUAN AVILA aka J.J. AVILA


ROBERT ALANIZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

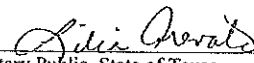
This instrument was acknowledged before me on the 7 day of November, 2012, by JOSE JUAN AVILA aka J.J. AVILA.

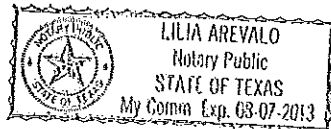
 LILIA AREVALO
Notary Public Notary Public, State of Texas
STATE OF TEXAS
My Comm. Exp. 03-07-2013


(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 7 day of November, 2012, by ROBERT ALANIZ.


Notary Public, State of Texas

 LILIA AREVALO
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-07-2013

JA
3321 AFTER RECORDING RETURN TO:
ARCELY GARCIA
33 E. Ingle Road
Edinburg, Texas 78542

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING 2012-399
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#AVILA-GARCIA;LA/bm

Chapter 232 Texas LGC Application

APPLICATION NO:
4-11937
Nov. 21, 2012

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

J1818-01-000-0014-00

[1] OWNER: GARCIA, ARACELY

3321 E. INGLE
EDINBURG, TX. 78542
Telephone No. 569-8615

[7] LEGAL DESC./NAME OF SUBDIVISION
JJ AVILA LOT 14

LOCATION: 0 2812 & CARMEN AVILA

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$9,500

[5] SIZE OF STRUCTURE: 1,200 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 50' NORTH SIDE 6' REAR 40' SOUTH SIDE 10'
FINISH FLOOR OF ELEV. 18"

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO (20512)
Panel No. /Suffix: _____ Pct: 4

Community No.: 4103331

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.

[Signature] 11-21-12
Prepared by Date

[Signature] 11-16-12
Approved by Date

[Signature] 11-21-12
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: 4-11813

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

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

PARTY MAKING REQUEST:

Name: Carlos Baltazar

Address: 1707 Verberna St.
Edinburg, TX. 78542

Phone: (956) 587-1080

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

IOWA Gardens Estates PH III Lot #119

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Carlos Baltazar
Requesting Party (Signature)

11-26-12
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:

11-26-12
Date

[Signature]
County Official



COPY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

2251487

Date: October 7, 2011

Grantor: Robmar Enterprises, L.L.C., a Texas Limited Liability Company
Grantor's Mailing Address:
3618 N. 32nd Lane, McAllen, Texas 78501

Grantee: Carlos Baltazar
Grantee's Mailing Address:
1707 Verbana Street
Edinburg, Texas 78572
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty-Three Thousand Five Hundred Dollars and No Cents (\$23,500.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Robert Geissler, Trustee.

Property (including any improvements):

Lot 119, Iowa Gardens Estate Subdivision, Phase III, Hidalgo County, Texas, according to the map thereof recorded in Volume 41, Page 58-61, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Easements, rights-of-way, and prescriptive rights, whether of record or not;
3. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
4. Rights of adjoining owners in any walls and fences situated on a common boundary;
5. Any discrepancies, conflicts, or shortages an area or boundary lines;
6. Any encroachments or overlapping of improvements;
7. 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;
8. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
9. 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;
10. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of the subdivision in which the property is located;
11. Rules and Regulations of Hidalgo County, Texas pertaining to septic tanks and other sanitary facilities; and
12. Federal and County flood plain elevation regulations.

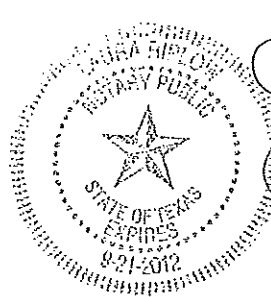
Robmar Enterprises, L.L.C.,
a Texas Limited Liability Company

BY: Robert R. Morris
ITS: MEMBER

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 7th day of October, 2011, by ROBERT R. MORRIS, MEMBER of Robmar Enterprises, L.L.C., a Texas Limited Liability Company, on behalf of said Texas Limited Liability Company.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Robmar Enterprises, L.L.C.
3618 N. 32nd Lane
McAllen, Texas 78501

Filed for Record in:
Hidalgo County
by Arturo Sandoval Jr.,
County Clerk
On: Oct 24, 2011 at 11:01A
As a Recording
Document Number: 2251487
Total Fees: 24.00
Receipt Number - 1221823
By: Tanja Rivera, Deputy

Chapter 232 Texas LGC Application

APPLICATION NO:

4-11813

Sep. 14, 2012

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

I7050-03-000-0119-00

[1] OWNER: BALTAZAR, CARLOS
1707 VERBENA ST
EDINBURG, TX. 78542
Telephone No. 587-1080

[7] LEGAL DESC./NAME OF SUBDIVISION
IOWA GARDENS ESTATES PH III
LOT #119

LOCATION: 0 TOWER & IOWA

[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.: \$6,000

[5] SIZE OF STRUCTURE: 1,134 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AS PER COUNTY STATE
CITY FEMA & SETBACKS.FRONT 30' SIDE 10' REAR 30'.
18" ABOVE TOP OF CURB.

FOR COUNTY USE ONLY
APPLICATION FEES

Prepared by [Signature] Date 09/14/12

OTHER
TOTAL AMOUNT \$30.00

Approved by [Signature] Date 09/12/12

Light [] Water []

Flood Zone: NO 480334 Pct: 4

Community No.: 0425C

Certification of Elevation
Required: YES NO BFE

Signature of Owner or Applicant [Signature] Date 09/14/12

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

[NOTICE]

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

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



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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Precinct 1 2 3 4

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

Application No: 4-11944

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: Guadalupe Barza

Address: 3703 RYTHM DR.
EDINBURG, TX.
78542

Phone: 956-219-10-24

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

Water Supplier: North Alamo Water Corp.

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

Account/ESI No.: 100 327 894 3236 4725
 Temporary Pole Permanent Service

Mobile Home

regarding the [and described as:
Viva Las Vegas #2 Lot. 73

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

- NO A plat has been prepared;
- NO A plat has been reviewed and approved by the Commissioners Court;
- SI water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- SI 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;
- SI electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 10-01-09):

Maria Cep

(verified by _____):

11/28/12 Ruben Lopez

(verified by _____):

11/28/12 Ruben Lopez

(verified by _____):

(verified by _____):

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

Main Office
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Precinct 1 2 3 4

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

Application No: 4-11944

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: Guadalupe Barza

Address: 3703 RYTHM DR.

Edinburgo, TX 78542

Phone: 956-219-10-24

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

viva Las Vegas #7 Lot. 73

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)

11-28-12
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

11/28/12
Date

[Signature]
County Official

NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM 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

1. Date: November 13, 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: GUADALUPE GARZA AND MODESTA PEREZ
5. Grantee's Mailing Address: 1905 W. Buchanan, Alton, Hidalgo County, Texas 78573
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged,
7. Property: Lot Seventy-Three (73), Viva Las Vegas Subdivision Phase II , Hidalgo County, Texas, as per map or plat thereof recorded in Instrument No. 2039371, 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. Grantee is aware that the following is not allowed: junkyards, trash/debris and/or bars upon the property.
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: None

- 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. 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.
- 14. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.
- 15. Signature:

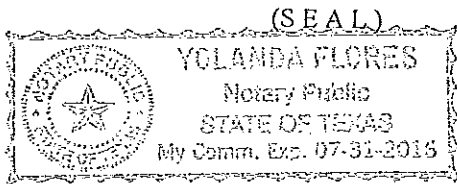
Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management L.L.C., a Texas Limited Liability Company

By: [Signature]
Richard A. Garza, President

The State of Texas
County of Hidalgo

(Acknowledgment)

This instrument was acknowledged before me on the 13th day of Nov, 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.



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

Recording Return To:

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

Chapter 232 Texas LGC Application

APPLICATION NO:
4-11944
Nov. 27, 2012

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

V4358-02-000-0073-00

[1] OWNER: GARZA, GUADALUPE & MODESTA
PEREZ
3703 RYTHM DR.
EDINBURG, TX. 78542
Telephone No. 219-1024

[7] LEGAL DESC./NAME OF SUBDIVISION
VIVA LAS VEGAS #2 LOT 73

LOCATION: 0 2812 & 281

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$2,700

[5] SIZE OF STRUCTURE: 768 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AS PER COUNTY STATE
CITY FEMA & SETBACKS. FRONT 25' SIDE 6' REAR 15'
18" ABOVE CNTR LINE OF ST

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [] Water []

Flood Zone: NO
Panel No. /Suffix: 0325-D Pct: 4

Community No.: 480 334

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.

[Signature]
Prepared by _____ Date 11/27/12

[Signature]
Approved by _____ Date 11/27/12

[Signature]
Signature of Owner or Applicant _____ Date 11/27/12

[NOTICE]

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