

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Alma Delia Morales	4-12334
2.	Dream Homes by J&J	4-12258
3.	Edgar Molina	4-12301
4.	Jesus Arturo Gutierrez	4-12288
5.	Carlos Huerta & Stephanie De La Rosa	4-11863
6.	Leonor Limon	4-9115
7.	Mario Sigala	4-11878
8.	Gabriel Rodriguez	4-12294
9.	Alvar Lozano	4-12330
	COMM. COURT: April 30, 2013	



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 4-12334

### 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: Alma Delia Morales

Address: 5705 Nueva Amanecer  
Pharr Tx 78577

Phone: (956) 562-6713

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	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:

Damian Acres Ph II Lot 83

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved 03-25-09;

(verified by Maria C. Del);

(verified by [Signature]);

(verified by [Signature];

(verified by [Signature]);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Rev. 02-19-10

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

Application No: 4-12334

### 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: Alma Delia Morales

Address: 5705 Nuevo Amanecer  
Pharr Tx 78577

Phone: (956) 562-6713

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

Damian Acres PH II lot #83

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

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

Alma Delia Morales  
Requesting Party (Signature)

4-23-13  
Date

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

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

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

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

04/24/13  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:  
4-12334  
Apr. 23, 2013

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

D0687-02-000-0083-00

[ 1 ] OWNER: MORALES, ALMA DELIA

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
DAMIAN ACRES PH 2 LOT 83

PO BOX 1716  
DOVER, FL 33527-1716

Telephone No. 562-6713

LOCATION: 0 ALBERTA & R. LONGORIA

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES

44- MOBILE HOMES

[10] EST. COST OF CONST.: \$28,000

[ 5 ] SIZE OF STRUCTURE: 1,280 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

Special Conditions: No construction allowed over any easements.  
MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 25' SIDE 7' REAR 40' SOUTH SIDE 15'  
18" CENTERLINE OF STREET.

FOR COUNTY USE ONLY  
APPLICATION FEES

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

Light [X] Water [X]

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

Floro O. Castillo 4/23/13  
Prepared by Date

Efrain Ceballos 4/23/13  
Approved by Date

Alma Delia Morales 4-23-13  
Signature of Owner or Applicant Date

[ NOTICE ]

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

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

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** February 1, 2001

**Grantor:** HECTOR GUERRA and ALICIA GUERRA, husband and wife, owning, occupying, and claiming other property as homestead

**Grantor's Mailing Address:**

HECTOR GUERRA and ALICIA GUERRA  
907 South Cage  
Pharr, Texas 78577  
Hidalgo County

**Grantee:** ALMA DELIA MORALES

**Grantee's Mailing Address:**

ALMA DELIA MORALES  
P O Box 1716  
Dover, Florida 33527  
Hillsborough 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 SIX HUNDRED TWENTY TWO AND 17/100 DOLLARS (\$18,622.17) 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 ROSALINDA GUAJARDO, Trustee

**Property (including any improvements):**

Lot Eighty-three (83), DAMIAN ACRES PHASE II, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map thereof recorded in Volume 36, Pages 162-164, Map Records of Hidalgo County, Texas.

**Reservations from Conveyance:**

Easements for water lines, gas lines, telephone and telegraph lines, electric lines, and other utilities as shown on plat recorded in Volume 9, Page 20, Map Records of Hidalgo County, Texas.

Highway easement along the West twenty feet (20') as shown on plat recorded in Volume 9, Page 20, Map Records of Hidalgo County, Texas. (as to Lots 1 and 2 of Tract II)

Easement granted by Sydney B. Brad to the City of Pharr by instrument granted April 3, 1955, recorded in Volume 829, Page 479, Deed Records of Hidalgo County, Texas. (as West 1/2 of Lot 9 of Tract II)

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

All Visible easements.

Oil and Gas Lease dated April 11, 1958, from W.A. Olson and wife, Effie W. Olson, to Delhi-Taylor Oil Corporation and Mayfair Minerals, Inc., recorded in Volume 212, Page 265, Oil and Gas Lease Records of Hidalgo County, Texas.

All oil, gas and other minerals reserved in Deed dated May 6, 1969, recorded in Volume 1231, Page 793, Deed Records of Hidalgo County, Texas.

Terms, conditions and stipulations contained in all unrecorded Lease Agreements, if any.

Rights of tenants in possession, if any.

Standby fees, taxes and assessments by any taxing authority for the year 2000 and subsequent years.

**Exceptions to Conveyance and Warranty:**

To the extent they validly exist:

1. A lien securing a promissory note in the original principal amount of SIX HUNDRED FIFTY-TWO THOUSAND NINETY AND NO/100 DOLLARS (\$652,090.00), described in and secured by a deed of trust recorded in County Clerk File No. 831340, of the Official Records of Hidalgo County, Texas. Grantee does not assume payment of the note or liability under any instrument securing the note.

2. A lien securing a promissory note in the original principal amount of TWO HUNDRED SEVENTY-FIVE THOUSAND ONE HUNDRED THIRTY AND NO/100 DOLLARS (\$275,130.00), described in and secured by a second lien deed of trust recorded in County Clerk File No. 864483, of the Official Records of Hidalgo County, Texas. Grantee does not assume payment of the note or liability under any instrument securing the note.

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.

  
HECTOR GUERRA

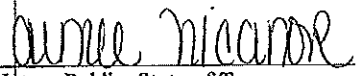
ALICIA GUERRA

ACKNOWLEDGMENT

STATE OF TEXAS )  
COUNTY OF HIDALGO )

This instrument was acknowledged before me on February 1, 2001 by HECTOR GUERRA and wife, ALICIA GUERRA.



  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

HECTOR GUERRA  
907 South Cage  
Pharr, Texas 78577

AFTER RECORDING RETURN TO:

ALMA DELIA MORALES  
P O Box 1716  
Dover, Florida 33527



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Rev. 02-19-10

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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: 4-12258

### 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: Dream Homes by J:J

Address: 509 E. Pike

Suit A

Weslaco, TX 785

Phone: 956-533-6142

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

Water Supplier: City of Edinburg

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

Account/ESI No. 201670-015

Temporary Pole  Permanent Service

regarding the land described as:  
Los Venados Ph. 4 Lot #451

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

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

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

(Date approved 09-14-08);

(verified by [Signature]);

(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: 4-12258

### 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: Dream Homes by J: J  
Address: 509 E. Pike Suite A  
Weslaco, TX 78596  
Phone: 956-533-6142

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

Los Jomado Ph. 4, Lot #451

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

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

[Signature]  
Requesting Party (Signature)

4-23-13  
Date

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

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

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

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

04/24/13  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-12258

Apr. 2, 2013

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

L6446-04-000-0451-00

[ 1 ] OWNER: DREAM HOMES BY J & J-CONST.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LOS VENADOS #4 LOT 451

509 E. PIKE SUITE A.  
WESLACO, TX. 78596

Telephone No. 447-2000

LOCATION: 0 186 & 281

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: OTHE

[ 9 ] CONSTRUCTION TYPE: BRIC

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE

25- RESIDENTIAL NEW SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$155,000

[ 5 ] SIZE OF STRUCTURE: 3,066 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 50' SIDE'S 10' REAR 15' FINISH FLOOR OF ELEV  
AS PER COE.

FOR COUNTY USE ONLY  
APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 0005 B. Pct: 4

Community No.: 400334

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.

Howel Castillo 4/02/13  
Prepared by Date

Eli Villagao 3/13/13  
Approved by Date

[Signature] 4-2-13  
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.

Charge to: VLT  
GF# 131635

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: January 2, 2013

Grantor: FRANCISCO ANTONIO SOTO and spouse, MARY CATHERINE SOTO

Grantor's Mailing Address (including county):

Hidalgo County, Texas

Grantee: DREAM HOMES BY J & J - Construction CO., a Texas Corporation

Grantee's Mailing Address (including county): 509 East Pike Blvd., Suite A  
Weslaco, Texas 78596  
Hidalgo County, Texas

Consideration: Ten Dollars 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 a note of even date that is in the principal amount of Forty-two Thousand One Hundred Forty and 00/100 Dollars (\$42,140.00) and is executed by Grantee, payable to the order of BANK OF SOUTH TEXAS. The note is secured by a vendor's lien retained in favor of BANK OF SOUTH TEXAS in this deed and by a deed of trust of even date from Grantee to Darryl K. Lemke, Trustee.

Property (including any improvements):

All of Lot 451, LOS VENADOS SUBDIVISION PHASE IV, Hidalgo County, Texas, according to the map recorded in Volume 46, Pages 25 thru 34, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Restrictions of record Dated July 11, 2003, filed July 11, 2003 under Document Number 1220191; dated April 22, 2004, filed April 23, 2004 under Document Number 1326322; dated July 15, 2003, filed August 6, 2003 under Document Number 1229132; dated October 1, 2003, filed October 10, 2003 under Document Number 1253996; dated June 22, 2004, filed June 22, 2004 under Document Number 1349572; dated November 17, 2004, filed November 17, 2004 under Document Number 1405101 and dated May 2, 2005, filed May 2, 2005 under Document Number 1465375, Official Records and Volume 46, Pages 25 thru 34, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Annual maintenance charge and/or current assessments as set forth in instrument dated July 11, 2003, filed July 11, 2003 under Document Number 1220191 and dated July 11, 2003, filed April 23, 2004 under Document Number 1326322, Official Records, Hidalgo County, Texas.

Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Los Venados Subdivision, Phase IV, recorded Volume 46, Pages 25 thru 34, Map Records of Hidalgo County, Texas.

Right of way easement in favor of State of Texas as shown by instrument recorded in Volume 783, Page 183, Deed Records of Hidalgo County, Texas.

Easements in favor of Southwestern Bell Telephone Co. as shown by instruments recorded in Volume 400, Page 632; Volume 785, Pages 568 and 569 and Volume 1072, Page 349, Deed Records of Hidalgo County, Texas.

Right of way easement in favor of Tennessee Gas Transmission Co. as shown by instruments recorded in Volume 612, Page 534 and Volume 619, Page 164, Deed Records of Hidalgo County, Texas.

Right of way easement in favor of Humble Oil and Refining Company as shown by instruments recorded in Volume 1019, Pages 38, 39 and 40, Deed Records of Hidalgo County, Texas.

When Grantor repays all debts owed to Lender, this deed-of-trust lien will terminate only if Lender releases this deed of trust at the request of Grantor. Until Lender releases it, this deed of trust will remain fully in effect to secure other present and future advances and debts, regardless of any additional security given for any debt and regardless of any modification.

Dated: January 2, 2013

GRANTOR:

DREAM HOMES BY J & J - CONSTRUCTION CO., a Texas Corporation

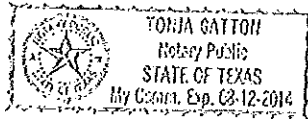
BY:

JORGE GONZALEZ, President

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on this the 8<sup>th</sup> day of January, 2013, by JORGE GONZALEZ, President of DREAM HOMES BY J & J - CONSTRUCTION CO., a Texas Corporation on behalf of same and in his capacity thereof.



Jorge Gatton  
Notary Public, State of Texas

TRUSTEE:  
Darryl K. Lemke  
506 E. Dove Ave.  
McAllen, Texas 78504

BENEFICIARY:  
Bank of South Texas,  
506 E. Dove Ave.  
McAllen, Texas 78504

AFTER RECORDING RETURN TO:  
Bank of South Texas  
506 E. Dove Ave.  
McAllen, Texas 78504  
Loan No. 31308160

PREPARED BY:  
The Alvarado Law Firm  
4757 S. Jackson Rd., Ste. 103  
Edinburg, Texas 78539  
File/GP: 131635



# PLANNING DEPARTMENT

Rev. 02-19-10

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956-205-7045  
956-205-7049

Precinct 1 2 3 4

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

Application No: 4-12301

### 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: Edgar Molina

Address: 6507-EARTH-DR  
EDINBURG-TX-78542

Phone: 331 63 24

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>sewer</u> <u>4/23/13</u>

Water Supplier: NRWSC

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

Account/ESI No.: 10032789445487535  
 Temporary Pole  Permanent Service  
 Mobile Home

regarding the land described as:

CAESAR'S RANCHES SUBDIVISION # Lot 17

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 07-14-09);

(verified by [Signature]);

(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

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

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

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

Precinct 1 2 3 4

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

Application No: 4-12301

### 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: Edgar Molina  
Address: 6507 EARTH DR  
EDINBURG TX 78542  
Phone: 956 331 6324

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

Cesars Ranches lot # 17

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

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

Edgar Molina  
Requesting Party (Signature)

04/23/13  
Date

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

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

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

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

04/24/13  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-12301

Apr. 17, 2013

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

C2547-00-000-0017-00

[ 1 ] OWNER: GARCIA, EDGAR MOLINA

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
CAESAR'S RANCHES LOT 17

3300 PALENQUE  
MCALLEN, TX. 78504

Telephone No. 331-6324

LOCATION: 0 281 & 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.: \$3,500

[ 5 ] SIZE OF STRUCTURE: 952 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 7' REAR 40' CORNER SIDE 10'  
FINISH FLOOR OF ELEV. 18" TOP OF ROAD

FOR COUNTY USE ONLY  
APPLICATION FEES

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

Light [X] Water [X]

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.

Y. Garcia 4/17/13  
Prepared by Date

Jonathan Garcia 4/17/13  
Approved by Date

Edgar Molina 4/17/13  
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.

**NOTICE OF CONFIDENTIALITY RIGHTS**

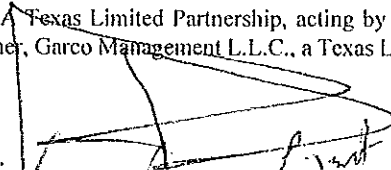
**IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**Special Warranty Deed with Vendor's Lien**

1. Date: April 10, 2013
2. Grantor: Garco, Ltd., A Texas Limited Partnership
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: EDGAR MOLINA GARCIA
5. Grantee's Mailing Address: 6801 E. Ramseyer Road, Edinburg, Hidalgo County, Texas 78542
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of TWENTY SEVEN THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$27,400.00) 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 Seventeen (17), 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 2013 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. 2013983, Official Records, Hidalgo County, Texas

- 11. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging (continue below):
- 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

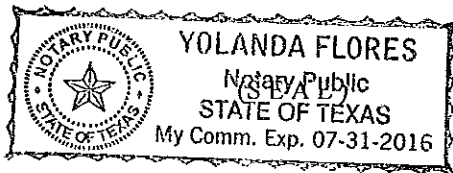
By:   
Richard A. Garza, President


The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 10<sup>th</sup> day of April, 2013, 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: 7-31-20

After Recording Return To:

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





# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 4-12288

### 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: Jesus Arturo Gutierrez

Address: Caeras Ranches

6415 Easth Dr Edinburg, Tx 78539

Phone: 956 475 6887

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

Lot 13 sub Caeras Ranches

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

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

[Signature]  
Requesting Party (Signature)

04-23-2013  
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:

04/24/13  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-12288

Apr. 12, 2013

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

C2547-00-000-0013-00

[ 1 ] OWNER: GUTIERREZ, JESUS A. DELGADO
3910 W. FREDDY GONZALEZ
EDINBURG, TX. 78539
Telephone No. 475-6887

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION
CAESAR'S RANCHES LOT 13

LOCATION: 0 DOOLITTLE & RAMSEYER

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

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

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

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES NO
[checked] YES

[ 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'

FOR COUNTY USE ONLY
APPLICATION FEES

[Signature] 4-12-13
Prepared by Date

OTHER
TOTAL AMOUNT \$60.00

[Signature] 4-12-13
Approved by Date

Light [X] Water [X]

Flood Zone: NO 0325 D. Pct: 4
Panel No./Suffix: 4100334

Community No.: 4100334

Certification of Elevation
Required: YES [checked] NO BFE

[Signature] 04-12-2013
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.

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: March 25, 2013
2. Grantor: Garco, Ltd., A Texas Limited Partnership
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: JESUS ARTURO GUTIERREZ DELGADO
5. Grantee's Mailing Address: San Marcos Bar #4, Lot 88, San Juan, Hidalgo County, Texas 78589
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of TWENTY SEVEN THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$27,400.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to David Crook, Trustee.
7. Property: Lot Thirteen (13), 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 2013 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. **Right of First Refusal.** If Grantee desires to sell or otherwise transfer any interest in the property herein described, Grantor shall have the right of first refusal to meet any bona fide offer of sale on the same terms and conditions of such offer. Upon Grantor's failure to meet such offer in writing within 30 days after written notice thereof from Grantor to Grantee, Grantee may sell the property to the third party in accordance with his offer.

- 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. 2013983, Official Records, Hidalgo County, Texas
- 11. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging (continue below):
- 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

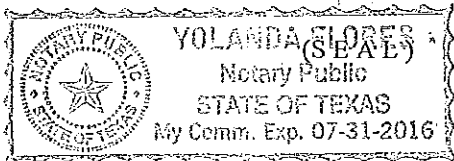
By: [Signature]  
Richard A. Garza, President

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 25<sup>th</sup> day of March 2013, 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

After Recording Return To:

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





# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 02-19-10

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

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

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

Precinct 1 2 3 4

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

Application No: 4-11863

### 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 Huerta

Address: 7217 Vista del  
Cielo Edinburg, tx 78542

Phone: (956) 457-3518

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

lot 36. @ Caesars Ranch

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

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

Stephanie B...  
Requesting Party (Signature)

04.19.13  
Date

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

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

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

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

04/24/13  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 4-11863 Oct. 10, 2012

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

C2547-00-000-0036-00

[ 1 ] OWNER: HUERTA, CARLOS & STEPHANIE DE LA ROSA 7217 VISTA DEL CIELO EDINBURG, TX. 78542 Telephone No. 309-5762

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION CAESARS RANCHES LOT 36

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 DOOLITTLE & RAMSEYER

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: PUBLI

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

[ 9 ] CONSTRUCTION TYPE: OTHE

[ 5 ] SIZE OF STRUCTURE: 240 Sq. Ft.

[10] EST. COST OF CONST.: \$2,600

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

[11] SPECIAL FLOOD HAZARD AREA: YES NO

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL REGULATIONS AS PER COUNTY STATE CITY FEMA & SETBACKS. FRONT 25' SIDE 7' REAR 37' . 18" ABOVE TOP OF ST.

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Prepared by

[Signature] 10/10/12 Date

Light [ ] Water [ ]

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

[Signature] 09/06/12 Date

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.

[Signature] 10-10-12 Date

Signature of Owner or Applicant

[ NOTICE ]

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

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

NOTICE OF CONFIDENTIALITY RIGHTS

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

Special Warranty Deed with Vendor's Lien

1. Date: March 08, 2010
2. Grantor: Garco, Ltd., A Texas Limited Partnership
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: CARLOS HUERTA AND STEPHANIE DE LA ROSA
5. Grantee's Mailing Address: 7938 Sherman Street, Houston, Harris County, Texas 77012
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 NINETEEN THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$19,400.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to David Crook, Trustee.
7. Property: Lot Thirty-Six (36) , 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 2010 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. 2010983 , Official Records, Hidalgo County, Texas

debt or, if the principal of the debt has been paid, refunded. This provision overrides other provisions in this and all other instruments concerning the debt.

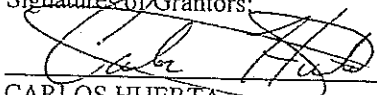
- H. When the context requires, singular nouns and pronouns include the plural.
- I. The term "note" includes all sums secured by this deed of trust.
- J. This deed of trust shall bind, inure to the benefit of, and be exercised by successors in interest of all parties.
- K. If Grantor and Maker are not the same person, the term "Grantor" shall include Maker.
- L. Grantor represents that this deed of trust and the note are given for the following purposes:  
Purpose of Debt: The debt evidenced by the Note is in part payment of the purchase price of the Property; the debt is secured by this Deed of Trust and by a Vendor's Lien on the Property, which is expressly retained in a Deed to Grantor even date. This Deed of Trust does not waive the vendor's lien, and the two liens and the rights created by this instrument shall be cumulative. Beneficiary may elect to foreclose under either of the liens without waiving the other or may foreclose under both. The deed is incorporated into this Deed of Trust.

17. Due on Sale Clause: Any sale or conveyance or transfer is made of all or any portion of the property without prior written consent of beneficiary, then beneficiary may, at its election, accelerate the maturity of the note and demand full payment of the balance of all principal and interest remaining due thereon.

18. Escrows for Taxes : Grantor agrees to make an initial deposit in a reasonable amount to be determined by Beneficiary and then monthly payments to a fund for taxes on the property. Monthly payment will be made the payment dates specified in the note, and each payment will be one-twelfth of the amount that Beneficiary estimates will be required annually for payment of taxes. The fund will accrue no interest and Beneficiary will hold it without bond in escrow and use it to pay the taxes. If Grantor has complied with the requirements of this paragraph, Beneficiary must pay taxes before the end of the calendar year. Grantor agrees to make additional deposits on demand if the funds is ever insufficient for its purpose. If an excess accumulates in the fund, Beneficiary may either credit it to future monthly deposits until the excess is exhausted or refund it to Grantor. Before Grantor makes the final payment on the note, Beneficiary will credit to that payment the whole amount then in the fund, or at Beneficiary's option, refund it after the note is paid. If this deed of trust is foreclosed, any balance in the fund over that needed to pay taxes, including taxes accruing but not yet payable, under Paragraph 3, "Trustee's Duties". If the property is transferred, any balance then in the fund will still be subject to the provisions of this paragraph and will inure to the benefit of the transferee. Deposits to the fund described in this paragraph are in addition to the monthly payments provided for in the note

19. AD VALOREM TAXES LANGUAGE:  
Without the express written consent of Beneficiary, the owner shall not enter into any arrangements with any third party for the payment of AD VALOREM TAXES that would grant that third party a lien on the property.

20. Signatures of Grantors:

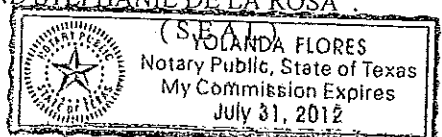
  
CARLOS HUERTA

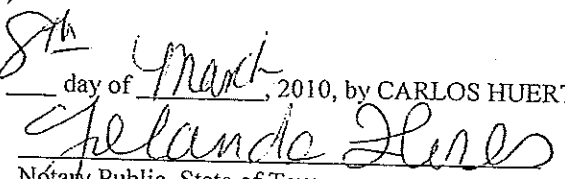
  
STEPHANIE DE LA ROSA

The State of Texas  
County of Hidalgo

(Acknowledgment)

This instrument was acknowledged before me on the 8<sup>th</sup> day of March, 2010, by CARLOS HUERTA AND STEPHANIE DE LA ROSA.



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



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 2 3 ④

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

Application No: 4-9115

### 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: Leonor Limón

Address: 6410 Soledad  
Dr. Edinburg TX

Phone: 956) 400-5469

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>Sewer</u>
Date Approved:	<u>1 / 1</u>	<u>4 / 17 / 13</u>

Water Supplier: N/A NAW

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

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

regarding the land described as:

Palma del valle #3 Lot 156

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 07-11-07;

(verified by [Signature];

(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

Main Office  
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Edinburg, Texas 78542  
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956-973-7850

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

Precinct 1 2 3 4

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

Application No: 4-9115

### 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: Léonor Limón

Address: 6410 Saedadd D  
edinbur TX 78541

Phone: 956) 400-3469

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

PALOMA DEL VALLE #3 LOT 156

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

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

Léonor Limón  
Requesting Party (Signature)

04-17-2013  
Date

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

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

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

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

04/24/13  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:  
4-9115  
Nov. 4, 2009

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

P3112-03-000-0156-00

[ 1] OWNER: SAENZ, FERNANDO  
6101 VALENCIA DR  
EDINBURG TX, 78541  
Telephone No. 569-1386

[ 2] CONTRACTOR: SELF

[ 3] WATER SYSTEM: N AL

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

[ 5] SIZE OF STRUCTURE: 1,050 Sq. Ft.

[ 6] USE OF BUILDING: RES ZONE X

[ 7] LEGAL DESC./NAME OF SUBDIVISION  
PALOMA DEL VALLE #3 LOT 156

LOCATION: 0 SEMINARY & M. CRISTO

[ 8] SEWAGE: PUBLI

[ 9] CONSTRUCTION TYPE: BLOC

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

[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' SIDE'S 6' FINISH FLOOR OF ELEV.  
18" ABOVE TOP OF CURB.

FOR COUNTY USE ONLY  
APPLICATION FEES

Angela Andrich 11/14/09  
Prepared by Date

OTHER 30<sup>00</sup>  
TOTAL AMOUNT . . . . . \$30.00

Ignacio Negrete 11/3/09  
Approved by Date

Light [ ] Water [ ]

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

Community No.: 480331

Certification of Elevation Required:  YES  NO  BFE

Fernando Saenz 11/14/09  
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.

WARRANTY DEED WITH VENDOR'S LIEN

1071836

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.

**Date:** March 20, 2008

**Grantor:** Paloma Del Valle II, Ltd.

**Grantor's Mailing Address (including county):** 13201 N. 23rd Street  
Edinburg, Texas 78541  
Hidalgo County

**Grantee:** Fernando Saenz and Leonor Limon-Briones

**Grantee's Mailing Address including County:** 6101 Valencia Drive  
Edinburg, Tx 78541  
Hidaglo, Texas

**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 SIXTEEN THOUSAND EIGHT HUNDRED FIFTY-NINE AND 10/100 DOLLARS (\$16,859.10) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to David Crook, Attorney at Law, Trustee.

**Subject to Prior Lien(s) (including recording information):** A lien in favor of Texas State Bank as recorded in the Deed of Trust dated August 11, 2006, as Document number 1655705, in the Official Records of Hidalgo County, Texas, and all renewals, extensions, transfers or alterations thereof.

**Property (including any improvements):** Lot 156 of Paloma Del Valle Phase III Subdivision, according to the map recorded in Volume 53, Pages 133-136, Hidalgo County Map Records, Hidalgo County, Texas. SAVE AND EXCEPT all of the Oil, Gas and other Minerals.

**Reservations From and Exceptions to Conveyance and Warranty:** Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes; but not subsequent assessments for the current and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

1. Restrictive Covenants Recorded as Document 1784511 in the Official Records of Hidalgo County, Texas.
2. Taxes for the year 2008 and all subsequent years.
3. Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District in which the property is located.
4. Subject to any and all valid and existing restrictions, easements, rights-of-way, reservations,

maintenance charges, together with any lien securing maintenance charges, zoning laws, ordinances of municipal or other governmental agency's or authorities, and conditions and covenants, if any, applicable to and enforceable against the property described herein, whether of record or not; all presently recorded instruments, other than liens or conveyances that effect the property.

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

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

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

Paloma Del Valle II, Ltd.  
By: Jane Cross Enterprises, Inc.  
General Partner

BY: Jane Cross  
Jane Cross, President

Filed for Record in:  
Hidalgo County  
by Arturo Guajardo Jr.  
County Clerk

On: Mar 25, 2008 at 11:15A

As a Recording

Document Number: 1871836  
Total Fees: 20.00

Receipt Number - 942558

By: Azeneth Uresti, Deputy

ACKNOWLEDGMENT

STATE OF TEXAS

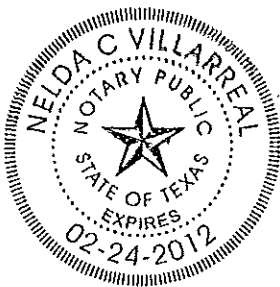
§

§

COUNTY OF HIDALGO

§

This instrument was acknowledged before me on March 20, 2008, by Jane Cross, President of Jane Cross Enterprises, Inc., as general partner of Paloma Del Valle II, Ltd., a Texas limited partnership, on behalf of said limited partnership.



Nelda C. Villarreal  
Notary Public, State of Texas

Nelda C. Villarreal

Notary's typed or printed signature

My commission expires: 2-24-2012



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 2 3 4 4

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

Application No: 4-11878

Oct. 18, 2012

### 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: Mano Sigak

Address: 14310 mile 19  
N. Rd.  
Edcouch TX. 78538

Phone: 678989-7190

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

Water Supplier: NA

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

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

regarding the land described as:

Residence Evergreen Valley Est. #3 Lot #128

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

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

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

(Date approved 03/16/07);

(verified by Mano Sigak);

(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

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

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

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

Precinct 1 2 3 4

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

Application No:

411878  
Oct. 18, 2012

### 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: Mario Sigala  
Address: 14310 mile 19 N. Rd  
Edcouch, TX. 78538  
Phone: 678-989-7190

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

Evergreen Valley Estates Phase III, Lot 128

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

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

Mario Sigala  
Requesting Party (Signature)

03/13/13  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) pmt 4-11878

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

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

04/24/13  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-11878  
Oct. 18, 2012

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

E8250-03-000-0128-00

[ 1] OWNER: SIGALA, MARIO

807 W. CITRUS  
SAN JUAN, TX. 78589

Telephone No.

[ 7] LEGAL DESC./NAME OF SUBDIVISION  
EVERGREEN VALLEY EST. #3 L-128

[ 2] CONTRACTOR: SELF

LOCATION: 0 M. CRISTO & SKINNER

[ 3] WATER SYSTEM: N AL

[ 8] SEWAGE: INSTA

[ 4] PURPOSE OF APPLICATION: NEW RESIDENCE

25- RESIDENTIAL NEW SINGLE DWELLING

[ 9] CONSTRUCTION TYPE: BLOC

[ 5] SIZE OF STRUCTURE: 3,000 Sq. Ft.

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

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

[11] SPECIAL FLOOD HAZARD AREA:  YES  NO

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

MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 50' SIDE'S 6' REAR 35' FINISH FLOOR OF ELEV.  
70.00

FOR COUNTY USE ONLY  
APPLICATION FEES

Don W. Cavitts  
Prepared by

10/18/12  
Date

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

Light [X] Water [X]

Ely Villegas  
Approved by

10/18/12  
Date

Flood Zone: NO 440321 Pct: 4  
Panel No. /Suffix:

Community No.: 03200

Certification of Elevation  
Required:  YES  NO BFE

Sherry Sigala  
Signature of Owner or Applicant

10/18/12  
Date

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

### [ NOTICE ]

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

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

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

Date: May 26, 2011

Grantor: Evergreen Valley Inc., a Texas Corporation  
Grantor's Mailing Address:  
3714 S. Exp. 281  
Edinburg, Texas 78542

2230710

Grantee: Mario Sigala  
Grantee's Phone Number: (678) 943-8598  
Grantee's Mailing Address (including county):  
1 Cherry Cir.  
Gainesville, Georgia 30504  
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 Forty-Seven Thousand Four Hundred Fifty and no/100's (\$47,450.00), 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 Nancy Scurlock, Trustee.

Property (including any improvements):

Lot(s) 128, Evergreen Valley Estates, Phase III, as shown by the map or plat thereof recorded in Volume 52, Pages 135-144, Map Records, Hidalgo County, Texas

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

1. A lien securing a promissory note (the "Prior Note"), dated October 13, 2006, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1703891. 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. A lien securing a promissory note (the "Prior Note"), dated October 13, 2006, payable to the order of Sundown Developments, Ltd., a Texas Limited Partnership 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 1703892. 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;
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;
6. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
7. Rights of adjoining owners in any walls and fences situated on a common boundary;
8. Any discrepancies, conflicts, or shortages in area or boundary lines;
9. Any encroachments or overlapping of improvements;
10. 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;
11. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
12. 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;

13. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Evergreen Valley Estates, Phase III, as shown on the plat thereof, recorded in Volume 52, Pages 135-144, Map records of Hidalgo County, Texas; and
14. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

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 there from. 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.

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.

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.

Evergreen Valley Inc., a Texas Corporation

BY: *Herb Scurlock III*  
Herb Scurlock III, Secretary

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 26<sup>th</sup> day of May 2011, by Herb Scurlock III, Secretary of Evergreen Valley Inc., a Texas Corporation, on behalf of said Texas Corporation.

*Cynthia L. Martinez*  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
Evergreen Valley Inc.  
3714 S. Exp. 281  
Edinburg, Texas 78542  
Special Warranty Deed  
Page 2

M.S



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 4-12294

04-15-13

### 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: Abriel Rodriguez

Address: PO Box 972

Alamo, Tx  
78516

Phone: 956-884-1008

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

Water Supplier: NORTH ALAMO WATER SUPPLY

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

Account/ESI No.: # 3159  
 Temporary Pole  Permanent Service

regarding the land described as:

El Alamo 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; 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 Mario Garcia);

(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

Main Office  
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956-318-2844

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956-968-4734  
956-973-7850

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

Precinct 1 2 3 (4)

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

Application No: 4-12294

### 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: Habil Rodriguez

Name: Francisco K. Rodriguez

Address: P.O. Box 972  
Alamo, Texas 78516

Phone: \_\_\_\_\_

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

E1 Alamo 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

Habil Rodriguez  
Francisco K. Rodriguez 4/16/13  
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

04/24/13  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 4-12294 Apr. 15, 2013

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

E3465-00-000-0015-00

[ 1 ] OWNER: RODRIGUEZ, GABRIEL P.O. BOX 972 ALAMO, TX. 78516 Telephone No. 223-3754

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION EL ALAMO LOT 15

LOCATION: 5702 ALAMO & ALBERTA

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$45,000

[ 5 ] SIZE OF STRUCTURE: 1,500 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[ 6 ] USE OF BUILDING: RES.HOME.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 10' REAR 20' . 18" ABOVE CNTR LINE OF ST

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 04-15-13

OTHER TOTAL AMOUNT \$30.00

Approved by [Signature] Date 04-15-13

Ligh [ ] Water [ ] Flood Zone: NO Panel No./Suffix: 0425C Pct: 4

Community No.: 480334

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant [Signature] Date 4/15/13

- 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.

## General Warranty Deed

**Date:** OCTOBER 17, 2007

**Grantor:** MARLENE RAMIREZ and ANGEL RODRIGUEZ

**Grantor's Mailing Address:**

MARLENE RAMIREZ and ANGEL RODRIGUEZ  
933 S. 14<sup>th</sup> St.  
Alamo, Texas 78516  
Hidalgo County

**Grantee:** GABRIEL RODRIGUEZ

**Grantee's Mailing Address:**

GABRIEL RODRIGUEZ  
P.O. Box 972  
ALAMO, TEXAS 78516  
HIDALGO, COUNTY

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

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

**CHAPTER 11 SEC , 11.008  
TEXAS PROPERTY CODE**

**Property (including any improvements):**

All of Lot (15), EL ALAMO SUBDIVISION, Hidalgo County, Texas, according to the map or plat of said Subdivision recorded in Volume 37, Page 126-B, Map Records of Hidalgo County, Texas.


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

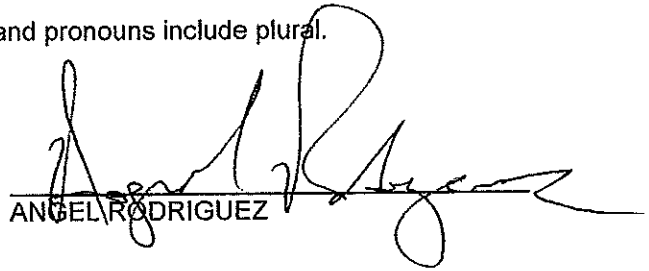
Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way and prescriptive rights, whether of record or not; all presently recorded and validly existing instrument, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2007, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's 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.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

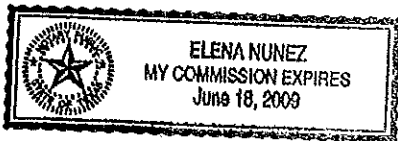
When the context requires, singular nouns and pronouns include plural.

  
MARLENE RAMIREZ

  
ANGEL RODRIGUEZ

STATE OF TEXAS }  
COUNTY OF HIDALGO }

This instrument was acknowledged before me on OCTOBER 17, 2007 by MARLENE RAMIREZ and ANGEL RODRIGUEZ.



  
Notary Public, State of Texas

**PREPARED BY:**  
MARLENE RAMIREZ  
ANGEL RODRIGUEZ  
BOX 7613  
ALAMO, TEXAS 78516

**AFTER RECORDING RETURN TO:**  
GABRIEL RODRIGUEZ  
P.O. BOX 972  
ALAMO, TEXAS 78516



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

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

Application No:

Precinct 1 2 3 4  
4-12230

### 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: Alvar Lozano

Address: 211 Cardinal  
San Juan TX 78589

Phone: (956) 460-5457

Approved by Environmental Health:	Temporary Service	Final Service
<u>Charles Rane</u> Authorized Signature	<u>Wetiv</u> Authorized Signature	<u>                    </u> Authorized Signature
Inspection/Permit No: Date Approved:	<u>4/24/13</u>	<u>1 1</u>

Water Supplier: NAWSC

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.:                       
 Temporary Pole       Permanent Service

regarding the land described as:

Evergreen Valle Est #2 Lot 263

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved 03-15-05);

(verified by                     );

4/24/13 (verified by                     );

4/24/13 (verified by                     );

(verified by                     );

Raul E. Sesin  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

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

Application No:

Precinct 1 2 3 4  
4-12330

### 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: Alvar Lozano

Address: 211 Cardinal

San Juan Tx 78589

Phone: (956) 460.5457

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

Evergreen Valle Est #2 Lot 263

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

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

Alvar Lozano  
Requesting Party (Signature)

4/24/13  
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:

4/24/13  
Date

Raul C. Castillo  
County Official

**CHARGE TO: VLTC  
GF #133338 (AR)**

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

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** March 22, 2013

**Grantor:** MELQUIADES GARZA and wife, LAURA ELIZABETH GARZA

**Grantor's Mailing Address:** 2518 Estate Drive  
Deer Park, Texas 77536  
Harris County

**Grantee:** ALIVER LOZANO and ALVAR A. LOZANO

**Grantee's Mailing Address:** 209 Cardinal  
San Juan, Texas 78589  
Hidalgo County

**Consideration:**

TEN AND NO/100THS 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 their one certain promissory note of even date herewith in the principal sum of ONE HUNDRED FORTY THOUSAND TWO HUNDRED FIFTY AND NO/100THS DOLLARS (\$140,250.00) of which SIXTY-FIVE THOUSAND AND NO/100THS DOLLARS (\$65,000.00) represents the purchase price of the property, payable to the order of LONE STAR NATIONAL BANK, as therein provided and bearing interest at the rates 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 S. DAVID DE ANDA, JR., Trustee.

**Property (including any improvements):**

All of Lot 263, EVERGREEN VALLEY ESTATES PHASE II, Hidalgo County, Texas, according to the map recorded in Volume 47, Pages 85-97, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

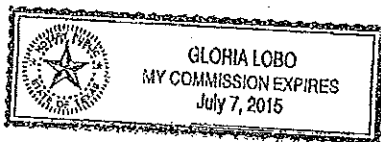
LONE STAR NATIONAL BANK, at the instance and request of the grantees herein, having advanced and paid in cash to the grantors herein that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described ONE HUNDRED FORTY THOUSAND TWO HUNDRED FIFTY AND NO/100THS DOLLARS (\$140,250.00) note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said LONE STAR NATIONAL BANK and the same are hereby TRANSFERRED AND ASSIGNED to said LONE STAR NATIONAL BANK without recourse on grantor.

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

Melquiades Garza  
MELQUIADES GARZA  
Laura E. Garza  
LAURA ELIZABETH GARZA

STATE OF TEXAS §  
COUNTY OF Harris §

This instrument was acknowledged before me on the 2 day of April March, 2013, by MELQUIADES GARZA and wife, ELIZABETH GARZA.



Gloria Lobo  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
Ciro Ochoa, Jr.  
2121 E. Griffin Pkwy., Suite 16  
Mission, Texas 78572  
GF #133338/AR

AFTER RECORDING RETURN TO:  
Alvar Alvier and Alvar A. Lozano  
209 Cardinal  
San Juan, Texas 78589

Chapter 232 Texas LGC Application

APPLICATION NO:  
4-12330  
Apr. 23, 2013

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

E8250-02-000-0263-00

[ 1 ] OWNER: LOZANO, ALIVER & ALVAR A.

209 CARDINAL  
SAN JUAN, TX. 78589

Telephone No. 460-2406

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
EVERGREEN VALLEY EST. #2  
LOT 263  
9/23/08AGR/WATER/F

LOCATION: 0 M. CRISTO & SHARP

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BRIC

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

[ 10 ] EST. COST OF CONST.: \$112,346

[ 5 ] SIZE OF STRUCTURE: 1,937 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 55' REAR 35' SOUTH SIDE 6'

FOR COUNTY USE ONLY  
APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 03251D 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.

[Signature]  
Prepared by \_\_\_\_\_

\_\_\_\_\_ Date

[Signature]  
Approved by \_\_\_\_\_

4/23/13  
Date

[Signature]  
Signature of Owner or Applicant \_\_\_\_\_

4/23/13  
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.