

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Juan Raygoza	4-12646
2.	Pedro Hernandez	4-11946
3.	Josefina Solis	4-11187
	COMM. COURT: Sept. 3, 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: 4-12646

### 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: Juan Paygoza

Address: 1923 Lago St  
Weslaco, TX 78596

Phone: 956-355-0698

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:		<u>Existing System</u>
Date Approved:	<u>1 1</u>	<u>8 12 13</u>

Water Supplier: [Signature]

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: 274074-001  
 Temporary Pole       Permanent Service

regarding the land described as: Rolando "Chino" Cruz Lot 3 7769 E. Carter, JW

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

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

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

(Date approved 10-11-05);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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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: 4-124416

### 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: JUAN RAYGOZA

Address: 1923 Lago St  
Weslaco, TX

Phone: 956-355-0498

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

Rolando "Chino" Cruz Lot 3

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

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

X [Signature]  
Requesting Party (Signature)

8/6/13  
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:

8/28/13  
Date

[Signature]  
County Official

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

### WARRANTY DEED WITH VENDOR'S LIEN

Date: May 10, 2012

Grantor: MARIO G. TREVINO, and wife, ELSA TREVINO f/k/a ELSA MONSIVAIS

Grantor's Mailing Address: 5966 State Hwy. 186 W., Raymondville, Willacy County, TX 78580

Grantee: JUAN MANUEL RAYGOZA and wife, SHAKERA MARIA RAYGOZA

Grantee's Mailing Address: 1923 Largo St., Weslaco, Hidalgo County, TX 78596

Consideration: TEN 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 a Note of even date that is in the principal amount of EIGHTY-THREE THOUSAND ONE HUNDRED DOLLARS (\$83,100.00), is executed by JUAN MANUEL RAYGOZA and wife, SHAKERA MARIA RAYGOZA and is payable to the order of UNITED STATES OF AMERICA, ACTING THROUGH THE FARM SERVICE AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE. The Note is secured by a vendor's lien retained in favor of UNITED STATES OF AMERICA, ACTING THROUGH THE FARM SERVICE AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE in this Deed and by a Deed of Trust of even date from Grantee to JAMES B. DOUGLASS, Trustee.

Property (including any improvements): All of Lot 3, ROLANDO "CHINO" CRUZ SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 49, Page 7, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

1. Restrictive covenants recorded in Volume 49, Page 7, Map Records of Hidalgo County, Texas.
2. Statutory easements, rules regulations and rights in favor of Hidalgo County Irrigation District No. 2.
3. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Rolando "Chino" Cruz Subdivision, recorded in Volume 49, Page 7, Map Records of Hidalgo County, Texas.
4. Easements for roadways, canals, drainage ditches, etc. as shown by instrument dated June 9, 1911, recorded in Volume 19, Page 201, Deed Records of County, Texas.
5. Right of way easement in favor of Hidalgo County Drainage District No. 1 as shown by instrument dated October 25, 1984, recorded in Volume 2052, Page 256, Official Records of Hidalgo County, Texas.
6. Right of way easement in favor of County of Hidalgo as shown by instrument dated June 25, 1975, recorded in Volume 1448, Page 63, Deed Records of Hidalgo County, Texas.
7. Right of way easement in favor of Texas Eastern Transmission Corp. as shown by instrument dated November 12, 1956, recorded in Volume 877, Page 15, Deed Records of Hidalgo County, Texas.
8. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Pedro Cerda and wife, Manuela Cerda to Yuma Petroleum Company, dated August 2, 1985, recorded in Volume 2239, Page 186, Oil and Gas Records of Hidalgo County, Texas.
9. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Edward L. Boro and wife, Bernice Boro to Sinclair Oil & Gas Company, dated

September 26, 1955, recorded in Volume 179, Page 233, Oil and Gas Records of Hidalgo County, Texas.


10. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated March 31, 1956, recorded in Volume 184, Page 366, Oil and Gas Records of Hidalgo County, Texas.
11. Mineral and/or royalty reservation contained in deed dated December 30, 1969, recorded in Volume 1247, Page 931, Deed Records of Hidalgo County, Texas.
12. Visible and apparent easements on or across the property.
13. Any part lying within canal right-of-way claimed in fee simple by Hidalgo County Irrigation District No. 2.
14. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
15. Taxes for 2012 and subsequent years, 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.

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.

UNITED STATES OF AMERICA, ACTING THROUGH THE FARM SERVICE AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and the superior title to the property are retained for the benefit of UNITED STATES OF AMERICA, ACTING THROUGH THE FARM SERVICE AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE and are transferred to UNITED STATES OF AMERICA, ACTING THROUGH THE FARM SERVICE AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE without recourse on Grantor.

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

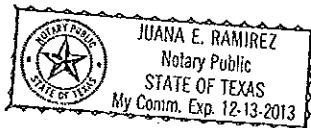
  
\_\_\_\_\_  
MARIO G. TREVINO

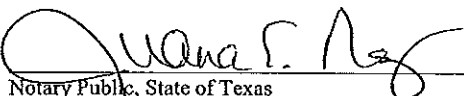
  
\_\_\_\_\_  
ELSA TREVINO f/k/a ELSA MONSIVAIS

(ACKNOWLEDGMENT)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 10<sup>th</sup> day of May, 2012, by MARIO G. TREVINO.

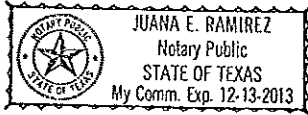


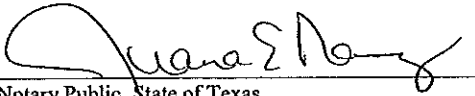
  
\_\_\_\_\_  
Notary Public, State of Texas

(ACKNOWLEDGMENT)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 10<sup>th</sup> day of May, 2012, by ELSA  
TREVINO f/k/a ELSA MONSIVAIS.



  
Notary Public, State of Texas

PREPARED BY:

Law Office of Richard S. Talbert  
612 S. Texas  
Weslaco, TX 78596-6222  
(956) 968-1578  
(956) 968-0698 (Fax)  
rstlaw@bizrgv.tx.com

File/GF No. 129,014vit

CHARGE RECORDING & RETURN TO:

VALLEY LAND TITLE CO.  
2300 W. Pike, Suite 104  
Weslaco, TX 78596

After recording return to:  
Juan Manuel Raygoza and Shakera Maria Raygoza  
1923 Largo St.  
Weslaco, Tx 78596

Chapter 232 Texas LGC Application

APPLICATION NO:  
4-12646  
Aug. 6, 2013

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

R3758-00-000-0003-00

[ 1 ] OWNER: RAYGOZA, JUAN MANUEL &  
SHAKERA MARIA  
7769 E. CANTON RD.  
EDINBURG, TX. 78539  
Telephone No. 355-0698

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
ROLANDO "CHINO" CRUZ LOT 03  
8/16/10NAF

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 CANTON & VALVERDE

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: INSTA

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

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 5 ] SIZE OF STRUCTURE: 1,624 Sq. Ft.

[ 10 ] EST. COST OF CONST.: \$23,000

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

[ 11 ] SPECIAL FLOOD HAZARD AREA:      YES  
     NO

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 40' SIDE'S 6' REAR 40' FINISH FLOOR OF ELEV.  
18' TOP OF CURB OR 12" ABOVE NATURAL GROUND.

FOR COUNTY USE ONLY  
APPLICATION FEES

Hou. Castillo 8/06/13  
Prepared by Date

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

Ebrain Casallas 8/05/13  
Approved by Date

Light [X] Water [X]  
Flood Zone: NO  
Panel No. /Suffix: 0425C Pct: 4  
Community No.: 440224  
Certification of Elevation  
Required:      YES      NO      BFE

[Signature] 8-6-13  
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.



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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: 4-119410  
11-2812

### 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: Pedro Hernandez

Address: 1012 San Francisco AVE  
EDINBURG TX 78542

Phone: 956 562 4394

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	<u>/</u>	<u>Chardo Rera</u>
Date Approved:	<u>1 1</u>	<u>SPW 11/28/13</u>

Water Supplier:  N.A.W.S.C.

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

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

regarding the land described as: Viviles Vagos Ph II Lot # 91

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

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

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

(Date approved 11/28/13);  
(verified by Raul E. Sesin)

(verified by Chardo Rera);  
(verified by Chardo Rera);

(verified by Raul E. Sesin)

Raul E. Sesin  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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956-205-7049

Precinct 1 2 3 4

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

Application No: 4-11946

### 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: Pedro Hernandez

Address: 1012 San Francisco AVE.  
EDINBURG TX 78542

Phone: 956-562-43-94

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

Vivaldo Vegas Ph# 60#91

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

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

RECEIVED
BY: <u>[Signature]</u>
AUG 22 2013
HIDALGO COUNTY PLANNING DEPT.

Pedro Hernandez  
Requesting Party (Signature)

8/22/13  
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:

8/28/13  
Date

[Signature]  
County Official

- 10. Prior Liens: Deed of Trust recorded under Document No. 1963296, 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:

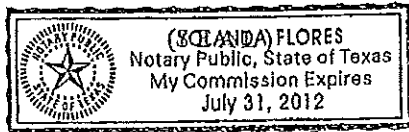
*Richard A. Garza*  
Richard A. Garza, President

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 7th day of June 2010, 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.



*Solanda Flores*  
Notary Public, State of Texas

My Commission Expires: 7-31-2012

After Recording Return To:

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

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: June 7, 2010 2131033
2. Grantor: Garco, Ltd., A Texas Limited Partnership
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: PEDRO HERNANDEZ AND MARIA DOLORES HERNANDEZ
5. Grantee's Mailing Address: 1012 San Francisco Avenue, Edinburg, Hidalgo County, Texas 78539
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of Fifteen Thousand Nine Hundred and No/100ths Dollars (\$15,900.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to David Crook, Trustee.
7. Property: Lot Ninety-One (91), Viva Las Vegas Subdivision Phase II, Hidalgo County, Texas, as per map or plat thereof recorded under Document No. 2039371, 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.
  - 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.





# PLANNING DEPARTMENT

Rev. 02-19-10

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Precinct 1 2 3 4

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

Application No: 4-11187

Dec. 14, 2011

### 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: Josefina Solis

Address: Sharp & Davis Rd.

22021 Uresti St  
Edinburg TX 78542

Phone: 956-246-6290

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Existing Septics</u> <u>6/18/13</u>

Water Supplier: N/A

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: X 235991-003  
 Temporary Pole       Permanent Service

regarding the land described as:

lot 209, Evergreen Valley Estates Phase II

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 3-15-05);

(verified by Raul Castillo)

6-18-13 Rubel J. ...  
(verified by Rubel J. ...);

6-18-13 Rubel J. ...  
(verified by Rubel J. ...);

(verified by Raul Castillo)

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

Precinct 1 2 3 4  
4-11187

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

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

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

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

#### PARTY MAKING REQUEST:

Name: Josefina Solis  
Address: 22021 Uresti Rd  
Edinburg, TX 78542  
Phone: 956-246-6290

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

Emergreen Valley Est. #2 lot 209

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

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

Josefina Solis  
Requesting Party (Signature)

8/23/13  
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:

8/28/13  
Date

Yancey Castillo  
County Official



Thursday, December 15, 2011

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Dec-2109119

EDWARDS ABSTRACT  
GF # 168714-054

**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 18, 2011

Grantor: HECTOR ELIZONDO MARTINEZ and wife, SAN JUANITA ELIZONDO

Grantor's Mailing Address (including county): 2602 Johnson Rd.  
Aransas Pass, Texas 78336  
San Patricio County, Texas

Grantee: ENOCH SOLIS and wife, JOSEFINA SOLIS

Grantee's Mailing Address (including county): 22021 Uresti Road  
Edinburg, Texas 78539  
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 the execution and delivery by grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of THIRTY-NINE THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$39,500.00) payable to the order of HECTOR ELIZONDO MARTINEZ and wife, SAN JUANITA ELIZONDO, 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 BYRON JAY LEWIS, Trustee.

Property (including any improvements):

Lot Two Hundred Nine (209), Evergreen Valley Estates Phase II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 47, Pages 85-97, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 47, PAGES 85-97, MAP RECORDS, AND CLERK'S FILE NO. 1432170, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

All the oil, gas and other minerals in, under or that may be produced from the land are excepted herefrom in instrument(s) dated June 22, 1927, recorded in Volume 246, Page 17, Deed Records, and dated August 21, 1980, recorded in Volume 1637, Page 481, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

All water rights and rights to water, whether riparian, appropriative or otherwise, presently appended or annexed to the land are reserved in instrument dated March 9, 2006, recorded under Clerk's File

**Hidalgo County**  
 OFFICIAL RECORDS CLERK'S OFFICE

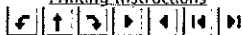
Thursday, December 15, 2011

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Doc-2160349

No. 1591276, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated January 10, 1939, recorded in Volume 33, Page 570, Oil and Gas Records, modified, as stated in instrument dated July 24, 1939, recorded in Volume 55, Page 520, Oil and Gas Records, amended, as stated in instrument dated April 26, 1957, recorded in Volume 201, Page 251, Oil and Gas Records, and amended, as stated in instrument dated January 5, 1965, recorded in Volume 294, Page 12, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated July 24, 1939, recorded in Volume 63, Page 229, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated March 12, 1965, recorded in Volume 296, Page 64, Oil and Gas Records, and utilized in instrument dated April 30, 1965, recorded in Volume 296, Page 719, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).

Oil, Gas and Mineral Lease dated September -, 1965, recorded in Volume 301, Page 907, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated December 6, 1982, recorded in Volume 424, Page 154, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Oil and Gas Lease dated August 9, 1993, recorded under Clerk's File No. 344186, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Oil and Gas Lease dated August 9, 1993, recorded under Clerk's File No. 443612, Official Records, extended, as set forth in instruments dated May 15, 1998, recorded under Clerk's File Nos. 530034 and 530035, Official Records, amended, as set forth in instrument dated November 4, 1994, recorded under Clerk's File No. 547162, Official Records, amended, as set forth in instrument dated November 15, 1996, recorded under Clerk's File No. 565964, Official Records, and partially released, as set forth in instrument dated December 8, 1998, recorded under Clerk's File No. 740964, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated August 12, 2002, recorded under Clerk's File No. 1113832, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Leases dated December 6, 2002, recorded under Clerk's File Nos. 1146920 and 1148173, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easements, rules, regulations and rights in favor of DELTA LAKE IRRIGATION DISTRICT.

Minlowm floor elevation; fifteen foot (15') exclusive easement to N.A.W.C. along the front; fifteen foot (15') electrical and utility easement along the front; twenty foot (20') drainage and swale easement along the rear; fifty foot (50') minimum setback line along the front; thirty-five foot (35') minimum setback line along the rear; and, six foot (6') minimum setback line along the sides, as per map or plat recorded in Volume 47, Pages 85-97, Map Records, Hidalgo County, Texas.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.



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Thursday, December 15, 2011

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Doc-2120149

Easements or claims of easements which are not recorded in the public records.

Taxes for the year 2011 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, 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 to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

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.

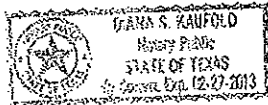
Hector Elizondo  
HECTOR ELIZONDO MARTINEZ

San Juanita Elizondo  
SAN JUANITA ELIZONDO

(Acknowledgment)

State of Texas §  
County of Hidalgo §

This instrument was acknowledged before me on the 18th of November, 2011, by HECTOR ELIZONDO MARTINEZ and wife, SAN JUANITA ELIZONDO.



Trana S. Kaufold  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
ENOCII SOLIS and wife, JOSEFINA SOLIS  
22021 Uresti Road  
Edinburg, Texas 78539

PREPARED BY:  
Lewis, Monroe & Peña  
Attorneys At Law  
1111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 768774/DSK:bc

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-11187  
Dec. 16, 2011

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

E8250-02-000-0209-00

[ 1 ] OWNER: SOLIS, ENOCH & JOSEFINA

22021 URESTI RD.  
EDINBURG, TX. 78542

Telephone No. 380-1635

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
EVERGREEN VALLEY EST. PH II  
LOT #209  
5/11/11NW/E

LOCATION: 0 DAVIS & VALVERDE

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 4 ] PURPOSE OF APPLICATION: RESD. ADDITION

30- RESIDENTIAL/ ADD. & RENOVATION

[ 5 ] SIZE OF STRUCTURE: 384 Sq. Ft.

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

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

[ 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 5' REAR 35' FINISH FLOOR OF ELEV.  
18" CENTER OF STREET. RES.ADD. PORCH

**FOR COUNTY USE ONLY  
APPLICATION FEES**

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

Light [ ] Water [ ]

Flood Zone: NO  
Panel No./Suffix: 037-5D Pct: 4

Community No.: 4800334

Certification of Elevation  
Required:  YES  NO  BFE

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

Alon U. Castillo 12-16-11  
Prepared by Date

Edgar Urdiro 12-16-11  
Approved by Date

Josefina Solis 12/16/11  
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.