

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Manuel Guerra	4-12902
2.	Jose F. Trevino	4-12861
3.	Desirae Serna	4-12823
4.	Maria Lopez	4-12648
	COMM. COURT: November 26, 2013	



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 4-12902

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: Manuel Guerra

Address: 3912 Davis Rd
Edinburg, Tx 78542

Phone: _____

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

Davis Ranchettes Lot # 18

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Manuel Guerra
Requesting Party (Signature)

11-18-13
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:

11/18/13
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 TRANSFER 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
(Assumption)

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF HIDALGO §

THAT I THE UNDERSIGNED, DIMAS GUERRA, herein called "GRANTOR", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the GRANTEE herein named, the receipt of which is hereby acknowledged, and the further consideration that the GRANTEE hereby assumes and promises to pay all principal and interest now remaining on that one certain Promissory Note in the original principal sum of TWENTY-SIX THOUSAND FOUR HUNDRED AND NO/100THS (\$26,400.00) DOLLARS, and payable to the order of GRACIELA ESTATES, LTD., and secured by a vendor's lien retained in a Deed of even date therewith, duly recorded under Document No. 2009-1983141 and additionally secured by a Deed of Trust of even date therewith to H. HOLLIS RANKIN, III, TRUSTEE, recorded under Clerk's File No. 2009-1983142, of the Official Public Records of Real Property of Hidalgo County, Texas, and GRANTEE also assumes and promises to keep and perform all covenants and obligations of the GRANTORS named in said Deed of Trust, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto MANUEL A. GUERRA, whose address is 3912 E. Davis Road, Edinburg, Texas 78541, herewith referred to as "GRANTEE", whether one or more, the real property described herewith as follows:

All of Lot 18, DAVIS RANCHETTES SUBDIVISION, an addition to the City of Edinburg, Hidalgo County, Texas, as per amended map or plat thereof recorded in Volume 51, Page 179-181, Map Records, Hidalgo County, Texas.

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions both of record and visible, and taxes if any, relating to the hereinabove described property.

EXCEPT AS OTHERWISE PROVIDED IN THIS PARAGRAPH, GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES (OTHER THAN THE SPECIAL WARRANTY OF TITLE AS SET OUT IN

THIS WARRANTY DEED IN THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

If any of Grantor's warranties or representations above is discovered by Grantee prior to Closing, to be misrepresented or inaccurate, Grantee shall notify Grantor promptly in writing, and Grantor shall have the opportunity to correct or remedy such misrepresentation or inaccuracy.

Anything to the contrary herein notwithstanding, Grantor shall have no liability to the Grantee with respect to the breach of any of the representations or warranties contained herein unless (i) written notice or demand with respect to the breach or alleged breach is given within one (1) years after the date hereof and (ii) suit is filed with respect to the breach or alleged breach of representation with one (1) year of the hereof.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said GRANTEE, GRANTEE'S heirs, executors, administrators, successors and assigns forever; and GRANTOR does hereby bind GRANTOR, GRANTOR'S heirs, executors, administrators, successors and/or assigns to **WARRANT, AND FOREVER DEFEND** all and singular the said premises unto the said GRANTEE, GRANTEE's heirs, executors, administrators, successors and/or assigns against every person whomsoever claiming or to claim the same or any part thereof.


EXECUTED this the 1st day of November, 2013.

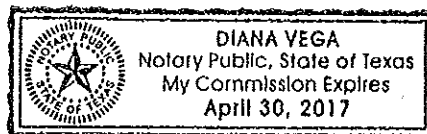

DIMAS GUERRA

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 1st day of November, 2013 by Dimas Guerra.


NOTARY PUBLIC - STATE OF TEXAS



Chapter 232 Texas LGC Application

APPLICATION NO:
4-12902
Nov. 18, 2013

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

D1550-00-000-0018-00

[1] OWNER: GUERRA, MANUEL A.

3912 DAVIS RD.
EDINBURG, TX. 78542
Telephone No. 457-5713

[7] LEGAL DESC./NAME OF SUBDIVISION
DAVIS RANCHETTES LOT 18

LOCATION: 0 DOOTLITTLE & DAVIS

[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.: \$50,000

[5] SIZE OF STRUCTURE: 2,600 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: NEW-RESIDENTIAL

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA
REGULATIONS FRONT-50' REAR-75' SIDES-6'

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 18033K Pct: 4

Community No.: 0325-A

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.

Rockwell P. S. _____ 11-18-13
Prepared by Date

Rockwell P. S. _____ 11-14-13
Approved by Date

Manuel Guerra _____ 11-18-13
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.



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

Main Office
1304 South 25th Street
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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: 4-12861

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: Jose f. Treviño

Address: 1023 Krestler
Edinburg TX
78542

Phone: (956) 207-5696

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.: W/A

Temporary Pole Permanent Service

regarding the land described as:

Falcon Crest Gardens Lot 52

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 08/11/04);

(verified by Melina Cepeda);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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Edinburg, Texas 78542
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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: 4-12861

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: Jose F. Trevino
Address: 1023 Kresler
Edinburg, TX 78542
Phone: (956) 207-5696

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

Falcon Crest Gardens Lot #52

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)

15 Nov 2013
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

11/20/13
Date

[Signature]
County Official

20-1681302

CHARGE TO: VLTC
GF# 115623

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: April 9, 2009

Grantor: DAN-OR INVESTMENTS, L.P., a Texas limited partnership

Grantor's Mailing Address:

P.O. Box 681
Edinburg, Texas 78540
Hidalgo County

Grantee: JOSE F. TREVINO

Grantee's Mailing Address:

5305 Mauritius Lane
Edinburg, Texas 78542
Hidalgo County

Consideration: Cash and a note of even date executed by Grantee and payable to the order of BANK OF SOUTH TEXAS in the principal amount of THIRTY-TWO THOUSAND THREE HUNDRED TEN AND 00/100THS DOLLARS (\$32,310.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of BANK OF SOUTH TEXAS and by a first-lien deed of trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements): All of Lot 52, FALCONS CREST GARDENS SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the amended map recorded in Volume 46, Pages 92-94, 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:

Restrictive covenants as set out in Instrument dated October 29, 2004, filed November 2, 2004 under Document Number 1399065, Official Records and Volume 46, Pages 92-94, 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 October 29, 2004, filed November 2, 2004 under Document Number 1399065, Official Records, Hidalgo County, Texas.

Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1 and easements and restrictions as shown on the map of the above described subdivision.

Minimum floor elevations, setback lines, utility easements and restrictions as shown on the amended map of Falcon's Crest Gardens Subdivision, recorded in Volume 46, Pages 92-94, Map Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by to in favor of Yuina Petroleum Company, dated May 9, 1985, recorded in Volume 2174, Page 932; dated April 11, 1985, recorded in Volume 2175, Page 152; dated September 5, 1985, recorded in Volume 2238, Page 990 and dated September 5, 1985, recorded in Volume 2239, Page 7, all in the Official Records of Hidalgo County, Texas. Terms, stipulations and conditions as disclosed by Certificate of Resolution and Order of Hidalgo County Irrigation District No. 1, dated August 4, 2008, filed August 12, 2008 under Document Number 1918809, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated March 10, 1958, recorded in Volume 913, Page 60, Deed Records of Hidalgo County, Texas.

WARRANTY DEED WITH VENDOR'S LIEN
PAGE 1 OF 2

Mineral and/or royalty reservation contained in deed dated, recorded in Volume 943, Page 82, Deed Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated November 5, 2003, filed November 6, 2003 under Document Number 1263763, Official Records of Hidalgo County, Texas.

Visible and apparent easements on or across the property herein described.

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

Standby fees, taxes and assessments by any taxing authority for the year 2009, and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

BANK OF SOUTH TEXAS, 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. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of BANK OF SOUTH TEXAS and are transferred to BANK OF SOUTH TEXAS without recourse against Grantor.

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

DAN-OR INVESTMENTS, L.P., a Texas limited partnership

By: DAN-OR MANAGEMENT, L.L.C.
Its: General Partner

By: Domingo Flores
DOMINGO FLORES
Its: President

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on April 16, 2009 by DOMINGO FLORES, President of DAN-OR MANAGEMENT, L.L.C., a Texas limited liability company, General Partner of DAN-OR INVESTMENTS, L.P., a Texas limited partnership, on behalf of said limited partnership.



Rudy Cantu
NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY THE OFFICE OF:
LAW OFFICE OF RICHARD A. CANTU, P.C.
2400 N. 10th Street, Suite E
P.O. Box 6149
McAllen, Texas 78501
File/QF No.: 3584-09/115623v1tc

AFTER RECORDING RETURN TO:
JOSE F. TREVINO
5305 Maurilus Lane
Edinburg, Texas 78542

WARRANTY DEED WITH VENDOR'S LIEN
PAGE 2 OF 2

Chapter 232 Texas LGC Application

APPLICATION NO:
4-12861
Oct. 29, 2013

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

F1552-00-000-0052-00

[1] OWNER: TREVINO, JOSE F.

5305 MAURITIUS LN.
EDINBURG, TX. 78542
Telephone No. 207-5696

[7] LEGAL DESC./NAME OF SUBDIVISION
FALCON CREST GARDENS LOT 52

[2] CONTRACTOR: SELF

LOCATION: 0 ALAMO & RICHARDSON

[3] WATER SYSTEM: N AL

[8] SEWAGE: INSTA

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

[9] CONSTRUCTION TYPE: BRIC

[5] SIZE OF STRUCTURE: 4,929 Sq. Ft.

[10] EST. COST OF CONST.: \$140,000

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS & SETBACKS
FRONT 25' SOUTH SIDE 6' REAR 38' NORTH SIDE 10'
CORNER SIDE 10'

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Flood Zone: NO 03275D.
Panel No. /Suffix: _____ 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.

Prepared by

Jose Castillo

Date

10/29/13

Approved by

Nudy Dinos

Date

10/14/13

Signature of Owner or Applicant

[Signature]

Date

29 OCT 2013

[NOTICE]

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

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



PLANNING DEPARTMENT

Rev. 02-19-10

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

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

Precinct 1 2 3 ④

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

Application No: 4-12823

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: DESIRIE SERRA

Address: 16007 Davis Rd.
Edinburg, Tx 78542

Phone: 956-773-8705

Approved by Environmental Health:	Temporary Service _____	Final Service
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>Pre-Install</u>
Date Approved:	<u>1 / 1</u>	<u>11 / 13 / 13</u>

Water Supplier: NAWSC

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

Account/ESI No.: PIA
 Temporary Pole Permanent Service

regarding the land described as:

EVERGREEN VALLEY ESTATE #2101 #249

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

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

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

(Date approved 03-15-05);

(verified by Maria Corp);

(verified by [Signature]);

(verified by [Signature]);

(verified by Maria Corp);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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Mission, TX 78572
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956-205-7049

Precinct 1 2 3 ④

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

Application No: 4-12823

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: DESIRNE SERNA

Address: 16007 DAVIS Rd

Edinburg, TX 78542

Phone: 956-773-8705

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

EVERGREEN VALLEY ESTATES #2 LOT 2419

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Desirne Serna
Requesting Party (Signature)

11/13/13
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:

11/20/13
Date

[Signature]
County Official

CHG. TO: VLTC
GF#135550/PG

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: September 24, 2013

Grantor: JOSE M. GONZALEZ AND WIFE, LESVIA T. GONZALEZ

Grantor's Mailing Address: 7658 Buena Vista St.
Houston, Texas 77087

WE HEREBY CERTIFY THAT THIS IS
A TRUE AND CORRECT COPY OF
THE ORIGINAL DOCUMENT
VALLEY LAND TITLE CO.

BY: 

Grantee: JOSE SERNA AND WIFE, DESIRAE SERNA

Grantee's Mailing Address: 6707 Orchard Ave.
Edinburg, Texas 78539

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK, a national banking corporation in the principal amount of TWENTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$27,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to S. DAVID DEANDA, JR., Trustee.

Property (including any improvements):

All of Lot 249, 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.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Restrictive covenants as set forth in instrument dated February 3, 2005, filed February 3, 2005 under Document Number 1432170, Official Records and Volume 47, Pages 85-97, Map Records of Hidalgo County, Texas.
2. Statutory easements, rules, regulations and rights in favor of Delta Lake Irrigation District.
3. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Evergreen Valley Estates Phase II, recorded in Volume 47, Pages 85-97, Map Records of Hidalgo County, Texas.
4. Easement for canals, laterals and drainage ditches as shown by instrument dated February 1, 1928, recorded in Volume 275, Page 490, Deed Records of Hidalgo County, Texas.
5. Right of way easement in favor of Willacy County Water Control and Improvement District No. 1 as shown by instrument dated June 6, 1938, recorded in Volume 443, Page 438, Deed Records of Hidalgo County, Texas.
6. Right of way easement in favor of Willacy County Water Control and Improvement District No. 1 as shown by instrument dated June 7, 1938, recorded in Volume 443, Page 440, Deed Records of Hidalgo County, Texas.
7. Right of way easement in favor of Willacy County Water Control and Improvement District No. 1 as shown by instrument dated June 8, 1939, recorded in Volume 455, Page 585, Deed Records of Hidalgo County, Texas.
8. Right of way easement in favor of Willacy County Water Control and Improvement District No. 1 as shown by instrument dated October 20, 1938, recorded in Volume 449, Page 371, Deed Records of Hidalgo County, Texas.
9. Right of way easement in favor of Willacy County Water Control and Improvement District No. 1 as shown by instrument dated May 31, 1939, recorded in Volume 457, Page 227, Deed Records of Hidalgo County, Texas.

Texas.

10. Right of way easement in favor of Willacy County Water Control and Improvement District No. 1 as shown by instrument dated August 16, 1939, recorded in Volume 461, Page 125, Deed Records of Hidalgo County, Texas.
11. Agreement executed by and between, Willacy County Water Control and Improvement District No. 1 and W.A. Harding, and others as shown by instrument dated June 30, 1946, recorded in Volume 616, Page 1, Deed Records of Hidalgo County, Texas.
12. Right of way easement in favor of Texas Eastern Transmission Corporation as shown by instrument dated December 18, 1956, recorded in Volume 875, Page 497, Deed Records of Hidalgo County, Texas.
13. Agreement executed by and between, Evergreen Farms and Pan American Petroleum Company as shown by instrument dated April 26, 1957, recorded in Volume 201, Page 234, Oil and Gas Records of Hidalgo County, Texas.
14. Water Rights Transfer Agreement executed by and between, Hidalgo and Willacy Counties Water Control and Improvement District No. 1 and Rio Farms, Inc. as shown by instrument dated May 30, 1962, recorded in Volume 1064, Page 435, Deed Records of Hidalgo County, Texas.
15. Right of way easement in favor of Esenjay Petroleum Corporation as shown by instrument dated May 23, 1995, filed May 31, 1995 under Document Number 455110, Official Records of Hidalgo County, Texas.
16. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Margaret B. Ufford and others, as Lessor, and Pantano Petroleum Company, as Lessee, dated January 10, 1939, recorded in Volume 33, Page 570, Oil and Gas Records of Hidalgo County, Texas.
17. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Sara K. Gill and husband, S.L. Gill, as Lessor, and La Gloria Corporation, as Lessee, dated September 19, 1945, recorded in Volume 63, Page 229, Oil and Gas Records of Hidalgo County, Texas.
18. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Charles L. Young and others, as Lessor, and Birdwell and Brady, a partnership, as Lessee, dated July 1, 1964, recorded in Volume 289, Page 427, Oil and Gas Records of Hidalgo County, Texas.
19. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Charles N. Young and others, as Lessor, and Weldon I. Thompson, as Lessee, dated March 19, 1965, recorded in Volume 296, Page 492, Oil and Gas Records of Hidalgo County, Texas.
20. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between A.F. McCormick and wife, Frances A. McCormick, as Lessor, and Tarina Oil Company, as Lessee, dated September 14, 1982, recorded in Volume 424, Page 180, Oil and Gas Records of Hidalgo County, Texas.
21. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Allen G. Dryer, as Lessor, and Tarina Oil Company, as Lessee, dated December 9, 1982, recorded in Volume 1862, Page 144, Official Records of Hidalgo County, Texas.
22. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Charles L. Young and others, as Lessor, and Tarina Oil Company, as Lessee, dated December 10, 1982, recorded in Volume 424, Page 175, Oil and Gas Records of Hidalgo County, Texas.
23. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Bill Foran, as Lessee, dated October 6, 1989, recoded in Volume 2872, Pages 798, 800, and 802, Official Records of Hidalgo County, Texas.
24. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Texas Fuel Company, as Lessee, recorded in Volume 2630, at Pages 478, 481 and 484; Volume 2643, Page 149, Volume 2634, Page 98; Volume 2670, Page 243; Volume 2839, Page 514; Volume 2339, Page 257; Volume 2864, Page 785; Volume 2616, Page 978; Volume 2617, Page 1; Volume 2885, Page 748 and Volume 2839, at Pages 517 and 529, all in Official Records of Hidalgo County, Texas.
25. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between J. C. Powell and H. B. Dillon, as Lessor, and McCollum Oil Company, a Corporation, as Lessee, dated March 9, 1943, recorded in Volume 49, Page 87, Oil and Gas Lease Records of Hidalgo County, Texas.
26. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Mrs. Sarah K. Gill et al, as Lessor, and La Gloria Corporation, as Lessee, dated July 1, 1944, recorded in Volume 65, Page 29, Oil and Gas Lease Records of Hidalgo County, Texas.
27. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument filed April 22, 1996 under Document Number 518065 Official Records of Hidalgo County, Texas.
28. Mineral and/or royalty reservation contained in deed dated August 18, 1936, recorded in Volume 18, Page 377; dated December 5, 1927, recorded in Volume 407, Page 564; dated March 30, 1921, recorded in Volume

302, Page 35, dated December 26, 1994, recorded in Volume 548, Page 283; dated June 12, 1953, recorded in Volume 776, Page 319 and dated October 10, 1980, recorded in Volume 1699, Page 612, Deed Records of Hidalgo County, Texas.

- 29. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- 30. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
- 31. Standby fees, taxes and assessments by any taxing authority for the year 2013, 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.

LONE STAR NATIONAL BANK, a national banking corporation, 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. The first and superior vendor' lien against the superior title to the Property are retained for the benefit of LONE STAR NATIONAL BANK, a national banking corporation and are transferred to LONE STAR NATIONAL BANK, a national banking corporation without recourse against Grantor.

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

Jose M. Gonzalez
JOSE M. GONZALEZ

Lesvia T. Gonzalez
LESVIA T. GONZALEZ

(Acknowledgement)

STATE OF TEXAS

COUNTY OF Hidalgo

This instrument was acknowledged before me on ^{Oct} ~~September~~ 5, 2013 by JOSE M. GONZALEZ.



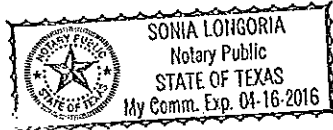
Sonia Longoria
Notary Public, State of Texas

(Acknowledgement)

STATE OF TEXAS

COUNTY OF Hidalgo

This instrument was acknowledged before me on ^{Oct} ~~September~~ 5, 2013 by LESVIA T. GONZALEZ.



Sonia Longoria
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JOSE SERNA AND DESIREE SERNA
6707 Orchard Ave.
Edinburg, Texas 78539

PREPRED IN THE LAW OFFICE OF:
L.G. "JERRY" CANALES
217 W. Cano
Edinburg, Texas 78539
GF# 135550

Chapter 232 Texas LGC Application

APPLICATION NO:

4-12823

Oct. 9, 2013

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

E8250-02-000-0249-00

[1] OWNER: SERNA, JOSE & DESIRAE

[7] LEGAL DESC./NAME OF SUBDIVISION
EVERGREEN VALLEY EST. #2 L-249

6707 ORCHARD AVE.
EDINBURG, TX. 78542

Telephone No. 733-8706

LOCATION: 0 VALVERDE & DAVIS

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

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

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

[5] SIZE OF STRUCTURE: 1,411 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' SIDE'S 6' REAR 35' FINISH FLOOR OF ELEV.
18" CENTER OF STREET.

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

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

Jose S. Serna 10/9/13
Prepared by Date

Aaron Hernandez 10.9.13
Approved by Date

[Signature] _____
Signature of Owner or Applicant Date

[NOTICE]

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

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



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 4-12648

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: Maria Lopez
Address: 9586 N Moorefield Rd
Mission TX 78574
Phone: 956-342-0282

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	<u>49566</u>
	<u>1 / 1</u>	<u>11 / 13 / 13</u>

Water Supplier: City of Edinburg

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

Account/ESI No.: 276906-001
 Temporary Pole Permanent Service

regarding the land described as:
Lot 40, Sendero Trails Subdivision at 3227 Lasso Trail, Edinburg TX 78541

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

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

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

(Date approved 12-20-10);

(verified by Maria Lopez);

(verified by);

(verified by);

(verified by);

Maria Lopez
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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

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

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

Precinct 1 2 3 4

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

Application No: 4-12648

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: Mania Lopez
Address: 9586 N Moorefield Rd
Mission TX 78574
Phone: 956-342-0282

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

Lot 40, Sendero Trails, 3227 Lasso Trail, Edinburg TX 78541

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Mania Lopez
Requesting Party (Signature)

11-10-2013
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

10/20/13
Date

[Signature]
County Official

CHARGE TO: EDWARDS ABSTRACT
OF # 186668 / GM

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: June 12, 2013

Grantor: Francisco Cermeno and wife, Sara J. Cermeno

Grantor's Mailing Address (including county): 5508 Coco Dr.
Weslaco, Texas 78596
Hidalgo County, Texas

Grantee: Maria Lopez

Grantee's Mailing Address (including county): 9586 Moorefield Rd.
Mission, Texas 78574
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 NINETY FOUR THOUSAND AND NO/100THS DOLLARS (\$94,000.00) payable to the order of Francisco Cermeno and wife, Sara J. Cermeno, 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 Forty (40), SENDERO TRAILS SUBDIVISION PHASE II, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 50, Pages 50-55, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NO. 1598031, 1748916, AND 1844746, OFFICIAL RECORDS, AND VOLUME 50, PAGES 50-55, MAP 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 October 20, 1975, recorded in Volume 1466, Page 407, and

Volume 1466, Page 409, Deed Records, and dated May 31, 2001, recorded under Clerk's File Nos. 987642, 987643, 987644 and 987645 and dated September 17, 2004, recorded under Clerk's File No. 1396400, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated December 17, 2004, recorded under Clerk's File No. 1591227, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Oil and Gas Lease dated December 17, 2004, recorded under Clerk's File No. 1591227, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easement and Right of Way dated December 30, 1930, recorded in Volume 354, Page 364, Deed Records, Hidalgo County, Texas.

Easement Deed dated November 7, 1975, recorded in Volume 1466, Page 411, Deed Records, Hidalgo County, Texas; and Abandonment of Easement dated October 31, 2005, recorded under Clerk's File No. 1584202, Official Records, Hidalgo County, Texas.

Easement and Right of Way dated September 7, 1979, recorded in Volume 1644, Page 384, Deed Records, Hidalgo County, Texas.

Right of Way Easement dated August 18, 1958, recorded in Volume 922, Page 547, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in instrument dated March 1, 1990, recorded in Volume 2879, Page 718, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in instrument dated March 1, 1990, recorded in Volume 2894, Page 749, Deed Records, Hidalgo County, Texas.

Right of Way Easement dated May 19, 1990, recorded in Volume 2917, Page 974, Official Records, Hidalgo County, Texas; and Abandonment of Easement dated October 31, 2005, recorded under Clerk's File No. 1584202, Official Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in instrument(s) dated May 31, 2001, recorded under Clerk's File Nos. 987642, 987643, 987644, and 987645, Official Records, Hidalgo County, Texas; and Abandonment of Easement dated October 31, 2005, recorded under Clerk's File No. 1584202, Official Records, Hidalgo County, Texas.

Deed of Easements dated July 10, 2009, recorded under Clerk's File No. 2016222, Official Records, Hidalgo County, Texas.

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

Lien and other rights, if any, in favor of PROPERTY OWNERS' ASSOCIATION to secure payment of assessments, as set forth in instrument dated March 31, 2006, recorded under Clerk's File No. 1598031, Official Records, Hidalgo County, Texas.

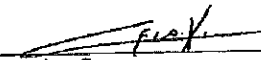
Minimum floor elevation; thirty-five foot (35') minimum setback line along the front; fifty foot (50') minimum setback line along the sides; fifty foot (50') minimum setback line along the rear; fifteen foot (15') utility easement along the Northerly side; fifteen foot (15') utility easement along the Southerly side; ten foot (10') utility easement along the Westerly side; ten foot (10') utility easement along the Easterly side; as per map or plat recorded in Volume 50, Pages 50-55, Map Records, Hidalgo County, Texas.

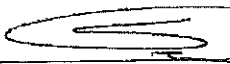
Taxes for the year 2013 and subsequent years.

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.

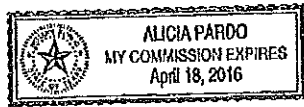

Francisco Cermeno


Sara J. Cermeno

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 17 of June, 2013,
by Francisco Cermeno and wife, Sara J. Cermeno.



Alicia Pardo
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Maris Lopez
9586 Moorefield Rd.
Mission, Texas 78574

PREPARED BY:
Lewis, Monros & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
OFF#: 7866668;gmx:cam

Chapter 232 Texas LGC Application

APPLICATION NO:
4-12648
Aug. 6, 2013

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

S2462-02-000-0040-00

[1] OWNER: LOPEZ, MARIA

9586 N. MOOREFIELD RD.
MISSION, TX. 78574

Telephone No. 342-0282

[7] LEGAL DESC./NAME OF SUBDIVISION
SENDERO TRAILS #2 LOT 40

LOCATION: 0 281 & 490

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: BLOC

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

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

[5] SIZE OF STRUCTURE: 2,698 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 35' SIDE'S 50' REAR 50' FINISH FLOOR OF ELEV
18" TOP OF STREET.

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

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

Howe Castille
Prepared by

8/6/13
Date

Rudy Rios
Approved by

8/6/13
Date

[Signature]
Signature of Owner or Applicant

8-6-2013
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.