

| PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS | | |
|--|------------------------------------|-----------------|
| | APPLICANT | APPLICATION NO. |
| 1. | DEYANIRA RODRIGUEZ | 1-10709 |
| 2. | ENRIQUE GARCIA/ C.O NICOLAS SEGURA | 1-10727 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | COMM. COURT: DECEMBER 20, 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: 1-10709

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: DEYANIRA RODRIGUEZ

Address: P.O. BOX. 4040
EDCOUCH TX 78538

Phone: (956) 314 20 15

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

Water Supplier: NORTH ALAMO

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

Account/ESI No.: 279291-001
 Temporary Pole Permanent Service
Mobile Home

regarding the land described as:

Monte Alto Heights lot #12

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; (Date approved 7/24/02);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Gilbert Peiman);
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- Yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- No individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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: 1-10789

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: DEYANIRA RODRIGUEZ

Address: PO BOX 4040
EDCOUCH TX. 78538

Phone: (956) 3142015

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

Monte Alto Heights lot # 12

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Deyanira Rodriguez
Requesting Party (Signature)

12-3-2013
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

12/11/13
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
1-10709
Dec. 3, 2013

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

M5757-00-000-0012-00

[1] OWNER: GALVAN, RAMON S & LYDIA
RR 1 BOX 195A

[7] LEGAL DESC./NAME OF SUBDIVISION
MONTE ALTO HEIGHTS LOT 12

EDCOUCH TX 78538-9887

Telephone No.

LOCATION: 0 FM 88 & LAS NUBES DR.

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

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

[5] SIZE OF STRUCTURE: 256 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. ZONE X-20

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS & REG.
FRONT 25' REAR 35' SIDES 6' FINISH FLOOR ELEV.
18" ABOVE CENTERLINE OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Flood Zone: NO
Panel No. /Suffix: 0350C Pct: 1

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

12/3/13
Date


Approved by

12/2/13
Date


Signature of Owner or Applicant

12-3-13
Date

[NOTICE]

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

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: April 21, 2003

Grantor: HECTOR GUERRA

Grantor's Mailing Address:

HECTOR GUERRA
907 South Cage
Pharr, Texas 78577
Hidalgo County

Grantee: (RAMON S. GALVAN AND SPOUSE, LYDIA GALVAN)

Grantee's Mailing Address:

RAMON S. GALVAN AND SPOUSE, LYDIA GALVAN
Rt 1 Box 195 A
Edcouch, Texas 78538
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of THIRTEEN THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$13,900.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to ROSALINDA GUAJARDO, Trustee

Property (including any improvements):

(Lot (12), MONTE ALTO HEIGHTS, an Addition to the City of Monte Alto, Hidalgo County, Texas, according to the map thereof recorded in Volume 40, Pages 89-91, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

Standby fees, taxes and assessments by any taxing authority for the year 2002 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under



Section 11.13, Texas Tax Code, or because of improvements not assessed for previous tax year.

Liens and leases that affect the title to the estate or interest, but that are subordinate to the lien of the insured mortgage.

Reservation of right to occupy and use all roads, highways, lot and block property lines for the purpose of constructing, operating, and maintaining canals, laterals, drains, and drainage ways, pipelines, poles, and lines of wire for telegraph and telephone, and pipe lines for the conveyance of water, oil, gas, heat, light, power, and for electric and steam railroad, and sewer purposes, as shown on plat recorded in Volume 1, Page 29, Map Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Charles Boatman to Hidalgo Company Water Control and Improvement District No. 1, by instrument dated March 30, 1948, recorded in Volume 639, Page 441, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by W.H. Shook to Hidalgo County Water Control and Improvement District No. 1, by instrument dated April 20, 1939, recorded in Volume 458, Page 137, Deed Records of Hidalgo County, Texas.

Road Easement along the East and South sides of subject property as shown on plat recorded in Volume 1, Page 29, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Delta Lake Irrigation District.

All visible easements.

Mineral Reservations as contained in Deed dated September 26, 1944, recorded in Volume 641, Page 410, Deed Records of Hidalgo County, Texas.

Exceptions to Conveyance and Warranty:

To the extent they validly exist:

1. A lien securing a promissory note in the original principal amount of TWO HUNDRED TWENTY FOUR THOUSAND AND NO/100 DOLLARS (\$224,000.00), described in and secured by a deed of trust recorded in County Clerk File No. 1034032, of the Official Records of Hidalgo County, Texas. Grantee does not assume payment of the note or liability under any instrument securing the note.

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

assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

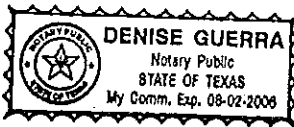
When the context requires, singular nouns and pronouns include the plural.



HECTOR GUERRA

ACKNOWLEDGMENT

STATE OF TEXAS }
COUNTY OF HIDALGO }

This instrument was acknowledged before me on April 21, 2003 by HECTOR GUERRA.




Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

HECTOR GUERRA
907 South Cage
Pharr, Texas 78577

AFTER RECORDING RETURN TO:

RAMON S. & LYDIA GALVAN
Rt 1 Box 195 A
Edcouch, Texas 78538

Filed for Record in:
Hidalgo County, III
by J. D. Salinas, III
County Clerk
On: Nov 04, 2003 at 11:43A
As a Recording
Document Number: 1262611
Total Fees : 18.00
Receipt Number - 540114
By:
Anna Maria Muniz, Deputy

AFFIDAVIT

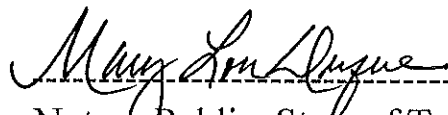
STATE OF TEXAS \$
 \$
COUNTY OF HIDALGO \$

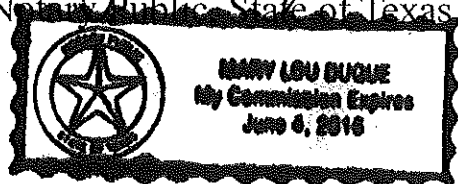
I, RAMON GALVAN, with this affidavit acknowledge that DEYANDIRA RODRIGUEZ, has full authority to apply for a development application at this property located at MONTE ALTO HEIGHTS LOT 12 IN LAS NUBES RD. town of Monte Alto Texas and to submit this application with the Hidalgo County Planning Department. With this affidavit, I am indemnifying Hidalgo County and its employees should any negative consequences take place as a result of my authorization allow DEYANIRA RODRIGUEZ to apply for a permit with Hidalgo County.

SWORN TO AND SUBSCRIBED before me the undersigned authority on this 3rd day of December 2013.



RAMON GALVAN



Notary Public, State of Texas




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: 1-10727

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: Enrique Garcia /c.o
NICOLAS SEGURA

Address: 2606 ALONDRA DR.
WESLACO, TX 78599

Phone: (956) 373-4795

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

Water Supplier: NORTH PLANO

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

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

regarding the land described as:

Eagle's Nest Est. Unit 1 lot 6 B/K 3.

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

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

- Yes A plat has been prepared;
- Yes A plat has been reviewed and approved by the Commissioners Court;
- 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 9/17/96);

(verified by Gilbert Pecina);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

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

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

Precinct 1 2 3 4

Application No: 1-10727

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:

Enrique Garcia / e.o
Name: NICOLAS SEZURA

Address: 2606 ALONDA DR.
WESLACO, TX 78599

Phone: (956) 373-4795

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

Eagles Nest Est. UG # 1 lot 4 BIK# 2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Nicolas Sezura
Requesting Party (Signature)

11-21-13
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

12/4/13
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
1-10727
Dec. 10, 2013

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

E0155-01-002-0006-00

[1] OWNER: GARCIA, ENRIQUE
C/O NICOLAS SEGURA
2606 ALONDRA DR.
WESLACO TX 78599-1032
Telephone No. 373-4795

[7] LEGAL DESC./NAME OF SUBDIVISION
EAGLE'S NEST ESTATES UT 1 LOT
6 BLK 2
X-25

[2] CONTRACTOR: SELF

LOCATION: 0 6 1/2 W. & 10 N.

[3] WATER SYSTEM: N AL

[8] SEWAGE: INSTA

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

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$75,000

[6] USE OF BUILDING: NEW RES ZONE X

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REG
FRONT 25' REAR 15' SIDE 6' CORNERSIDE 15'

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

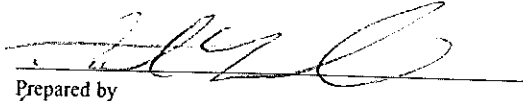
Light [X] Water [X]

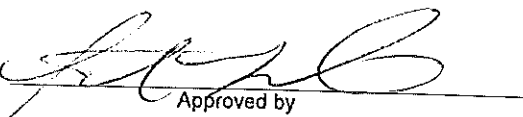
Flood Zone: NO
Panel No. /Suffix: 0450C Pct: 1


Community No.: 480234

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 _____ Date 12-10-13


Approved by _____ Date 12-3-13


Signature of Owner or Applicant _____ Date 12-10-13

[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.

858853

WARRANTY DEED WITH VENDOR'S LIEN

DATE: January 18, 2000

GRANTORS: **Tony Barbosa and Lidia Barbosa**

GRANTORS' MAILING ADDRESS: 2602 Sugarcane Road, Weslaco, Hidalgo
County, Texas 78596
(Including County)

GRANTEE: **Enrique Garcia**

GRANTEE'S SOCIAL SECURITY NUMBERS: 639-03-9376

GRANTEE'S MAILING ADDRESS: PO Box 1032, Weslaco, Hidalgo County, Texas 78599
(Including County)

CONSIDERATION: Ten and 00/100ths Dollars (\$10.00) and other valuable consideration paid by Grantees to Grantors the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twelve Thousand Seven Hundred and 00/100THS (\$12,700.00) Dollars and is executed by Grantees, payable to the order of Grantors. It is further secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantees to Baldemar Cano, Jr., Trustee.

PROPERTY (Including Any Improvement):

**Lot Six (6), Block Two (2), Eagle's Nest Estates
Subdivision, Phase I, Farm Tract 212 block 180, Lot 11
of the West and Adams tract Subdivision, recorded in
Volume 31, Page 136 of the Map and Records in the
Office of the County Clerk, Hidalgo County, Texas,
reference is here made for all purposes.**

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. SUBJECT TO all mineral reservations, if any, of record;
2. SUBJECT TO oil and gas leases, if any, of record;
3. SUBJECT TO easements and building restrictions and conditions, if any, of record;

4. **SUBJECT TO** all easements, rules, regulations and rights in favor of a water improvement district, if any, of record;
 5. **SUBJECT TO** all visible easements, if any;
 6. **SUBJECT TO** the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property;
 7. **SUBJECT TO** easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property;
 8. No mineral rights are being conveyed;
- A. Purchaser must secure a building permit from the County of Hidalgo, before construction commences.
 - B. All lots are to be used only for Single Residential purposes. Only a one (1) family residence may be built on the lot. No home/structure/building may be moved onto a lot.
 - C. No lot, street, drainage ditch or easement may be used as a parking lot for cars, eighteen wheelers, boats or any other type of vehicle either temporarily or permanently.
 - D. No lot may be subdivided to create smaller lots.
 - E. Only a single family residence may be built on the lot. Each home must have a minimum of nine hundred (900') square feet of living area. The living area does not include the garage, carport, stoop, porch, laundry facility or storage room.
 - F. All homes must be built of new materials consisting of block, brick, wood or a combination thereof.
 - G. Block and frame homes must have the exterior walls painted, prior to occupancy. All exterior openings to each home must be sealed with doors, windows, or proper equipment prior to occupancy. Homes must be completed on the exterior, prior to occupancy.
 - H. Foundations of concrete slabs or wood must be installed prior to occupancy. All foundations must be in compliance with the rules and regulations of the County of Hidalgo.
 - I. Each home must have at least one (1) bathroom facility, completely installed and working, prior to occupancy.
 - J. Home must have raised roofs. Homes with Flat roofs are not permitted.
 - K. Any home or part thereof, including, but not limited to, a porch, garage, or carport must be placed at least twenty-five (25') feet from the front lot line, at least ten (10') feet from both sides lot lines, and at least twenty (20') feet from the back lot line.

Tony Barbosa
Tony Barbosa

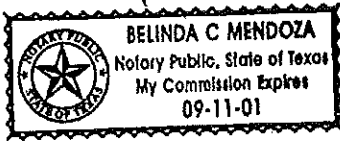
Lidia Barbosa
Lidia Barbosa

STATE OF TEXAS
COUNTY OF HIDALGO

§
§

(ACKNOWLEDGMENT)

This instrument was acknowledged before me by Tony Barbosa on this 20th day of February, 2000.



Belinda C. Mendoza
Notary Public - Hidalgo County, State of Texas
Commission Expires: September 11, 2001
Full Printed Name of Notary: Belinda C. Mendoza

STATE OF TEXAS
COUNTY OF HIDALGO

§
§

(ACKNOWLEDGMENT)

This instrument was acknowledged before me by Lidia Barbosa on this 20th day of February, 2000.



Belinda C. Mendoza
Notary Public - Hidalgo County, State of Texas
Commission Expires: September 11, 2001
Full Printed Name of Notary: Belinda C. Mendoza

AFTER FILING RETURN TO:

Tony & Lidia Barbosa
c/o Baldemar Cano, Jr.
217 South Cage
Pharr, Texas 78577

PREPARED IN THE LAW OFFICE OF:

Baldemar Cano, Jr.
Attorney At Law
217 South Cage
Pharr, Texas 78577
(956) 787-8523