

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Stephanie Renteria	4-12664
2.	Martin Flores	4-12941
3.	Ruben Salinas	4-12884
	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: 4-12664

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: Stephanie Renteria

Address: 123 Easy St
San Juan, TX 78589

Phone: 956-821-3313

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	_____
	<u>1 / 1</u>	<u>49640</u> <u>12 / 4 / 13</u>

Water Supplier: NAWS

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

Account/ESI No.: 279413-001
 Temporary Pole Permanent Service

regarding the land described as:

Falcons Crest Gardens, Lot #2

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 10-19-04);

(verified by Mary C Ford);

(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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Precinct 1 2 3 4

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

Application No: 4-12664

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: Stephanie Renteria
Address: 123 Easy St
San Juan Tx 78589
Phone: 956-821-3313

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

Falcon's Crest Gardens, Lot #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

[Signature]
Requesting Party (Signature)

12-4-13
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:

12/04/13
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

Date: **November 30, 2012**

Grantor: **GILBERTO RENTERIA, III, as his sole and separate property and estate**

Grantor's Mailing Address:
**P.O. Box 4129
Mission, Texas 78573
Hidalgo, County**

Grantee: **STEPHANIE LYNN RENTERIA, as her sole and separate property and estate**

Grantee's Mailing Address:
**5317 Ginko Dr.
Edinburg, Texas 78542
Hidalgo County**

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including improvements):

All of Lot 2, FALCON'S CREST GARDENS SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 46, Page 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 and Exceptions to Conveyance and Warranty:

- 1. Restrictive covenants dated October 8, 2010, filed October 14, 2010 under Document Number 2146428, 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 covenants (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.**

2. Annual maintenance charge and/or current assessments as set forth in instrument dated October 8, 2010, filed October 14, 2010, under Document Number 2146428, Official Records, Hidalgo County, Texas.
3. Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1 and easements and restrictions as shown on the recorded map of the above described subdivision.
4. 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.
5. Right of way easement in favor of North Alamo Water Supply Corporation, as shown by instrument dated October 2, 1990, recorded in Volume 299, Page 11, Official Records of Hidalgo County, Texas.
6. All oil, gas and other minerals have been heretofore reserved by prior grantors as set forth in Deed dated March 10, 1958, recorded in Volume 913, Page 60 and Volume 943, Page 82, both in the Deed Records and dated June 26, 2003, filed July 10, 2003, under Document Number 1219725 and dated November 5, 2003, filed November 6, 2003 under Document Number 1263763, Official Records of Hidalgo County, Texas.
7. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease in favor of Yuma 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.
8. Standby fees, taxes and assessments by any taxing authority for the year 2012, and subsequent years.

Grantor, for the Consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to 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 context requires, singular nouns and pronouns include the plural.

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

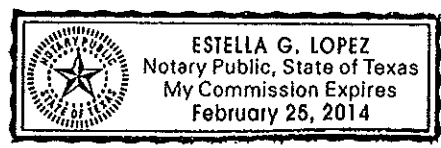

GILBERTO RENTERIA, III

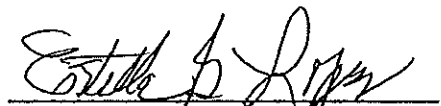
(Acknowledgment)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 30th day of November, 2012, by **GILBERTO RENTERIA, III**.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

STEPHANIE LYNN RENTERIA
5317 Ginko Dr.
Edinburg, Texas 78542

PREPARED IN THE LAW OFFICE OF:

LAWRENCE ESPARZA
3525 W. Freddy Gonzalez, Ste. C
Edinburg, Texas 78539

Chapter 232 Texas LGC Application

APPLICATION NO:

4-12664

Aug. 12, 2013

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

F1552-00-000-0002-00

[1] OWNER: RENTERIA, STEPHANIE LYNN

5317 GINHO DR.
EDINBURG, TX. 78542

Telephone No. 393-8709

[7] LEGAL DESC./NAME OF SUBDIVISION
FALNCON'S CREST GARDENS LOT 2

LOCATION: 0 ALAMO & RICHARDSON

[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.: \$275,000

[5] SIZE OF STRUCTURE: 4,727 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

**Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS & SETBACKS
FRONT 25' SIDE'S 6' REAR 36'**

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Flood Zone: NO
Panel No. /Suffix: 9305D Pct: 4

Community No.: 900334

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.

Paul Castillo
Prepared by

8/12/13
Date

Rudy Vies
Approved by

8/12/13
Date

[Signature]
Signature of Owner or Applicant

08/12/13
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.



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.
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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: 4-12941

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: Martin Flores

Address: 1016 E. Goodwin Rd
Apt. #3, Paluview Tx.
78574

Phone: 956-897-75-76

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Charles Rame</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1 1</u>	<u>Sewer System</u> <u>12 19 113</u>

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

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

Account/ESI No.: 2
[] Temporary Pole [] Permanent Service

regarding the land described as:

Los Nogales Ph 1 Lot #50

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 10/16/01);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Martin Flores);
- 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 Charles Rame);
- 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 Charles Rame);
- 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 Charles Rame);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Martin Flores);

[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

Precinct 1 2 3 4

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

Application No: 4-12941

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: Martin Flores

Address: 1016 E. Goodwin Rd.
Paluview Tx. 78574

Phone: 956-897-75-76

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

Las Nogales Ph I Lot # 50

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)

12-9-13
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:

12/09/13
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-12941
Dec. 9, 2013

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

L6306-01-000-0050-00

[1] OWNER: FLORES, MARTIN & YSABEL

[7] LEGAL DESC./NAME OF SUBDIVISION
LOS NOGALES PH 1 LOT 50

1016 E. GOODWIN RD.
PALMVIEW, TX. 78574

Telephone No. 897-7576

LOCATION: 0 KEYNON & 17 1/2

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: ~~LAJ~~

[9] CONSTRUCTION TYPE: WOOD

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

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


[5] SIZE OF STRUCTURE: 784 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESIDENTIAL-MOBILE-HOME

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA
REGULATIONS FRONT-25' REAR-60' SIDES-6'

FOR COUNTY USE ONLY
APPLICATION FEES


Prepared by _____ Date 12-9-13

OTHER _____
TOTAL AMOUNT \$30.00



Approved by _____ Date 12-9-13

Light [X] Water [X]

Flood Zone: NO 48035V Pct: 4
Panel No. /Suffix: _____

Community No.: 0325-D

Certification of Elevation
Required: YES NO BFE

X 
Signature of Owner of Applicant _____ Date X 12-9-13

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

[NOTICE]

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

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

151 - WARRANTY DEED WITH VENDORS LIEN

TEXAS STANDARD FORM

The State of Texas,

County of Hidalgo

} Know All Men by These Presents:

That We, Nicolas Sanchez, and wife Adriana Sanchez

2438206

of the County of Hidalgo State of Texas for and in consideration

of the sum of Ten and no/100ths -----(\$10.00)----- Dollars and other good and valuable consideration; DOLLARS to us paid, and secured to be paid, by MARTIN FLORES et ux, YSABEL FLORES, the receipt of which is hereby acknowledged, and the additional ~~and~~ consideration in the execution by said Grantees of a Vendor's Lien promissory note in the principal sum of \$20,000.00 bearing interest at the rate of eight (8%) per cent per annum and payable as per the terms of said note secured by the Vendor's lien herein reserved and additionally by a Deed of Trust to J. Eric Pena, Trustee, reference made for all purposes;

have Granted. Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Martin Flores and wife, Ysabel Flores whose mailing address is 5600 S. Clamer, Edinburg, of the County of Hidalgo State of Texas all that certain

tract or parcel of land situated in the County of Hidalgo, State of Texas, and described as follows:

Lot (50), LOS NOGALES SUBDIVISION PHASE I, an addition to the City of Edinburg, Hidalgo County, Texas, according to the map thereof recorded in Volume 38, Pages 130, Map Records of Hidalgo County, Texas.

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

Martin Flores and wife, Ysabel Flores, their heirs and assigns forever and do hereby bind their heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

Martin Flores and wife, Ysabel Flores, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to

its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS our hands at Edinburg, Texas

this 8th day of Aug. 2013

Witness at request of Grantor:

[Signature]
Nicolas Sanchez,
[Signature]
Adriana Sanchez

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 8 day of August, 2013, by Nicolas Sanchez & Adriana Sanchez

My commission expires:



[Signature]
Notary Public, State of Texas
Notary's printed name:



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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Precinct No.3 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

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

Precinct 1 2 3 4
Application No: 4-12984

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: Ruben Salinas

Address: 113 Calle del Jardin
San Juan TX 78789

Phone: 956-460-1108

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

Kellye Estates lot # 9

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Ruben Salinas
Requesting Party (Signature)

12/11/13
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

.....
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:
4-12884
Nov. 5, 2013

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

K2500-00-000-0009-00

[1] OWNER: SALINAS, RUBEN S. & PATRICIA

113 CALLE DEL JARDIN ST.
SAN JUAN, TX. 78589

Telephone No. 460-1108

[7] LEGAL DESC./NAME OF SUBDIVISION
KELLYE ESTATES LOT 9

LOCATION: 0 IOWA & ALAMO

[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.: \$130,000

[5] SIZE OF STRUCTURE: 2,543 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS & SETBACKS
FRONT 25' SIDE'S 6' REAR 40' FINISH FLOOR OF ELEV.
18" TOP OF STREET.

FOR COUNTY USE ONLY APPLICATION FEES

FLOR CASTILLO
Prepared by

11-5-13
Date

OTHER _____
TOTAL AMOUNT \$30.00

Ruben Rios
Approved by

11-4-13
Date

Light [X] Water [X]

Flood Zone: NO 0425C Pct: 4
Panel No. /Suffix: _____

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

[Signature]
Signature of Owner or Applicant

11.5.13
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.

Doc-2451224

Charge to VLTC
GPO: 135069/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

Date: September 11, 2013

Grantor: FERNANDO TORRES AND WIFE, LYDIA C. TORRES

Grantor's Mailing Address: 812 E. Maurer St.
Pharr, Texas 78577

Grantee: RUBEN SALINAS SALINAS AND WIFE, PATRICIA SALINAS

Grantee's Mailing Address: 113 Calle del Jardin Street
San Juan, Texas 78589

Consideration: Ten and NO/100 Dollars (\$10.00) and other valuable consideration

Property (including any improvements): All of Lot 9, KELLYE ESTATES, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 47, Page 196, 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:

- Restrictive covenants as set forth in instrument dated August 27, 2004, filed August 30, 2004 under Document Number 1375680, Official Records and Volume 47, Page 196, Map Records of Hidalgo County, Texas.
- Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No.
- Minimum floor elevations, setback lines as follows: 25 foot front, 40 foot rear (20% of lot depth), and 5 foot sides. 5 foot utility easement along the front, 15 foot H.C.L.D.No.2 Irrigation easement along the rear, utility easement along the West 15 feet of the East 30 feet, 4 foot sidewalk requirement, and restrictions as shown on the map of Kellye Estates, recorded in Volume 47, Page 196, Map Records of Hidalgo County, Texas and as shown on survey dated August 23, 2013, Job No.13-44325, prepared by Art Salinas, a registered professional land surveyor No.4802, of Art Salinas Engineering & Surveying.
- Right of way easement in favor of Hidalgo County as shown by instrument recorded in Volume 856, Page 159, Deed Records of Hidalgo County, Texas.
- Irrigation easement as shown by instrument recorded in Volume 1480, Page 506, Deed Records of Hidalgo County, Texas.
- Right of way easement in favor of Hidalgo County Drainage District No. 1 as shown by instrument recorded in Volume 2024, Page 792, Official Records of Hidalgo County, Texas.
- Mineral and/or royalty reservation contained in deeds recorded in Volume 1353, Page 860; Volume 1373, Page 825; Volume 1467, Page 430 and Volume 1643, Page 79, Deed Records of Hidalgo County, Texas.
- Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Olivea B. Bugg, as Lessor, and Hale Schudeben, as Lessee, dated October 8, 1968, recorded in Volume 319, Page 824, Oil and Gas Records of Hidalgo County, Texas.
- Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Jane Ellen Hinkle and husband, George Hinkle, as Lessor, and Samson Lone Star Limited Partnership, as Lessee, dated July 29, 1999, filed September 20, 1999 under Document Number 808135, Official Records of Hidalgo County, Texas.
- Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Jane Ellen Hinkle and husband, George Hinkle to Mitchell Petroleum Services, Inc., dated March 16, 2004, filed July 13, 2004 under Document Number 1357284, Official Records of Hidalgo County, Texas.
- Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

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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.

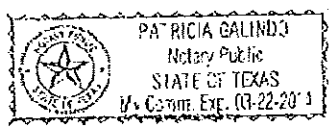
When the context requires, singular nouns and pronouns include the plural.

Fernando Torres
FERNANDO TORRES

Lydia G. Torres
LYDIA G. TORRES

STATE OF TEXAS
COUNTY OF HIDALGO

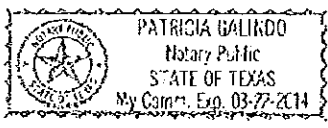
This instrument was acknowledged before me on September 25th, 2013 by FERNANDO TORRES.



Patricia Galindo
NOTARY PUBLIC STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on September 25th, 2013 by LYDIA G. TORRES.



Patricia Galindo
NOTARY PUBLIC STATE OF TEXAS

AFTER RECORDING RETURN TO:
RUBEN SALINAS SALINAS &
PATRICIA SALINAS
113 Calle del Jardin Street
San Juan, Texas 78589

PREPARED IN THE LAW OFFICE OF:
L.G. 'JERRY' CANALES
217 W. Cano
Edinburg, Texas 78539
File No.: E35069