

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ROLANDO MARTINEZ	1-10761
2.	NANCY HERRERA	1-10832
3.	ELOY DE LEON	1-10712
4.	RUBY DE LA PAZ	1-10827
5.	MARIA P. SIERRA	1-10611
6.	YOLANA G. ESPINOZA	1-10808
7.	NINFA A. RODRIGUEZ	39627
	COMM. COURT: February 5, 2014	



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 2 3 4

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

Application No: 1-10761

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: Rolando Martinez

Address: 714 Star Lane
Edinburg TX
78542

Phone: 361-815-2910

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

Water Supplier: NAWS

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

Account/ESI No.: 10032789464830665
 Temporary Pole Permanent Service

regarding the land described as:

Center Est. lot #1

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 5/20/09);

(verified by Gilbert Recine);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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

Precinct ① 2 3 4

Application No: 1-10761

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: Rolando Martinez
Address: 714 Star Lane
Edinburg Tx 78542
Phone: 361-815-2910

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

Carita Est. lot # 1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Rolando Martinez
Requesting Party (Signature)

2-4-14
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:

2/5/14
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-10761

Jan. 3, 2014

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

C1288-00-000-0001-00

[1] OWNER: MARTINEZ, ROALANDO

714 STAR LANE
EDINBURG, TX. 78542

Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION

CANTU ESTATES LOT #01

361-815-2910

FM 493 & HWY 107

LOCATION: 0 FM 493 & HWY 107

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: MISCELLANEOUS

31-BARNS, REC. BLDNG, POOL HOUSE, SHED

[10] EST. COST OF CONST.: \$20,000

[5] SIZE OF STRUCTURE: 1,600 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES

NO

[6] USE OF BUILDING: RES. ZONE AH-31

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL COUNTY SETBACKS & REG.
FRONT 50' REAR 30' SOUTH SIDE 10' NRTH SIDE 15'
FINISH FLOOR ELEV. B.F.E 73.00

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: 0356C

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

1 / 3 / 14

Date

Approved by

12 / 19 / 13

Date

Signature of Owner or Applicant

8-3-14

Date

[NOTICE]

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

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

General Warranty Deed

Date: AUGUST 28, 2013

Grantor: JERRY GALVAN, acting by MARINA GALVAN, Attorney-in-Fact

Grantor's Mailing Address: P. O. BOX 845
ELSA, TEXAS 78543
HIDALGO COUNTY

Grantee: ROLANDO MARTINEZ and LIDIA MARTINEZ

Grantee's Mailing Address: 714 STAR LANE
EDINBURG, TEXAS 78542

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

Property (including any improvements):

Lot One (1), CANTU ESTATES, Hidalgo County, Texas, as per map or plat thereof recorded under Document No. 1999899, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Document No. 1999899, Map Records of Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2013, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Donna Irrigation District, Hidalgo County 1, pursuant to applicable sections of the Texas Water Code.
- d. Easements, building setback lines and reservations as shown according to the map or plat thereof recorded under Document No. 1999899, Map Records of Hidalgo County, Texas.
- e. Right of Way Easement dated November 10, 1949 from T.T. Sanders, Jr. and wife, Dora Sanders and L.T. Lewis and wife, Nellie Lewis to La Gloria Corporation, recorded in Volume 675, Page 292, Deed Records of Hidalgo County, Texas and amended on August 11, 1983, recorded in Volume 1871, Page 255, Official Records of Hidalgo County, Texas.
- f. Right of Way Easement dated November 4, 1952 from J.W. Wallace, Sr to Hidalgo County, recorded in Volume 759, Page 34, Deed Records of Hidalgo County, Texas.
- g. Right of Way Easement dated February 20, 2009 from Nehemias Cantu to North Alamo Water Supply Corporation, filed under Clerk's File No. 1976097, Official Records of Hidalgo County, Texas.
- h. Water Service Agreement dated March 11, 2009 from Nehemias Cantu to North Alamo Water Supply Corporation, filed under Clerk's File No. 1979291, Official Records of Hidalgo County, Texas.
- i. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto,

dated August 1, 1936 from Phoenix Mutual Life Insurance Company to McCollum Exploration Company, recorded in Volume 18, Page 332, Oil and Gas Lease Records of Hidalgo County, Texas and unitized on May 1, 1956, recorded in Volume 189, Page 512, Oil and Gas Lease Records of Hidalgo County, Texas.

- j. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated April 14, 1937 from Phoenix Mutual Life Insurance Company to T.T. Sanders, Jr. and L.T. Lewis, recorded in Volume 428, Page 344, Deed Records of Hidalgo County, Texas.
- k. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated December 19, 1950 from Nellie T. Lewis, L.T. Lewis Dora L. Sanders and T.T. Sanders to J.w. Wallace, recorded in Volume 709, Page 152, Deed Records of Hidalgo County, Texas, which document contains the following language "Save and Except Grantors expressly reserved to themselves, their heirs and assigns forever, all of the oil, gas and other minerals lying in, upon and under the lands above described".
- l. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- m. Zoning and building ordinances in favor of Hidalgo County, Texas.

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.

JERRY GALVAN

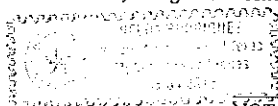
By: Marina Galvan Attorney in fact
MARINA GALVAN, Attorney-in-Fact

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 28th day of August, 2013, by MARINA GALVAN, as Agent and Attorney-in-Fact for and on behalf of JERRY GALVAN.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH, STE. F-3
McALLEN, TEXAS 78504
GF# 132425430

AFTER RECORDING, RETURN TO:

ROLANDO MARTINEZ
LIDIA MARTINEZ



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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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: 1-10832

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: Nancy Herrera

Address: 1224 Mohawk trail
Alamo TX 78516

Phone: (956) 789 7170
956 533-5558

regarding the land described as:

North Alamo Village Lot # 38

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: M.A.W.S

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

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

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 7/21/81);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Gilbert Peiner);
- 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 ND);
- 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; (verified by ND);
- 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; (verified by ND);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by ND);

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
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Precinct 1 2 3 4

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

Application No: 1-10832

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: Nancy Herrera

Address: 1224 Mohawk Trail
Alamo TX 78516

Phone: (956) 789 7120 - (956) 533 5558

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

North Alamo Village Lot # 38

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Nancy Herrera
Requesting Party (Signature)

2/04/14
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:

2/5/14
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
1-10832
Feb. 3, 2014

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

N3300-00-000-0038-00

[1] OWNER: HERRERA, NACY
1224 MOHAWK TRAIL
ALAMO TX 78516
Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION
NORTH ALAMO VILLAGE LOT 38

LOCATION: 0 SIOUX & TOWER

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING
29-RESIDENTIAL MOVE-IN/RELO.BUILD

[10] EST. COST OF CONST.: \$3,500

[5] SIZE OF STRUCTURE: 1,081 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
NO

[6] USE OF BUILDING: REST. ZONE X-29

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:25' REAR:15' SIDES:6'
MIN.ELEV. ABOVE TOP OF NATURAL GROUND 18"

FOR COUNTY USE ONLY
APPLICATION FEES

Prepared by [Signature]

2/3/14
Date

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Approved by [Signature]

1/29/13
Date

Flood Zone: NO
Panel No. /Suffix: 04252 Pct: 0

Community No.: 48034

Certification of Elevation
Required: NO YES NO BFE

Signature of Owner or Applicant [Signature]

2/3/14
Date

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

[NOTICE]

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

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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: March 13, 2012

Grantor: Jose Castillo and wife, Virginia Castillo

Grantor's Mailing Address (including county): 33636 N. Huron Rd.
Pinconning, Michigan 48650
Bay County, Michigan

Grantee: Nancy Herrera

Grantee's Mailing Address (including county): 1224 Mohawk Trail
Alamo, Texas 78516
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

ALL OF LOT THIRTY-EIGHT (38), NORTH ALAMO VILLAGE, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 21, PAGE 193, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

Reservations from and Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all easements, rules, regulations, rights, obligations, and other matters arising from and existing by reason of the water or irrigation district, if any, in which the property is situated; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.


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

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

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



Jose Castillo

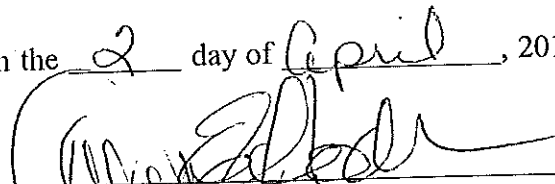


Virginia Castillo

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 2 day of April, 2012, by Jose Castillo and wife, Virginia Castillo.

DAWN E. HODER
Notary Public, Bay County, Michigan
Acting in the County of Bay
My Commission Expires Sept 6, 2013



Notary Public State of Texas

AFTER RECORDING RETURN TO:
Nancy Herrera
1224 Mohawk Trail
Alamo, Texas 78516

PREPARED IN THE LAW OFFICE OF:
LEWIS, MONROE & PEÑA
ATTORNEYS AT LAW
3111 W. Freddy Gonzalez
EDINBURG, TEXAS 78539
GF#57wd ; cb:cam



PLANNING DEPARTMENT

Rev. 02-19-10

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956-205-7045
956-205-7049

Precinct ① 2 3 4

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

Application No: 1-10712

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: Eloy Deleon

Address: 717 E Mile
DN. Weslaco
TX 78599

Phone: (956) 463-8793

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

Water Supplier: NAWSC

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

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

regarding the land described as:

Wes-Tex Ph. #1 Lot #17

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

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

- Yes A plat has been prepared;
- Yes A plat has been reviewed and approved by the Commissioners Court;
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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 2-25-03);

(verified by Gilbert Peiner);

(verified by NP);

(verified by NP);

(verified by NP);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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956-205-7045
956-205-7049

Precinct 2 3 4

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

Application No: 1-10712

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: Eloy Deleon
Address: 714 E. Mile 10 N.
Weslaco TX 78599
Phone: (956) 463-8743

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

Wes-Tex Ph. 1 lot #17

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Eloy Deleon
Requesting Party (Signature)

1-27-14
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:

2/5/14
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
1-10712
Dec. 4, 2013

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

W2220-01-000-0017-00

[1] OWNER: DE LEON, ELOY
DE LEON, ZULEMA
714 E. MILE 10 N.
WESLACO TX 78596
Telephone No. 463-9073

[7] LEGAL DESC./NAME OF SUBDIVISION
WES-TEX PH 1 LOT 17

LOCATION: 0 MILE 4 1/2 & MILE 10

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING
29-RESIDENTIAL MOVE-IN/RELO.BUILD

[10] EST. COST OF CONST.: \$3,500

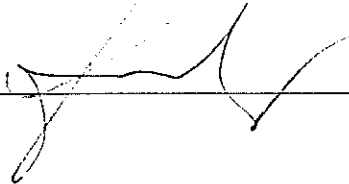
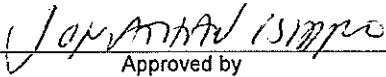
[5] SIZE OF STRUCTURE: 600 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

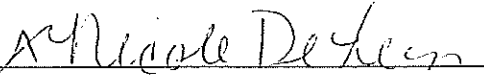
[6] USE OF BUILDING: RES. ZONE A-29

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACK & RESTRICTIONS
SETBACKS FRONT:25' REAR:35' SIDES:6'
B.F.E 64.00

**FOR COUNTY USE ONLY
APPLICATION FEES**

Prepared by  Date 12/4/13
Approved by  Date 12/7/13

OTHER _____
TOTAL AMOUNT \$30.00
Light [X] Water [X]
Flood Zone: MI
Panel No. /Suffix: 0450C Pct: 0
Community No.: 480374
Certification of Elevation Required: YES NO 64.00 BFE

 Date 12/14/13
Signature of Owner or Applicant

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

[NOTICE]

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

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

Notice of confidentiality rights: If you are a natural person, you may remove or strike any 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.

File No. 12-164

WARRANTY DEED WITH VENDOR'S LIEN

Date: **September 14, 2012**

Grantor: **ROSALVA ZUNIGA, a single woman**

Grantor's Mailing Address: **3635 Collins Rd., Denton, Denton County, Texas 76208**

Grantee: **ELOY DE LEON and wife, ZULEMA DE LEON**

Grantee's Mailing Address: **714 E. Mile 10 N., Weslaco, Hidalgo County, Texas 78596**

Consideration: **TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration; and a note of even date that is in the principal amount of TWENTY-EIGHT THOUSAND AND NO/100THS DOLLARS (\$28,000.00), said note is executed by ELOY DE LEON and wife, ZULEMA DE LEON, Grantees, payable to the order of ROSALVA ZUNIGA. The note is secured by a vendor's lien retained in favor of ROSALVA ZUNIGA in this deed and by a deed of trust of even date from Grantees to SARA L.T IPPIT, Trustee.**

Property (including any improvements):

Lot 17, Wes-Tex Subdivision Phase I being a resubdivision out of 24.174 acre tract 103 West Adams Tract Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

NONE

Exceptions to Conveyance and Warranty:

- 1. All of record.**
- 2. Taxes for the year 2012 and subsequent years, and any subsequent assessments for prior years due to change in land usage or ownership shall be the responsibility of grantee.**

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.

By the acceptance of this Deed, Grantee is taking the Property "as is," "where is" and "with all faults", and without any representation or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

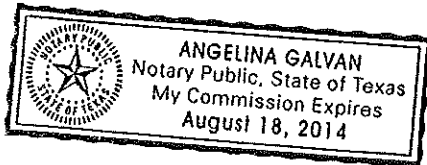
When the context requires, singular nouns and pronouns include the plural.

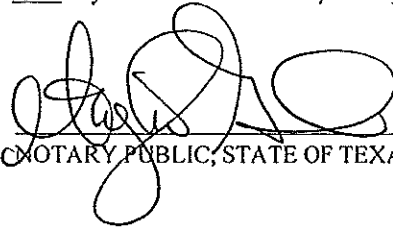


ROSALVA ZUNIGA

STATE OF TEXAS *
 * (Acknowledgment)
COUNTY OF Hidalgo *

This instrument was acknowledged before me on this the 21 day of **SEPTEMBER, 2012**, by **ROSALVA ZUNIGA**.





NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING,
RETURN TO:

SARA L. TIPPIT
3900 N. 10th St., Suite 950
McAllen, Texas 78501

PREPARED IN THE
LAW OFFICE OF:

SAME



Hidalgo County Health Department ENVIRONMENTAL HEALTH DIVISION

SEWAGESYSTEM
Inspection Report

1304 S. 25th • Edinburg, Texas 78539
Phone: (956) 383-0111 • FAX: (956) 383-7351

PERMIT # 33956

Owner's Name BENNETT INV. Phone # _____

Mailing Address LOT # 17 WES - 1st SUB

Property Location & Size 1/2 acre west - 10 mile N

Structure _____ Commercial _____ Trailer _____ Home ✓ lot No. Bedrooms 2

Tank Size 2 - 500 Gals. 1000

Drainfield Length 190 Ft. Trench Width 3 Ft.

Water Supply N - D - W - S Square Ft. trench bottom area 570

Distances from system components in feet:

FROM	TO SEPTIC TANK	TO DRAINFIELD
Nearest or proposed well	<u>N/A</u>	<u>N/A</u>
Structure Foundation	<u>14</u>	<u>—</u>
Nearest Property Line	<u>—</u>	<u>—</u>

<p>BASED ON THE INFORMATION REPORTED HEREON, AND OTHER AVAILABLE INFORMATION, IT IS THE OPINION OF THE (Check)</p> <p><input type="checkbox"/> STATE <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> LOCAL DEPARTMENT OF HEALTH THAT THIS INDIVIDUAL SEWAGE DISPOSAL SYSTEM WITH PROPER MAINTENANCE.</p>	<p><input checked="" type="checkbox"/> CAN BE EXPECTED TO FUNCTION SATISFACTORILY AND IS NOT LIKELY TO CREATE AN INSANITARY CONDITION</p>
	<p><input type="checkbox"/> CANNOT BE EXPECTED TO FUNCTION SATISFACTORILY</p>
<p>REMARKS: <u>Installed by J. A. Grooms lot 1250</u> <u>J. G. S. T</u></p>	

I Certify that the above information is Correct

Date 9/09/02

By: REBECCO CIVIL ENGINEER D.T.
INSPECTOR



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: 1-10827

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: Ruby DelaPaz

Address: P.O. Box 1396
Progreso, TX 78579

Phone: 956-246-9092

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

Water Supplier: NAWSC

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

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

regarding the land described as:

Eagles Nest Ed. U#2 Lot #3 B1K#5

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;

(Date approved 3-18-02);

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 Griffith Reina);

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;

(verified by [Signature]);

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;

(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
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956-973-7850

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

Precinct 1 2 3 4

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

Application No: 1-10827

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: Ruby Dela Paz
Address: P.O. Box 1396
Progreso, TX 78579
Phone: 956-246-9092

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

Eagle's Nest Ed. U#2 Lot#3 B1#5

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)

1-31-2014
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

2/5/14
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 1-10827 Jan. 31, 2014

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

E0155-02-005-0003-00

[1] OWNER: DE LA PAZ, JUAN H & RUBY PO BOX 1396

[7] LEGAL DESC./NAME OF SUBDIVISION EAGLE'S NEST ESTATES UT 2 LOT BLK 5

PROGRESO TX 78579-1396

Telephone No. 246-9046

LOCATION: 0 MILE 6 1/2 & MILE 9

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$25,000

[5] SIZE OF STRUCTURE: 1,200 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: RES. ZONE X-25

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL COUNTY SETBACKS & RE.G FRONT 25' REAR 40' SIDES 6' FINISH FLOOR ELEV. ABOVE TOP OF CURB

FOR COUNTY USE ONLY APPLICATION FEES

Signature of preparer

1 | 31 | 14 Date

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Jonathan Isidro Approved by

1 | 27 | 14 Date

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

Community No.: 480374

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant

1-31-2014 Date

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

[NOTICE]

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

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

WARRANTY DEED WITH VENDOR'S LIEN

DATE: May 10, 2003

GRANTOR: Tony Barbosa and wife Lidia Barbosa

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

GRANTEE: Juan Humberto and wife Ruby De La Paz

GRANTEE'S MAILING ADDRESS(Including County): P.O. Box 1396, Progreso, Hidalgo County, Texas 78579

CONSIDERATION: Ten and .50/100ths Dollars (\$10.00) and a note of even date that is in the principal amount of **FOURTEEN THOUSAND AND 00/100ths (\$14,000.00) DOLLARS** and is executed by Grantee, payable to the order of Grantor. It is further secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to Baldemar Cano, Jr., Trustee.

PROPERTY (Including Any Improvement):

Lot Three (3), Block Five (5), Eagle's Nest Estates Subdivision, Unit II, Farm Tract 213 of the West and Adams Tract Subdivision, recorded in Volume 39 Pages 108-111 of the Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference is here made for all purposes.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the rights of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

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;

- 5) All warranties created by any affirmation of fact or promise or by any description of the property, and;
- 6) All other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

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

Tony Barbosa

 Tony Barbosa

Lidia Barbosa

 Lidia Barbosa

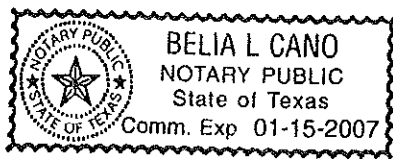
STATE OF TEXAS §
 §
 COUNTY OF HIDALGO §

(ACKNOWLEDGMENT)

This instrument was acknowledged before me by Tony Barbosa and Lidia Barbosa on this 10th day of MAY, 2003.

Belia L. Cano

 Notary Public Hidalgo County, State of Texas
 Commission Expires: **January 15, 2007**
 Name of Notary: **Belia L. Cano**



AFTER FILING, RETURN TO:
 Juan Humberto & Ruby De La Paz
 c/o Tony & Lidia Barbosa
 2602 Sugarcane Road
 Weslaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:
 Baldemar Cano, Jr.
 217 South Cage
 Pharr, Texas 78577
 (956) 787-8523



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: 1-10611

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: Navia P. Sierra

Address: PO BOX 1334
Elsa, TX 78543

Phone: (956) 570 8797

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

Water Supplier: NAWSC

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

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

regarding the land described as:

Usta Ridge Acres Lot 4 25

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 4-27-01);

(verified by Gilbert Keina);

(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

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
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956-968-4734
956-973-7850

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

Precinct (1) 2 3 4

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

Application No: 1-10611

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: Marla P. Sierra

Address: PO BOX 1339

Elsa, TX 78543

Phone: (956) 570 87 97

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

Vista Ridge Acres lot # 25

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)

01-22-14
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:

2/3/14
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
1-10611
Oct. 11, 2013

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

V4348-00-000-0025-00

[1] OWNER: SIERRA, MARIA P.

PO BOX 1339
ELSA TX 78543

Telephone No. 570-8792

[7] LEGAL DESC./NAME OF SUBDIVISION
VISTA RIDGE ACRES

[2] CONTRACTOR: SELF

[3] WATER SYSTEM: N AL

[4] PURPOSE OF APPLICATION: MOVED BUILDING

29-RESIDENTIAL MOVE-IN/RELO.BUILD

[5] SIZE OF STRUCTURE: 900 Sq. Ft.

[6] USE OF BUILDING: REST. ZONE X-29

LOCATION: 0 MILE 19 & FM 88

[8] SEWAGE: EXIST

[9] CONSTRUCTION TYPE: WOOD

[10] EST. COST OF CONST.: \$3,500

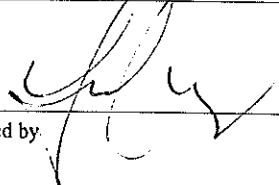
[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

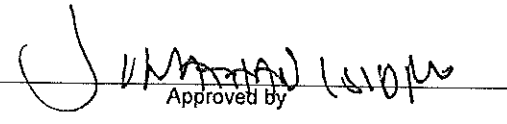
Special Conditions: No construction allowed over any easements.

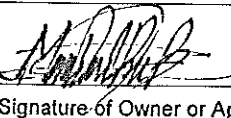
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

SETBACKS FRONT:25' REAR:35' SIDES:6'

MIN. ELEV. ABOVE TOP OF CENTERLINE OF ST. 18"

Prepared by:  Date: 10/14/13

Approved by:  Date: 10/9/13

Signature of Owner or Applicant:  Date: 10/11-13

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0350C Pct: 0

Community No.: 480304

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.

[NOTICE]

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

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: October 1, 2013

Grantor: Jack McClelland
Grantor's Mailing Address:
2614 W. Freddy Gonzalez
Edinburg, Texas 78539



Grantee: Marcelo Sierra and Maria Paula Sierra

Grantee's Mailing Address (including county):
PO Box 1339
Elsa, Texas 78543
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty-Four Thousand Dollars and No Cents (\$24,000.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Alan D. Monroe, Trustee.

Property (including any improvements):

Lot(s) 25, Vista Ridge Acres Subdivision, as shown by the map or plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 2023079

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated May 20, 2009, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 2004719. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easements, rights-of-way, and prescriptive rights, whether of record or not;
5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
6. Rights of adjoining owners in any walls and fences situated on a common boundary;
7. Any discrepancies, conflicts, or shortages an area or boundary lines;
8. Any encroachments or overlapping of improvements;
9. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
11. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
12. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Vista Ridge Acres Subdivision, as shown on the plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 2023079; and
13. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times

the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until the Purchase Note is fully paid according to its terms, at which time this deed shall become absolute.

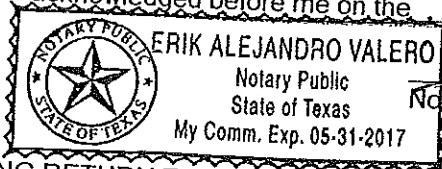
When the context requires, singular nouns and pronouns include the plural.

Jack McClelland
Jack McClelland

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 1 day of October, 2013, by Jack McClelland.



Erik Alejandro Valero
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Jack McClelland
2614 W. Freddy Gonzalez
Edinburg, Texas 78539

Software by ReMerge-It.com
(956) 630-9401
www.ReMerge-It.com





County of Hidalgo

1304 S. 25th Ave. • Edinburg, TX 78539
Phone: (956) 383-0111 • Fax: (956) 383-7351

COPY

On-Site Sewerage Inspection Report

Owner: John McClelland Permit #: 49591
 Address: 157A Ridge Phone #: _____
 Location: 88. 19 LOT 25 No. Bedrooms: 3
 Tank Type: CONCRETE

Inside diameter: 5'
 Inside length of sides: 5'
 Liquids depth or distance from tank bottom to outlet bottom: 48"
 Airspace (approximately): 3'
 Approximate gallon cap.: 2-5' 00" = 1000

Drain Field: Trench Bed: _____ Evapotranspiration: _____
 Distance from private well: N/A
 Distance from foundation: To tank: 1.5' To drainfield: 1.5'
 Distance from property line: To tank: 15' To drainfield: 17'
 Depth of Trench: 36" Width of trench: 24"
 Backfill material: lb: _____ II: III: _____

Dimensions: 240' X 4' = 960 Sq. Ft.

Gravel: Natural: _____ Crushed: _____ Washed: _____
 Amount: 12 500 7 50 Yards, or Tons (per installation)

Pipe: Type: SB2 Brand (if known): Gunnell Number of feet: 240'

General conditions and Workmanship:

- Solid Lines from house schedule 40 and have cleanout YES NO
- T's installed in tank at least 25% of liquid level YES NO
- Trench or bed bottom essentially level YES NO
- Gravel generally consistent 12" depth throughout field YES NO
- Perforated pipe generally level throughout field YES NO
- Porous media uniform (.72-2.0 inches) YES NO
- Inlet and outlet flow clearly marked YES NO
- Port holes 12" in diameter YES NO
- Are end caps provided if drainfield not looped YES NO
- Septic tank sturdy/water-tight YES NO
- Geo-textile fabric used for the permeable soil barrier YES NO
- Manufacturer's name address & tank capacity clearly visible YES NO

Installer: J. A. Gonzalez License No.: 1350

Remarks: _____

Inspector: _____ Date: 6-30-13

D.R. Lic. # 20831



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: 1-10808

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: Yolanda G. Espinoza

Address: PO Box 2305
Edinburg, TX
78540

Phone: 956-227-0435

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

Water Supplier: NAWSC

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

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

regarding the land described as:

Oak Hill Ranch Ph. # 1 Lot # 9

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

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

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

(Date approved 3/27/07);

(verified by Gilbert Peina);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

Precinct No.1 Substation
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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 D2 3 4

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

Application No: 1-10808

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: Yolanda G. Espinoza
Address: PO Box 2305
Edinburg, TX 78540
Phone: 956-227-0435

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

Oak Hill Ranch Ph. #1 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

Yolanda G. Espinoza
Requesting Party (Signature)

Jun 24, 2014
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:

2/5/14
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
1-10808
Jan. 24, 2014

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

O0557-01-000-0009-00

[1] OWNER: ESPINOZA, FRANCISCO J.
ESPINOZA, YOLANDA G.
P.O BOX 2305
EDINBURG, TX 78540

[7] LEGAL DESC./NAME OF SUBDIVISION
OAK HILL RANCH PH. #1
LOT#9

Telephone No. 227-0435

LOCATION: 0 FM 88 & MILE 20

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$125,000

[5] SIZE OF STRUCTURE: 2,605 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. ZONE X-25

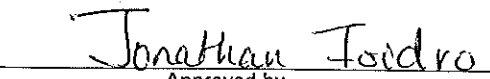
Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS & REG.
FRONT 100' REAR 15' SIDES 20' FINISH FLOOR ELEV.
18" ABOVE CENTERLINE OF STREET

FOR COUNTY USE ONLY APPLICATION FEES


Prepared by _____ Date 1/24/14

OTHER _____
TOTAL AMOUNT \$30.00

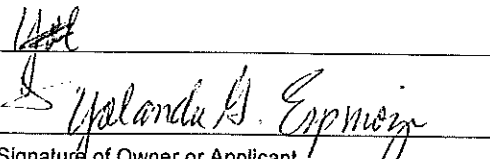
Light [X] Water [X]


Approved by _____ Date 1/24/14

Flood Zone: NO
Panel No. /Suffix: 03500 Pct: 1

Community No.: 480334

Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant _____ Date Jan 24, 2014

- 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.

EDWARDS ABSTRACT
TGF# 789205.NCC

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

Date: September 20, 2013

Grantor: Jack McClelland
Grantor's Mailing Address:
2614 West Freddy Gonzalez
Edinburg, Texas 78539

2450678

Grantee: Francisco Javier Espinoza and Yolanda G. Espinoza

Grantee's Mailing Address (including county):
8706 Mile 20 North Rd.
Monte Alto, Texas 78538
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Forty-Eight Thousand Nine Hundred Dollars and No Cents (\$48,900.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Alan D. Monroe, Trustee.

Property (including any improvements):

Lot(s) 09, Oak Hill Ranch Subdivision, Phase I, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 52, Pages 161-169, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;

without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until the Purchase Note is fully paid according to its terms, at which time this deed shall become absolute.

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

Jack McClelland
Jack McClelland

(Acknowledgment)

State of Texas
County of Hidalgo

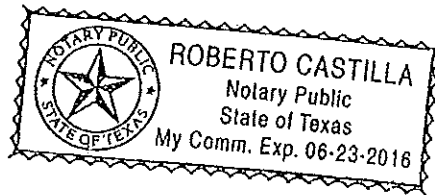
This instrument was acknowledged before me on the 23 day of September, 2013, by Jack McClelland.

Roberto Castilla
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Software by ReMerge-It, LLC
(956) 630-9401
Sales@ReMerge-It.com

Jack McClelland
2614 West Freddy Gonzalez
Edinburg, Texas 78539





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: 39627

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: Ninfa A Rodriguez

Address: 105 N Alamo Rd
AP# 3 Alamo tx
78516

Phone: 956 475-9955

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>1301/14</u>

Water Supplier: NAWSC

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

Account/ESI No.: NIA
 Temporary Pole Permanent Service

regarding the land described as:

J & V lot # 7

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 8/30/94);

(verified by Grihett Reina);

(verified by NO);

(verified by NO);

(verified by NO);

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
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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: 39627

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: Nirata Rodriguez

Address: 105 N Alamo Rd Apt # 3
Alamo TX 78516

Phone: 956 475-9955

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

J & V lot # 7

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Nirata Rodriguez 1/31/14
Requesting Party (Signature) 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:

1/31/14
Date

[Signature]
County Official

WARRANTY DEED WITH VENDOR'S LIEN

Refer to: 2234376

Date: March 1, 2013

Grantor: Bertha Fernandez Robledo

Grantor's mailing address: 6211 Santa Lucia Dr.
Donna Texas 78537

Grantee's: JUAN RODRIGUEZ AND NINFA AURORA
RODRIGUEZ

Grantee's mailing address: 105 N Alamo Rd. Apt. 3
Alamo Texas 78516

Consideration: \$35,000.00 Thirty Five Thousand Dlls., payable as follows:

Down Payment: \$8,000.00 Eight Thousand Dollars payable upon signing of
this agreement and the balance of \$27,000.00 Fifteen
Thousand payable as follows:

\$299.62 Two Hundred Ninety Nine Dollars with sixty two
per month beginning April 15, 2013 until the end One
Hundred and Twenty Months or Until paid in full.

Conditions:

5.99 % interest charged on this sale.
Grantor will give Grantees a Release or Lien when property
is paid in full.
All taxes due beginning 2013 is the responsibility of
Grantee(s)
There is a five (5) day grace period. After grace period
there is a \$15.00 charge per day.
If Grantees fail to pay three (3) consecutive months of full
payments, Grantor will repossess property.

**Special Clause: If Grantor should die before the end of
This agreement, Grantees shall pay Grantor's brother,
Daniel Fernandez, (527) 3 last numbers of his
Social Security Number, the balance due.**

Property (including any improvements):

All of Lot 7 in the J & V Subdivision, a Subdivision of 28.73 acres, being the east 16.74 acres of Lot 1, and 11.02 Acres out of Lot 4. Block 18, and 0.97 of an acre out of Lot 2, block 17, La Donna Plat Subdivision, Hidalgo County, Texas as per map recorded in Volume 0, page 48, of the map records of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

As stated on Warranty Deed No. 1849361 as recorded in the Hidalgo County Courthouse.

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

INSTRUMENTS RECORDED IN THE REAL PROPERTY OF OFFICIAL PUBLIC RECORDS OF THE COUNTY AND EXECUTED ON OR AFTER JANUARY 1, 2004 ARE NOT REQUIRED TO CONTAIN A SOCIAL SECURITY NUMBER OR DRIVER'S LICENSE NUMBER AND ARE PUBLIC RECORDS AVAILABLE FOR REVIEW BY THE PUBLIC.

NO TITLE OR TAX EXAMINATION WAS REQUESTED OR PERFORMED IN CONNECTION WITH THE HEREIN DESCRIBED PROPERTY. THE PREPARER OF THIS DOCUMENT EXPRESSES NO OPINION AS TO THE TITLE OR TAXES FOR THE HEREIN DESCRIBED PROPERTY.

Bertha Fernández
Bertha Fernandez Robledo

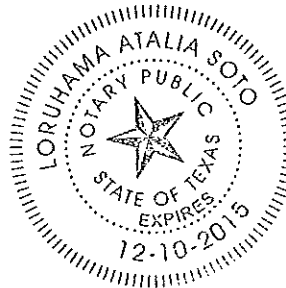
ACKNOWLEDGMENT

STATE OF TEXAS }}
COUNTY OF HIDALGO }}

This instrument was acknowledged before me on this 1st. Day of March, 2013 by Bertha Fernandez Robledo.

[Signature]

Loruhama Atalia Soto
Notary Public, Hidalgo, County, Texas
My commission Expires 12/10/2015



Prepared at the Law Office of
Ronald R. Higgins
302 E. Coma Ste. B
Hidalgo, Tx. 78557

Chapter 232 Texas LGC Application

APPLICATION NO:
39827
Feb. 12, 1999

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1902 JOE STEPHENS WESLACO TX 78596
TEL 988-4724 FAX 447-8612

J0160-00-000-0007-00

[1] OWNER:

[7] LEGAL DESC./NAME OF SUBDIVISION

Telephone No.

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTL

[3] WATER SYSTEM: NALA

[9] CONSTRUCTION TYPE: BRLK

[4] PURPOSE OF APPLICATION:

[10] EST. COST OF CONST.: \$25,000

[5] SIZE OF STRUCTURE: 1,840 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESIDENTIAL

Special Conditions: No construction allowed over any easements.

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
TOTAL AMOUNT \$58.00

Light [X] Water [X]

Flood Zone: B
Panel No. /Suffix: _____ Pct: 0

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.

No Signatures
Prepared by _____ Date _____

on this application because we
Approved by _____ Date _____
didn't use this form in 1999
& all 1994 files are missing

Lema Celis Castillo
Signature of Owner or Applicant _____ Date *2-5-14*

[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.