

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Juan P. Palacios Jr.	4-12733
2.	Camino Real Builders	4-13095
3.	Alonso Arista	4-13175
COMM. COURT: APRIL 29, 2014		



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 2 3 4  
①  
4-12733

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

Application No:

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Juan P. Palacios Jr.

Address: 7120 N 1st  
Edinburg TX.  
78542

Phone: (956) 451 6950

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>4/25/14</u>

Water Supplier: NATWSC.

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

Account/ESI No.: DAK  
 Temporary Pole  Permanent Service

regarding the land described as: Santa Cruz Ranches #2 lot 113

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 11-24-04)  
 (verified by [Signature])  
4/13/14 [Signature]  
 (verified by [Signature])  
4/23/14 [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

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956-205-7045  
956-205-7049

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

Precinct 1 2 3 4 0  
Application No: 4-12733

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

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

#### PARTY MAKING REQUEST:

Name: Juan P. Pablos Jr  
Address: 7120 N 1st  
Edinburg Tx 78542  
Phone: (956) 451 69 50

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

Santa Cruz Ranches #2 lot 113.

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

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

Juan P. Pablos Jr.  
Requesting Party (Signature)

4-22-14  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

4/23/14  
Date

Flor O. Castillo  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-12733  
Sep. 4, 2013

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

S1753-02-000-0113-00

[ 1 ] OWNER: PALACIOS, JUAN JR.  
  
7120 N. 1ST  
EDINBURG, TX. 78542  
Telephone No. 451-6950

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SANTA CRUZ RANCHES #2 L-113

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 BRUSHLINE & MILE 22 1/2

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: EXIST

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES  
30- RESIDENTIAL/ ADD. & RENOVATION

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 5 ] SIZE OF STRUCTURE: 240 Sq. Ft.

[10] EST. COST OF CONST.: \$4,000

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

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

### Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 40' SIDE'S 6' REAR 35' FINISH FLOOR OF ELEV.  
ADD. LIVING RM & RR.

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [ ] Water [ ]

Flood Zone: NO 0305D.  
Panel No. /Suffix: \_\_\_\_\_ Pct: 4

Community No.: 4000334

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.

Howell Castillo \_\_\_\_\_ 9/04/13  
Prepared by Date

Rudy Pios \_\_\_\_\_ 9/03/13  
Approved by Date

[Signature] \_\_\_\_\_ 9-04-13  
Signature of Owner or Applicant Date

### [ NOTICE ]

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

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

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any 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: October 26, 2005

Grantor: Dos Altos Properties, Ltd., a Texas Limited Liability Company  
Grantor's Mailing Address:  
P.O. Box 959  
Edinburg, Texas 78540-0959

Grantee: Juan Palacios JR

Grantee's Phone Number: (956) 386-0537  
Grantee's Mailing Address (including county):  
7120 N. 1st Street  
Edinburg, Texas 78541  
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-Seven Thousand Five Hundred Dollars and No Cents (\$27,500.00), 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 Carroll Whiteford, Trustee.

Property (including any improvements):

Lot(s) 113, Santa Cruz Ranches No. 2 Subdivision, as shown by the map or plat thereof recorded in Volume 46, Pages 133-137, Map Records, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated August 6, 2004, payable to the order of Texas State 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 1377903. 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;

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.

Dos Altos Properties, Ltd.  
By: Dos Grandes No.6, LLC, a Texas Limited Liability Company;

BY: *Richard W. Ruppert*  
Richard W. Ruppert, President



(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 26<sup>th</sup> day of November, 2005, by Richard W. Ruppert, President of Dos Grandes No.,6., LLC, A Texas Limited Liability Company, in it capacity as General Partner of Dos Altos Properties, Ltd., a Texas Limited Partnership.

*Anita L. Reyes*  
Notary Public, State of Texas

Filed for Record in:  
Hidalgo County  
by Eddy Trevino  
County Clerk

AFTER RECORDING RETURN TO:  
  
Dos Altos Properties, Ltd.,  
P.O. Box 959  
Edinburg, Texas 78540-0959

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

On: Dec 02, 2005 at 09:43A  
As a Recording  
Document Number: 1551121  
Total Fees: 24.00  
Receipt Number - 724571  
By:  
Adriana Solis, Deputy



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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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: 4-13095

### 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: Camino Real Builders

Address: 3903 La Puerta  
Avenue, Edinburg  
Texas

Phone: 956-992-9501

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Sever McAllen</u> <u>4 / 22 / 14</u>

Water Supplier: Sharpland Water Supply

Utility Provider:  M.V.E.C.     AEP

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

regarding the land described as:

La Puerta S/D Lot 22

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

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

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

(Date approved 8/10/14)

(verified by [Signature])

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature])

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
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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

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

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

Precinct 1 2 3 4  
4-13098

### 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: Camino Reed Builders  
Address: 3113 La Puerta Av.  
Edinburg.  
Phone: 956 997 9501

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

La Puerta lot 22

#### 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)

4-23-14  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

4-23-14  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-13095  
Mar. 4, 2014

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

L1770-01-000-0022-00

[ 1 ] OWNER: CAMINO REAL BUILDERS

2909 LA PUERTA AVE.  
MCALLEN, TX. 78541

Telephone No. 992-9001

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LA PUERTA LOT 22

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 ROOTH & MILE 17

[ 3 ] WATER SYSTEM: SHAR

[ 8 ] SEWAGE: PUBLI

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

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 5 ] SIZE OF STRUCTURE: 2,939 Sq. Ft.

[ 10 ] EST. COST OF CONST.: \$176,770

[ 6 ] USE OF BUILDING: RES.HOME.ZONEX

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL REGULATIONS AS PER COUNTY  
STATE CITY FEMA & SETBACKS FRONT 25' SIDE 6'  
REAR 15'. 18" ABOVE CNTR LINE OF ST

## FOR COUNTY USE ONLY APPLICATION FEES

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

Light [ ] Water [ ]

Flood Zone: NO  
Panel No. /Suffix: 0325 D Pct: 4

Community No.: 480334

Certification of Elevation  
Required: YES  NO  BFE

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

Prepared by [Signature] Date 03/04/14

Approved by [Signature] Date 03/03/14

Signature of Owner or Applicant [Signature] Date 3/4/2014

### [ 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.

Charge to: VLTC  
GF# 137879

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE 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.

State Bar of Texas Form  
SPECIAL WARRANTY DEED

DATE: March 7, 2014

GRANTOR: LONE STAR NATIONAL BANK

GRANTOR'S MAILING ADDRESS (including county): 520 E. Nolana, McAllen, Hidalgo County, Texas 78504

GRANTEE: ALAMO DAYS TRADE, INC. DBA CAMINO REAL BUILDERS

GRANTEE'S MAILING ADDRESS (including county): 4116 Nightshade Ave., McAllen, Hidalgo County, Texas 78504

CONSIDERATION: Ten and No/100ths (\$10.00) Dollars and other good and valuable consideration.

PROPERTY:

All of Lot 22, LA PUERTA SUBDIVISION PHASE I, Hidalgo County, Texas, according to the map recorded in Volume 51, Pages 62-67, 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:

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

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 and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and heirs 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 conveyance and warranty.

The property is sold as is, and with all faults. Grantor makes no representations or warranties whatsoever, either express or implied or statutory, relating to the property or any portion thereof, or its condition, including without limitation, any representation or warranty described in Exhibit "B" attached hereto and made a part hereof for all purposes.

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

LONE STAR NATIONAL BANK

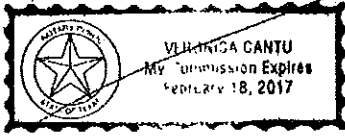
BY: [Signature]  
NAME: David Danner  
TITLE: President

CORPORATE ACKNOWLEDGMENT

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 7<sup>th</sup> day of March, 2014, by David D. ... President of LONE STAR NATIONAL BANK, a national banking association, on behalf of said association.

Veronica Cantu  
Notary Public, State of Texas  
Notary's Printed Name: Veronica Cantu  
Commission Expires: 2/18/17



**AFTER RECORDING RETURN TO:**  
Mr. Michael Pavon  
Alamo Days Trade, Inc.  
4116 Nightshade Ave.  
McAllen, Texas 78501

**PREPARED IN THE OFFICE OF:**  
Law Office of Michael J. Daley, PLLC  
1801 S. 2<sup>nd</sup> St., Suite 370  
McAllen, Texas 78503  
(114-6142)

## EXHIBIT "A"

Annual maintenance charge and/or current assessments as set forth in instrument dated August 25, 2006, filed August 25, 2006 under Document Number 2006-1656038, Official Records, Hidalgo County, Texas.

Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.

Minimum floor elevations, setback lines, easements and restrictions as shown on the map of La Puerta Subdivision Phase I, recorded in Volume 51, Pages 62 thru 67, Map Records of Hidalgo County, Texas.

Easement and right of way in favor of Magic Valley Electric Cooperative, Inc., a Texas Corporation as shown by instrument dated July 15, 1982, recorded in Volume 1792, Page 240, Deed Records of Hidalgo County, Texas. Said easement was conveyed unto South Texas Electric Cooperative, Inc., by instrument dated July 10, 2009, filed July 14, 2009 under Document Number 2009-2016222, Official Records of Hidalgo County, Texas.

Easement and right of way in favor of Magic Valley Electric Cooperative, Inc., a Texas Corporation as shown by instrument dated July 15, 1982, recorded in Volume 1792, Page 240, Deed Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Hugh Kirkpatrick, Individually and as Independent Executor of the Estate of Irene Moncrief Kirkpatrick, deceased, as Lessor, and Norman E. Graham, as Lessee, dated March 15, 1977, recorded in Volume 366, Page 283, Oil and Gas Records of Hidalgo County, Texas. Extension as shown by instrument filed September 21, 1977, recorded under Document Number 28623, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Hidalgo County Water Control & Improvement District No. 1, as Lessor, and Norman E. Graham, d/b/a Norman E. Graham Oil & Gas Company, as Lessee, dated November 3, 1977, recorded in Volume 371, Page 705, 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 James Thomas Glenn, Jr. and wife, Shirley Ann Glenn, as Lessor, and J.M. Huber Corporation, as Lessee, dated March 31, 1981, recorded in Volume 404, Page 342, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.

Water Service Agreement in favor of Sharyland Water Supply Corporation as shown by instrument dated March 21, 2006, filed March 24, 2006 under Document Number 2006-1594175, Official Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in instrument executed by Hidalgo County Irrigation District No One, dated August 4, 2008, filed August 12, 2008 under Document Number 2008-1918208, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated July 3, 1984, recorded in Volume 2006, Page 448, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated November 22, 1996, filed November 25, 1996, under Document Number 564395, Official Records of Hidalgo County, Texas.

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

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

Restrictive covenants dated August 25, 2006, filed August 25, 2006, under Document No. 2006-165038 and amendment dated May 11, 2010, filed June 8, 2010 under Document Number 2010-21099516, Official Records and Volume 51, Pages 62-67, Map Records of Hidalgo County, Texas.

Taxes for the year 2014 and subsequent years which Grantee herein assumes and agrees to pay.

## EXHIBIT "B"

"AS A MATERIAL PART OF THE CONSIDERATION FOR THIS DEED, GRANTOR AND GRANTEE AGREE THAT GRANTEE IS TAKING THE PROPERTY "AS IS", "WHERE IS" AND "WITH ALL FAULTS", WITH ANY AND ALL LATENT AND PATENT DEFECTS AND THAT THERE IS NO WARRANTY BY GRANTOR THAT THE PROPERTY HAS A PARTICULAR FINANCIAL VALUE OR IS FIT FOR A PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTEES OF ANY KIND OR CHARACTER WHATSOEVER WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS, OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE PHYSICAL CONDITION OR ANY OTHER ASPECT OF THE PROPERTY INCLUDING THE STRUCTURAL INTEGRITY OR THE QUALITY OR CHARACTER OF MATERIALS USE IN THE CONSTRUCTION OF ANY IMPROVEMENTS (E.G. DRYWALL, ASBESTOS, LEAD PAINT, UREA FORMALDEHYDE FOAM INSULATION), AVAILABILITY AND QUANTITY OR QUALITY OF WATER, STABILITY OF THE SOIL SUSCEPTIBILITY TO LANDSLIDE OR FLOODING, SUFFICIENCY OR DRAINAGE, WATER LEAKS WATER DAMAGE, MOLD OR ANY OTHER MATTER WITH RESPECT TO THE PROPERTY OR ANY IMPROVEMENTS. GRANTEE ALSO ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING SOLID WASTE, AS DEFINED BY THE TEXAS SOLID WASTE DISPOSAL ACT AND THE REGULATIONS ADOPTED THEREUNDER OR THE U. S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS, OR THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND REGULATIONS PROMULGATED THEREUNDER. GRANTEE FURTHER ACKNOWLEDGES AND AGREES HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, THAT GRANTEE IS RELYING SOLELY ON GRANTEE'S OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE SALE OF THE PROPERTY, AS PROVIDED FOR HEREIN, IS MADE ON AN "AS IS, WHERE IS", "WITH ALL FAULTS" CONDITION AND BASIS. GRANTEE'S ACKNOWLEDGMENT AND ACCEPTANCE OF THE TERMS HEREOF SHALL BE EVIDENCED BY GRANTEE'S RECORDING OF THIS SPECIAL WARRANTY DEED IN THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 02-19-10

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

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

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

Precinct 1 2 3 4 4  
4-724  
4-13175  
03-31-14

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

Application No:

### 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: Alonso Arista

Address: PO Box 1974  
Mission TX  
78573

Phone: (956) 330-3776

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>4/17/14</u>

Water Supplier: North Alamogordo Water Supply Corp

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

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

regarding the land described as:

Davis Ranchetts No. 24

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 11-21-06);

(verified by [Signature]);

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

Precinct 1 2 3 4  
Application No: 4-13175

3-31-14

### 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: Alonso Arista

Address: P.O BOX 1974

Mission TX 78573

Phone: (956) 330-3776

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

Davis Ranchettes NO. 24 <sup>lot</sup>

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

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

J. Alonso Arista 3/31/14  
Requesting Party (Signature) Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

4/23/14  
Date

Her V. Castillo  
-County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-13175

Mar. 31, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

D1550-00-000-0024-00

[ 1 ] OWNER: ARTISTA, ALONSO & ALICIA G.

P.O. BOX 1974  
MISSION, TX. 78573

Telephone No. -

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
DAVIS RANCHETTES LOT 24

(512)202-6509

LOCATION: 0 DOOLITTLE & DAVIS

[ 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.: \$45,000

[ 5 ] SIZE OF STRUCTURE: 1,978 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW-RESIDENTIAL

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA  
REGULATIONS FRONT-50' REAR-50' SIDES-8'

## FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 480334 Pct: 4

Community No.: 0325-D

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.

Rodolfo Ros 3-31-14  
Prepared by Date

Rodolfo Ros 3-28-14  
Approved by Date

Alicia G. Anta 03-31-14  
Signature of Owner or Applicant Date

### [ NOTICE ]

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

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



Recorded On: 2008-Jun-06 As: 1897863

ANY REPRESENTATION OR WARRANTY WITH REGARD TO COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDER, OR REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO THE HANDLING, GENERATING, TREATING, STORING OR DISPOSING FO ANY HAZARDOUS WASTE OR SUBSTANCE. GRANTEE WILL TAKE THE PROPERTY UNDER THE EXPRESS UNDERSTANDING THERE ARE NO EXPRESS OR IMPLIED WARRANTIES (EXCEPT FOR LIMITED WARRANTIES OF TITLE TO BE SET FOURTH IN THE DEED)".

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 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 party thereof, except as to the Reservations from and the Exceptions to Conveyance and Warranty, when the claim is by, through, or under Grantor but not otherwise.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above-described property, premises and improvements, until above-described note and all interest thereon are fully paid according to face and tenor, effect and reading, when this deed shall become absolute.

Witness our hand at Edinburg, Texas this 2<sup>nd</sup> day of June 2008.

Graciela Estates Ltd.  
By: Neighborhood Concepts L.C. its General Partner  
By: *Daniel J. Moffatt*  
Daniel Moffatt - Manager

(Corporate Acknowledgment)

STATE OF TEXAS }  
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 2<sup>nd</sup> day of June 2008, by Daniel Moffatt as Manager of Neighborhood Concepts L.C., the General Partner of Graciela Estates Ltd, a Limited Partnership, on behalf of said Limited Partnership.

My commission expires:

January 22, 2010

*Celia V. Renteria*  
Notary Public, State of Texas  
Notary's printed name: Celia V. Renteria



Recorded On: 2008-Jun-06 As: 1897663

The undersigned **GRANTEE** hereby accepts and consents to the Deed attached hereto including, but not limited to, the provision concerning title exceptions contained therein and acknowledges that same is in conformity with **GRANTEE'S** intent, any agreements and representations made to **GRANTEE** or, if not **GRANTEE** hereby amends any agreement and representations to conform to this Deed, and the terms and provision of same shall control in the event of any conflict, and **GRANTEE** acknowledges this Deed constitutes complete compliance to all agreements and representation, if any, of **GRANTOR** to the complete satisfaction of **GRANTEE** regarding the property described in the attached deed.

**DATED** this the 2<sup>nd</sup> day of June 2008.

By: Alonso Arista  
Alonso Arista

By: Alicia G. Arista  
Alicia G. Arista