

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	EDNA C. NAVA	3-14765
2.	JUAN D. MARTINEZ	3-14773
3.	ARTEMIO RIOS	3-14795
4.		
5.		
6.		
7.		
	COMM. COURT: MAY 20, 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

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

Precinct 1 2 3 4

Application No: 3-14765  
5/2/14

### 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: Edna C. Nava

Address: 125 Silvia St.  
Sullivan City, TX  
78545

Phone: 956-432-4730

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Chondra</u>
Date Approved:	<u>1 1</u>	Authorized Signature <u>Pre. Ins. failed</u>
		<u>5 15 14</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894-83474435  
 Temporary Pole  Permanent Service

regarding the land described as:

El Lucero Ph2 Lot 125

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 8/6/08);

(verified by Sandra Canter);  
Sandra Canter

(verified by Sandra Canter);

(verified by Sandra Canter);

(verified by Sandra Canter);  
Sandra Canter

Sandra Canter 5/2/14  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Precinct 1 2 3 4

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

Application No:

3-14765  
5/2/14

### 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: Edna C. Nava

Address: 125 Siria St.  
Sullivan City TX 78595

Phone: 956-432-4730

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

El Lucero Phd Lot 125

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

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

Edna C. Nava  
Requesting Party (Signature)

05-02-14  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of 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:

5/2/14  
Date

Sancho Carter  
County Official

**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.**

**WARRANTY DEED  
WITH VENDOR'S LIEN**

**DATE:** April 9, 2014

**GRANTOR:** El Lucero Investments, LLC, a Texas Limited Liability Company

**GRANTOR'S MAILING ADDRESS:** 222 S. Pecan St., Rio Grande City, Texas 78582

**GRANTEE:** Edna Carina Nava.

**GRANTEE'S MAILING ADDRESS:** 722 Siria St. Sullivan City, Texas 78595

**CONSIDERATION:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of \$24,500.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Julia E. Moreno, Trustee.

**PROPERTY:** Lot 125, El Lucero Subdivision Phase II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 55, Pages 132-134, Map Records, Hidalgo County, Texas.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:** Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than conveyances of the surface estate, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from the 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 hereby 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.

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 shall become absolute.

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

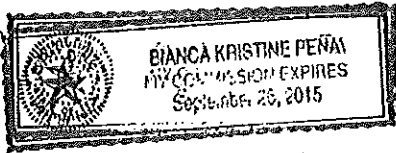
**No title examination was requested in connection with the preparation of this document nor was any made. The preparer expresses no opinion on title to this property.**

El Lucero Investments, LLC, a Texas Limited Liability Company

By: Julia E. Moreno  
Julia E. Moreno, President

**ACKNOWLEDGMENT**

This instrument was acknowledged before me on this the April 9<sup>th</sup>, 2014 by Julia E. Moreno, President of El Lucero Investments, LLC, a Texas Limited Liability Company.



Bianca K. Peña  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

Edna Carina Nava  
722 Siria St.  
Sullivan City, Texas 78595

Chapter 232 Texas LGC Application

APPLICATION NO:  
3-14765  
May. 2, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
PO DRAWER B EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

E4395-02-000-0125-00

[ 1 ] OWNER: NAVA, EDNA CARINA  
125 SIRIA ST

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
EL LUCERO PH 2 LOT 125  
C-44

SULLIVAN CITY, TX 78595

Telephone No. 432-4730

LOCATION: 0 EXP 83 & N EL PINTO RD

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: AGUA

[ 9 ] CONSTRUCTION TYPE: META

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES  
44-MOBILE HOMES/ RV

[ 10 ] EST. COST OF CONST.: \$2,000

[ 5 ] SIZE OF STRUCTURE: 288 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES MH ZONE C

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS AND SETBACKS.  
FRONT 25' SIDES 6' REAR 35'  
18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY  
APPLICATION FEES

Sandra Cantu 5/2/14  
Prepared by Date

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

B. Cantu 4/30/14  
Approved by Date

Light [X] Water [X]  
Flood Zone: NO Panel No. /Suffix: 0275B Pct: 3  
Community No.: 480334  
Certification of Elevation Required:  YES  NO  BFE

Edna C Nava 05-02-14  
Signature of Owner or Applicant 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.



# PLANNING DEPARTMENT

Rev. 02-19-10

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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

Precinct 1 2 (3) 4

Application No: 3-14773

5/6/14

### 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 D. Martinez

Address: 7811 Villa-Rama  
South St.  
Mission, TX 78572

Phone: 956-222-8240

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Charles R...</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	<u>SPW...</u>
	<u>1 1</u>	<u>5/6/14</u>

Water Supplier: NA

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

Account/ESI No.: 100327894-  
 Temporary Pole  Permanent Service

regarding the land described as:  
Villa-Rama Ph 3 Lot 45

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 11/17/93;

(verified by Sandra Canter;

(verified by Sandra Canter;

(verified by Sandra Canter;

(verified by Sandra Canter  
Date Canter

Sandra Canter 5/6/14  
Planning Department Authorized Signature

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

ATTEST:

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

\_\_\_\_\_  
Date



PLANNING DEPARTMENT  
County of Hidalgo

Rev. 02-19-10

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

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
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Precinct No.1 Substation  
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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<sup>3</sup>4

Application No: 3-14773  
5/6/14

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: Juan D. Martinez  
Address: 7811 Villa-Rama South St.  
Mission, TX 78572  
Phone: 956-222-8240

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

Villa-Rama Ph3 Lot 45

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 Martinez  
Requesting Party (Signature)

5-6-14  
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of 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:

5/6/14  
Date

Sandra Carter  
County Official

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

### Warranty Deed

**Date:** August 22, 2013

**Grantor:** Jose Alvarez and wife, Hermila Alvarez

**Grantor's Mailing Address:**

~~P.O. Box 741~~ 2916 Village Green  
 Marsing, Idaho 83639 Coldwell, Idaho 83605  
~~Cwyhee~~ County

**Grantee:** Juan De Dios Martinez and wife, Cecilia Perez aka Cecilia Martinez

**Grantee's Mailing Address:**

P.O. Box 670  
 Sullivan City, Texas 78595  
 Hidalgo County

**Consideration:**

Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged

**Property (including any improvements):**

Lot Forty-Five (45), VILLA-RAMA PHASE III, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 28, Page 167-A, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

**Reservations from and Exceptions to Conveyance and Warranty:**

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies,

# Chapter 232 Texas LGC Application

APPLICATION NO:  
3-14773  
May. 6, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
PO DRAWER B EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

V3450-03-000-0045-00

[ 1 ] OWNER: MARTINEZ, JUAN D & CECILIA  
7811 VILLA RAMA SOUTH ST  
MISSION, TX 78572  
Telephone No. 222-8240

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
VILLA-RAMA PH 3 LOT 45  
C-01

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 SHOWERS & EXP 83

[ 3 ] WATER SYSTEM: OTHE

[ 8 ] SEWAGE: PUBLI

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

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 5 ] SIZE OF STRUCTURE: 1,737 Sq. Ft.

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

[ 6 ] USE OF BUILDING: RES. NEW HOUSE ZONE-C

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

**Special Conditions: No construction allowed over any easements.**  
FRONT 20' BACK 15' SIDES 6'  
MUST COMPLY W/ALL COUNTY SETBACK AND REGULATION  
18" TOP OF CURB

## FOR COUNTY USE ONLY APPLICATION FEES

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

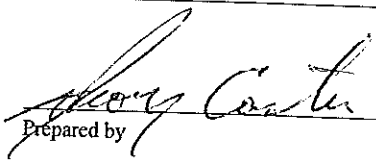
Light  Water

Flood Zone: NO  
Panel No. /Suffix: 0400C Pct: 3

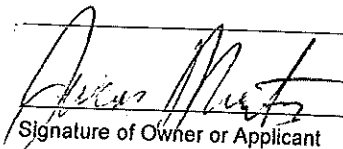
Community No.: 0480374

Certification of Elevation  
Required:  YES  NO  BFE

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

  
Prepared by \_\_\_\_\_ Date 5/6/14

  
Approved by \_\_\_\_\_ Date 5/2/14

  
Signature of Owner or Applicant \_\_\_\_\_ Date 5-6-14

### [ NOTICE ]

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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.



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956-205-7049

Precinct 1 2 3 4

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

Application No: 3-14795  
5/13/14

### 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: Artemio Rios

Address: 5636 Gardenia St.  
Edinburg, TX 78511

Phone: 956-776-5051

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Clara P...</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>Real Inspection</u> <u>5 13 14</u>

Water Supplier: Shary land

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

Account/ESI No.: 100327894-  
[ ] Temporary Pole [X] Permanent Service

regarding the land described as:

Hidalgo Starr #1 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 6/2/94);

(verified by Sandra Canter);

(verified by Sandra Canter);

(verified by Sandra Canter);

(verified by Sandra Canter);

Sandra Canter 5/13/14  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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

Precinct 1 2 3 4  
Application No: 3-14795  
5/13/14

### 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: Artemio Rios  
Address: 5636 Gardenia St.  
Edinburg TX 78541  
Phone: 956-776-5051

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

Hidalgo Starr #1 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

Artemio Rios  
Requesting Party (Signature)

05-13-14  
Date

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

- Deed  
 Executory Contract  
 Lease  
 Rent Receipt  
 Affidavit  
 Other (describe) copy of 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:

5/13/14  
Date

Sandra Cantre  
County Official

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

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

**Date:** April 21, 2014

**Grantor:** Aniceto Izaguirre

**Grantor's Mailing Address (including county):**

P.O. Box 3372  
Mission TX 78573 (Hidalgo County)

**Grantee:** Artemio Rios & Artemio Rios (father & son)

**Grantee's Mailing Address (including county):**

5636 Gardenia St  
Edinburg TX 78541 (Hidalgo County)

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of \$45000.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to DAVID CROOK, Trustee.

**Property (including any improvements):**

**LOT 1 , HIDALGO STARR LAND SUBDIVISION UNIT 1, HIDALGO COUNTY, TEXAS (OUT OF 20.00 ACRE TRACT OF LAND BEING ALL OF LOTS 99 AND 100, BLOCK 2, LA HOMA RANCH CITRUS GROVES SUBDIVISION UNIT 2, HIDALGO COUNTY, TEXAS.**

**Reservations From and Exceptions to Conveyance and Warranty:**

SAVE & EXCEPT all oil, gas, and other minerals not previously reserved;

SUBJECT TO the prior reservations of all oil, gas, and other minerals;

SUBJECT TO easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

For Grantor and Grantor's successors, a reservation of an undivided interest in the oil, gas and other minerals that are in and under the property and that may be produced from it and a reservation of the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease.

Grantor, for the consideration, receipt of which is acknowledged, 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, executor, 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 conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

This conveyance is made subject to the following restrictions, reservations and covenants for Hidalgo Starr Land Subdivision, recorded in the Official Records of Hidalgo County, Texas:

1. Lots 1,18, 19 and 32 may be used for commercial use..
2. No more than one house or one single family detached dwelling per lot.
2. Grantee will not move any house or building upon the premises without first receiving Grantor's approval.
4. Grantee will install a septic tank according to County standards and requirements.
5. Due to the fact that these lots are in a rural farming area, there are open canals, stray and/or wild animals which could be dangerous, the Grantee will be responsible to build a substantial fence around said property.

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 shall become absolute.

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, expressed 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 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 labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with the respect to any particular purpose, development potential or otherwise; (v) all warranties created by any affirmation off act 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.

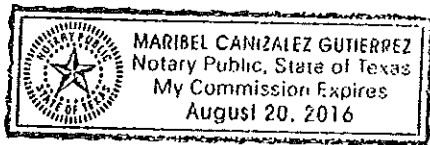
When the context requires, singular nouns and pronouns include the plural.

Aniceto Izaguirre  
Aniceto Izaguirre

(Acknowledgments)

State of Texas        }}  
County of Hidalgo   }}

This instrument was acknowledged before me on April 22, 2014 by Aniceto Izaguirre.



Maribel C. Gutierrez  
Notary Public, State of Texas

Hidalgo Starr Lot 1

After Recording Return to:  
Aniceto Izaguirre  
PO Box 3372  
Mission TX 78573

# Chapter 232 Texas LGC Application

APPLICATION NO:  
3-14795  
May. 13, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
PO DRAWER B EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

H2475-00-000-0001-00

[ 1 ] OWNER: RIOS, ARTEMIO & ARTEMIO JR  
5636 GARDENIA ST

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
HIDALGO-STARR LOT 1  
X-44

EDINBURG, TX 78541

Telephone No. 776-5051

LOCATION: 0 LA HOMA RD & 8 ML

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: META

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES  
44-MOBILE HOMES/ RV

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

[ 5 ] SIZE OF STRUCTURE: 360 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES MH ZONE X

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

MUST COMPLY W/ALL REGULATIONS AND SETBACKS.  
FRONT 25' SIDE 6' CORNERSIDE 20' REAR 15'  
18 INCHES ABOVE TOP OF CURB.

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO 0290D  
Panel No. /Suffix: \_\_\_\_\_ Pct: 3

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.

Sandra Cantu 5/13/14  
Prepared by Date

R. Cantu 5/16/14  
Approved by Date

Artemio Rios 05-13-14  
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.