

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Eva Torres	4-13270
2.	Rosa Maria Martinez	2-1572
COMM. COURT: July 22, 2014		



# 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**

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

Application No: 4-13270

### 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: Eva Torres Martinez

Address: 5306 N. 15<sup>th</sup> St. Apt 3  
McAllen TX 78504

Phone: 605-9773

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>Charles Pan</u> Authorized Signature
Inspection/Permit No:		<u>Protestante</u>
Date Approved:	<u>1 1</u>	<u>7 14 14</u>

Water Supplier: North Alamo Water Supply

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: DJA  
 Temporary Pole     Permanent Service

regarding the land described as: Oakland Village Wt 57

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; 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 7/30/14;  
Flora Castillo;  
(verified by Flora Castillo;

(verified by [Signature]);

(verified by [Signature]);

(verified by Flora Castillo;

Flora Castillo  
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 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

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

Application No: 4-13270

### 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: Eva Torres Martner

Address: 5306 N. 15<sup>th</sup> St Apt. 3  
McAllen TX 78504

Phone: 605-9773

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

Oakland Village lot 57

#### 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)

7-14-14  
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:

7-16-14  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-13270  
Apr. 29, 2014

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

00480-01-000-0057-00

[ 1 ] OWNER: TORRES, EVA MARTINEZ

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
OAKLAND VILLAGE LOT 57

5306 N. 15TH ST., APT. 3  
MCALLEN, TX. 78504

Telephone No. 624-7299

LOCATION: 0 R. LONGORIA & WISCONSIN

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BRIC

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

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

[ 5 ] SIZE OF STRUCTURE: 1,850 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

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

MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 25' SIDE'S 6' REAR 25' FINISH FLOOR OF ELEV.  
18" CENTER OF STREET.

**FOR COUNTY USE ONLY  
APPLICATION FEES**

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

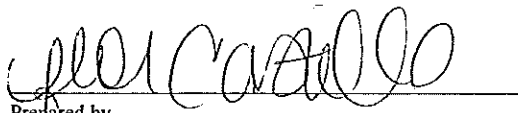
Light [X] Water [X]

Flood Zone: NO 0325  
Panel No. /Suffix: \_\_\_\_\_ 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

4-27-14

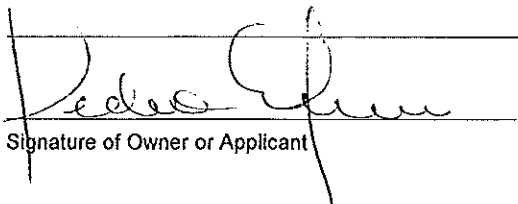
Date



Approved by

4-25-14

Date



Signature of Owner or Applicant

4/29/14

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.

SIERRA TITLE

GF# 3150435

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 WITH VENDOR'S LIEN

Date: April 21, 2014

Grantor: EDDIBERTO SALINAS joined herein proforma by my wife, ANGELICA BERNAL MATA

Grantor's Mailing Address: 8145 Chimney Rock Ct.  
Port Arthur, Texas 77642  
Jefferson County

Grantee: EVA TORRES MARTINEZ a/k/a EVA TORRES

Grantee's Mailing Address: 5306 N. 15th St., Apt. 3  
McAllen, Texas 78504  
Hidalgo County

Consideration: TWENTY-FOUR THOUSAND EIGHT HUNDRED FIFTY AND NO/100 DOLLARS (\$24,850.00) which said sum represents the first draw on that certain note in the principal amount of ONE HUNDRED THIRTEEN THOUSAND SIX HUNDRED FORTY AND NO/100 DOLLARS (\$113,640.00), of even date herewith, executed by Grantee to UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE, Rural Housing Service, c/o Centralized Servicing Center, United States Department of Agriculture, P.O. Box 66889, St. Louis, St. Louis County, Missouri 63166. The note is secured by a vendor's lien retained in favor of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE in this deed and by a Deed of Trust of even date from Grantee to FRANCISCO VALENTIN, JR., Trustee; and, for the further consideration of the execution and delivery by Grantees of their one certain other promissory note of even date herewith in the principal sum of TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00), payable to the order of COUNTY OF HIDALGO, STATE OF TEXAS, A POLITICAL SUBDIVISION, as therein provided, said note providing for acceleration of maturity in event of default in the payment thereof and further providing that should default be made in the payment of the \$113,640.00 note hereinabove described or in any of the covenants of the Deed of Trust securing the same, the indebtedness evidenced by said \$10,000.00 note, at the option of the holder thereof, shall at once become due and payable, said note providing for attorney's fees and being secured by a second and inferior Vendor's Lien and Superior Title herein and hereby expressly retained and reserved upon the property herein described and conveyed and is additionally secured by a second and inferior Deed of Trust thereon of even date herewith to DIANA R. SERNA, Trustee.

Property (including any improvements):

Lot 57, OAKLAND VILLAGE PHASE I, an Addition to the City of Edinburg, Hidalgo County, Texas, according to map thereof recorded in Volume 45, Page 118, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:  
Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on July 26, 2004, under Clerk's File No. 1362204 and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 28, 2004, under Clerk's File No. 1362892 and in Volume 45, Page 118, Map Records of Hidalgo County, Texas.

Right-of-Way Easement dated November 5, 2002, granted by Robert Ruiz, Inc. to North Alamo Water Supply Corporation, by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 8, 2002, under Clerk's File No. 1138795.

A five foot (5') Utility Easement along the front of subject property as shown on plat recorded in Volume 45, Page 118, Map Records of Hidalgo County, Texas.

A ten foot (10') Electrical and Utility Easement across the rear of subject property as shown on plat recorded in Volume 45, Page 118, Map Records of Hidalgo County, Texas.

A thirty foot (30') Irrigation Easement to Hidalgo County Irrigation District No. 2 along the rear of subject property as shown on plat recorded in Volume 45, Page 118, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 2.

Easements, or claims of easements, which are not of public record.

A twenty-five foot (25') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 45, Page 118, Map Records of Hidalgo County, Texas.

A six foot (6') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 45, Page 118, Map Records of Hidalgo County, Texas.

A Rearyard Minimum Setback is twenty percent (20%) of lot depth, not to exceed forty feet (40'), as shown on plat recorded in Volume 45, Page 118, Map Records of Hidalgo County, Texas.

An eighteen foot (18') Minimum Garage Setback as shown on plat recorded in Volume 45, Page 118, Map Records of Hidalgo County, Texas.

Oil and Gas Leases in favor of Mellon Energy Company, recorded in Volume 9, Page 757 and Volume 362, Page 349, both in Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated November 12, 1981, from R. W. Shook and wife, Lorene E. Shook to Hankey Oil Company, recorded in Volume 409, Page 213, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated December 29, 1981, from Robert Ruiz, Inc. to Hankey Oil Company, recorded in Volume 411, Page 369, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated March 18, 1999, from Robert Ruiz, Inc. to Samson Lonestar Limited Partnership, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 13, 1999, under Clerk's File No. 773344.

All oil, gas, and other minerals reserved in Deed recorded in Volume 649, Page 408, Deed Records of Hidalgo County, Texas and in Deed filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 11, 2007, under Clerk's File No. 1780983.

All Water Rights reserved in Deed filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 11, 2007, under Clerk's File No. 1780983.

Lien for assessment as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on July 26, 2004 under Clerk's File No. 1362204 and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 28, 2004, under Clerk's File No. 1362892.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

All ad valorem taxes for the year 2014 and all subsequent years.

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any 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 and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

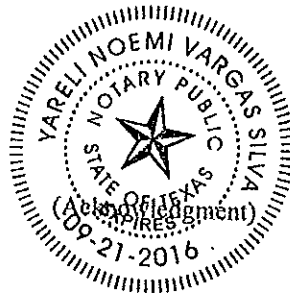
The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the hereinbefore described \$24,850.00 draw, the vendor's lien, together with the superior title to said Property, is retained for the benefit of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE and the same are hereby transferred and assigned to Grantor. COUNTY OF HIDALGO, STATE OF TEXAS, A POLITICAL SUBDIVISION retains a second and inferior vendor's lien against and superior title to the property to secure the second lien note and agrees that this second lien is and shall remain subordinate and inferior to all liens securing the first-lien note, regardless of the frequency or manner of renewal, extension, or alteration of any part of the first-lien note or the liens securing it.

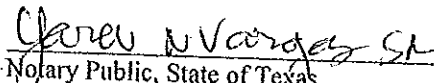
  
EDDIBERTO SALINAS

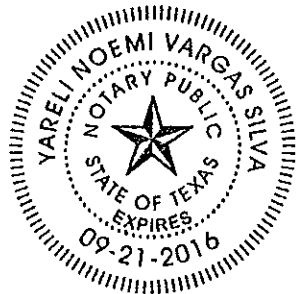
  
ANGELICA BERNAL MATA



STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the 21 day of April, 2014, by EDDIBERTO SALINAS.

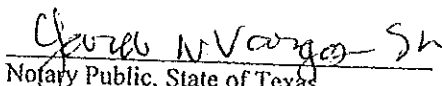
  
Notary Public, State of Texas



(Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the 21 day of April, 2014, by ANGELICA BERNAL MATA.

  
Notary Public, State of Texas



# 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

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

Application No: 2-1572

### 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: Rosa Maria Martinez

Address: 3520 N. 40th St  
Mc Allen Tx 78501

Phone: (956) 457-8693

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

Water Supplier: North Alamo Water

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: 277455-002  
 Temporary Pole       Permanent Service

regarding the land described as:

Lot 63 Eldora Heights Mobile Home Subdivision, Phase 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; 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 4-17-01);  
Flora Castillo  
(verified by Flora Castillo)

(verified by [Signature]);

(verified by [Signature]);

(verified by Flora Castillo)

Flora Castillo  
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 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) ~~374~~  
Application No: 2-572  
(K)

### 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: Rosa Maria Martinez

Address: 3520 N 40th St  
McAllen, Tx 78501

Phone: (956) 459-8693

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

Lot # 63 Eldora Heights Mobile Home subdivision Phase 1  
map or plat Volume 37, Pages 102 and 103 Map Records Hidalgo County  
STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Rosa M. Martinez  
Requesting Party (Signature)

7-15-14  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Special Warranty Deed with Vendor's Lien

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

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

7-16-14  
Date

Raul Castillo  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

2-1572

Jul. 14, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

E5038-01-000-0063-00

[ 1 ] OWNER: MARTINEZ, ROSA MARIA

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
ELDORA HEIGHTS M/H PH 1 LOT 63

P.O. BOX 148  
LA VILLA, TX. 78562

Telephone No. 457-8693

LOCATION: 0 ELDORA & R. LONGORIA

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

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

[ 10 ] EST. COST OF CONST.: \$27,000

[ 5 ] SIZE OF STRUCTURE: 1,312 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

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

MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 20' WEST SIDE 6' REAR 20' EAST SIDE 10'  
CORNER SIDE 10'

**FOR COUNTY USE ONLY  
APPLICATION FEES**

Alvaro Castedo 7-14-14  
Prepared by Date

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

Rudy Pios 7-11-14  
Approved by Date

Light [X] Water [X]

Flood Zone: NO 0425C Pct: 0  
Panel No. /Suffix: \_\_\_\_\_

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

Rosa Maria Martinez 7-14-14  
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.

1497889

**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: July 12, 2005

Grantor: Eldora Heights, L.L.C., a Texas Limited Liability Company  
Grantor's Mailing Address:  
P.O. Box 5848  
McAllen, Texas 78502

Grantee: ROSA MARIA MARTINEZ  
First Grantee's Social Security Number: 571-16-8423

Grantee's Phone Number: (956) 262-8297  
Grantee's Mailing Address (including county):  
P.O. BOX 148  
LA VILLA, Texas 78562  
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 Fourteen Thousand Five Hundred Dollars and No Cents (\$14,500.00), 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 John G. Phillips, Trustee.

Property (including any improvements):

Lot(s) 63, Eldora Heights Mobile Home Subdivision, Phase I, as shown by the map or plat thereof recorded in Volume 37, Pages 102 and 103, Map Records, Hidalgo County, Texas

**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, and there is also 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.

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;
9. Taxes for the current year which shall be paid by Grantor and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. 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;
11. Easements, reservations and restrictions as may be shown on the recorded map or plat of said subdivision as recorded in Volume 37, Pages 102 and 103, Map Records, Hidalgo County, Texas.
12. Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.
13. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease (s) dated November 22, 1984, recorded in Volume 2056, Page 848, and dated December 27, 1986, recorded in Volume 2387, Page 922, both in the Official Records of Hidalgo County, Texas.
14. Restrictive Covenants as set forth in the "Declaration of Covenants, Conditions and Restrictions" recorded in the Office of the County Clerk of Hidalgo County, Texas, under Document Number 987695.

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.

Page -1-

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.

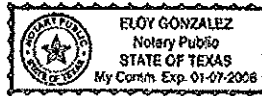
Eldora Heights, L.L.C., a Texas Limited Liability Company

BY: [Signature]  
John G. Phillips, President

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 12 day of July, 2005, by John G. Phillips, President of Eldora Heights, L.L.C., a Texas Limited Liability Company on behalf of said Texas Limited Liability Company.



[Signature]  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Eldora Heights, L.L.C.  
P.O. Box 6048  
McAllen, Texas 78502

Filed for Record in  
Hidalgo County  
by J. O. Ballins III  
County Clerk  
On Jul 18, 2005 at 02:18P  
As a Recording  
Document Number: 1497889  
Total Fees: 16.00  
Receipt Number - 691693  
By: Anna Maria Muniz, Deputy