

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. Juan Rene Gonzalez	4-13545
2. Jaqueline Neave	4-13454
3. Hector Guerra	4-13229
COMM. COURT: July 29, 2014	



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No:

4-13454
00-20-14

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: Jaqueline Neave

Address: 8003 Locker
Ave, Edinburg
TX. 78541

Phone: (312) 608-6121

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

Water Supplier: NAWSL

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

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

regarding the land described as:

Cardinal Gardens Lot # 5

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

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

- Yes A plat has been prepared;
- Yes A plat has been reviewed and approved by the Commissioners Court;
- 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) 1-22-06

(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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956-205-7045
956-205-7049

Precinct 1 2 3 4

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

Application No:

4-13454
06-20-14

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: Jaqueline Weaver

Address: 8003 Locker Ave
Edinburg TX 78541

Phone: (312) 608-6121

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

Cardinal Courts Lot #5

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jaqueline Weaver Julius, 22, 14
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

March
Date

How. Castilleo
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-13454

Jun. 20, 2014

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

C1617-00-000-0005-00

[1] OWNER: NEAVE, JAQUELINE

[7] LEGAL DESC./NAME OF SUBDIVISION
CARDINAL GARDEN LOT # 5

8003 LOCKER AVE.
EDINBURG, TX. 78541

312-608-6121

Telephone No. -

LOCATION: 0 2812 & DOOLITTLE

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$37,000

[5] SIZE OF STRUCTURE: 1,040 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES.MOVE-IN.ZONE.X-01

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 25' SIDE 6' REAR
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: _____ Pct: 4

Community No.: _____

Certification of Elevation
Required: YES NO BFE

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

Prepared by

[Signature]

Date

06/20/14

Approved by

[Signature]

Date

06/13/14

Signature of Owner or Applicant

Jaqueline Neave

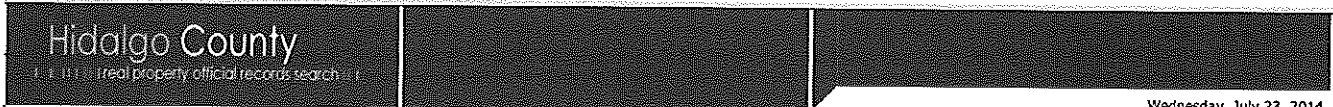
Date

6-20-14

[NOTICE]

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

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



Place your cursor on the buttons below and a description of what each button is used for will appear.

[Back to the search page](#)

Printing Instructions



Recorded @n-2014 Jun-02 As-2517905

ASSUMPTION WARRANTY DEED

Date: May 28, 2014

Grantor: Francisco Avila and Esteban Neave Hidrogo

2517905

Grantor's Mailing Address (including county):

8003 Locker Avenue
Edinburg, TX 78542
Hidalgo County, Texas

Grantee: Jaqueline Neave

Grantee's Mailing Address (including county):

8003 Locker Avenue
Edinburg, Texas 78542
Hidalgo County, Texas

Consideration: Cash and other good and valuable consideration paid from Grantee's separate property and Grantor's assumption of the unpaid principal and earned interest on the note in the original principal sum of Nineteen Thousand Nine Hundred Dollars and No Cents (\$19,900.00) dated March 27, 2008, executed by Francisco Avila and Esteban Neave Hidrogo and payable to the order of Gudrun Schamberger (formerly known as Gudrun Filer). The note is secured by a Vendor's Lien and additionally secured by a Deed of Trust dated March 27, 2008, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File Number 1875961. Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note. Grantor assigns to Grantee both the casualty insurance policy on the property and all funds on deposit for payment of taxes and insurance premiums.

Property (including any improvements):

Lot 5, Cardinal Gardens Subdivision, as shown by the map or plat thereof recorded in Volume 49, Page 133-135, of the Map Records, Hidalgo County, Texas

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;

Place your cursor on the buttons below and a description of what each button is used for will appear.

[Back to the search page](#)

Printing Instructions



Recorded On: 2014-Jun-02 As: 2517835

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

FAA
Francisco Avila

ESTEBAN NEAVE
Esteban Neave Hidrogo

ACCEPTED:

Jaqueline Neave
Jaqueline Neave

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 30th day of May, 2014, by Francisco Avila.



L. Villaseñor
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 30th day of May, 2014, by Esteban Neave Hidrogo.

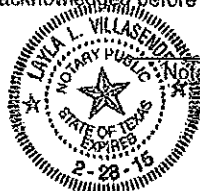


L. Villaseñor
Notary Public, State of Texas

(Acknowledgment)

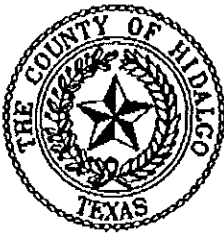
State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 30th day of May, 2014, by Jaqueline Neave.



L. Villaseñor
Notary Public, State of Texas

After Recording Return To:
Jaqueline Neave
8003 Locker Avenue
Edinburg, TX 78542



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 2 3 ④

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

Application No: 4-13545

* AE-25

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 Rene Gonzalez

Address: P.O. Box 1822
Edinburg TX 78540

Phone: (956) 227-6400

Approved by Environmental Health:	Temporary Service 	Final Service
Inspection/Permit No:	Authorized Signature <u>TCM/light</u>	Authorized Signature
Date Approved:	<u>7/16/14</u>	<u>1/1</u>

Water Supplier: North Namo Water Supply

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

Account/ESI No.: 10032789455914719
[X] Temporary Pole [X] Permanent Service
07-16-14

regarding the land described as: Residential Evergreen Valley Est. Lot # 74

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

- no 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;
- no electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 03-16-07);

(verified by Maria Lopez);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

Main Office
1304 South 25th Street
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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: 4-15545

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 Rene Gonzalez

Address: P.O. Box 1822
Edinburg TX. 78540

Phone: (956) 227-6400

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

Evergreen Valley Est. Ph. III Lot 74

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

X [Signature]
Requesting Party (Signature)

7/16/14
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy is in your office

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

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

07/17/14
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-13545

Jul. 15, 2014

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

E8250-03-000-0074-00

[1] OWNER: GONZALEZ, JUAN RENE & ANA
BEA SANCHEZ
P.O. BOX 1822
EDINBURG TX, 78540
Telephone No. 227-6400

[7] LEGAL DESC./NAME OF SUBDIVISION
EVERGREEN VALLEY EST #3 LOT 74
8/20/09NW/AG/F

LOCATION: 0 SKINNER & MILE 20

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$150,000

[5] SIZE OF STRUCTURE: 4,200 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES.HOME.ZONE.AE

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 50' SIDE 6'
REAR 35' . ELEVATION AS PER FEMA

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 07/15/14

OTHER _____
TOTAL AMOUNT \$30.00

Approved by [Signature] Date 07/15/14

Light [] Water []
Flood Zone: MI 0325 Pct: 4
Panel No. /Suffix: _____

Signature of Owner or Applicant Rene Gonzales Date 7-15-14

Community No.: 480334
Certification of Elevation
Required: YES NO BFE

Juan Jose

[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.

Place your cursor on the buttons below and a description of what each button is used for will appear.

[Back to the search page](#)

Printing Instructions



Recorded On: 2008-Feb-15 AS-1970815

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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

1970815

Date: November 10, 2008

Grantor: Evergreen Valley Inc., a Texas Corporation
 Grantor's Mailing Address:
 3714 S. Exp. 281
 Edinburg, Texas 78539

Grantee: Juan Reno Gonzalez and Ana Bea Sanchez
 Grantee's Phone Number: (956) 227-6400
 Grantee's Mailing Address (including county):
 P. O. Box 1822
 Edinburg, Texas 78540
 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 Seventy One Thousand Nine Hundred Fifty & No/100's (\$71,950.00), 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 Nancy Scurlock, Trustee.

Property (including any improvements):

Lot(s) 74, Evergreen Valley Estates, Phase III, as shown by the map or plat thereof recorded in Volume 52, Pages 135-144, Map Records, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated October 13, 2006, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1703891. 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. A lien securing a promissory note (the "Prior Note"), dated October 13, 2006, payable to the order of Sundown Developments, Ltd., a Texas Limited Partnership 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 1703892. 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;
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;
6. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
7. Rights of adjoining owners in any walls and fences situated on a common boundary;
8. Any discrepancies, conflicts, or shortages in area or boundary lines;
9. Any encroachments or overlapping of improvements;
10. 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;
11. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;

Handwritten initials/signature: JRG, ABS

Place your cursor on the buttons below and a description of what each button is used for will appear.

[Back to the search page](#)

Printing Instructions



Recorded On: 2009-Feb-13 As: 1970615

- 12. 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;
- 13. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Evergreen Valley Estates, Phase III, as shown on the plat thereof, recorded in Volume 52, Pages 135-144, Map records of Hidalgo County, Texas; and
- 14. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom. If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

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

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

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

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

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

Evergreen Valley Inc., a Texas Corporation

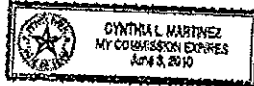
BY: *[Signature]*
Herb Scutlock III, Secretary

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 10th day of November 2008, by Herb Scutlock III, Secretary of Evergreen Valley Inc., a Texas Corporation, on behalf of said Texas Corporation.

[Signature]
Cynthia L. Martinez
Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Evergreen Valley Inc.
3714 S. Exp. 281
Edinburg, Texas 78539
Special Warranty Deed
Page 2

[Handwritten initials]
JRC
ABS



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
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956-968-4734
956-973-7850

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

Precinct 1 2 3 ④

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

Application No: 4-15229

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: Hector Guerra

Address: 824 Del Oro Ln
Pharr TX

Phone: 956-638-5580

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Charles Sesin</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>7 11 8 11 4</u>

Water Supplier: DA

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

Account/ESI No.: 27185-527
 Temporary Pole [] Permanent Service

regarding the land described as:

LA PUERTA SUB LOT-117

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 8-10-06);

(verified by Jorge Castillo);

(verified by Charles Sesin);

(verified by Charles Sesin);

(verified by Jorge Castillo);

Jorge Castillo
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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

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

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

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

Precinct 1 2 3 4

Application No: 4-13279

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: HECTOR GUERRA

Address: 824 DA ORO LN
PHARR TX

Phone: 638-5580

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

LA PUERTA LOT-117

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] 7/16/14
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/22/14
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-13229
Apr. 15, 2014

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

L1770-01-000-0117-00

[1] OWNER: INTER NATIONAL BANK

1801 S. SECOND ST.
MCALLEN, TX. 78503
Telephone No. 638-5580

[7] LEGAL DESC./NAME OF SUBDIVISION
LA PUERTA LOT 117

[2] CONTRACTOR: SELF

LOCATION: 0 107 & WARE

[3] WATER SYSTEM: SHAR

[8] SEWAGE: PUBLI

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

[9] CONSTRUCTION TYPE: BRIC

[5] SIZE OF STRUCTURE: 2,502 Sq. Ft.

[10] EST. COST OF CONST.: \$120,000

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS & SETBACKS
FRONT 25' SIDE'S 6' REAR 15' FINISH FLOOR OF ELEV.
18" NATURAL GROUND. (RECOMMENDED)

FOR COUNTY USE ONLY APPLICATION FEES

Flore C. Castilleo 4-15-14
Prepared by Date

OTHER _____
TOTAL AMOUNT \$30.00

T.S. Amadoro 4-21-14
Approved by Date

Light [X] Water [X]

Flood Zone: MI Panel No. /Suffix: 030150 Pct: 4

Community No.: 180334

Certification of Elevation
Required: YES NO BFE

[Signature] 4-15-14
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.

SIERRA TITLE

1019165

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON WHO HAS MADE A DEED OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS RECORDED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

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WARRANTY DEED WITH VENDOR'S LIEN

Date: **MAY 30, 2014**

Grantor: **TRI D'S LLC, a Texas limited liability company**

Grantor's Mailing Address:

**824 DEL ORO LANE
PHARR, TEXAS 78577
HIDALGO COUNTY**

Grantee: **HECTOR GUERRA CONSTRUCTION, LLC, a Texas limited liability company**

Grantee's Mailing Address:

**907 S. CAGE BLVD.
PHARR, TEXAS 78577
HIDALGO COUNTY**

Consideration: Cash and a note of even date executed by Grantee and payable to the order of INTERNATIONAL BANK OF COMMERCE in the principal amount of TWENTY SIX THOUSAND NINE HUNDRED NINETY DOLLARS (\$26,900.00) of which SEVENTEEN THOUSAND AND NO/100THS DOLLARS (\$17,000.00) advanced towards the purchase price of the property described herein. The note is secured by a first mortgage and vendor's lien and superior title retained in this deed in favor of INTERNATIONAL BANK OF COMMERCE and by a first-lien deed of trust of even date from Grantee to BELINDA LEAL, Trustee.

Property (including any improvements):

Lot 117, LA PUERTA SUBDIVISION PHASE I, an Addition to the City of McAllen, Hidalgo County, Texas, according to map thereof recorded in Volume 51, Pages 62 and 63, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

Right-of-Way Easement granted to Magic Valley Electric Cooperative, Inc., a Texas Corporation by instrument dated July 15, 1982, recorded in Volume 1792, Page 240, Deed Records of Hidalgo County, Texas.

Water Service Agreement in favor of Sharyland Water Supply Corporation by instrument dated March 24, 2006, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 24, 2006, under Clerk's File No. 1594175.

Easement granted by Linva Development, a General Partnership, comprised of Broad Texas Corporation and Elco Partnership, Ltd., a Texas Limited Partnership to instrument dated June 29, 2006, filed for record in the Office of the County Clerk of Texas, on July 6, 2006, under Clerk's File No. 1635678, correction filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 4, 2006, under Clerk's File No. 1

A ten foot (10') Utility Easement along the North side of subject property as shown in Volume 51, Page 62 and 63, Map Records of Hidalgo County, Texas.

Easements and conditions as shown on the Map recorded in Volume 51, Page 62 and 63, Map Records of Hidalgo County, Texas;

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

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 the plat recorded in Volume 51, Page 62 and 63, Map Records of Hidalgo County, Texas.

A ten foot (10') Minimum Setback Line along the rear of said property as shown on the plat recorded in Volume 51, Page 62 and 63, Map Records of Hidalgo County, Texas.

A six foot (6') Minimum Setback Line along the sides of said property as shown on the plat recorded in Volume 51, Page 62 and 63, Map Records of Hidalgo County, Texas.

An eighteen foot (18') Minimum Garage Setback as shown on the plat recorded in Volume 51, Page 62 and 63, Map Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved in Deed dated July 3, 1984, recorded in Volume 2006, Page 62 and in Deed dated November 22, 1996, filed November 25, 1996, under Clerk's File No. 564395, Records of Hidalgo County, Texas.

Oil and Gas Lease dated March 15, 1977, from Hugh Kirkpatrick, et al, to Norman E. Graham recorded in Volume 366, Page 283, Oil and Gas Records of Hidalgo County, Texas. Title to said Lease not ch subsequent to date of aforesaid instrument. Agreement as shown in instrument dated September 21, recorded in Volume 1545, Page 782, Deed Records of Hidalgo County, Texas.

Oil and Gas Lease dated November 3, 1977, from Hidalgo County Water Control and Improv District No. 1 to Norman E. Graham recorded in Volume 371, Page 705, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease dated March 31, 1981, from James Thomas Glenn, Jr., et al, to J. M. Huber Corpo recorded in Volume 404, Page 342, Oil and Gas Records of Hidalgo County, Texas.

Non-Drilling Agreement dated December 20, 1983, recorded in Volume 1920, Page 726, and February 3, 1992, recorded in Volume 3211, Page 718, both in Official Records of Hidalgo County, 1

All rights, titles and interests in and to all portions of the subject property lying within a drainage drainage pipe, drainage line, a canal or an irrigation line as may be claimed in fee by Hidalgo C Irrigation District No. 1.



Liens for assessments as set out in instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 25, 2006 under Clerk's File No. 1656038.

Terms, conditions, and stipulations contained in Assignment of Rent, Income, and Security, dated March 11, 2014, between TRI's, LLC, a Texas limited liability company, as Assignor, and International Bank of Commerce, as Assignee, filed for record in the Office of the County Clerk of Hidalgo County, Texas on March 27, 2014, under Clerk's File No. 2498202, Official Records of Hidalgo County, Texas.

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on June 8, 2010, under Clerk's File No. 2106038 and amended by Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 8, 2010, under Clerk's File No. 2106038 as shown on the map recorded in Volume 51, Pages 62 and 63, Map Records, Hidalgo County, Texas, omitting any covenant condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

Standby fees, taxes and assessments by any taxing authority for the year 2014 and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions, Easements, Encumbrances and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the 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 against all lawful claims the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and 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 will become absolute.

INTERNATIONAL BANK OF COMMERCE, at Grantee's request, has paid in cash to Grantor that purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of INTERNATIONAL BANK OF COMMERCE as referred to INTERNATIONAL BANK OF COMMERCE without recourse against Grantor.

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

TRI D'S LLC, a Texas limited liability company

BY: *Hector Guerra*
HECTOR GUERRA, Manager

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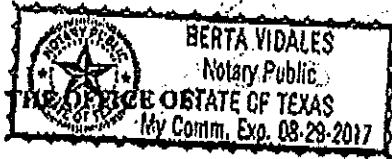
E OF TEXAS)

NTY OF HIDALGO)

This instrument was acknowledged before me on June 09,
FOR GUERRA, Manager for TRID'S LLC, a Texas limited liability company, on behalf

Berta Vdales

Notary Public, State of Texas



ARED IN

531V
LAW OFFICES, PLLC
11110TH STREET
DR, STE C5
L TEXAS 7824
OC5:101965-WDVA:1MV)

FOR RECORDING RETURN TO:
FOR GUERRA CONSTRUCTION, LLC
CAGE BLVD.
UR, TEXAS 78577

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