

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Arqcarpa Construction	4-13510
2.	Michael Cantu	4-13569
3.	Martin Villanueva Const. LLC	4-13571
4.	Balde's Land Development	4-13236
5.	Luis A. & Luz E. Rios	4-13579
6.	Ivan Rios & Briselda Sehgal	4-13431
7.	Cesar Cardenal	4-13628
8.	Camino Real Builders	4-13435
COMM. COURT: August 12, 2014		



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 2 3(4)

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

Application No: 4-13510

### 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:

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>7-12-14</u>

Name: ARCORPA CONSTRUCTION  
ON CESAR CARDENAS

Address: 922 EAST ESPERANZA  
ST. 11  
Mission, TX

Phone: 956-358-3643

Water Supplier: Shonyland water supply

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

Account/ESI No.: 161309-043  
 Temporary Pole  Permanent Service

regarding the land described as:

LA PUERTA SUBDIVISION # 71

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  
Yes  
Yes

A plat has been prepared;  
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;

(Date approved 8-10-04);  
Flor Casillas  
(verified by Flor Casillas)

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;

(verified by [Signature]);

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;

(verified by [Signature]);

Yes

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(verified by Flor Casillas);

Flor Casillas

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Rev. 02-19-10

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Precinct 1 2 3 4

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

Application No: 4-13510

### 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: ARCONDA CONSTRUCTION CO Cesar Arconada

Address: 929 EAST Esperanza St. #1  
Waller, Tx 78504

Phone: 956-358-3643

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

LD PUERTA LOT 471

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

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



Requesting Party (Signature)

7/28/14  
Date

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

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

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

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

7/20/14  
Date

Shawn Castillo  
County Official

CHARGE: VLTC  
GF# 108736

**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: October 9, 2007

Grantor: LINVA DEVELOPMENT, a General Partnership, comprised of BROADWAY HARDWARE, INC., a Texas Corporation and ELCO PARTNERSHIP, LTD., a Texas Limited Partnership

Grantor's Mailing Address (including county): 413 Nightingale  
McAllen, Hidalgo County, Texas 78504

Grantee: ARQCARPA DESIGN MANAGEMENT & CONSTRUCTION, LLC, a Texas Limited Liability Company

Grantee's Mailing Address (including county): 929 E. Esperanza, Suite 11  
McAllen, Hidalgo County, Texas 78501

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of BANK OF SOUTH TEXAS in the principal amount of TWO HUNDRED SIXTY-EIGHT THOUSAND AND NO/100THS (\$268,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

All of Lots 68, 69, 70, 71, 72, 75, 76, 97, 98 and 124, LA PUERTA SUBDIVISION PHASE I, Hidalgo County, Texas, according to the map recorded in Volume 51, Page 62, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Restrictive covenants set forth in Instrument dated August 25, 2006, filed August 25, 2006, under Document Number 1656038, Official Records and Volume 51, Page 62, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated August 25, 2006, filed August 25, 2006 under Document Number 1656038, Official Records, Hidalgo County, Texas. However, said lien is subordinated to any Mortgage Vendor's Lien or Deed of Trust filed for record prior to the date payment of such assessments and/or maintenance charges become due.
3. Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1 and easements and restrictions as shown on the map of the above described subdivision.

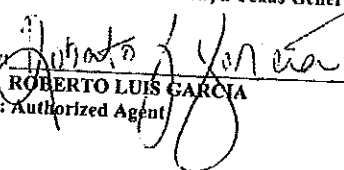
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to 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.

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

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

LINVA DEVELOPMENT, a Texas General Partnership

By:   
ROBERTO LUIS GARCIA  
Its: Authorized Agent

3  
filed November 25, 1996, under Document Number 564395, Official Records of Hidalgo County, Texas.

8. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Sadie Pearl Glenn, widow of J.T. Glenn, deceased to J.M. Huber Corp., dated March 22, 1976, recorded in Volume 358, Page 198, Oil and Gas Records of Hidalgo County, Texas. (Covers Lots 68, 69, 70, 71, 72, 75 and 76)
9. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Hugh Kirkpatrick, Individually and as Independent Executor of the Estate of Irene Moncrief Kirkpatrick, deceased to Norman E. Graham, dated March 15, 1977, recorded in Volume 366, Page 283, Oil and Gas Records of Hidalgo County, Texas. Extension as shown by Instrument filed September 21, 1977, recorded under Document Number 28623, Oil and Gas Records of Hidalgo County, Texas. (Covers Lots 75, 76, 97, 98 and 124)
10. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Sadie Pearl Glenn, widow of J.T. Glenn to J.M. Huber Corporation, dated March 31, 1998, recorded in Volume 403, Page 591, Oil and Gas Records of Hidalgo County, Texas. (Covers Lots 68, 69, 70, 71, 72, 75 and 76)
11. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by James Thomas Glenn, Jr. and wife, Shirley Ann Glenn to J.M. Huber Corporation, dated March 31, 1981, recorded in Volume 404, Page 342, Oil and Gas Records of Hidalgo County, Texas.
12. Water Service Agreement in favor of Sharyland Water Supply Corporation as shown by instrument dated March 21, 2006, filed March 24, 2006 under Document Number 1594175, Official Records of Hidalgo County, Texas.
13. Standby fees, taxes and assessments by any taxing authority for the year 2007, and subsequent years, the payment of which Grantee assumes.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property 'AS IS', 'WHERE IS' with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

(Acknowledgement)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 10<sup>th</sup> day of October, 2007 by ROBERTO LUIS GARCIA, Authorized Agent of LINVA DEVELOPMENT, A General Partnership, on behalf of said partnership.



*Patricia Galindo*  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
ARQCARPA DESIGN MANAGEMENT  
CONSTRUCTION, LLC  
929 E. Esperanza, Suite 11  
McAllen Texas, 78501

PREPARED IN THE LAW OFFICE OF:  
& L.G. 'JERRY' CANALES  
2406 W. University Drive  
Edinburg, Texas 78539  
File No.: 108736

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-13510

Jul. 7, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

L1770-01-000-0071-00

[ 1 ] OWNER: ARQCARPA DESIGN MNGMENT &  
CONSTRUCTION, LLC.  
929 E. ESPERANZA, STE. 11  
MCALLEN, TX. 78501  
Telephone No. 358-3643

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LA PUERTA LOT 71

LOCATION: 0 ROTH & MILE 17 1/2

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: BLOC

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

[ 10 ] EST. COST OF CONST.: \$50,000

[ 5 ] SIZE OF STRUCTURE: 1,800 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW RES. CONST

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT:25' BACK:15' SIDE:6' SIDE:6'  
FLOODZONE: X-01 18" ABOVE TOP OF CURB.

## FOR COUNTY USE ONLY APPLICATION FEES

MARIA CERRE  
Prepared by

7-7-14  
Date

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 03250 Pct: 4

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

[Signature]  
Approved by

7-2-14  
Date

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

[Signature]  
Signature of Owner or Applicant

7/7/14  
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.



# PLANNING DEPARTMENT

Rev. 02-19-10

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Precinct No.1 Substation  
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956-968-4734  
956-973-7850

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

Precinct 1 2 3 **4**

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

Application No: 4-13569

### 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: Michael Cantu

Address: 1/4 MI SOUTH  
OF SH 107 ON  
FM 493, La Blanca, TX

Phone: 956-207-0149

Approved by Environmental Health:	Temporary Service _____	Final Service <u>Sesin</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>[Signature]</u>
Date Approved:	<u>1 1</u>	<u>7/29/14</u>

Water Supplier: N.A.W.S.C

Utility Provider:  M.V.E.C.     AEP

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

regarding the land described as: Lot ~~7~~<sup>199</sup>, Oakland Village Ph3, Edinburg, TX

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) 10-28-05  
[Signature]  
 (verified by) [Signature]  
[Signature]  
7-29-14  
 (verified by) [Signature]  
7-29-14  
 (verified by) [Signature]  
 (verified by) [Signature]

Raul E. Sesin  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

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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: 4-135269

### 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: Michael Cantu

Address: 1/4 MI SOUTH OF 107 ON  
FM 493, La Blanca, TX

Phone: 956-207-0149

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

Lot # 199, Oakland Village Ph: 3, Edinburg TX

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

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

Michael Cantu  
Requesting Party (Signature)

7/29/14  
Date

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

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

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

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

7/30/14  
Date

George Castano  
County Official

SIERRA TITLE  
CLOSER W GF# 3153892

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

General Warranty Deed

Date: June 16, 2014

Grantor: MARCO ANTONIO PIZARRO SUAREZ

Grantor's Mailing Address: 803 Cimarron Dr.  
Mission, Texas 78572  
Hidalgo County

Grantee: MAVERICK VALLEY BUILDERS, LLC

Grantee's Mailing Address: 18340 FM 493  
La Blanca, Texas 78558  
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

Lot 199, OAKLAND VILLAGE PHASE-III, an Addition to the City of Edinburg, Hidalgo County, Texas, according to amended map thereof recorded in Volume 49, Pages 40, 41, and 42, 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 filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 22, 2005, under Clerk's File No. 1462488, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 4, 2005, under Clerk's File No. 1540732, as affected by articles filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 7, 2012, under Clerk's File No. 2278769, and in Volume 49, Pages 40, 41, and 42, 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.

Right-of-Way Easement reserved on plat recorded in Volume 49, Pages 40, 41, and 42, Map Records of Hidalgo County, Texas.

A fifteen foot (15') Utility Easement along the West side of subject property as shown on plat recorded in Volume 49, Page 40, Map Records of Hidalgo County, Texas.

A ten foot (10') Electrical and Utility Easement along the East side of subject property as shown on plat recorded in Volume 49, Page 40, Map Records of Hidalgo County, Texas.

Easements and conditions as shown on the Map recorded in Volume 49, Pages 40, 41 and 42, 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 49, Pages 40, 41, and 42, Map Records of Hidalgo County, Texas.

Minimum Setback Line along the side shall be six feet (6'), or to easement line, which ever is greater, as shown on plat recorded in Volume 49, Pages 40, 41, and 42, Map Records of Hidalgo County, Texas.

Minimum Setback line along the rear shall be twenty percent (20%) of lot depth, not to exceed forty feet (40'), as shown on plat recorded in Volume 49, Pages 40, 41, and 42, Map Records of Hidalgo County, Texas.

An eighteen foot (18') Minimum Garage Setback as shown on plat recorded in Volume 49, Pages 40, 41, and 42, Map Records of Hidalgo County, Texas.

Oil and Gas Leases in favor of Mellon Energy Company, recorded in Volume 362, Page 157 and Volume 362, Page 349, both in Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease in favor of Hankey Oil Company, recorded in Volume 409, Page 213, and Volume 411, Page 369, Deed Records of Hidalgo County, Texas.

Oil and Gas Leases in favor of Samson Lonestar Limited Partnership, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File No.s' 768134, 769953, 769954, 773295, 773299, 773305, 773311, 773344, 773349, 773533, 796221, 796223 and 797851.

All oil, gas, and other minerals reserved in Deed recorded in Volume 649, Page 408, Deed Records of Hidalgo County, Texas and in Deed dated December 7, 2005, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on December 12, 2005, under Clerk's File No. 1554486.

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 and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 22, 2005, under Clerk's File No. 1462488, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 4, 2005, under Clerk's File No. 1540732 and as affected by articles filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 7, 2012, under Clerk's File No. 2278769.

No building permitted over any easements as shown on plat recorded in Volume 49, Pages 40, 41, and 42, Map Records of Hidalgo County, Texas.

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.

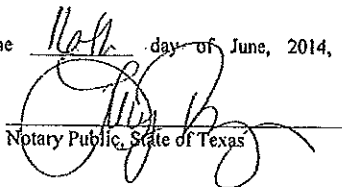
When the context requires, singular nouns and pronouns include the plural.

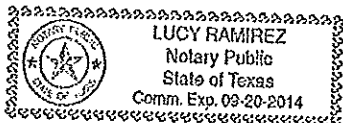
  
MARCO ANTONIO PIZARRO SUAREZ

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 11th day of June, 2014, by  
MARCO ANTONIO PIZARRO SUAREZ.

  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
MAVERICK VALLEY BUILDERS, LLC  
18340 FM 493  
La Blanca, Texas 78558

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#3153892;MW/bm

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-13569

Jul. 18, 2014

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

00480-03-000-0199-00

[ 1 ] OWNER: MAVERICK VALLEY BUILDERS,LLC

P.O. BOX 204  
LA BLANCA, TX. 78558

Telephone No. 207-0149

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
OAKLAND VILLAGE #3 LOT 199

LOCATION: 0 WISCONSIN & R. LONGORIA

[ 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.: \$110,000

[ 5 ] SIZE OF STRUCTURE: 2,323 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

**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 22' . 18" ABOVE TOP OF ST

## FOR COUNTY USE ONLY APPLICATION FEES

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

Light [ ] Water [ ]

Flood Zone: NO  
Panel No. /Suffix: 0425 Pct: 4

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

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

Prepared by [Signature] Date 07/18/14

Approved by [Signature] Date 07/17/14

Signature of Owner or Applicant [Signature] Date 7/18/14

### [ 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.



# 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: 4-13571

### 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:

Approved by Environmental Health:	Temporary Service 	Final Service
Name: <u>Martin Villanueva Const. LLC</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:	<u>Temp light</u>	
Date Approved:	<u>7/25/14</u>	<u>1 1</u>

Name: Martin Villanueva Const. LLC  
Address: 3528 Buddy Owens Ave  
McAllen TX 78501

Water Supplier: N/A

Utility Provider:  M.V.E.C.     AEP

Phone: 956-686-7636

Account/ESI No.: 67174-338  
 Temporary Pole     Permanent Service

regarding the land described as: LA Puerto Va 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;  
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;

(Date approved 8/10/14)  
(verified by [Signature])

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;

(verified by [Signature]);

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;

(verified by [Signature]);

yes

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(verified by [Signature])

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
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956-973-7850

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

Precinct 1 2 3/4

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

Application No: 4-13571

### 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: Martin Villanueva Const. LLC

Address: 3528 Buddy Owens Ave  
McAllen TX 78504

Phone: 956-686-7636

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

Lot 5, La Puerta Subd

#### 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)

7/29/14  
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:

7/30/14  
Date

[Signature]  
County Official

**CHARGE TO: VLTC  
GF #139238 (AR)**

**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:** July 9, 2014

**Grantor:** ALMA ROBLEDO, a single person

**Grantor's Mailing Address:**

1317 E. Champion St.  
Edinburg, Texas 78539  
Hidalgo County

**Grantee:** MARTIN VILLANUEVA CONSTRUCTION, LLC, a Texas Limited Liability Company

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

3528 Buddy Owens Blvd.  
McAllen, Texas 78504  
Hidalgo County

**Consideration:** TBN AND NO/100 DOLLARS and other good and valuable consideration.

**Property (including any improvements):**

All of Lot 5, LA PUERTA SUBDIVISION PHASE I, Hidalgo County, Texas, according to the map recorded in Volume 51, Pages 62 thru 67, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

**Reservations from Conveyance:**

None

Jul. 25. 2014 3:39PM No. 125 (amip. 3  
unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

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

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

Minimum floor elevations, setback lines, easements and restrictions as shown on the map of La Puerta Subdivision Phase 1, recorded in Volume 51, Pages 62 thru 67, Map Records of Hidalgo County, Texas.

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

Right of way easement in favor of Sharyland Water Supply Corporation as shown by instrument dated October 20, 1978, recorded in Volume 1598, Page 921, Deed Records of Hidalgo County, Texas.

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

Easement and right of way easement in favor of Magic Valley Electric Cooperative, Inc., a Texas Corporation as shown by instrument dated March 30, 1983, recorded in Volume 1832, Page 563, Deed Records of Hidalgo County, Texas.

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

Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s)

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between James Thomas Glenn, Jr. and wife, Shirley Ann Glenn, as Lessor, and J.M. Huber Corporation, as Lessee, dated March 31, 1981, recorded in Volume 404, Page 342, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).

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

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

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

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

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

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.

Taxes for the year 2014 and all subsequent years, the payment of which Grantee assumes.

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, 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 conveyance and warranty.

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

*Alma Robledo*  
ALMA ROBLEDO

ACKNOWLEDGMENT

STATE OF TEXAS

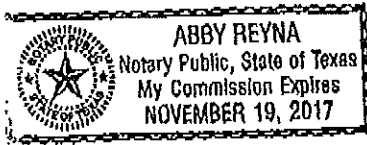
§

COUNTY OF HIDALGO

§

This instrument was acknowledged before me on the 07 day of July, 2014, ALMA ROBLEDO.

*Abby Reyna*  
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:  
Ciro Ochoa, Jr.  
2121 E. Griffin Pkwy., Suite 16  
Mission, Texas 78572  
GF #139238/AR;MM

AFTER RECORDING RETURN TO:  
Martia Villanueva Construction, LLC  
3528 Buddy Owens Blvd.  
McAllen, Texas 78504

Chapter 232 Texas LGC Application

APPLICATION NO:

4-13571

Jul. 21, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

L1770-01-000-0005-00

[ 1 ] OWNER: MARTIN VILLANUEVA CONSTRUCTI  
LLC.  
3528 BUDDY OWENS AVE  
MCALLEN, TX. 78504  
Telephone No. 686-7636

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LA PUERTA LOT 5

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$85,995

[ 5 ] SIZE OF STRUCTURE: 2,457 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RESIDENTIAL-HOUSE

Special Conditions: No construction allowed over any easements.  
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA  
REGULATIONS FRONT-25' REAR-25' SIDES-6'

FOR COUNTY USE ONLY  
APPLICATION FEES

Rodolfo Ruiz  
Prepared by

7-21-14  
Date

Rodolfo Ruiz  
Approved by

7-17-14  
Date

Chabel  
Signature of Owner or Applicant

7/21/14  
Date

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

Light [X] Water [X]

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

Community No.: 0325-D

Certification of Elevation  
Required:  YES  NO  BFE

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

[ 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

## 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: 4-137836

4-17-14

### 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: Balde's Land Development

Address: 4711 S. Alamo Rd. Ste 104  
Edinburg, TX 78542

Phone: (956) 783-2300

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

Water Supplier: City of Edinburg

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: 248860-002

Temporary Pole       Permanent Service

regarding the land described as: Los Venados #6 lot 612

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 10-23-05);  
Jane Castillo  
 (verified by Jane Castillo);  
Rhonda  
 (verified by Rhonda);  
Rhonda  
 (verified by Rhonda);  
Jane Castillo  
 (verified by Jane Castillo);

Jane 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: 4-13034  
4-17-14

### 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: Balde's Land Development  
Address: 4711 S. Alamo Rd. Ste 104  
Edinburg, TX 78542  
Phone: (956) 783-2300

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): Los Venados #6 lot 612

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

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

Bellemar Balders  
Requesting Party (Signature)

7/24/14  
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:

7/24/14  
Date

Alvaro Castillo  
County Official

RE: All of Lot 612 & 613, Los Venados Subdivision Phase VI, Hidalgo County, Texas, as per map thereof recorded in Volume 49, Page 30-37, Map Records of Hidalgo County, Texas.

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

COPY

Special Warranty Deed with Vendor's Lien

1. Date: August 12, 2013
2. Grantor: Garco, Ltd., A Texas Limited Partnership
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: Balde's Land Development, Inc., a Texas corporation
5. Grantee's Mailing Address: 4711 North Alamo Rd Suite 104, Edinburg, Hidalgo County, Texas 78539
6. Consideration: Ten and No/100THS (\$10.00) Dollars and a note of even date herewith in the original principal amount of Ninety One Thousand Five Hundred (\$91,500.00), payable to the order of Lone Star National Bank. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date herewith to David Deanda, Trustee.
7. Property: All of Lots 612 & 613, Los Venados Subdivision Phase VI, Hidalgo County, Texas, according to the map recorded in Volume 49, Pages 30-37, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.
8. Reservations from Conveyance: There is excepted from this conveyance and the Property is made subject to a drainage easement in favor of Los Venados Subdivision (all Phases), Hidalgo County, Texas, as to the area on the northern portion of the Property wherein there presently exists a pond(s) for such purposes. This easement is free, perpetual, uninterrupted and runs with all the lots of the subdivision (all Phases). This area is the natural drainage area of the subdivisions to receive runoff surface waters. The Property Owner's Association will have oversight of such ponds and the allowed use thereof but not to prohibit the use by Grantee for recreational purposes. Grantee must not interfere with the drainage and allow access to the ponds for maintenance purposes as directed by the Property Owner's Association.
9. Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following:
  - A. The contour map of Los Venados Subdivision, Phase VI indicates that portions of the Property are Zone A (flood zone) being the area that encompasses and includes the ponds.
  - B. The Declaration of Covenants, Easements, Conditions and Restrictions, which include liens and security interests in favor of the Property Owners' Association, to secure the payments of assessments. The Declaration is of record under Document Number 1220191, Official Records, Hidalgo County, Texas.
  - C. All of the following which are valid and subsisting and affect the Property and that are of record, in

the Office of the County Clerk, Hidalgo County, Texas, to-wit: all rights, rights of way, restrictions, reservations, reservations and leases of oil, gas and other minerals, reservations of *underground* water and easements (including, but not limited to, easements for roads, utilities, irrigation lines, high pressure gas pipe lines and Irrigation District drainage ditch), and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.

- D. Grantee's representations that: a. Grantee will have inspected the Property to Grantee's sole satisfaction, hiring the necessary experts to satisfy himself as to the condition of the Property without any reliance on any of Seller's representations; b. The parties are in relatively equal bargaining positions; c. Grantee is purchasing the Property "As Is", without any warranty (except the Special Warranty of Title) as per Exhibit "B" and d. Grantee is responsible for obtaining all necessary permissions and permits for the construction upon and/or use of the Property.
  - E. All zoning laws, regulations and ordinances of municipal, county and/or other governmental authorities, if any, relating to the property, or any part hereof.
  - F. Anything an on-the-ground A-1 survey would reveal.
  - G. The taxes for the year 2013 and subsequent years due to change in land usage or ownership.
  - H. Save and except Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals, in, on, under or that may be produced from the above described property.
  - I. Grantor hereby reserves to Grantor the groundwater rights, together with appurtenant easements as indicated in an Amendment to the DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS for "Los Venados Subdivision Phase VI," Hidalgo County, Texas, which amendment is of record by Document Number 1570860, Official Records, Hidalgo County, Texas.
10. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby 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 (continue below):
11. Special Warranty of Title: 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.
12. Vendor's Lien: LONE STAR NATIONAL BANK, at Grantee's request has paid Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of LONE STAR NATIONAL BANK.
13. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.

Re: All of Lot 612 & 613, Los Venados Subdivision Phase VI, Hidalgo County, Texas, as per map thereof recorded in Volume 49, Page 30-37, Map Records of Hidalgo County, Texas

14. Signature:

Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management L.L.C., a Texas Limited Liability Company

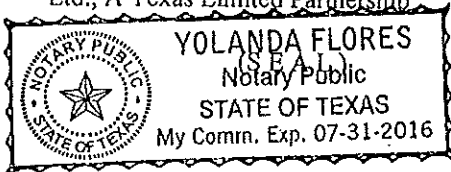
By: Richard A. Garza *President*  
Richard A. Garza, President

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 12<sup>th</sup> day of Aug, 2013, by Richard A. Garza, President of Garco Management L.L.C., a Texas Limited Liability Company, General Partner, on behalf of Garco, Ltd., A Texas Limited Partnership



Yolanda Flores  
Notary Public, State of Texas  
My Commission Expires: 7-31-2016

After Recording Return To:

Balde's Land Development, Inc.  
4711 North Alamo Rd, Suite 104  
Edinburg, Texas 78539

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-13236

Apr. 17, 2014

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

L6446-06-000-0612-00

[ 1 ] OWNER: BALDE'S LAND DEV., INC.

4711 S. ALAMO RD.  
EDINBURG, TX. 78542

Telephone No. 783-2300

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LOS VENADOS #6 LOT 612

4/8/14M248860-002/T/E GARAGE

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 281 & 490

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: INSTA

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

[ 9 ] CONSTRUCTION TYPE: BRIC

[ 5 ] SIZE OF STRUCTURE: 4,500 Sq. Ft.

[ 10 ] EST. COST OF CONST.: \$170,000

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

[ 11 ] SPECIAL FLOOD HAZARD AREA:        YES  
       NO

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL COUNTY SETBACKS & REGULATIONS  
FRONT 100' SIDES 20' REAR 15'  
MINIMUM ELEV. 18" ABOVE TOP OF STREET

## FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 022-5 D Pct: 4

Community No.: 480334

Certification of Elevation  
Required:        YES        NO        BFE

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

*Efron Blal*  
Prepared by \_\_\_\_\_ Date 4-17-14

*Rudy Rios*  
Approved by \_\_\_\_\_ Date 4-11-14

*[Signature]*  
Signature of Owner of Applicant \_\_\_\_\_ Date 4-17-14

### [ 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.



# 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: 4-13579

### 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: Luis A & Luz E. Rios

Address: 3604 Judith Ave  
Mescalito Tx. 78503

Phone: (954) 655-9078

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service <u>[Signature]</u> Authorized Signature
Inspection/Permit No:	<u>1 1</u>	<u>7 02 114</u>
Date Approved:		

Water Supplier: Alamo Water Supply Corp.

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

Account/ESI No.: 10032789404756669  
 Temporary Pole  Permanent Service

regarding the land described as: Venetian Ranches, Lot 17

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

- yes 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 10-02-01)  
[Signature]  
 (verified by [Signature])  
 (verified by Chardo Rios)  
 (verified by Chardo Rios)  
 (verified by [Signature])

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
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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: 4-13579

### 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: Luis A. & Luz E. Rios

Address: 3604 Judith Ave  
McAllen Tx 78503

Phone: (956) 655-9078

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

Venetian Ranches, Lot 17 Edinburg Tx.

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

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

Luis A. Rios  
Requesting Party (Signature)

7-23-14  
Date

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

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

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

Location of land verified and completed request accepted by Hidalgo County for processing on:  
7/30/14 Date  
George Castillo 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 WITH VENDOR'S LIEN

Date: July 9, 2014
Grantor: MINNIE WHITZEL, a single woman
Grantor's Mailing Address: 406 Sunset Blvd. Donna, Texas 78537 Hidalgo County

A True Copy Of The Original
I Certify This The 18th Day
Of July, 2014
By: [Signature] Barry E. Jones, Attorney

Grantee: LUIS RIOS and wife, LUZ EDITH RIOS
Grantee's Mailing Address: 3604 Judith Avenue McAllen, Texas 78503 Hidalgo County

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of THREE HUNDRED SEVEN THOUSAND and NO/100THS DOLLARS (\$307,000.00), payable to the order of LONE STAR NATIONAL BANK, and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained to the extent of \$52,000.00, and is additionally secured by a Deed of Trust of even date herewith to S. DAVID DEANDA, JR., Trustee.

Property (including any improvements):

All of Lot 17, VENETIAN RANCHES, an addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 38, Page 115 thru 118, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

- 1. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
2. Minimum floor elevations, setback lines, utility easements, 15 foot exclusive easement to N.A.W.S.C. and restrictions as shown on the map of Venetian Ranches, recorded in Volume 38, Pages 115 thru 118, Map Records of Hidalgo County, Texas.
3. Right of way easement in favor of Hidalgo County Irrigation District No. 1, as set forth in instrument recorded in Volume 1890, Page 62, Official Records, Hidalgo County, Texas.

4. Contract, Easement and Use Restriction in favor of Central Power & Light Company, dated March 27, 2002, recorded under Document Number 1117442, Official Records, Hidalgo County, Texas to furnish; maintain and operate underground electric cables and other facilities as may appear upon the map attached thereto.
5. Terms, stipulations and conditions contained in Certificate of Resolution of Hidalgo County Irrigation District No. One, dated September 20, 2001, filed July 29, 2002 under Document Number 1105777, Official Records of Hidalgo County, Texas.
6. Mineral and/or royalty reservation contained in deed dated November 29, 1951, recorded in Volume 735, Page 380; dated December 10, 1971, recorded in Volume 1306, Page 121 and dated December 10, 1971, recorded in Volume 1310, Page 59, Deed Records of Hidalgo County, Texas.
7. Mineral and/or royalty reservation contained in deed dated dated September 1, 1983, recorded in Volume 1920, Page 372 and dated May 1, 2001, filed May 22, 2001 under Document Number 972119, Official Records, Hidalgo County, Texas.
8. Covenants, Conditons and Restrictions dated October 17, 2001, filed October 18, 2001 under Document Number 1018059; and amendment dated October 23, 2001, filed October 24, 2001 under Document Number 1019286; dated November 15, 2001, filed November 20, 2001 under Document Number 1027253; dated January 16, 2002, filed January 25, 2002 under Document Number 1045615 and dated January 31, 2002, filed February 8, 2002 under Document Number 1050180, all in Official Records and Volume 38, Pages 115 thru 118, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
9. Taxes for 2014 and subsequent years, the payment of which Grantee assumes.

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

LONE STAR NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and the superior title to the Property are retained for the benefit of LONE STAR NATIONAL BANK, and are transferred to LONE STAR NATIONAL BANK, without recourse on Grantor.

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

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

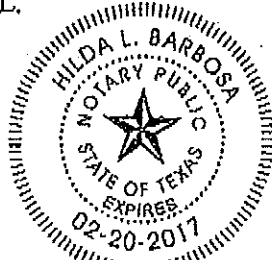
*Minnie Whitzel*  
MINNIE WHITZEL

STATE OF TEXAS  
COUNTY OF HIDALOG



Acknowledgment

This instrument was acknowledged before me on the 11<sup>th</sup> day of July, 2014, by MINNIE WHITZEL.



*Hilda L. Barbosa*  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:

BARRY E. JONES  
302 W. 2nd Street, Suite 3  
Mercedes, Texas 78570

PREPARED IN THE LAW OFFICE OF:

BARRY E. JONES

BEJ#2014-077  
G.F.#138582

\\ARREAL\BSTATE\2014 RE Files\Whitzel, Minnie, Sale to Rios 14-077\WARRANTY DEED WITH VENDORS LIEN - Copy (2).wpd

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-13579  
Jul. 22, 2014

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

V3054-00-000-0017-00

[ 1 ] OWNER: RIOS, LUIS & LUZ EDITH

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
VENETIAN RANCHES LOT 17

3604 JUDITH AVE.  
MCALLEN, TX. 78503

Telephone No. -

LOCATION: 0 CURVE & ALAMO

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$309,000

[ 5 ] SIZE OF STRUCTURE: 44,335 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW-RESIDENTIAL

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA  
REGULATIONS FRONT-25' REAR-40' SIDES-6'

### FOR COUNTY USE ONLY APPLICATION FEES

*Rochelle Rios*  
Prepared by

7-22-14  
Date

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

Light [X] Water [X]

*Rochelle Rios*  
Approved by

7-21-14  
Date

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

Community No.: 0325-D

Certification of Elevation  
Required:  YES  NO  BFE

*[Signature]*  
Signature of Owner or Applicant

07-22-14  
Date

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

### [ NOTICE ]

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

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



# 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: 4-13431

### 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: Ivan Rios

Address: 3909 E Mile 17  
Edinburg TX, 78542

Phone: (956) 207-0759

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>8 15 14</u>

Water Supplier: North Alamo

Utility Provider:  M.V.E.C.     AEP

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

regarding the land described as:

TRENTON MANOR LOT-49

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 12-20-82);  
[Signature]  
 (verified by [Signature]);  
[Signature]  
 (verified by [Signature]);  
[Signature]  
 (verified by [Signature]);  
[Signature]  
 (verified by [Signature]);  
[Signature]

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

4-13631

### 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: IUAN Rios

Address: 3909 E mile 17

Edinburg TX, 78542

Phone: (956) 207-0759

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

Trenton Manor 649

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

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

Iuan Rios  
Requesting Party (Signature)

8-5-14  
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:

8/10/14  
Date

[Signature]  
County Official

124218/ma

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: March 6, 2013

Grantor: RICARDO MORANO and MINERVA Z. MORANO, husband and wife

Grantor's Mailing Address:

RICARDO MORANO and MINERVA Z. MORANO  
5902 Ayers St. #447  
Corpus Christi, TX 78415

Grantee: IVAN RIOS PEREZ and BRISEIDA SEHGAL, husband and wife.

Grantee's Mailing Address:

IVAN RIOS PEREZ and BRISEIDA SEHGAL,  
3909 E. Mile 17  
Edinburg, TX 78539

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of ELSA STATE BANK & TRUST CO. in the principal amount of TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of ELSA STATE BANK & TRUST CO. and by a first-lien deed of trust of even date from Grantee to CESAR GONZALEZ, trustee.

Property (including any improvements):

Lot Forty-nine (49), TRENTON MANOR SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 23, Page 8, Map Records, Hidalgo County, Texas

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

- 1) All the oil, gas and other minerals in under or that may be produced from the land are excepted herefrom in instrument(s) dated March 29, 1973, recorded in Volume 1363,

Ricardo Morano  
RICARDO MORANO

Minerva Z. Morano  
MINERVA Z. MORANO

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on March 12, 2013, by  
RICARDO MORANO and MINERVA Z. MORANO.



Rachel Torres  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
AFTER RECORDING, RETURN TO:  
JONES, GALLIGAN, KEY & LOZANO L.L.P.  
2300 West Pike Boulevard, Suite 300  
WESLACO, TX 78596  
Tel: (956) 968-5402  
Fax: (956) 968-6089

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-13431

Jun. 16, 2014

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

T6840-00-000-0049-00

[ 1 ] OWNER: PEREZ, IVAN RIOS & BRISEIDA  
SEHGAL  
3909 E. MILE 17  
EDINBURG, TX 78539-9442  
Telephone No. 207-1713

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
TRENTON MANOR LOT 49

LOCATION: 0 TRENTON & IRD

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

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

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

[ 5 ] SIZE OF STRUCTURE: 3,050 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW RES. CONST

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

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:25' BACK:15' SIDE:6' SIDE:6'  
18" ABOVE STREET. FLOODZONE:B-25

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [ ] Water [ ]

Flood Zone: MI 0425C Pct: 4  
Panel No. /Suffix: \_\_\_\_\_

Community No.: 490334

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 *Mal J* Date 06/16/14

Approved by *R. Pres* Date 06/16/14

Signature of Owner or Applicant *R. Pres* Date 6/16/14

### [ 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.



# 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. 1-13028  
401

### 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: LEON CARDENAL or  
Argo arpa Construction

Address: 929 EAST ESPERANZA ST. 11  
Mollen, TX 78504

Phone: 956-358-3643

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>8 14 11</u>

Water Supplier: Shawland water supply

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

Account/ESI No.: 1309-042  
 Temporary Pole  Permanent Service

regarding the land described as: La Puerta lot 48

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 8-10-11);  
(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

Main Office  
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956-968-4734  
956-973-7850

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

Precinct 1 2 3 4

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

Application No. 4-12078

### 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: LESON CARDENAL OR ARCCORPA CONSTRUCTION

Address: 929 EAST ESPERANZA ST. #1  
MCKIN, TX 78504

Phone: 956-358-3643

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

1a Planta lot 68

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

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

Requesting Party (Signature)

8/5/14  
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:

8/11/14  
Date

Harold Castieco  
County Official

ARGE: VLTC  
GF# 108736

**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: October 9, 2007

Grantor: LINVA DEVELOPMENT, a General Partnership, comprised of BROADWAY HARDWARE, INC., a Texas Corporation and ELCO PARTNERSHIP, LTD., a Texas Limited Partnership

Grantor's Mailing Address (including county): 413 Nightingale  
McAllen, Hidalgo County, Texas 78504

Grantee: ARQCARPA DESIGN MANAGEMENT & CONSTRUCTION, LLC, a Texas Limited Liability Company

Grantee's Mailing Address (including county): 929 E. Esperanza, Suite 11  
McAllen, Hidalgo County, Texas 78501

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of BANK OF SOUTH TEXAS in the principal amount of TWO HUNDRED SIXTY-EIGHT THOUSAND AND NO/100THS (\$268,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

All of Lots 68, 69, 70, 71, 72, 75, 76, 97, 98 and 124, LA PUERTA SUBDIVISION PHASE I, Hidalgo County, Texas, according to the map recorded in Volume 51, Page 62, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Restrictive covenants set forth in instrument dated August 25, 2006, filed August 25, 2006, under Document Number 1656038, Official Records and Volume 51, Page 62, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated August 25, 2006, filed August 25, 2006 under Document Number 1656038, Official Records, Hidalgo County, Texas. However, said lien is subordinated to any Mortgage Vendor's Lien or Deed of Trust filed for record prior to the date payment of such assessments and/or maintenance charges become due.
3. Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1 and easements and restrictions as shown on the map of the above described subdivision.
4. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of La Puerta Subdivision Phase I, recorded in Volume 51, Page 62, Map Records of Hidalgo County, Texas.
5. Easement for pipelines and irrigation purposes as shown by instrument dated November 13, 1945, recorded in Volume 567, Page 245, Deed Records of Hidalgo County, Texas. (Covers Lots 70, 71, 72, 75 and 76)
6. Easement and right of way in favor of Magic Valley Electric Cooperative, Inc., a Texas Corporation as shown by instrument dated July 15, 1982, recorded in Volume 1792, Page 240, Deed Records of Hidalgo County, Texas. (Covers Lots 75, 76, 97, 98 and 124)
7. All oil, gas and other minerals have been heretofore reserved by prior grantors and/or predecessors in title as set forth in Deed dated July 3, 1984, recorded in Volume 2006, Page 448 and Deed dated November 22, 1996,

filed November 25, 1996, under Document Number 564395, Official Records of Hidalgo County, Texas.

8. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Sadie Pearl Glenn, widow of J.T. Glenn, deceased to J.M. Huber Corp., dated March 22, 1976, recorded in Volume 358, Page 198, Oil and Gas Records of Hidalgo County, Texas. (Covers Lots 68, 69, 70, 71, 72, 75 and 76)
9. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Hugh Kirkpatrick, Individually and as Independent Executor of the Estate of Irene Moncrief Kirkpatrick, deceased to Norman E. Graham, dated March 15, 1977, recorded in Volume 366, Page 283, Oil and Gas Records of Hidalgo County, Texas. Extension as shown by Instrument filed September 21, 1977, recorded under Document Number 28623, Oil and Gas Records of Hidalgo County, Texas. (Covers Lots 75, 76, 97, 98 and 124)
10. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Sadie Pearl Glenn, widow of J.T. Glenn to J.M. Huber Corporation, dated March 31, 1998, recorded in Volume 403, Page 591, Oil and Gas Records of Hidalgo County, Texas. (Covers Lots 68, 69, 70, 71, 72, 75 and 76)
11. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by James Thomas Glenn, Jr. and wife, Shirley Ann Glenn to J.M. Huber Corporation, dated March 31, 1981, recorded in Volume 404, Page 342, Oil and Gas Records of Hidalgo County, Texas.
12. Water Service Agreement in favor of Sharyland Water Supply Corporation as shown by instrument dated March 21, 2006, filed March 24, 2006 under Document Number 1594175, Official Records of Hidalgo County, Texas.
13. Standby fees, taxes and assessments by any taxing authority for the year 2007, and subsequent years, the payment of which Grantee assumes.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property 'AS IS', 'WHERE IS' with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

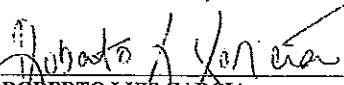
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to 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.

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

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

LINVA DEVELOPMENT, a Texas General Partnership

By:   
ROBERTO LUIS GARCIA  
Its: Authorized Agent

(Acknowledgement)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 10<sup>th</sup> day of October, 2007 by **ROBERTO LUIS GARCIA**, Authorized Agent of **LINVA DEVELOPMENT**, A General Partnership, on behalf of said partnership.



*Patricia Galindo*  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO :  
ARQCARPA DESIGN MANAGEMENT &  
CONSTRUCTION, LLC  
929 E. Esperanza, Suite 11  
McAllen Texas, 78501

PREPARED IN THE LAW OFFICE OF:  
L.G. 'JERRY' CANALES  
2406 W. University Drive  
Edinburg, Texas 78539  
File No.: 108736

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-13628  
Aug. 4, 2014

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

L1770-01-000-0068-00

[ 1 ] OWNER: ARQCARPA DESIGN MNGMNT. &  
CONSTRUCTION  
3200 TRAILBLAZER  
EDINBURG, TX. 78542  
Telephone No. 358-3643

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LA PUERTA LOT 68

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 ROOTH & MILE 17 1/2

[ 3 ] WATER SYSTEM: OTHE

[ 8 ] SEWAGE: PUBLI

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

[ 9 ] CONSTRUCTION TYPE: BRIC

[ 5 ] SIZE OF STRUCTURE: 50,000 Sq. Ft.

[ 10 ] EST. COST OF CONST.: \$50,000

[ 6 ] USE OF BUILDING: RS.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' 18" FINISH FLOOR OF  
ELEV.

## FOR COUNTY USE ONLY APPLICATION FEES

Yuan L. Cao  
Prepared by

8/4/14  
Date

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

Light [X] Water [X]

Ruby Rio  
Approved by

7/24/14  
Date

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

Community No.: 1120334

Certification of Elevation  
Required:  YES  NO  BFE

[Signature]  
Signature of Owner of Applicant

8/4/14  
Date

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

### [ NOTICE ]

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

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



# 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: 4-13735

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Camino Real Builders

Address: 2909 La Puerta  
Avenue  
Edinburg, Tx. 78542

Phone: 956 992 9501

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>[Signature]</u> <u>Senior City of McAllen</u> <u>8/15/14</u>

Water Supplier: Sharyland Water Supplies

Utility Provider:  M.V.E.C.     AEP

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

regarding the land described as:

La Puerta lot 51

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  
yes  
yes

A plat has been prepared;  
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;

(Date approved 8-10-14);  
[Signature]  
(verified by [Signature])

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;

(verified by [Signature]);

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;

(verified by [Signature]);

yes

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(verified by [Signature])

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

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

Application No: 4-13-135

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

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

#### PARTY MAKING REQUEST:

Name: Camino Road Builders  
Address: 2909 La Puerta Ave.  
Edinburg, TX. 78542  
Phone: 956-2501 78542

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

La Puerta lot 51

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

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

SR  
Requesting Party (Signature)

08/05/14  
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:

8/05/14  
Date

[Signature]  
County Official

CHARGE TO: VLTC

CE # 13883

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

State Bar of Texas Form  
SPECIAL WARRANTY DEED

DATE: May 30, 2014

GRANTOR: LONE STAR NATIONAL BANK

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

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

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

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

PROPERTY:

All of Lot 51, LA PUERTA SUBDIVISION PHASE I, Hidalgo County, Texas, according to the map recorded in Volume 51, Pages 62-67, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

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

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and heirs to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

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

LONE STAR NATIONAL BANK

BY: [Signature]  
NAME: David Bonada Jr  
TITLE: President

CORPORATE ACKNOWLEDGMENT

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 13<sup>th</sup> day of May, 2014, by David Dando, CEO of LONE STAR NATIONAL BANK, a national banking association, on behalf of said association.

[Signature]  
Notary Public, State of Texas  
Notary's Printed Name: [Signature]  
Commission Expires: 2/18/17



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

PREPARED IN THE OFFICE OF:  
Law Office of Michael J. Daley, PLLC  
1801 S. 2<sup>nd</sup> St., Suite 370  
McAllen, Texas 78503  
(114-6217)

Chapter 232 Texas LGC Application

APPLICATION NO: 4-13435 Jun. 16, 2014

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

L1770-01-000-0051-00

[ 1 ] OWNER: CAMINO REAL BUILDERS 2909 LA PUERTA EDINBURG, TX. 78504 Telephone No. 992-9501

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION LA PUERTA LOT 51

LOCATION: 0 MILE 17 1/2 & ROUTH

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$145,000

[ 5 ] SIZE OF STRUCTURE: 2,472 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES NO

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

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 20' . 18" ABOVE TOP OF ST

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 06/14/14

OTHER TOTAL AMOUNT \$30.00

Light [ ] Water [ ]

Approved by [Signature] Date 06/14/14

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

Community No.: 480334

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant [Signature] Date 06/16/14

- 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.