	PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
	APPLICANT	APPLICATION NO.
1.	Girasol Properties, LLC	4-13751
2.	Miguel E. Villamil C/O Justina de la Cruz	4-4998
3.	Mary Watson	4-13235
4.	Eduardo Cantu	4-13706
5.	Edgar Alvarez	4-13564
	COMM. COURT: October 14, 2014	

PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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

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

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

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

Precinct 1 2 3 (4)

Application No: 4-13751
09-18-14

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:

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		Sam Cornutt
Date Approved:	/ /	9/26/14

Name: Grasso Properties LLC

Address: 3912 W. Hackberry Ave
McAllen TX 78501

Phone: 956-320-5563

Water Supplier: Sharyland

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

Account/ESI No.: N/A

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: La Reserva Lot #83,

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; (Date approved 08-10-06);
yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Maria Cerda);
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 Maria Cerda);
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 _____);
yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by _____);

Planning Department Authorized Signature — Hidalgo County Judge — Date

ATTEST: _____
Hidalgo County Clerk — Date

PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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

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

Precinct 1 2 3 (4)

Application No: 4-13751

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: Grimsol Properties LLC

Address: 3912 W. Hackberry Ave
McAllen TX 78501

Phone: 956-330-5563

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

Ca Rita Lot #83

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) — Date: 9-26-14

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

✓ Deed
____ Executory Contract
____ Lease
____ Rent Receipt
____ Affidavit
✓ Other (describe) PMT 4-13751

This part to be filled out by receiving county official:

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

09/26/14
Date

County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-13751
Sep. 18, 2014

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

L1770-01-000-0083-00

[1] OWNER: GIRASOL PROPERTIES LLC

3912 W.HACKBERRY AVE.
MC ALLEN TX 78572
Telephone No. 330-5563

[2] CONTRACTOR: SELF

[3] WATER SYSTEM: SHAR

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

[5] SIZE OF STRUCTURE: 2,426 Sq. Ft.

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

[7] LEGAL DESC./NAME OF SUBDIVISION
LA PUERTA LOT-83

LOCATION: 0 FM-107 & ROOTH RD.

[8] SEWAGE: PUBLI

[9] CONSTRUCTION TYPE: OTHE

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

[11] SPECIAL FLOOD HAZARD AREA: _____YES
_____ NO.

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
10' . 18" ABOVE CNTR LINE OF ST

Prepared by — Date: 09/18/14

Approved by — Date: 09/18/14

Signature of Owner or Applicant — Date: 9-18-14

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER_____
TOTAL AMOUNT **$30.00**

Light [ ] Water [ ]

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

[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.

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

WARRANTY DEED

Date: August 25, 2014

Grantor: JESUS BUSTOS and wife, ADELA VALDEZ

Grantor's Mailing Address (including county): 1409 Galveston Ave.
McAllen, Texas 78501
Hidalgo County, Texas

Grantee: GIRASOL PROPERTIES LLC

Grantee's Mailing Address (including county): 3912 W. Hackberry Ave.
McAllen, Texas 78501
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars ($10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot Eighty-three (83), LA PUERTA SUBDIVISION PHASE I, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 51, Pages 62-67, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NO. 1656038 AND CLERK'S FILE NO. 2109516, OFFICIAL RECORDS AND VOLUME 51, PAGES 62-67, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Royalty reservations have been heretofore reserved and/or conveyed by prior grantors as set forth in instruments dated September 1, 1944, recorded in Volume 18, Page 133, Miscellaneous Records, Volume 208, Page 230, Oil and Gas Records, dated September 2, 1938, recorded in Volume 449, Page 18, dated April 1, 1939, recorded in Volume 456, page 298 and dated November 1, 1979, recorded in Volume 1652, Page 300, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instruments dated November 13, 1945, recorded in Volume 567, Page 245, Deed Records, dated July 3, 1984, recorded in Volume 2006, Page 448 and dated November

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

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

JESUS BUSTOS

ADELA VALDEZ

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 25 of August, 2014, by JESUS BUSTOS and wife, ADELA VALDEZ.

MARIA A. BARRIENTOS
Notary Public, State of Texas
My Commission Expires
MAY 16, 2017

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
GIRASOL PROPERTIES LLC
3912 W. Hackberry Ave.
McAllen, Texas 78501

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 796194; MB:bc

PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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

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

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

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

Precinct 1 2 3 (4)

Application No: U-U1998

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		Existing System
Date Approved:	/ /	9/29/14

Upon the application of:

owner: Miguel E. Villamil

Name: Gustina de la Cruz

Address: 7504 N tower rd

Water Supplier: N.A.W.S

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

Phone: 956 414 8292

Account/ESI No.: # N/A

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: Ramgo #2 lot 27,

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; (Date approved 11-8-99);

yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by);

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; (verified by 9/29/14);

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; (verified by 9/29/14);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

Main Office
1304 South 25th Street
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956-968-4734
956-973-7850

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

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

Precinct 1 2 3 4

Application No: U-4998

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: Owner: Miguel E. Villanil

Name: Agustina de Lacruz

Address: 7504 N Tower rd

Phone: 956 414-8292

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): Prangu #2 lot 27

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Miguel E. Villanil

Agustina de Lacruz — Requesting Party (Signature)

Date: 2-29-14

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- ✓ Deed
- ____ Executory Contract
- ____ Lease
- ____ Rent Receipt
- ____ Affidavit
- ✓ Other (describe) Dnt.

This part to be filled out by receiving county official:

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

10/07/14 — Date

[signature] — County Official

Chapter 232, Texas Local Government Code

Application No. 4-4998 Date 05-04 20 06

Location Tower & 2812

Lot No. 27 Blk No.

Subdivision Pramgu II

Setbacks: Front: 50' Rear: 15' Side: 6' Side: 6' Corner side:

Flood Zone: C-70 Residential

Received By: Miguel E. De la Cruz Owner

Pct. 4

APPROVED APPLICATION

mac

Hidalgo County Planning Department
Note: This Must be Posted on the Structure
Not to be Removed Until Improvements are Completed

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

COPY

WARRANTY DEED WITH VENDOR'S LIEN

DATE : November 17, 2005

GRANTOR : Harold Munal Trustee ,

GRANTOR'S MAILING ADDRESS : 800 N. McColl
McAllen, Hidalgo County, Texas 78501

GRANTEE : Miguel E. Villamil De La Cruz

GRANTEE'S MAILING ADDRESS : 7504 N. Tower Rd.
Edinburg, Texas 78541-5802

CONSIDERATION : TEN AND NO/100 DOLLARS ($10.00), and a note of even date that is in the principal amount of Twenty-One thousand and NO/100 Dollars ($21000.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien in this deed and by a deed of trust of even date from Grantee to Victor R. Perez, Trustee.

PROPERTY :
Lot Twenty-Seven (27), Pramga Subdivision Phase II, Hidalgo County, Texas, according to the map and plat of record in Volume 35, Page 37b & 38, Map Records of HIDALGO County, Texas; SAVE AND EXCEPT all oil, gas and other minerals, and all geothermal energy, and further SAVE AND EXCEPT (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY :

Those reservations and exceptions on Exhibit "A" attached hereto and made a part hereto for all purposes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and rights and appurtenances thereto to any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, admininstrators, and assigns, against every person whomsoever lawfullly claiming or to claim the same or any part thereof, except as to the reservations from, and exceptions to warranty, by, through and under Grantor and no further.

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

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

Grantee accepts the herein described property as is, where is, and with all faults, and without any representations or warranties whatsoever, express of implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (1) the condition the property or any element thereof, including, without limitation, warranties related to environmental conditions, suitability for habitation, merchantability or fitness for a particular purpose; (2) the soil conditions existing at the property with respect to any particular purpose, development potential or otherwise; (3) all warranties created by affirmation of fact or promise by any description of the property; and (4) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

Harold Munal

was acknowledged before me on the 17th day of November 2005 by Harold Munal Trustee

ANGELICA HERNANDEZ
NOTARY PUBLIC
State of Texas
Comm. Exp. 08-21-2008

Notary Public, State of Texas

Notary's name (printed) : ANGELICA HERNANDEZ

Notary's commission expires : 08/21/08

AFTER RECORDING RETURN TO :

BUYER'S ACCEPTANCE OF DEED
11-17-2005

The undersigned buyer(s) hereby accepts and consents to the form of Deed attached hereto including, but not limited to, the provision(s) concerning title exceptions contained therein, and acknowledges the same is in conformity with Buyer's intent, and the terms and provisions of same shall control in the event of any conflict of the contract Buyer has signed regarding the property described in the attached Deed.

Miguel E. Villamil De La Cruz

AFTER RECORDING RETURN TO :
Harold Munal
800 N. McColl
McAllen, Texas 78501

PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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

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

Precinct 1 2 3 4

Application No: 4-13235

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
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	9/29/14

Name: Mary Watson

Address: 4801 N. 4th
McAllen TX 78504

Phone: 361-722-9101

Water Supplier: SHARYLAND

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

Account/ESI No.: N/A

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: Rancewood Ph 1 Lot 23,

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; (Date approved 12-30-97);

YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [signature]);

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; 9/29/14 (verified by [signature]);

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; 9/29/14 (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

County of Hidalgo

Rev. 02-19-10

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956-973-7850

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

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

Precinct 1 2 3 4

Application No: U-13235

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: Mary Watson

Address: 4801 N. 14th
McAllen, TX 78504

Phone: 361-703-9101

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

Pawenwood Lot 23

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Mary Watson — Requesting Party (Signature)

9/29/14 — Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

✓ Deed
___ Executory Contract
___ Lease
___ Rent Receipt
___ Affidavit
✓ Other (describe) Dnt. U-13235

This part to be filled out by receiving county official:

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

10/07/14 — **Date**

Hilario Castillo — **County Official**

Chapter 232 Texas LGC Application

APPLICATION NO:
4-13235
Apr. 17, 2014

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

R1321-01-000-0023-00

[1] OWNER: WATSON, MARY MARTINEZ &

1203 ROCOTILLO LN
EDINBURG, TX. 78539
Telephone No. 534-2353

[2] CONTRACTOR: SELF

[3] WATER SYSTEM: SHAR

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

[5] SIZE OF STRUCTURE: 5,110 Sq. Ft.

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

[7] LEGAL DESC./NAME OF SUBDIVISION
RAVENSWOOD PH 1 LOT 23

LOCATION: 0 107 & 23RD

[8] SEWAGE: INSTA

[9] CONSTRUCTION TYPE: WOOD

[10] EST. COST OF CONST.: $300,000

[11] SPECIAL FLOOD HAZARD AREA: ____YES ✓ NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 25'
REAR 20' WEST 15' EAST SIDE 6' / 18" TOP OF ST

Prepared by — Date: 04/16/14

Approved by — Date: 04-11-14

Signature of Owner or Applicant — Date: 4/17/2014

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER_____
TOTAL AMOUNT **$30.00**

Light [ ] Water [ ]

Flood Zone: NO
Panel No. /Suffix: 0325 A 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.

[NOTICE]

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

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

CHARGE TO VALLEY LAND TITLE CO.
GF#137694 / sl

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

State Bar of Texas Form

STATE OF TEXAS
COUNTY OF HIDALGO

WARRANTY DEED WITH VENDOR'S LIEN

DATE: March 21, 2014

GRANTOR: Leon Wiernik and wife, Susana Wiernik

GRANTOR'S MAILING ADDRESS (including county): 304 Kierra Ave., McAllen, Hidalgo County, Texas 78501

GRANTEE: Mary Martinez Watson, a married woman

GRANTEE'S MAILING ADDRESS (including county): 4801 N. 4th St., McAllen, Hidalgo County, Texas 78504

CONSIDERATION: Ten and No/100ths Dollars ($10.00) and other valuable consideration to the Grantor paid by the Grantee, 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 FOUR HUNDRED SEVENTEEN THOUSAND AND NO/100THS DOLLARS ($417,000.00) 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 sum of SEVENTY-FIVE THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS ($75,500.00) of said note is secured by the vendor's lien herein retained, however, entire FOUR HUNDRED SEVENTEEN THOUSAND AND NO/100THS DOLLARS ($417,000.00) note is additionally secured by a Deed of Trust, Security Agreement and Financing Statement of even date herewith to S DAVID DEANDA, JR., Trustee.

PROPERTY: All of Lot 23, RAVENSWOOD SUBDIVISION PHASE I, an Addition to the City of McAllen, Hidalgo County, Texas, according to the map recorded in Volume 33, Page 29, 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:

Taxes for 2014 and subsequent years and subsequent assessments for prior years due to change in land usage or ownership.

Restrictions dated March 3, 1998, filed March 21, 1998 under Document Number 660662; dated February 11, 1999, filed March 2, 1999 under Document Number 752958, dated November 20, 1999, filed December 6, 1999 under Document Number 828043; dated June 5, 2001, filed June 13, 2001 under Document Number 978817; dated November 20, 2001, filed December 13, 2001 under Document Number 1033251 and dated November 27, 2002 filed December 5, 2002 under Document Number 1146150, all in the Official Records and Volume 33, Page 29, Map Records of Hidalgo County, Texas but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin.

Annual maintenance charge and/or current assessments as set forth in instrument dated March 3, 1998, filed March 21, 1998 under Document Number 660662; dated February 11, 1999, filed March 2, 1999 under Document Number 752958; dated November 20, 1999, filed

December 6, 1999 under Document Number 828043; dated June 5, 2001, filed June 13, 2001 under Document Number 978817; dated November 20, 2001, filed December 13, 2001 under Document Number 1033251 and dated November 27, 2002, filed December 5, 2002 under Document Number 1146150, all in the Official Records of Hidalgo County, Texas.

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 subdivisions.

Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Ravenswood Subdivision Phase I, recorded in Volume 33, Page 29, Map Records of Hidalgo County, Texas.

Conveyance of Water Rights in favor of the City McAllen as shown by instrument dated July 3, 1997, filed September 2, 1997 under Document Number 620398, Official Records of Hidalgo County, Texas.

Water Service Agreement as shown by instrument dated October 24, 1996, filed March 25, 1998 under Document Number 664675, Official Records of Hidalgo County, Texas.

Certificate of the President and Secretary of Ravenswood Property Owners Association Inc., as shown by instrument filed July 10, 2001 under Document Number 986166, Official Records of Hidalgo County, Texas.

By-Laws as shown by instrument filed December 19, 2001 under Document Number 1034837, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, as shown by instruments dated February 2, 1955, recorded in Volume 168, Page 45, and dated September 4, 1963, recorded in Volume 280, Page 110, Oil and Gas Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated April 30, 1985, recorded in Volume 2146, Page 300, Official Records of Hidalgo County, Texas. Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

Mineral and/or royalty reservation contained in deed dated July 27, 1999, filed August 16, 1999, under Document Number 799066, Official Records of Hidalgo County, Texas. Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated December 30, 1899, recorded in Volume 1920, Page 726, dated February 3, 1992, recorded in Volume 3211, Page 718, Official Records of Hidalgo County, Texas.

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

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

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.

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 said note described is fully paid according to its terms, at which time this deed shall become absolute.

LONE STAR NATIONAL BANK has advanced and paid to Grantor in cash that portion of the purchase price of the property in the amount of SEVENTY-FIVE THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS ($75,500.00) that is evidenced by the first lien note. In consideration of that payment, Grantor hereby retains a first and superior vendor's lien against and superior title to the property and transfers such lien to LONE STAR NATIONAL BANK without recourse.

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

By: _____
LEON WIERNIK

By: _____
SUSANA WIERNIK

ACKNOWLEDGMENTS

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 24th day of March, 2014, by Leon Wiernik.

SONIA LONGORIA
Notary Public
State of Texas
My Comm. Exp. 04-16-16

_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 24th day of March, 2014, by Susana Wiernik.

SONIA LONGORIA
Notary Public
State of Texas
My Comm. Exp. 04-16-16

_____
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Mrs. Mary Martinez Watson
4801 N. 4th Street
McAllen, Texas 78504
Saw/fc/vltc-doc prep-Watson, Mary M WDVL.doc
GF: 137694

PREPARED BY:
KITTLEMAN THOMAS, PLLC
P. O. BOX 1416
McALLEN, TX 78505

PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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

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

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

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

Precinct 1 2 3 (4)

Application No: 4-13706
09-03-14

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:

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		Sewer
Date Approved:	/ /	9 24 14

Name: Eduardo Cantu

Address: 3317 Water Oak Dr.
Edinburg, TX 78542

Phone: 956-400-2931

Water Supplier: North Alamo Water

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

Account/ESI No.: N/A

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: Oakland Village Ph II Lot #78

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; (Date approved 4-00-05);

yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (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

County of Hidalgo

Rev. 02-19-10

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

Precinct No.1 Substation
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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

Precinct 1 2 3 (4)

Application No: 4-13706

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: Eduardo Canto

Address: 3317 Water Oak Dr.
Edinburg TX 78542

Phone: 956-460-2931

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

Oakland Village Ph II Lot 78

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) — Date: 8-24-14

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- ✓ Deed
- ___ Executory Contract
- ___ Lease
- ___ Rent Receipt
- ___ Affidavit
- ✓ Other (describe) Plat 4-13706

This part to be filled out by receiving county official:

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

10/01/14
Date

County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-13706
Sep. 3, 2014

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

O0480-02-000-0078-00

[1] OWNER: EDDIE HOMES LLC

1504 RUBY ST.X.
PENITAS TX.78576
Telephone No. 460-2931

[2] CONTRACTOR: SELF

[3] WATER SYSTEM: OTHE

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

[5] SIZE OF STRUCTURE: 2,070 Sq. Ft.

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

[7] LEGAL DESC./NAME OF SUBDIVISION
OAKLAND VILLAGE PH-2 LOT-78

LOCATION: 0 WISCONSIN & R.LONGORIA

[8] SEWAGE: PUBLI

[9] CONSTRUCTION TYPE: OTHE

[10] EST. COST OF CONST.: $110,000

[11] SPECIAL FLOOD HAZARD AREA: ____YES ✓ NO

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 30' . 18" ABOVE TOP OF ST

Prepared by — Date: 09-03-14

Approved by: A. Hernandez — Date: 09-03-14

Signature of Owner or Applicant — Date: 5-3-14

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER_____
TOTAL AMOUNT **$30.00**

Light [ ] Water [ ]

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

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.

[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.

EDWARDS ABSTRACT
AND TITLE CO. GF # 79611 7

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

WARRANTY DEED

Date: August 21, 2014

Grantor: MILFORD DOUGLAS HARRIS and wife, SHARON HARRIS

Grantor's Mailing Address (including county): P. O. Box 1630
Craig, Colorado 81626
Moffat County, Colorado

Grantee: EDDIE HOMES LLC

Grantee's Mailing Address (including county): 1504 Ruby Street
Penitas, Texas 78576
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars ($10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot Seventy-eight (78), OAKLAND VILLAGE PHASE II, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 47, Pages 169-171, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NOS. 1462488 AND 2278769, OFFICIAL RECORDS, VOLUME 47, PAGE 169, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument(s) dated February 10, 1949, recorded in Volume 649, Page 408, Deed Records, and dated March 25, 2003, recorded under Clerk's File No. 1182983, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease recorded in Volume 362, Page 157 and in instruments dated November 12, 1982, recorded in Volume 409, Page 213 and dated November 20, 1981, recorded in Volume 411, Page 369, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

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.

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

Milford Douglas Harris
MILFORD DOUGLAS HARRIS

Sharon Harris
SHARON HARRIS

(Acknowledgment)

State of Colorado
County of Moffat

This instrument was acknowledged before me on the 21 of August, 2014, by MILFORD DOUGLAS HARRIS and wife, SHARON HARRIS.

ADRIANA ROBBINS
Notary Public
State of Colorado
Notary ID 20094036938
My Commission Expires Nov 20, 2017

Adriana Robbins
Notary Public, State of Colorado
Adriana Robbins
Comm. exp 11/20/2017

AFTER RECORDING RETURN TO:
EDDIE HOMES LLC
1504 Ruby Street
Penitas, Texas 78576

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 796114; MR:bc

PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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

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

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

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

Precinct 1 2 3 4

Application No: 4-135244

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: Edgar Alvarez

Address: 618 Avalon Ct.
Edinburg TX. 78541

Phone: (956)393-8477

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		491899
Date Approved:	/ /	9 / 24 / 14

Water Supplier: N.A.W.S

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

Account/ESI No.: 198556-002

[ ] Temporary Pole [✓] Permanent Service

regarding the land described as:
Lot 175 Evergreen Valley Estates Subdivision, Phase II

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; (Date approved 3/5/05);

(yes) water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [signature]);

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; (verified by [signature]);

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; (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

County of Hidalgo

Rev. 02-19-10

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

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

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

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

Precinct 1 2 3 (4)

Application No: 4-135214

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: Edgar Alvarez

Address: 618 Araian Ct.
Edinburg TX. 78541

Phone: (956)393-8477

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

lot 175 + Evergreen Valley States Subdivision Phase II

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) — Date: 9/24/2014

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:

10-7-14
Date

County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-13564
Jul. 17, 2014

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

E8250-02-000-0175-00

[1] OWNER: ALVAREZ, EDGAR & LIZBETH CANTU
1105 HICKORY
EDINBURG, TX. 78541
Telephone No. 867-1254

[2] CONTRACTOR: SELF

[3] WATER SYSTEM: N AL

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

[5] SIZE OF STRUCTURE: 4,330 Sq. Ft.

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

[7] LEGAL DESC./NAME OF SUBDIVISION
EVERGREEN VALLEY EST. #2 L-175

LOCATION: 0 DAVIS & URESTI

[8] SEWAGE: EXIST

[9] CONSTRUCTION TYPE: WOOD

[10] EST. COST OF CONST.: $266,000

[11] SPECIAL FLOOD HAZARD AREA: ___ YES ✓ NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS & SETBACKS
FRONT 50' SIDE'S 6' REAR 35 ' FINISH FLOOR OF ELEV
18" FROM STREET.

Prepared by — Date 7-17-14

Approved by — Date 7-14-14

Signature of Owner or Applicant — Date 7/17/14

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER_____
TOTAL AMOUNT **$30.00**

Light [X] Water [X]

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

[NOTICE]

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

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

Recorded On-2007-Mar-08 As-1731163

1731163

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

ASSUMPTION WARRANTY DEED

Date: March 6 2007

Grantor: **Victor E. Lopez and Marissa Ofelia Lopez**

Grantor's Mailing Address (including county):

1105 Hickory
Edinburg, Texas 78541
Hidalgo County, Texas

Grantee: **Edgar Alvarez and Lizbeth Cantu Alvarez**

Grantee's Mailing Address (including county):

618 Araian Court
Edinburg, Texas 78541
Hidalgo County, Texas

Consideration: Grantee's assumption of the unpaid principal and earned interest on the note in the original principal sum of Fifty Eight Thousand Nine Hundred Fifty and 00/100 Dollars ($58,950.00) dated **June 9, 2006** executed by **Victor E. Lopez and Marissa Ofelia Lopez** and payable to the order of Evergreen Valley, Inc. The note is secured by a Vendor's lien in deed of even date from Evergreen Valley, Inc., to **Victor E. Lopez and Marissa Ofelia Lopez**, and additionally secured by a Deed of Trust dated **June 9, 2006**, to Nancy Scurlock, Trustee, recorded in the Office of the County Clerk of Hidalgo County, Texas, under Document Number **1668395**. Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of grantor's obligations specified in the instruments securing payment of the note. Grantor assigns to Grantee both the casualty insurance policy on the property and all funds on deposit for payment of taxes and insurance premiums.

Property (including any improvements):

> Lot(s) **175**, Evergreen Valley Estates Subdivision, Phase II, as shown by the map or plat thereof recorded in Volume 47, Page 85-97, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:
A first lien securing a promissory note and any and all renewals, extensions, and re-arrangements of same ("The Prior Note") dated August 10, 2004, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1380418.

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 context requires, singular nouns and pronouns include the plural.

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

Victor E. Lopez

Marissa Ofelia Lopez

The undersigned executes this Assumption Warranty Deed to acknowledge his acceptance of this conveyance and assumption of the obligations under the above described Note and Deed of Trust securing same.

Edgar Alvarez

Lizbeth Cantu Alvarez

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 6th day of March 2007 by Victor E Lopez.

MONTERO
State of Texas
Expires
FEB. 21, 2011

Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 6th day of March 2007 by Marissa Ofelia Lopez.

Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 6th day of March 2007 by Edgar Alvarez.

Notary Public State of Texas

A lien securing a promissory note (the "Prior Note") dated August 10, 2004, payable to the order of Sundown Developments, Ltd. A Texas Limited Partnership which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1380419.

Any recorded Restrictive Covenants affecting the Property, excepting any restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin.

Standby fees and taxes and assessments by any taxing authority for the year 2007, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

Easements, rules, regulations and rights in favor of any special or water district in which the Property is located.

The Prior reservations or conveyances of all oil, gas, and other minerals previously reserved or conveyed by any parties having the rights to do so.

Zoning and Building ordinances in favor of Hidalgo County, Texas.

Visible and apparent easements on or across the subject property.

Rights of Parties in Possession.

Easements, right of ways, and prescriptive rights, whether of record or not.

All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments other than liens and conveyances that affect the property.

Rights of adjoining owners in any walls and fences situated on any common boundary.

Any discrepancies, conflicts, or shortages in area or boundary lines.

Any encroachments or overlapping of improvements.

All rights obligations and other matters emanating from and existing by reason of the creation, establishment, maintenance and operation of any Water Improvements District, Irrigation District, or other applicable governmental district, agency, or authority.

To Grantor, a reservation of the vendor's lien and superior title to the property and its improvements until the note assumed by Grantee has been fully paid according to its terms, at which time this deed will become absolute. Holder's release of the assumed liens will release this vendor's lien without the joinder of Grantor.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and

Recorded On-2007-Mar-08 As-1731163

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 6th day of March 2007 by Lizbeth Cantu Alvarez.

Notary Public, State of Texas

After recording, mail to:

Evergreen Valley Inc
3714 S. Expressway 281
Edinburg, Texas 78539