

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	IRMA MENA	1-11947
2.	JEANETTE BENAVIDEZ	1-11967
3.	TESORO L. ESQUIVEL	1400982B
4.	GLADYS BANDA	1-11867
	COMM. COURT: FEBRUARY 17, 2015	



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 1-11947

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: Irma Mena

Address: 15102 mile 2w.
Mercedes TX 78570

Phone: 956-878-3322

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

Water Supplier: NAWSC

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

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

regarding the land described as:

BF lot # 18

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

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

- Yes A plat has been prepared;
- Yes A plat has been reviewed and approved by the Commissioners Court;
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- Yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 9-5-13);

(verified by Gilbert Pecina);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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956-205-7049

Precinct 2 3 4

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

Application No: 1-11947

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: Ikma Monra

Address: 15102 Mile 2 W.

Mercedes Tx 78570

Phone: 956-878-3332

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

B.F lot #18

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)

1/28/15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

2/10/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-11947

Jan. 28, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

B2854-00-000-0018-00

[1] OWNER: MENA, IRMA

[7] LEGAL DESC./NAME OF SUBDIVISION
BF LOT 18

15114 MILE 2 W.
MERCEDES TX 78570

Telephone No. 878-3322

LOCATION: 0 MILE 2 & MILE 12 1/2

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING

29-RESIDENTIAL MOVE-IN/RELO.BUILD

[10] EST. COST OF CONST.: \$4,900

[5] SIZE OF STRUCTURE: 816 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO
[checked] NO

[6] USE OF BUILDING: REST. ZONE AE-29

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:25' REAR:35' SIDES:6'
B.F.E 60.00

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0450C Pct: 1

Community No.: 480224

Certification of Elevation
Required: YES NO [checked] 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

JONATHAN ISIPRU
Approved by

Signature of Owner or Applicant

Date

Date

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.

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.

File No. 14-103

WARRANTY DEED WITH VENDOR'S LIEN

Date: May 2, 2014

Grantor: HEBERTO JOSE GARZA & FIDELA GARZA FAMILY LIMITED PARTNERSHIP

Grantor's Mailing Address: P. O. Box 720821, McAllen, Hidalgo County, Texas 78504

Grantee: IRMA MENA, a single woman

Grantee's Mailing Address: 7803 Lorena Drive, Mercedes, Hidalgo County, Texas 78570

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration; and a note of even date that is in the principal amount of THIRTY-ONE THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$31,500.00), said note is executed by IRMA MENA, Grantee, payable to the order of HEBERTO JOSE GARZA & FIDELA GARZA FAMILY LIMITED PARTNERSHIP. The note is secured by a vendor's lien retained in favor of HEBERTO JOSE GARZA & FIDELA GARZA FAMILY LIMITED PARTNERSHIP in this deed and by a deed of trust of even date from Grantee to SARA L. TIPPIT, JOSE ESCOBEDO, JR., JOHN L. TIPPIT and/or LUIS M. CARDENAS, Trustee.

Property (including any improvements):

Lot 18, BF Subdivision, Hidalgo County, according to documents recorded in Document No. 2446006, Official Records, Hidalgo County, Texas.

Reservations from Conveyance:

NONE

Exceptions to Conveyance and Warranty:

1. All of record.
2. Taxes for the year 2014 and subsequent years, and any subsequent assessments for prior years due to change in land usage or ownership shall be the responsibility of grantee.

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 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, by, through or under Grantor, but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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

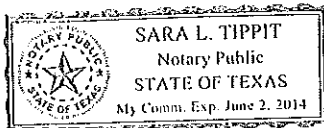
When the context requires, singular nouns and pronouns include the plural.

HEBERTO JOSE GARZA and FIDELA GARZA FAMILY LIMITED PARTNERSHIP, a Texas Partnership
BY: H. & F. GARZA INVESTMENTS, INC., Its General Partner

BY: Fidela Garza
FIDELA GARZA, President

STATE OF TEXAS *
* (Acknowledgment)
COUNTY OF HIDALGO *

This instrument was acknowledged before me on this the 2 day of **May, 2014**, by **FIDELA GARZA, President of H. & F. GARZA INVESTMENTS, INC., General Partner of the HEBERTO JOSE GARZA & FIDELA GARZA FAMILY LIMITED PARTNERSHIP.**



Sara L Tippit
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING,
RETURN TO:

SARA L. TIPPIT
3900 N. 10th St., Suite 950
McAllen, Texas 78501

PREPARED IN THE
LAW OFFICE OF:

SAME



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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956-318-2844

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956-973-7850

Precinct No.3 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

Precinct 12 3 4

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

Application No: 1-11967

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: Jeanette Benavides

Address: 7706 Lorena St.
Mercedes, Tx
78570

Phone: 472-8452

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

Water Supplier: ~~NAWSC~~ NAWSC

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

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

regarding the land described as:

BF lot #13

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

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

- Yes A plat has been prepared;
- Yes A plat has been reviewed and approved by the Commissioners Court;
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- Yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 9-5-13);

(verified by Gilbert Reina);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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: 1-11967

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: Jeanette Benavides

Address: 7706 Laverne St.

Mercedes, Tx 78570

Phone: 472-8452

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

BF Lot #13

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jeanette Benavides
Requesting Party (Signature)

2/4/15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

2/10/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-11967

Feb. 4, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

B2854-00-000-0013-00

[1] OWNER: BENAVIDES, JEANETTE

[7] LEGAL DESC./NAME OF SUBDIVISION
BF LOT 13

7706 LORENA DR.
MERCEDDES TX 78570

Telephone No. 472-8452

LOCATION: 0 MILE 12 1/2 & MILE 2

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

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

[5] SIZE OF STRUCTURE: 784 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: REST. ZONE AE-44

Special Conditions: No construction allowed over any easements.
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:25' REAR:35' SIDES:6'
B.F.E 60.00

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

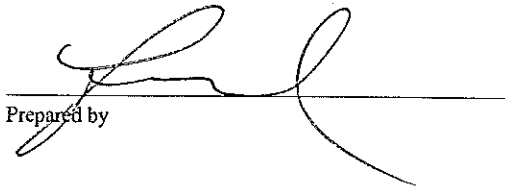
Light [X] Water [X]

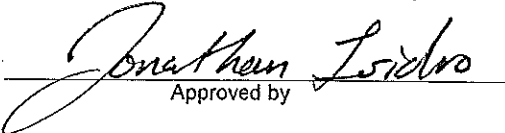
Flood Zone: NO
Panel No. /Suffix: 0450 Pct: 0

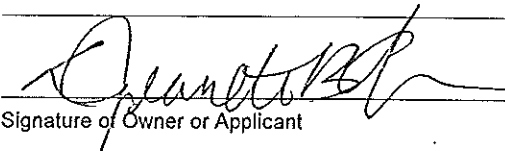
Community No.: 480334

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.


Prepared by _____ Date 2/4/15


Approved by _____ Date 7/25/14


Signature of Owner or Applicant _____ Date 2/4/15

[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.

File No. 14-59

WARRANTY DEED WITH VENDOR'S LIEN

Date: **March 18, 2014**

Grantor: **HEBERTO JOSE GARZA & FIDELA GARZA FAMILY LIMITED PARTNERSHIP**

Grantor's Mailing Address: **P. O. Box 720821, McAllen, Hidalgo County, Texas 78504**

Grantee: **JEANETTE BENAVIDES and husband, JOSE LUIS GARCIA**

Grantee's Mailing Address: **7706 Lorena Drive, Mercedes, Hidalgo County, Texas 78570**

Consideration: **TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration; and a note of even date that is in the principal amount of THIRTY-TWO THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$32,500.00), said note is executed by JEANETTE BENAVIDES and husband, JOSE LUIS GARCIA, Grantees, payable to the order of HEBERTO JOSE GARZA & FIDELA GARZA FAMILY LIMITED PARTNERSHIP. The note is secured by a vendor's lien retained in favor of HEBERTO JOSE GARZA & FIDELA GARZA FAMILY LIMITED PARTNERSHIP in this deed and by a deed of trust of even date from Grantees to SARA L. TIPPIT, JOSE ESCOBEDO, JR., JOHN L. TIPPIT and/or LUIS M. CARDENAS, Trustee.**

Property (including any improvements):

Lot 13, BF Subdivision, Hidalgo County, according to documents recorded in Document No. 2446006, Official Records, Hidalgo County, Texas.

Reservations from Conveyance:

NONE

Exceptions to Conveyance and Warranty:

- 1. All of record.**
- 2. Taxes for the year 2014 and subsequent years, and any subsequent assessments for prior years due to change in land usage or ownership shall be the responsibility of grantee.**

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.

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

The vendor's lien against and superior title to the Property are retained until 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.

HEBERTO JOSE GARZA and FIDELA GARZA FAMILY LIMITED PARTNERSHIP, a Texas Partnership
BY: **H. & F. GARZA INVESTMENTS, INC., Its General Partner**

BY: *Fidela Garza*
FIDELA GARZA, President

STATE OF TEXAS *
* (Acknowledgment)
COUNTY OF HIDALGO *

This instrument was acknowledged before me on this the 18 day of MARCH, 2014, by FIDELA GARZA, President of H. & F. GARZA INVESTMENTS, INC., General Partner of the HEBERTO JOSE GARZA & FIDELA GARZA FAMILY LIMITED PARTNERSHIP.



Sara L. Tippit
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO: PREPARED IN THE LAW OFFICE OF:

SARA L. TIPPIT
3900 N. 10th St., Suite 950
McAllen, Texas 78501

SAME



PLANNING DEPARTMENT

Rev. 02-19-10

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Precinct **1** 2 3 4

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

Application No: 1400982B

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 Lesquivel

Address: 2606 Pena St
Weslaco, Tx
78596

Phone: 968 0239

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

Water Supplier: NAWSC

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

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

regarding the land described as:

Tesoro Est. #3 lot #125

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

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

- Yes A plat has been prepared;
- Yes A plat has been reviewed and approved by the Commissioners Court;
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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;
- 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 3-14-06);

(verified by Gilbert Pecina);

(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

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Precinct B 2 3 4

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

Application No: 1400982B

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 L Esquivel.
Address: 2606 Perna ST
Weslaco, Tx 78596
Phone: 968 0239

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

Tesoro Est #3 lot# 125

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

2/10/15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

2/10/15
Date

[Signature]
County Official

CITY OF WESLACO

BUILDING PERMIT

THIS FORM WAS PRINTED ON: 11/10/2014

PERMIT #: 1400982B

DATE ISSUED: 11/10/2014

PROJECT ADDRESS:
SUBDIVISION: 509 ISLAND STREET
TESORO ESTATES PHASE
3

LOT #. 125
BLK #.

OWNER NAME: LUIS L ESQUIVEL
ADDRESS: 2606 PENA ST
CITY: WESLACO
STATE: TX
ZIP: 78596
PHONE:

CONTRACTOR: AFFORDABLE HOMES OF
SOUTH TEXA
ADDRESS: 1420 ERIE AVENUE
CITY: MCALEN
ST:
ZIP: 78501
PHONE: 956-687-6263

PROP.USE: SINGLE FAMILY
VALUATION: \$ 63,000.00

SQ FT 0.00
OCCP TYPE:
CNST TYPE:
ZONE ORD:

BUILDING PERMIT FEES

TOTAL \$ 0.00

NOTES:

NOTICE

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 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

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

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

Tony Fernandez

DATE

11/10/14

ISSUED BY

Edgar Salazar

DATE

11/10/14

INSPECTION REQUEST LINE (956) 973-0649.

Permit # **1400982B** Date **11/10** 20**14**
Address **509 Island St.**
Lot No **125** Blk No _____ Sub **Tesoro**
Ph 3
Contractor **Affordable Homes**

BUILDING PERMIT



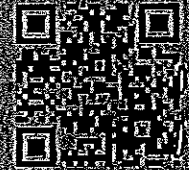
Issued By Code Enforcement Division

City of Weslaco

(956) 973-3123 • www.weslacotx.gov

Note: This Must be posted on Building

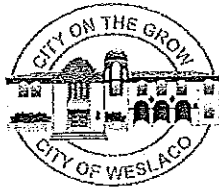
Not to be Removed Until Building is completed.



PGE1303

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
John F. Cuellar, Mayor Pro-Tem, District 2
David R. Fox, Commissioner, District 1
Olga M. Noriega, Commissioner, District 3
Gerardo "Jerry" Tafolla, Commissioner, District 4
Lupe V. Rivera, Commissioner, District 5
Fidel L. Peña, III, Commissioner, District 6

Leonardo Olivares, City Manager

PLANNING DEPARTMENT

November 18, 2014

NORTH ALAMO WATER SUPPLY
ATTN: WATER METER DEPARTMENT

OWNER/TENANT: Affordable Homes of South Texas, Inc
1420 Eric Avenue
McAllen, Texas 78501

RE: Lot 125, TESORO ESTATES PHASE III, an Addition to the City of Weslaco,
Hidalgo County, Texas, as per map or plat thereof recorded in Volume 50. Pages
31 and 32, Map Records, Hidalgo County, Texas.


Lot Width: 50 ft.

To Whom It May Concern:

The above property is located outside the City of Weslaco. It is being serviced by North Alamo Water Supply Corporation. The property is serviced with City of Weslaco sanitary sewer facilities.

This is in accordance with the Texas Sanitation and Health Protection Law, Texas Civil Status, Article 4477-1.

Sincerely,


Rebekah De La Fuente
Planner

RD/mh

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

Date: March 13, 2009

Grantor: INTER NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

Grantor's Mailing Address: 1801 S. 2nd Street/P. O. Box 1700
McAllen, Texas 78505-1700
Hidalgo County, Texas

Grantee: AFFORDABLE HOMES OF SOUTH TEXAS, INC.

Grantee's Mailing Address: 1420 Eric Avenue
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):

Lots Seventy-nine (79), Eighty (80), Eighty-four (84), Eighty-five (85), Eight-six (86), Eight-seven (87), Ninety (90), One Hundred Twenty-five (125), One Hundred Thirty-seven (137), One Hundred Forty-four (144) and One Hundred Forty-five (145), TESORO ESTATES PHASE III, an addition to the City of Weslaco, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 50, Pages 31 and 32, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 50, PAGES 31 AND 32, MAP RECORDS, HIDALGO COUNTY, TEXAS.

All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instrument dated February 15, 2002, recorded under Clerk's File No. 1056586, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated November 2, 1955, recorded in Volume 180, Page 361, Oil and Gas Records, Hidalgo County, Texas and dated October 29, 1985, recorded in Volume 2264, Page 218, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easement agreement between AEP Texas Central Company, a Texas Corporation and Grande Valley Homes, dated December 8, 2005, recorded under Clerk's File No. 1572066, Official Records, Hidalgo County, Texas to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map attached thereto.

Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Irrigation District No. 9.

Minimum floor elevation; twenty-five-foot (25') minimum setback line along the front; twenty percent (20%) of lot depth not to exceed twenty-five feet (25') minimum setback line along the rear; six-foot (6') minimum setback line along the sides; ten-foot (10') utility easement and fifteen-foot (15') easement to Hidalgo County Irrigation District No. 9 along the rear side of Lots 79, 80, 84-87 and 89 and 90 and fifteen-foot (15') easement along the rear side of Lots 125, 137, 144 and 145, as per map or plat recorded in Volume 50, Page 31, Map Records, Hidalgo County, Texas.

Taxes for the year 2009 and subsequent years.

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.

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

INTER NATIONAL BANK

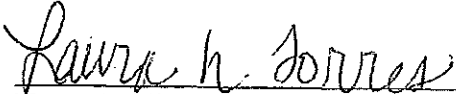
BY:

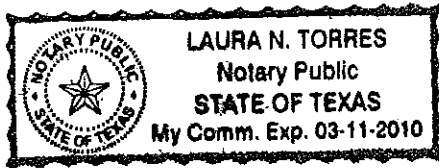

ROBERT J. HYMEL, JR., Executive
Vice President

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 13th of MARCH,
2009, by ROBERT J. HYMEL, JR., EXECUTIVE VICE PRESIDENT of INTER NATIONAL
BANK, A NATIONAL BANKING ASSOCIATION, on behalf of said banking association.


Notary Public, State of Texas



AFTER RECORDING RETURN TO:
AFFORDABLE HOMES OF SOUTH TEXAS, INC.
1420 Eric Avenue
McAllen, Texas 78501

PREPARED BY:
LEWIS, MONROE & PEÑA
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 759364; NLC:lc



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 1-11867

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: Gladis Banda Garcia
Address: 1021 Mono Ave
Donna Tx

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

Phone: (956) 563-3501

Water Supplier: NAWSC

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

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

regarding the land described as:

Sunset Valley #2 lot #66

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

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

- Yes A plat has been prepared;
- Yes A plat has been reviewed and approved by the Commissioners Court;
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- Yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 8/9/13);

(verified by Gilbert Pacina);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

Main Office
1304 South 25th Street
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 1234

Application No: 1-11867

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: Eladis Banda Garcia

Address: 1021 Monaco Ave.

Donna Tx.

Phone: (956) 563-35-01

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

Sunset Valley #2 lot # 166

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)

2/10/15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

2/10/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-11867

Dec. 19, 2014

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

S7658-02-000-0066-00

[1] OWNER: BANDA, GLADIS
1021 MONOCA AVE
DONNA TX 78537

[7] LEGAL DESC./NAME OF SUBDIVISION
SUNSET VALLEY PH 2 LOT 66
X-25

Telephone No. 563-3501

LOCATION: 0 STITES & VICTORIA

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$2,300

[5] SIZE OF STRUCTURE: 1,280 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: REST. ZONE X-44

Special Conditions: No construction allowed over any easements.
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:25' REAR:15' SIDES:6'
MIN. ELEV. ABOVE CENTERLINE OF ST. 18"

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

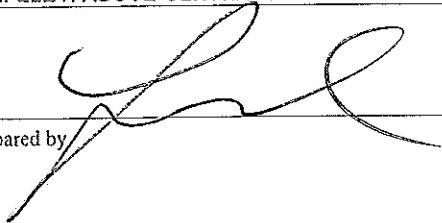
Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0750C Pct: 1

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  Date 12/19/14

Approved by LEONEL MATEO Date 12/17/14

Signature of Owner or Applicant  Date 12/19/14

[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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: September 26, 2013

Grantor: Sandoval Development, L.P., a Texas Limited Partnership

Grantor's Mailing Address:

605 N. Main Street, Suite C
Donna, Texas 78537

Grantee: Gladis Banda

Grantee's Mailing Address (including county):

1021 Monoco Avenue
Donna, Texas 78537
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty-Nine Thousand Dollars and No Cents (\$29,000.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Robert Geissler, Trustee.

Property (including any improvements):

Lot(s) 66, Sunset Valley Subdivision, Phase 2, as shown by the map or plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 2438290

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated May 7, 2012, 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 2312955. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easements, rights-of-way, and prescriptive rights, whether of record or not;
5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
6. Rights of adjoining owners in any walls and fences situated on a common boundary;
7. Any discrepancies, conflicts, or shortages an area or boundary lines;
8. Any encroachments or overlapping of improvements;
9. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
11. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;

Texas
of Hidalgo

This instrument was acknowledged before me on the 21st day of September, 2013, by Jose T. Sandoval, Member of Sandoval Operations, L.C., a Texas limited liability company in it's capacity as General Partner of Sandoval Development, L.P., a Texas-Limited Partnership.



Rebecca Acedo
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Sandoval Development, L.P.
605 N. Main Street, Suite C
Donna, Texas 78537

Software by ReMerge-It.com
(956) 630-9401
www.ReMerge-It.com