

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. Pin Point Investments	4-13982
2. Abdaly Rodriguez	4-14058
3. Francisco & Maria Luisa Sanchez	4-13961
4. Cesar Cardenas dba Arqcarpa Const.	4-14036
5. Juan & Adriana Zavala	4-13814
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
4-13982

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

Application No:

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: PinPoint Investments

Address: [REDACTED]
3604 Oregon Drive
Edinburg Tx 78539

Phone: (956) 292-6972

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>1 / 29 / 15</u>

Water Supplier: N A W S. AS PER CONTRACTOR

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

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

regarding the land described as: Oakland Village lot 222 phase 3

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

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

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

(Date approved 10-28-05);
 (verified by [Signature]);
 (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

County of Hidalgo

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956-205-7049

Precinct 1 2 3 4

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

Application No: U-13982

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: PinPoint Westments
Address: 3604 Oregon Drive
Edinburg Tx 78539
Phone: (956) 292-6972

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

Oakland Village, 222 ^{lot} phase #3

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) 2/11/15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

Location of land verified and completed request accepted by Hidalgo County for processing on:
2/11/15 [Signature]
Date County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-13982

Dec. 23, 2014

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

O0480-03-000-0222-00

[1] OWNER: PINPOINT INVESTMENTS,LLC.

2124 RICE ST.
EDINBURG, TX. 78539

Telephone No. 400-2477

[7] LEGAL DESC./NAME OF SUBDIVISION
OAKLAND VILLAGE #3 LOT 222

LOCATION: 0 R.LONGORIA & WISCONSIN

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$15,000

[5] SIZE OF STRUCTURE: 2,344 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: NEW-RESIDENTIAL

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA
REGULATIONS FRONT-25' REAR-22' SIDES-6'

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

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

Community No.: 0425-E

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.

Rodolfo Rio 12-23-14
Prepared by Date

Rodolfo Rio 12-22-14
Approved by Date

[Signature] 12-23-14
Signature of Owner or Applicant 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.

Page to: VLTC
140744-09

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

General Warranty Deed

Date: December 12, 2014

Grantor: Mymama, Ltd., a Texas limited partnership

Grantor's Mailing Address: [include county] 220 N. 29th Street
McAllen, Texas 78501
Hidalgo County

Grantee: Pinpoint Investments, LLC, a Texas limited liability company

Grantee's Mailing Address: [include county] 2124 Rice Street
Edinburg, Texas 78539
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

Property (including any improvements):

All of Lot-222, OAKLAND VILLAGE PHASE III, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 49, Page 40, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

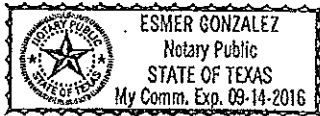
Standby fees, taxes and assessments by any taxing authority for the year 2015, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

Restrictive covenants dated July 23, 2004, filed July 26, 2004 under Document Number 1362204; filed April 22, 2005 under Document Number 1462488; and filed November 4, 2005 under Document Number 2005-1540732, Official Records and Volume 49, Page 40,

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 12 day of December, 2014, by Marco A. Leal, President of Mymama Management, Inc., a Texas corporation, in its capacity as general partner of Mymama, Ltd., a limited partnership, on behalf of said partnership.



A handwritten signature in black ink, appearing to be "Esmer Gonzalez", written over a horizontal line.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Pinpoint Investments, LLC,
a Texas limited liability company.
2124 Rice Street
Edinburg, Texas 78539

PREPARED BY:
KITTLEMAN THOMAS, PLLC.
P. O. BOX 1416
McALLEN, TX 78505
2225-4 BAW/lc GF 140714



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

Precinct 1 2 3 4

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

Application No: 44058

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: Abdaly Rodriguez

Address: 4904 Payton Av.
Edinburg Tx. 78542

Phone: (956)354-4170

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>2 13 15</u>

Water Supplier: North Alamo Water Supply

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

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

regarding the land described as:

San Marcos Lot #12

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

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

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

(Date approved 12-10-14);

(verified by Mani G...);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

Precinct 1 2 3 4

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

Application No:

4-14058

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: Abdely Rodriguez
Address: 4904 Payton Av.
Edinburg Tx. 78542
Phone: (956) 354-4170

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

San Marcos Subdivision Lote #12

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)

3/02/15
Date [Signature]
02/03/15

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

02/03/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-14058
Jan. 26, 2015

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

S1079-00-000-0012-00

[1] OWNER: RODRIGUEZ, ABDALY CORDOVA

[7] LEGAL DESC./NAME OF SUBDIVISION
SAN MARCOS LOT 12

909 SAN MIGUEL ST.
SAN JUAN, TX. 78589

Telephone No. 354-4170

LOCATION: 0 VALVERDE & ALBERTA

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOBILE HOMES

44- MOBILE HOMES

[10] EST. COST OF CONST.: \$3,000

[5] SIZE OF STRUCTURE: 270 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS & SETBACKS
FRONT 25' SIDE'S 6' REAR 15' FINISH FLOOR OF ELEV.
18" FROM STREET.

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 0425C 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.

[Signature] 1/20/15
Prepared by Date

[Signature] 1-21-15
Approved by Date

[Signature] 1/20/15
Signature of Owner or Applicant 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.

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: January 05, 2015

Grantor: Tres Lunas Development LLC, a Texas limited liability company
Grantor's Mailing Address:
3714 S. Exp. 281
Edinburg, Texas 78542

Grantee: Abdaly Rodriguez Cordova
Grantee's Phone Number: (956) 354-4170
Grantee's Mailing Address (including county):
11803 Hermosa Villa Dr.
Donna, Texas 78537
Hidalgo County, Texas

2576607

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 Thirty Nine Thousand Four Hundred Fifty and 00/100 (\$39,450.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Nancy Scurlock, Trustee.

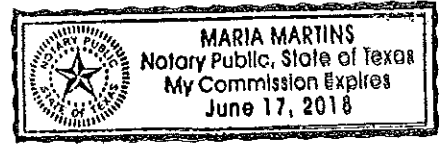
Property (including any improvements):

Lot(s) 12, San Marcos Subdivision, as per map or plat thereof filed on December 29, 2014 and recorded under Clerk's File Number 2573875, Official Records and Map Records, Hidalgo County, Texas.

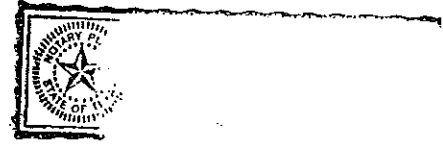
Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated July 16, 2014, payable to the order of Wildcat Commercial Leasing, L.L.C., a Texas limited liability company, 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 2534108. 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 in 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;

AS

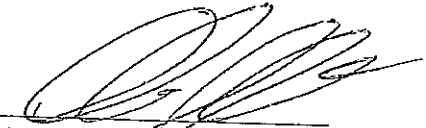


(Acknowledgment)



State of Texas
County of Hidalgo

This instrument was acknowledged before me on 1/5/2015, by Zachary Scurlock, Manager of Tres Lunas Development LLC, a Texas limited liability company.

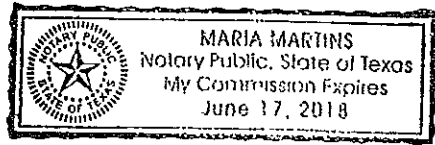


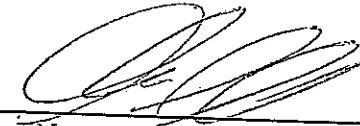
Notary Public, State of Texas

(Acknowledgment)

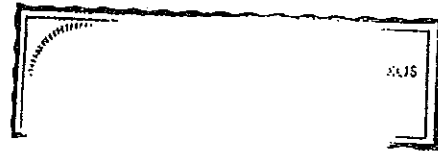
State of Texas
County of Hidalgo

This instrument was acknowledged before me on 1/5/2015, by Abdaly Rodriguez Cordova





Notary Public, State of Texas



AS



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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Precinct No.3 Substation
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956-205-7045
956-205-7049

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

Precinct 1 2 3 4

Application No: 4-13961
12-10-14

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Francisco Sanchez

Address: Oakland Village - Phase II
lot 130 - Hidalgo County

3719 E Timberwood Av.
Edinburg TX

Phone: (956) 373-6181

Approved by Environmental Health:	Temporary Service <u> </u>	Final Service <u> </u>
Inspection/Permit No:	Authorized Signature <u> </u>	Authorized Signature <u>NAWS Sewer</u>
Date Approved:	<u>1 1</u>	<u>2 19 15</u>

Water Supplier: NoAn Alamo Water supply

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

Account/ESI No: 123495-005
 Temporary Pole Permanent Service

regarding the land described as:

Oakland Village #2 lot# 130

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

- A plat has been prepared;
- A plat has been reviewed and approved by the Commissioners Court;
- water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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;
- 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;
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 4-20-05);

(verified by Mano Cepeda);

(verified by [Signature]);

(verified by [Signature]);

(verified by Mano Cepeda);

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

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

Precinct 1 2 3 (4)

Application No: 4-13961

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: Francisco and Maria Luisa Sanchez
Address: Oakland Village - Phase II - Lot 130
3719, Timberwood Ave. Edinburg, TX
Phone: (956) 373-6181

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

Oakland Village #2 Lot # 130

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Francisco / Maria Luisa 2/9/15
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) None

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

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

02/09/15
Date

Maria Luisa Sanchez
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-13961
Dec. 10, 2014

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

O0480-02-000-0130-00

[1] OWNER: SANCHEZ, FRANCISCO & MARIA
LUISA
117 E. DUKE AVE.
MCALLEN, TX. 78504
Telephone No. 373-6181

[7] LEGAL DESC./NAME OF SUBDIVISION
OAKLAND VILLAGE #2 LOT 130

[2] CONTRACTOR: SELF

LOCATION: 0 R. LONGORIA & WISCONSIN

[3] WATER SYSTEM: N AL

[8] SEWAGE: PUBLI

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

[9] CONSTRUCTION TYPE: BRIC

[5] SIZE OF STRUCTURE: 1,933 Sq. Ft.

[10] EST. COST OF CONST.: \$100,000

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS & REGULATIONS
FRONT 25' REAR 20' SIDES 6'
MINIMUM ELEV. 18" ABOVE TOP OF STREET

FOR COUNTY USE ONLY APPLICATION FEES


Prepared by _____ Date 12/10/14

OTHER _____
TOTAL AMOUNT \$30.00


Approved by _____ Date 12/8/14

Light Water

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

Community No.: 480334

Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant _____ Date 12/10/14

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

[NOTICE]

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

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

WARRANTY DEED

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.

Date: October 18, 2014

Grantor: CRUZ SOTELO AND WIFE, MARIA ESPERANZA SOTELO

Grantor's Mailing Address: 4603 Southport Dr.
Edinburg, Texas 78542

Grantee: FRANCISCO SANCHEZ AND WIFE, MARIA LUISA SANCHEZ

Grantee's Mailing Address: 117 E. Duke Ave.
McAllen, Texas 78504

Consideration: Ten and NO/100 Dollars (\$10.00) and other valuable consideration

Property (including any improvements): All of Lot 130, OAKLAND VILLAGE PHASE II, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 47, Page 169, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

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

- Restrictive covenants as set forth in instrument dated July 23, 2004, filed July 26, 2004 under Document Number 1362204 and dated April 21, 2005, filed April 22, 2005 under Document Number 1462488, Official Records and Volume 47, Page 169, Map Records, Hidalgo County, Texas.
- Annual maintenance charge and/or current assessments as set forth in instrument dated July 23, 2004, filed July 26, 2004 under Document Number 1362204 and dated April 21, 2005, filed April 22, 2005 under Document Number 1462488, Official Records, Hidalgo County, Texas.
- Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.
- Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of Oakland Village Phase II, recorded in Volume 47, Page 169, Map Records of Hidalgo County, Texas.
- Easements for roadways, canals, drainage ditches, etc., as shown by instrument dated June 8, 1911, recorded in Volume 19, Page 201, Deed Records of Hidalgo County, Texas.
- Right of way easement in favor of North Alamo Water Supply Corporation, its successors and assigns as shown by instrument dated November 5, 2002, filed November 8, 2002 under Document Number 1138795, Official Records of Hidalgo County, Texas.
- Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease recorded in Volume 362, Page 157; dated November 12, 1982, recorded in Volume 409, Page 213 and dated November 20, 1981, recorded in Volume 411, Page 369, all in the Oil and Gas Records of Hidalgo County, Texas.
- Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease dated January 30, 1998, filed under Document Number 667840 and extended under Document Number 936916, Official Records of Hidalgo County, Texas.
- Terms, stipulations and conditions contained in Oil, Gas and Mineral Leases as shown by instruments dated March 3, 1999, filed 768134, 769953, 769954, 773295, 773299, 773305, 773311; dated March 18, 1999 recorded under Document Number 773344; filed March 3, 1999 under Document Number 773349, 773533, 796221, 796223 and 797851 and extended under Document number 1055111; dated March 4, 1999 under Document Number 773520 and corrected under Document Number 819759, all in the Official Records of Hidalgo County, Texas.
- Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument filed under Document Number 888450 and corrected and amended under Document Number 1034317, Official Records of Hidalgo County, Texas.
- Mineral and/or royalty reservation contained in deeds recorded in Volume 649, Page 408, Deed Records and dated March 25, 2003, filed March 31, 2003 under Document Number 1182983, Official Records of Hidalgo County, Texas.

- Oakland Village Ltd Community Manual as shown by instrument dated January 24, 2012, filed February 7, 2012 under Document Number 2012-2278769, Official Records of Hidalgo County, Texas.
- Management Certificate as shown by instrument dated December 23, 2013, filed January 2, 2014 under Document Number 2014-2475481, Official Records of Hidalgo County, Texas.
- Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
- Standby fees, taxes and assessments by any taxing authority for the year 2014, and subsequent years, the payment of which Grantee assumes.

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

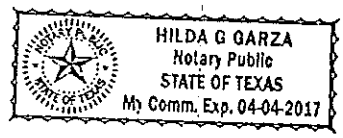
When the context requires, singular nouns and pronouns include the plural.

Crúz Sotelo
 CRUZ SOTELO

Maria E. Sotelo
 MARIA ESPERANZA SOTELO

STATE OF TEXAS
 COUNTY OF HIDALGO

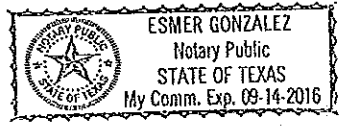
This instrument was acknowledged before me on October 20th, 2014 by CRUZ SOTELO.



Hilda G Garza
 NOTARY PUBLIC - STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO

This instrument was acknowledged before me on October 18th, 2014 by MARIA ESPERANZA SOTELO.



Esmer Gonzalez
 NOTARY PUBLIC - STATE OF TEXAS

AFTER RECORDING RETURN TO :
 FRANCISCO SANCHEZ &
 MARIA LUISA SANCHEZ
 117 E. Duke Ave.
 McAllen, Texas 78504

PREPARED IN THE LAW OFFICE OF:
 L.G. 'JERRY' CANALES
 217 W. Cano
 Edinburg, Texas 78539
 File No.: 140160



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 4-14036

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: CESAR CARDENAS
ARCARPA CONST

Address: 3105 TRAILBLAZER
LOT #76

LA PUERTA SUBDIVISION

Phone: _____

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>City of McAllen</u> <u>1/29/15</u>

Water Supplier: Sharyland water supply

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

Account/ESI No.: NA

Temporary Pole Permanent Service

regarding the land described as: La Puerta 1A 76

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

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

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

(Date approved 8-10-06);
 (verified by [Signature]);
 (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

County of Hidalgo

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

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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: 4-14036

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: Cesar Cardenas (Cardenas Construction)

Address: 3105 TRAILBLAZER Lot #76

Phone: 358-3643

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

La Puente Lot 76

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)

1/29/15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

2/11/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-14036
Jan. 15, 2015

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

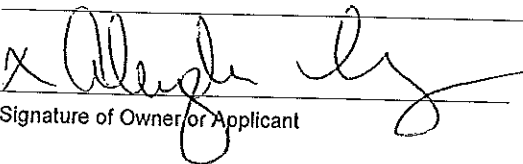
L1770-01-000-0076-00

- [1] OWNER: ARQCARPA DESIGN MANAGEMENT & CONSTRUCTION, LLC
3105 TRAILBLAZER EDINBURG, TX. 78542
Telephone No. 358-3643
- [2] CONTRACTOR: SELF
- [3] WATER SYSTEM: SHAR
- [4] PURPOSE OF APPLICATION: NEW RESIDENCE
01- RESIDENTIAL NEW SINGLE DWELLING
- [5] SIZE OF STRUCTURE: 3,000 Sq. Ft.
- [6] USE OF BUILDING: RES. ZONE-X
- [7] LEGAL DESC./NAME OF SUBDIVISION
LA PUERTA LOT 76
- LOCATION: 0 ROOTH & MIŁE 17 1/2
- [8] SEWAGE: PUBLI
- [9] CONSTRUCTION TYPE: BRIC
- [10] EST. COST OF CONST.: \$40,000
- [11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS & REGULATIONS
FRONT 25' REAR 10' SIDES 6'
MINIIMUM ELEV. 18" ABOVE TOP OF STREET


Prepared by _____ Date 1-15-15


Approved by _____ Date 1-8-15


Signature of Owner or Applicant _____ Date 1-15-15

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

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

Community No.: 480034

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: VLTC
GF# 108736

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

**SPECIAL
WARRANTY DEED WITH VENDOR'S LIEN**

Date: October 9, 2007

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

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

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

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

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

Property (including any improvements):

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

Reservations from Conveyance: NONE

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

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

(Acknowledgement)

STATE OF TEXAS
COUNTY OF HIDALGO

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



Patricia Galindo

Notary Public, State of Texas

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

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



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No:

4-15814

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: Adriana Zavala

Address: MGM Grande Ranches
Phase IV Lot 412
Edinburg, TX 78542

Phone: 956-467-3097

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	1 1	50872 713115

Water Supplier: Alamo Water Supply

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

Account/ESI No.: 10032789437613336
[] Temporary Pole [X] Permanent Service

regarding the land described as:

Residential MGM Grande Ranches Phase IV
Lot 412

on February, 20 15, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved 8-4-06);
 (verified by [Signature]);
2/3/15 (verified by [Signature]);
2/3/15 (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

Application No:

Precinct 1 2 3 4

4-13814

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: Adriana Zavala

Address: MGM Grande Ranches
Phase IV Lot 412

Phone: 956-467-3097

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

MGM Grande Ranches Phase IV Lot 412

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)

2-3-15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

2/11/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-13814
Oct. 13, 2014

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

M3849-04-000-0412-00

[1] OWNER: JUAN & YADIRA GONZALEZ

825 SINATRA DR.
MC ALLEN TX 78504

Telephone No. 460-9993

[7] LEGAL DESC./NAME OF SUBDIVISION
MGM GRAND RACHES LOT-412

LOCATION: 0 ALAMO & CURRY

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$180,000

[5] SIZE OF STRUCTURE: 3,792 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: NEW-RESIDENTIAL

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA
REGULATIONS FRONT-25' REAR-40' SIDES-6'

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 480334 Pct: 0

Community No.: 0325-D

Certification of Elevation
Required: YES NO BFE

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

Rodolfo Rios 10-13-14
Prepared by Date

Rodolfo Rios 10-13-14
Approved by Date

Juan & Yadira Gonzalez 10-13-14
Signature of Owner or Applicant 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.

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

General Warranty Deed

Date: August 18, 2014

Grantor: YSMAR YANIN HERNANDEZ FKA YSMAR YANIN FONSECA, joined herein proforma by my husband, CHRISTOPHER HERNANDEZ

Grantor's Mailing Address: 4404 Cedar
McAllen, Texas 78501
Hidalgo County

Grantee: JUAN A. ZAVALA and wife, ADRIANA ZAVALA

Grantee's Mailing Address: P.O. Box 5363
McAllen, Texas 78502
Hidalgo County

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

Property (including any improvements):

Lot 412, MGM GRAND RANCHES PHASE IV-A, an Addition to the City of Edinburg, Hidalgo County, Texas, according to map thereof recorded in Volume 51, Pages 44 through 46, Map Records of Hidalgo County, Texas.

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

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 7, 2006, under Clerk's File No. 1648126 and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 24, 2006, under Clerk's File No. 1655445, and as shown on map recorded in Volume 51, Pages 44 through 46, Map Records, Hidalgo County, Texas.

Right-of-Way Easement granted to Hidalgo County Irrigation District No. 1, by instrument dated July 5, 1983, recorded in Volume 1890, Page 56, Official Records of Hidalgo County, Texas.

A fifteen foot (15') Utility Easement along the West side of subject property as shown on plat recorded in Volume 51, Pages 44 through 46, Map Records of Hidalgo County, Texas.

A 5 foot (5') Utility Easement along the Front of subject property as shown on plat recorded in Volume 51, Page 44 through 46, Map Records of Hidalgo County, Texas.

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

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

A forty foot (40') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 51, Pages 44 through 46, Map Records of Hidalgo County, Texas.

A six foot (6') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 51, Pages 44 through 46, Map Records of Hidalgo County, Texas.

Rearyard Minimum Setback is twenty percent (20%) of lot depth, not to exceed forty feet (40') of said property as shown on plat recorded in Volume 51, Pages 44 through 46 Map, Map Records, Hidalgo County, Texas.

Oil and Gas Lease dated October 25, 1951, from Hidalgo County Water Control & Irrigation District No. 1 to Union Producing Co. recorded in Volume 120, Page 223, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease dated October 1, 1954, from W.G. Killough and wife, France C. Killough to Union Producing Co. recorded in Volume 162, Page 274, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease dated May 29, 1982, from Bill E. Reeves and Paula R. Reeves to Peter Verhalen recorded in Volume 419, Page 215, Oil and Gas Records of Hidalgo County, Texas; said Lease has been assigned unto Pyro Energy Corp. by instrument dated July 12, 1982, recorded in Volume 419, Page 887, Oil and Gas Records, Hidalgo County, Texas.

Oil and Gas Lease dated April 8, 1985, from Bill E. Reeves and Paula R. Reeves to Yuma Petroleum
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Company recorded in Volume 2175, Page 119, Official Records of Hidalgo County, Texas.

All rights, title, and interest in and to the canal right-of-way along the South side of said property claimed in fee by Hidalgo County Irrigation District No. 1.

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

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

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

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

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

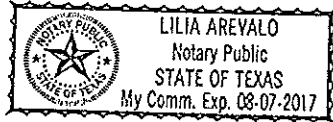
Ysmar Hernandez
YSMAR YANIN HERNANDEZ

Christopher Hernandez
CHRISTOPHER HERNANDEZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 18 day of August, 2014, by YSMAR YANIN HERNANDEZ.

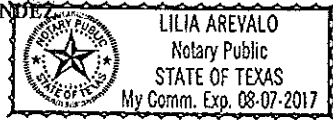


Lilia Arevalo
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 18 day of August, 2014, by CHRISTOPHER HERNANDEZ.



Lilia Arevalo
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JUAN A. ZAVALA and ADRIANA ZAVALA
P.O. Box 5363
McAllen, Texas 78502

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
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McAllen, Texas 78501
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