

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Tomas A. Guzman	4-14195
2.	Adelaido Jr. & Norma Solis	4-14178
3.	Eliud Medina	4-13807
4.	Thelma A. Campos & Arturo Campos Jr.	4-13967
5.	Edgar D. Martinez	4-13698
6.	Tres Picos U.S.A c/o Mary H. Suarez	4-14025
COMM. COURT: March 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

T.J. Arredondo
Director of Planning

Application No: 4-14195

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: Tomas A. Guzman

Address: 25217 Brushline
Rd. Edinburg, TX
78542

Phone: 956-607-0222

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

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 255202-003
 Temporary Pole Permanent Service

regarding the land described as:

10-plat Santa Cruz Ranches #1 of #12-B

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 2-04-15;

(verified by Flora Castillo

(verified by Flora Castillo 3/9/15

(verified by Flora Castillo 3/9/15

(verified by Flora Castillo

Flora Castillo
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

Main Office
1304 South 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

T.J. Arredondo
Director of Planning

Precinct 1 2 3 4
Application No: 4-14195

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: Tomas A. Guzman
Address: 25217 Brushline Rd
Edinburg, TX 78542
Phone: 956-607-0222

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

Re-plat Santa Cruz Ranches #1 1A 12-B

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Tomas A. Guzman
Requesting Party (Signature) 3/9/15
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:

3/9/2015
Date T.J. Arredondo
County Official

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

GIFT DEED

Date: February 17, 2015

Grantor: BEATRIZ GUZMAN VELAZQUEZ

Grantor's Mailing Address:

25217 Brushline Road
Edinburg, Texas 78542
Hidalgo County

Grantee: TOMAS ALEJANDRO GUZMAN

Grantee's Mailing Address:

25217 Brushline Road
Edinburg, Texas 78542
Hidalgo County

Consideration:

Love of, and affection for, Grantee.

Property (including any improvements):

Lot 12B, Replat of Lot 12 Santa Cruz Ranches No. 1, recorded in Instrument No. 2584078, of the map records of Hidalgo County, Texas.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2015, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, 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, gives, 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.

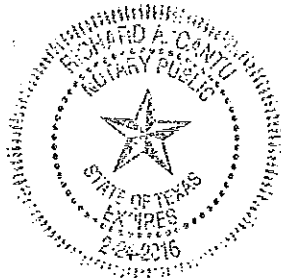
NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENTATION CONCERNING THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY, NOR AS TO ANY TAXES DUE ON THE PROPERTY.

Beatriz Guzman Velazquez
BEATRIZ GUZMAN VELAZQUEZ

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on February 18, 2015, by BEATRIZ GUZMAN VELAZQUEZ.



Richard A. Cantu
Notary Public, State of Texas
My commission expires: 2-24-2016

PREPARED IN THE OFFICE OF:
LAW OFFICE OF RICHARD A. CANTU, P. C.
P. O. Box 6149
McAllen, Texas 78502
File No.: 8014-15

AFTER RECORDING RETURN TO:
LAW OFFICE OF RICHARD A. CANTU, P. C.
P. O. Box 6149
McAllen, Texas 78502

Chapter 232 Texas LGC Application

APPLICATION NO:
4-14195
Mar. 6, 2015

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

S1753-01-000-0012-00

126

[1] OWNER: GUZMAN, THOMAS A. & BEATRIZ

25217 BRUSHLINE RD
EDINBURG, TX 78542

Telephone No. 607-0222

[7] LEGAL DESC./NAME OF SUBDIVISION
SANTA CRUZ RANCHES #1 LOT # 12
6/25/12M255202-002/P/E
7/01/11NA/MV255202-001/E

LOCATION: 0 CIBOLO & BRUSHLINE

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

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

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

[5] SIZE OF STRUCTURE: 5,440 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES.HOME.X-25

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/WALL REGULATIONS AS PER COUNTY STATE
CITY FEMA & SETBACKS/ FRONT 50' SIDE 6' REAR 50'
18" ABOVE CNTR LINE OF ST

**FOR COUNTY USE ONLY
APPLICATION FEES**

Prepared by [Signature] Date 03/06/15

OTHER _____
TOTAL AMOUNT \$30.00

Approved by [Signature] Date 03/03/15

Light [] Water []

Signature of Owner or Applicant [Signature] Date 2-6-15

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

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

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

[NOTICE]

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

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



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

T.J. Arredondo
Director of Planning

Application No: 4-14178

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: Abelardo + Norma Solis

Address: On Sharp Rd.

Between Mile 19 + Davis

Lot # 257

Phone: (956) 522-6038

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>3/19/18</u>

Water Supplier: NWWS

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

Account/ESI No.: NA

Temporary Pole Permanent Service

regarding the land described as: Emergreen Valley Est. #2 107-257

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 3-15-05)
 (verified by Maria Castillo)
 (verified by Maria Castillo)
 (verified by Robe. Henriquez)
 (verified by [Signature])
 (verified by [Signature])
 (verified by Maria Castillo)

Maria Castillo
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

Main Office
1304 South 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

T.J. Arredondo
Director of Planning

Application No: 4-14178

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: Adelaido + Norma Solis
Address: Sharp Rd Between
Mile 19 + Davis Lot #257
Phone: (956) 522-6038

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

Emergreen Valley Est. #2 Lot 257

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Norma Solis
Requesting Party (Signature)

03-09-15
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:

3/09/2015
Date

Alfonso Casalejo
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-14178
Mar. 3, 2015

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

E8250-02-000-0257-00

[1] OWNER: SOLIS, ADELAIDO JR & NORMA

[7] LEGAL DESC./NAME OF SUBDIVISION
EVERGREEN VALLEY #2 LOT #257

1019 PALM CIRCLE DR.
EDINBURG, TEXAS 78542

Telephone No. 522-6037

LOCATION: 0 SHARP & MILE 19

[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.: \$150,000

[5] SIZE OF STRUCTURE: 2,694 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 X NO

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

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

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

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

Community No.: 400334

Certification of Elevation
Required: YES X 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.

Flora Castillo 3/03/15
Prepared by Date

Rudolfo Rios 2-19-15
Approved by Date

Norma Solis 03-03-15
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.

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: September 13, 2012

Grantor: FACUNDO ALANIZ and wife, ANA MARIE ALANIZ

Grantor's Mailing Address (including county): 3916 Railroad Drive
Edinburg, Texas 78541
Hidalgo County, Texas

Grantee: ADELAIDO SOLIS, JR. and wife, NORMA A. SOLIS

Grantee's Mailing Address (including county): 1019 Palm Circle
Edinburg, Texas 78542
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of SECURITY FIRST FEDERAL CREDIT UNION in the principal amount of FIFTY-ONE THOUSAND SIX HUNDRED AND NO/100THS DOLLARS (\$51,600.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of SECURITY FIRST FEDERAL CREDIT UNION and by a first-lien deed of trust of even date from Grantee to AL BELTRAN, Trustee.

Property (including any improvements):

Lot Two Hundred Fifty-seven (257), Evergreen Valley Estates Phase II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 47, Pages 85-97, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 47, PAGES 85-97, MAP RECORDS, AND CLERK'S FILE NO. 1432170, OFFICIAL 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 October 10, 1980, recorded in Volume 1699, Page 612, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

All water rights and rights to water, whether riparian, appropriative or otherwise, presently appended or annexed to said property reserved in instrument dated July 2, 2005, recorded under Clerk's File No. 1503187, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated February 20, 1937, recorded in Volume 20, Page 526, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

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

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.

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

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

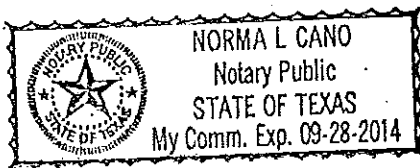

FACUNDO ALANIZ

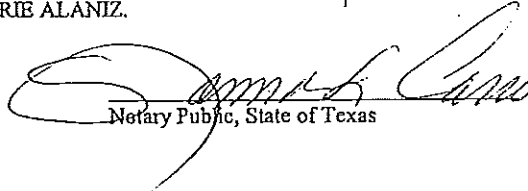

ANA MARIE ALANIZ

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 17 of Sept., 2012, by FACUNDO ALANIZ and wife, ANA MARIE ALANIZ.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
ADELAIDO SOLIS, JR. and NORMA A. SOLIS
1019 Palm Circle
Edinburg, Texas 78542

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 779936; MA:bc



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

T.J. Arredondo
Director of Planning

Application No: 4-13807

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: Elivud Medina

Address: 3209 Arcola Ln
Edinburg TX
78542

Phone: 956-566-4889

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>3 15 15</u>

Water Supplier: DPA

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

Account/ESI No.: 29-3019-1
 Temporary Pole Permanent Service

regarding the land described as: Alberta Meadows 107-34

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 8/29/14);
 (verified by Flor Castillo);
 (verified by Charde Row);
 (verified by Charde Row);
 (verified by Flor Castillo);

Flor Castillo
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

Main Office
1304 South 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**

T.J. Arredondo
Director of Planning

Application No: 4-13807

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: Elind Medina
Address: 3209 Brook Ln
Edinburg TX 78542
Phone: 956-566-4889

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

Alberta Meadows 1A 34

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Elind Medina
Requesting Party (Signature)

3-3-15
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:

3/09/2015
Date

Horde Castillo
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-13807

Oct. 9, 2014

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

A2454-00-000-0034-00

[1] OWNER: MEDINA, ELIUD

[7] LEGAL DESC./NAME OF SUBDIVISION
ALBERTA MEADOWS LOT 34

3209 ARCOLA LN.
EDINBURG, TX 78539

Telephone No. 929-4934

LOCATION: 0 C. CHAVEZ & ALAMO

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

[10] EST. COST OF CONST.: \$30,000

25- RESIDENTIAL NEW SINGLE DWELLING

[5] SIZE OF STRUCTURE: 2,250 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-30' SIDES-7'

FOR COUNTY USE ONLY APPLICATION FEES

Rockelph Rg 10-9-14
Prepared by Date

OTHER _____
TOTAL AMOUNT \$30.00

Rockelph Rg 10-8-14
Approved by Date

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 440334 Pct: 4

Eliud Medina 10-9-14
Signature of Owner or Applicant Date

Community No.: 0425-C

Certification of Elevation
Required: YES NO BFE

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

[NOTICE]

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

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

NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

WARRANTY DEED

Date: March 7, 2014

Grantors: Emerico Alaniz

2492288

Grantors' Mailing Address (including county): 2704 S. 27th Street
McAllen, Texas 78501
Hidalgo County

Grantee: Elind Medina

Grantees' Mailing Address (including county): 3209 Arcola Ln
Edinburg, TX 78542
Hidalgo County

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

Property (including any improvements): Lot Thirty- four (34), ALBERTA MEADOWS SUBDIVISION, according to the map pr plat thereof recorded in Volume 29, Page 105, Map Records, Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, liens, validly existing easements, rights-of-way, and prescriptive rights, if any, relating to the hereinabove described property, but only to the extent they are still in effect, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property; and taxes from all prior and subsequent assessments due to change in land usage.

Grantor, for the consideration indicated above, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, gives, and convey to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

AMNITAION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF DOCUMENT, NOR WAS ANY MADE, THE PREPARER EXPRESSES NO OPINION TITLE TO THIS PROPERTY.

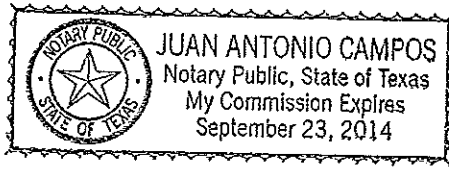
When the context requires, singular nouns and pronouns include the plural.

Emerico Alaniz
Emerico Alaniz

(Acknowledgement)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on this the 7 day of March, 2014 by Emerico Alaniz.



[Signature]
Notary Public, State of Texas

After Recording, Return to:

Eliud Medina
3209 Arcola Ln
Edinburg, TX 78542



PLANNING DEPARTMENT
County of Hidalgo

Rev. 02-19-10

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

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

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

T.J. Arredondo
Director of Planning

Precinct 1 2 3 4

Application No: 4-13967

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: Thelma A. Campos

Address: 32900 N. FM 681
Edinburg TX 78541

Phone: (956) 458-0561

Table with 3 columns: Approved by Environmental Health, Temporary Service, Final Service. Includes fields for Authorized Signature and Inspection/Permit No. Date Approved.

Water Supplier: N/A

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

Account/ESI No.: 292714-001
[] Temporary Pole [X] Permanent Service

regarding the land described as: La Puerta lot #21 - 3109 La Puerta Ave. Edinburg TX 78539

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 8-10-06);
(verified by Flor W. Castillo);
(verified by Clara Ruiz);
(verified by Christo Ruiz);
(verified by Flor W. Castillo)

Flor W. Castillo
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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

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

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

T.J. Arredondo
Director of Planning

Precinct 1 2 3 4

Application No: 4-139107

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: Thelma A. Campos & Arturo Campos Jr.
Address: 32900 N. FM 681
Edinburg, TX. 78541
Phone: (98W) 458-0561

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

La Puerta Lot # 21 - 3109 La Puerta Ave., Edinburg TX. 78539

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)

3-4-2015
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:

3/9/2015
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-13967
Dec. 12, 2014

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

L1770-01-000-0021-00

[1] OWNER: CAMPOS, THELMA A. & ARTURO
CAMPOS JR.
32900 W. FM 681
EDINBURG, TX. 78541
Telephone No. 400-2477

[7] LEGAL DESC./NAME OF SUBDIVISION
LA PUERTA LOT 21

[2] CONTRACTOR: SELF

LOCATION: 0 ROOTH & MILE 17 1/2

[3] WATER SYSTEM: SHAR

[8] SEWAGE: PUBLI

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

[9] CONSTRUCTION TYPE: OTHE

[5] SIZE OF STRUCTURE: 2,600 Sq. Ft.

[10] EST. COST OF CONST.: \$160,000

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGUATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 25' SIDE 6' REAR
10' . 18" ABOVE CNTR LINE OF ST.

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

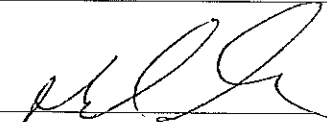
Light [] Water []

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

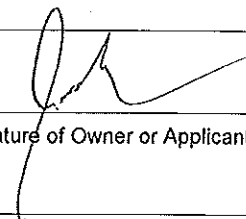
Community No.: 480334

Certification of Elevation
Required: YES NO BFE

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


Prepared by _____ Date 12-12-14




Approved by _____ Date 12-08-14


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

[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.

03/03/15 - 
emailed the form
to app. Lara. 

VLIC
33081/SL

Special 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: December 26, 2012

Grantor: LONE STAR NATIONAL BANK

Grantor's Mailing Address: 520 E. Nolana
McAllen, Texas 78504
Hidalgo County

Grantee: Thelma A. Campos and husband, Arturo Campos, Jr.

Grantee's Mailing Address: 32900 W. FM 681
Edinburg, Texas 78541
Hidalgo County

CONSIDERATION: Ten and No/100ths (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged.

Property (including any improvements):

All of Lot 21, LA PUERTA SUBDIVISION PHASE I, Hidalgo County, Texas, according to the map recorded in Volume 51, Pages 62-67, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Standby fees, taxes and assessments by any taxing authority for the year 2013, 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 August 25, 2006, filed August 25, 2006, under Document Number 2006-1656038 and Amendment dated May 11, 2010, filed June 8, 2010 under Document Number 2010-2109516, Official Records and Volume 51, Pages 62-67, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin.



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

T.J. Arredondo
Director of Planning

Precinct 1 2 3 4

Application No:

4-13698
Sep. 02, 2014

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Edgar Martinez

Address: 1304 E Doffodi
Pharr tx 78577

Phone: 956-821-0807

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>Castro on town</u>
Inspection/Permit No.:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>Sewer</u>
		<u>31 61 15</u>

Water Supplier: NA

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

Account/ESI No.: # NA
 Temporary Pole Permanent Service

regarding the land described as:

Oakland Village #3 Lot # 161

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

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

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

(Date approved 10/28/2005)

(verified by Flora Castillo)

(verified by Castro on town);

(verified by Castro on town);

(verified by Flora Castillo)

Flora Castillo
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

Main Office
1304 South 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

T.J. Arredondo
Director of Planning

Precinct 1 2 3 (4)

Application No:

4-13698

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

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

PARTY MAKING REQUEST:

Name: Edgar Martinez
Address: 1304 E Dofford
Pharr, TX 78577
Phone: 956-821-0807

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

Oakland village #3 107-101

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Edgar Martinez
Requesting Party (Signature)

3/6/15
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:

3/10/15
Date

Don W. Casfield
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-13698

Sep. 2, 2014

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

00480-03-000-0161-00

[1] OWNER: MARTINEZ, EDGAR

1304 E. DAFFODIL
PHARR, TX. 78577

Telephone No. 472-0665

[7] LEGAL DESC./NAME OF SUBDIVISION
OAKLAND VILLAGE #3 LOT 161

LOCATION: 0 R. LONGORIA & WISCONSIN

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$90,000

[5] SIZE OF STRUCTURE: 2,229 Sq. Ft.

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

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS & SETBACKS
FRONT 25' SIDE'S 6' REAR 23' FINISH FLOOR OF ELEV.
18" ABOVE TOP OF STREET.

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER
TOTAL AMOUNT \$30.00

Light [X] Water [X]

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

Community No.: 480834

Certification of Elevation
Required: YES NO BFE

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

Prepared by [Signature] Date 9/2/14

Approved by [Signature] Date 8/29/14

Signature of Owner or Applicant [Signature] Date 9-2-14

[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.

fully paid according to its terms, at which time this deed will become absolute.

BANK OF SOUTH TEXAS, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the sum of \$24,000.00, being a part of the above described ONE HUNDRED TWELVE THOUSAND AND NO/100THS DOLLARS (\$112,000.00) note. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of BANK OF SOUTH TEXAS and are transferred to BANK OF SOUTH TEXAS, without recourse against Grantor.

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

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

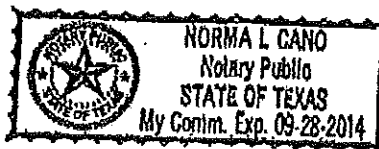
J & DMC PROPERTIES, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: John J. McClelland Jr.
JOHN J. MCCLELLAND, JR., PRESIDENT

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 20th of August, 2014, by JOHN J. MCCLELLAND, JR., PRESIDENT of J & DMC PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, on behalf of said limited liability company.



Norma L. Cano
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
EDGAR D. MARTINEZ
1002 Howe St.
Pharr, Texas 78577

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 795296; NLC:bc



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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

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

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

T.J. Arredondo
Director of Planning

Precinct 1 2 3 ④

Application No: 4-14025

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: Mary M. Suarez
Tres Picos USA.
Address: 4002 Pedernal St.
Edinburg, TX
78539

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

Water Supplier: NWSC

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

Account/ESI No.: _____

Phone: 956-789-1553/522-1192 Temporary Pole Permanent Service

regarding the land described as: 4002 Pedernal St. Edinburg, TX 78539
Lot #16 Los Llanitos Subdivision

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; (Date approved 9-11-07);
- YES A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- YES an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- NO individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

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

T.J. Arredondo
Director of Planning

Precinct 1 2 3 4

Application No:

4-14025

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: TRES PICOS U.S.A. / MARY H. SUAREZ

Address: 4002 PERENAL ST.
EDINBURG, TX 78539

Phone: 956-279-4162 / 956-789-1553

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

Lot #16 Los Llanitos Subd. / 4002 Perenal St. Edinburg, TX 78539

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)

3-09-15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

3-11-15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-14025

Jan. 12, 2015

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

L6253-00-000-0016-00

[1] OWNER: TRES PICOS USA, INC.

[7] LEGAL DESC./NAME OF SUBDIVISION
LOS LLANITOS LOT 16

3805 PLANTATION GROVE BLVD. STE38
MISSION, TX. 78572

Telephone No. 789-1553

LOCATION: 0 TRENTON & IRD

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$96,000

[5] SIZE OF STRUCTURE: 2,145 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESIDENTIAL HOUSE

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA
REGULATIONS FRONT-25' REAR-15' SIDES-6'

FOR COUNTY USE ONLY APPLICATION FEES

Rodolfo Pico
Prepared by 1-12-15
Date

OTHER _____
TOTAL AMOUNT **\$30.00**

Rodolfo Pico
Approved by 1-7-15
Date

Light [X] Water [X]

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

Community No.: _____

Certification of Elevation
Required: YES / NO BFE

X [Signature]
Signature of Owner or Applicant 1-12-15
Date

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

[NOTICE]

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

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

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: SEPTEMBER 19, 2014

Grantor: URBICON, LLC, a Texas limited liability company

2552830

Grantor's Mailing Address:

608 W. Iris, Apt 2
McAllen, Hidalgo County, Texas 78501

Grantee: TRES PICOS USA, INC.

Grantee's Mailing Address:

3805 Plantation Grove Blvd, Ste 38
Mission, Hidalgo County, Texas 78572

Consideration: Consideration: TEN AND NO/100THS DOLLARS and other good and valuable consideration.

Property (including any improvements):

Lot 16, LOS LLANITOS SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 54, Page 23, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

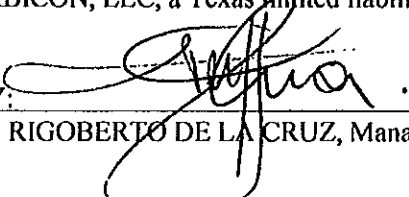
Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year, 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.

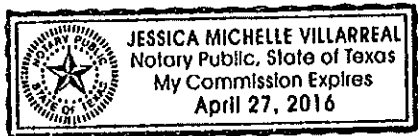
NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH PREPARATION OF THE DOCUMENTATION CONCERNING THE HEREIN DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY NOR TO ANY TAXES DUE ON THE PROPERTY.

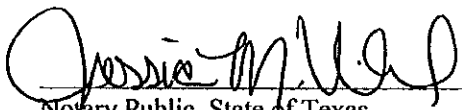
URBICON, LLC, a Texas limited liability company

BY: 
RIGOBERTO DE LA CRUZ, Manager/Member

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on September 19, 2014, by RIGOBERTO DE LA CRUZ, Manager/Member of URBICON, LLC, a Texas limited liability company, on behalf of said company.




Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
LAW OFFICE OF MELISSA R. CARRANZA
1111 W. NOLANA
McALLEN, TEXAS 78504