

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	MARIA G. DIANAS	1-12108
2.	JOSE R. VALDEZ	1-12162
3.	ANTONIO ARREDONDO	1-11800
4.	BRYAN HOSKINS	1-11929
	COMM. COURT: MARCH 31, 2015	



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 02 3 4

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

Application No: 1-12108

### 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: Maria Guadalupe Dianas

Address: 1009 Midnight  
Circle

Donna, TX 78537

Phone: 956-600-3682

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

Water Supplier: NAWSC

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

Account/ESI No.: 10032789416338008  
 Temporary Pole  Permanent Service  
mobile home

regarding the land described as:

Sunset Valley #2 Lot #83

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

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

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

(Date approved 8/9/13);

(verified by Gilbert Resner);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

\_\_\_\_\_  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

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Precinct 2 3 4

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

Application No: 1-12108

### 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: Maria Guadalupe Dianas  
Address: 1009 midnight circle  
Donna TX 78537  
Phone: 956-600-3682

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

Sunset Valley #2 lot # 83

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

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

Maria Guadalupe Dianas 3/23/15  
Requesting Party (Signature) Date


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

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

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

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

3/23/15  
Date

  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:  
1-12108  
Mar. 9, 2015

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

S7658-02-000-0083-00

[ 1 ] OWNER: DIANAS, MARIA G.  
1009 MIDNIGHT CIR.  
DONNA, TX 78537  
Telephone No. 703-1296

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SUNSET VALLEY #2 LOT#83

LOCATION: 0 STITES & VICTORIA

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

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

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

[ 5 ] SIZE OF STRUCTURE: 804 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: MOBILE HOME ZONE X-44

Special Conditions: No construction allowed over any easements.  
MUST COMPLY W/ COUTY SETBACKS FRONT 25'  
SIDES 6' REAR 15'

FOR COUNTY USE ONLY  
APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$0.00

Light [X] Water [X]

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

Community No.: 480334

Certification of Elevation  
Required: YES  NO  BFE

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

Johanna Kaller 3/9/15  
Prepared by Date

Gilbert Najera 3/9/15  
Approved by Date

X Ra Dumb 3-9-15  
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.

# SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: January 22, 2015

Grantor: Sandoval Development, L.P., a Texas Limited Partnership  
Grantor's Mailing Address:  
605 N. Main Street, Suite C  
Donna, Texas 78537

Grantee: Maria Guadalupe Dianas

2583450

Grantee's Mailing Address (including county):  
520 N. Dallas Street  
Alton, Texas 78573  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty-Five Thousand Dollars and No Cents (\$25,000.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Robert Geissler, Trustee.

Property (including any improvements):

Lot(s) 83, Sunset Valley Subdivision, Phase 2, as shown by the map or plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 2438290

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated May 7, 2012, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 2312955. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easements, rights-of-way, and prescriptive rights, whether of record or not;
5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
6. Rights of adjoining owners in any walls and fences situated on a common boundary;
7. Any discrepancies, conflicts, or shortages an area or boundary lines;
8. Any encroachments or overlapping of improvements;
9. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
11. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
12. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Sun Valley Subdivision, Phase 2, as shown on the plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 2438290; and

13. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or under Grantor, but not otherwise.

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

The vendor's lien against and superior title to the property are retained until the Purchase Note is fully paid according to its terms, at which time this deed shall become absolute. When the context requires, singular nouns and pronouns include the plural.

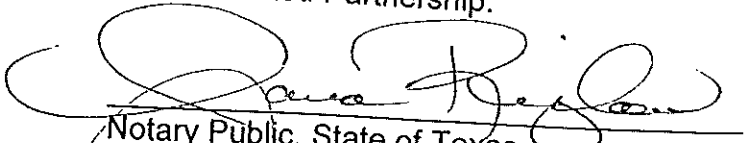
Sandoval Development, L.P., a Texas Limited Partnership  
By Sandoval Operations, L.C., a Texas limited liability company, it's General Partner

BY:   
Jose T. Sandoval, Member

State of Texas  
County of Hidalgo

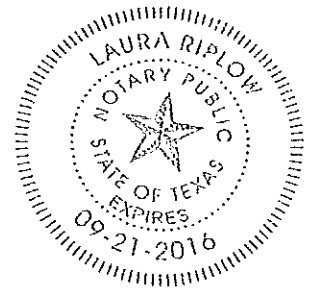
(Acknowledgment)

This instrument was acknowledged before me on the 3<sup>rd</sup> day of January, 2015, by Jose T. Sandoval, Member of Sandoval Operations, L.C., a Texas limited liability company in its capacity as General Partner of Sandoval Development, L.P., a Texas Limited Partnership.

  
Notary Public, State of Texas

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

Software by ReMerge-It.com  
(956) 630-9401  
[www.ReMerge-It.com](http://www.ReMerge-It.com)





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Rev. 02-19-10

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956-968-4734  
956-973-7850

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

T.J. Arredondo  
Director of Planning

Precinct 1 2 3 4

Application No: 1-12/162

### 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: Jose Raul Valdez

Address: Oak Hill Ranch

Lot 14 Phase 1

Monte Alto, TX

Phone: (956) 429-9925

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

Water Supplier: Monte Alamo Water Supply

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

Account/ESI No.: N/A

Temporary Pole  Permanent Service

regarding the land described as:

OAK HILL RANCH PH1 LOT 14

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 3/22/07;

Gilbert Pecina  
(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

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

T.J. Arredondo  
Director of Planning

Precinct 1 2 3 4

Application No: 1-12/62

### 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: Jose Raul Valdez

Address: Oak Hill Ranch  
Lot 14 Phase 1

Phone: (956) 429-9925

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

OAK HILL RANCH PH 1 LOT 14

#### 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)

3/20/15  
Date

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

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

\*\*\*\*\*  
This part to be filled out by receiving county official:

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

3/24/15  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-12162

Mar. 20, 2015

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

O0557-01-000-0014-00

[ 1 ] OWNER: VALDEZ, JOSE R.  
VALDEZ, ALMA D.  
PO BOX 53  
EDCOUCH TX 78538  
Telephone No. 429-9925

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
OAK HILL RANCH PH 1 LOT 14

LOCATION: 0 MILE 21 & FM 88

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 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.: \$234,000

[ 5 ] SIZE OF STRUCTURE: 3,400 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RST. ZONE X-25

Special Conditions: No construction allowed over any easements.  
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:100' REAR:35' SIDE:20' N.SIDE:35'  
CENTERLINE OF ST. 18"

FOR COUNTY USE ONLY  
APPLICATION FEES

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

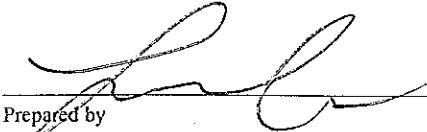
Light [X] Water [X]

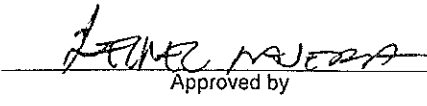
Flood Zone: NO  
Panel No. /Suffix: 0357C Pct: 0

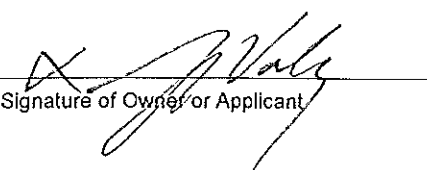
Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

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

Prepared by  Date 3/20/15

Approved by  Date 3/19/15

Signature of Owner or Applicant  Date 3/20/15

[ NOTICE ]

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

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

CHARGE SIERRA TITLE  
BY MICHAEL V. MCCARTHY 3/30/08

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: February 4, 2008

Grantor: EDGAR RODRIGUEZ, a single man

2266631

Grantor's Mailing Address: 8253 Jesus Bazan Street  
Monte Alto, Texas 78538  
Hidalgo County

Grantee: JOSE RAUL VALDEZ and wife, ALMA VALDEZ

Grantee's Mailing Address: P.O. Box 53  
Monte Alto, Texas 78538  
Hidalgo County

Consideration:

Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of FORTY-FOUR THOUSAND NINE HUNDRED and NO/100THS DOLLARS (\$44,900.00), payable to the order of FIRST NATIONAL BANK, and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to MICHAEL V. McCARTHY, Trustee.

Property (including any improvements):

Lot 14, OAK HILL RANCH PHASE I, Hidalgo County, Texas, according to map thereof recorded in Volume 52, Pages 161 through 169, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on March 27, 2007, under Clerk's File No. 1738991, by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas on March 28, 2007, under Clerk's File No. 1739289, amendment filed August 16, 2007, under Clerk's File No. 1795479 and filed December 5, 2007 under Clerk's File No. 1833265, and in Volume 52, Pages 161 through 169, Map Records of Hidalgo County, Texas.
2. Reservation of right of occupy and use all roads, highways, lot and block property liens for the purpose of constructing, operating, and maintaining canals, laterals, drains, and drainage ways, pipelines, poles, and lines of wire for telegraph and telephone, and pipe lines for the conveyance of water, oil, gas, heat, light, power, and for electric and steam railroad, and sewer purposes, as shown on plat recorded in Volume 1, Page 29, Map Records, Hidalgo County, Texas.
3. Easement dated February 2, 1930, from J.C. Engleman, Jr. to Central Power and Light

- Company recorded in Volume 325, Page 359, Deed Records of Hidalgo County, Texas.
4. Right of Way Easement dated August 12, 1969, from Walter W. Ahlschlager, Jr. to North Alamo Water Supply Corporation, recorded in Volume 1260, Page 823, Deed Records of Hidalgo County, Texas.
  5. A twenty foot (20') Drainage Easement Easement along the North and East sides of subject property as shown on plat recorded in Volume 52, Pages 161 through 169, Map Records of Hidalgo County, Texas.
  6. A fifteen foot (15') Utility Easement along the North, South, and West sides of subject property as shown on plat recorded in Volume 52, Pages 161 through 169, Map Records of Hidalgo County, Texas.
  7. A ten foot (10') Exclusive Easement to NAWSC as shown on plat recorded in Volume 52, Pages 161 through 169, Map Records of Hidalgo County, Texas.
  8. Statutory rights in favor of Hidalgo and Cameron Counties Irrigation District No. 9 pursuant to applicable section of the Texas Water Code.
  9. Statutory rights in favor of Engleman Irrigation District.
  10. Easements, rights, rules, and regulations in favor of Hidalgo and Cameron Counties Irrigation District No. 9.
  11. Reservation of all oil, gas and other minerals, EXCEPT as to 1/8<sup>th</sup> of the usual and customary 1/8<sup>th</sup> royalty interest, as described in instrument dated February 14, 1974, executed by F.E. Butler, Trustee to Mansford Plantation, Inc., recorded in Volume 1393, Page 821, Deed Record of Hidalgo County, Texas, reference to which instrument is here made for all purposes.
  12. All oil, gas, and other minerals reserved in Deed dated May 7, 2007, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 16, 2007, under Clerk's File No. 1759302.
  13. All water rights reserved in Deed dated May 7, 2007, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 16, 2007, under Clerk's File No. 1759302.
  14. Liens for assessments as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on March 27, 2007 under Clerk's File No. 1738991.
  15. Taxes for 2008 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.

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

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

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





# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

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

Precinct 1 2 3 4

Application No: 1-11800

### 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: Antonio Arradondo

Address: 2406 Esperanza St.  
Weslaco, Tx 78596

Phone: 956-351-8816 (956)  
638-0216

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

Water Supplier: NAWS

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 220034-002  
 Temporary Pole     Permanent Service

regarding the land described as:

MULE MEADOWS LOT 19

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 07-19-05  
Johanna Valles)

(verified by Johanna Valles)

(verified by Johanna Valles)

(verified by Johanna Valles)

(verified by Johanna Valles)

Johanna Valles  
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 25<sup>th</sup> Street  
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956-318-2840  
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Precinct No.1 Substation  
1902 Joe Stephens Ave.  
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956-968-4734  
956-973-7850

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

Precinct 2 3 4

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

Application No: 1-11800

### 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: Antonio Arredondo

Address: 2406 Esperanza St.

Weslaco, Tx 78596

Phone: 956 - 351-8816 / (956) 638-0216

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

mile 6 meadows, lot # 19

#### 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)

3/16/15  
Date

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

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

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

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

3/16/15  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-11800  
Nov. 19, 2014

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

M4177-00-000-0019-00

[ 1 ] OWNER: ARREDONDO, ANTONIO  
  
552 W. MIL 12 1/2  
WESLACO TX 78596  
Telephone No. 638-0216

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
MILE 6 MEADOWS  
LOT 19

LOCATION: 0 MILE 6 & MILE 11

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 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.: \$12,500

[ 5 ] SIZE OF STRUCTURE: 4,290 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: REST. ZONE X-25

**Special Conditions: No construction allowed over any easements.**  
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:25' REAR:30' SIDES:6'  
MIN. ELV. ABOVE TOP OF CURB 18 "

**FOR COUNTY USE ONLY  
APPLICATION FEES**

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

Light [X] Water [X]

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

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing on 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] \_\_\_\_\_ 11/19/14  
Prepared by Date

[Signature] \_\_\_\_\_ 11/10/14  
Approved by Date

[Signature] \_\_\_\_\_ 11/19/14  
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.

Charge to: VLTC  
GF# 1391500

**Warranty Deed with Vendor's Lien**

**Date:** October 14, 2014

**Grantor:** ALEJANDRO ORTIZ and LILIANA ORTIZ, husband and wife

**Grantor's Mailing Address:**

ALEJANDRO ORTIZ and LILIANA ORTIZ  
8717 Flying Ranch Road  
Fort Worth, TX 76134-4168  
Tarrant County

**Grantee:** ANTONIO ARREDONDO, a single man; and GRISELDA GUERRA, a single woman.

**Grantee's Mailing Address:**

ANTONIO ARREDONDO  
GRISELDA GUERRA  
552 West Mile 12.5 N.  
Weslaco, TX 78596

**Consideration:**

A note of even date executed by Grantee and payable to the order of ELSA STATE BANK & TRUST CO. in the principal amount of ONE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$170,000.00). The note, to the extent of THIRTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$38,000.00), is secured by a first and superior vendor's lien and superior title retained in this deed in favor of ELSA STATE BANK & TRUST CO. and by a first-lien deed of trust of even date from Grantee to CESAR GONZALEZ, trustee.

**Property (including any improvements):**

All of Lot 19, MILE 6 MEADOWS SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 48, Pages 99-101, 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:**

- 1) Restrictive covenants of record, dated July 14, 2005, filed July 26, 2005 under Document Number 2005-1500692, Official Records and Volume 48, Page 99-101, 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 July 14, 2005, filed July 26, 2005 under Document Number 2005-1500692, Official Records, Hidalgo County, Texas.
  - 3) Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
  - 4) Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Mile 6 Meadows Subdivision, recorded in Volume 48, Pages 99-101, Map Records of Hidalgo County, Texas.
  - 5) Easements for pipelines, ditches, canals, etc. as shown by instrument dated May 17, 1918, recorded in Volume 74, Page 43, Deed Records of Hidalgo County, Texas.
  - 6) Right of Way easement in favor of Central Power and Light Company as shown by instrument dated February 24, 1947, recorded in Volume 598, Page 382, Deed Records of Hidalgo County, Texas. (Blanket)
  - 7) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between J.A. Henry and in Volume 133, Page 311, Oil and Gas Records of Hidalgo County, Texas.
  - 8) Terms, stipulations and conditions, contained in Declaration of Unit as set forth in instrument dated November 12, 1957, recorded in Volume 206, Page 580 and dated March 1, 1958, recorded in Volume 213, Page 230, Oil and Gas Records of Hidalgo County, Texas.
  - 9) Mineral and/or royalty reservation contained in deed dated August 31, 2004, filed September 22, 2004 under Document Number 1384192, Official Records of Hidalgo County, Texas.
  - 10) Mineral and/or royalty reservations contained in deed dated July 12, 2007, filed July 31, 2007 and/or Document Number 2007-1788805 and filed August 16, 2007 under Document Number 2007-1795459, both in the Official Records of Hidalgo County, Texas.
  - 11) All water rights, reserved as shown by instrument dated July 12, 2007, filed July 31, 2007 under Document Number 2007-1788805 and filed August 16, 2007 under Document Number 2007-1795459, both in the Official Records of Hidalgo County, Texas.
  - 12) Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated September 1, 2004, filed September 22, 2004 under Document Number 1384195, Official Records of Hidalgo County, Texas.
  - 13) Bylaws of Mile 6 Meadows Owner's Association as shown by instrument dated July 14, 2005, filed July 28, 2005 under Document Number 2005-1502165, Official Records of Hidalgo County, Texas.
  - 14) Management Certificate as shown by instrument dated July 14, 2005, filed July 28, 2005 under Document Number 2005-1502166, Official Records of Hidalgo County, Texas.

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.


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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

ELSA STATE BANK & TRUST CO., 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 superior title to the Property are retained for the benefit of ELSA STATE BANK & TRUST CO. and are transferred to ELSA STATE BANK & TRUST CO. without recourse against Grantor.

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

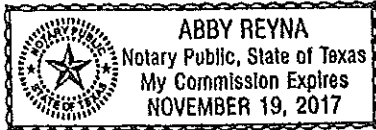
  
\_\_\_\_\_  
ALEJANDRO ORTIZ

  
\_\_\_\_\_  
LILIANA ORTIZ

STATE OF TEXAS )

COUNTY OF )

This instrument was acknowledged before me on October 18, 2014, by ALEJANDRO ORTIZ.

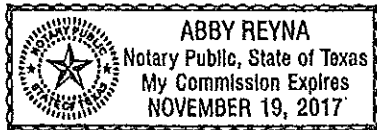


*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF )

This instrument was acknowledged before me on October 18, 2014, by LILIANA ORTIZ.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

JONES, GALLIGAN, KEY & LOZANO L.L.P.  
2300 West Pike Boulevard, Suite 300  
WESLACO, TX 78596  
Tel: (956) 968-5402  
Fax: (956) 968-6089



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

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

Application No: 1-11929

### 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: Bryan Hoskins

Address: 910 W 5<sup>th</sup> St

Weslaco, TX

78591

Phone: 956-466-7580 (956) 638-0216

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

Water Supplier: NAWS

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

Account/ESI No.: 150617-038  
[  ] Temporary Pole [  ] Permanent Service

regarding the land described as:

MILE 6 MEADOWS LOT 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 07-19-05);  
Johanna Vallejo;

(verified by Johanna Vallejo);

(verified by Johanna Vallejo);

(verified by Johanna Vallejo);

(verified by Johanna Vallejo);

Johanna Vallejo  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
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956-973-7850

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

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

Precinct 12 3 4

Application No: 1-11929

### 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: Bryan Hoskins  
Address: 910 W. 5<sup>th</sup> St  
Weslaco, TX 78596  
Phone: (956) 466-7580 / 956-638-0216

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

Mile 6 Meadows Lot # 36

#### 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)

3/24/15  
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:

3/16/15  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-11929

Jan. 20, 2015

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

M4177-00-000-0036-00

[ 1 ] OWNER: HOSKINS, BRYAN E.

803 BOWI ST.  
WESLACO TX 78596

Telephone No.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION

MILE 6 MEADOWS  
LOT 36

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BRIC

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE

25-RESIDENTIAL NEW SINGLE DWELLING

[ 5 ] SIZE OF STRUCTURE: 2,700 Sq. Ft.

[ 10 ] EST. COST OF CONST.: \$135,000

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

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

MUST COMPLY W/ALL COUNTY SETBACKS & REG  
FRONT 25' REAR 25' SIDES 6' FINISH FLOOR ELEV.  
18" ABOVE TOP OF CURB

**FOR COUNTY USE ONLY  
APPLICATION FEES**

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


Light [X] Water [X]

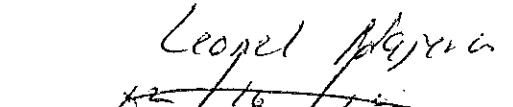
Flood Zone: NO  
Panel No. /Suffix: 04506 Pct: 0

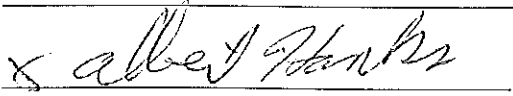
Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

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

  
Prepared by \_\_\_\_\_ Date 1/20/15

  
Approved by \_\_\_\_\_ Date 12/16/14

  
Signature of Owner or Applicant \_\_\_\_\_ Date 1-20-15

**[ NOTICE ]**

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

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

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

**Warranty Deed with Vendor's Lien**

**Date:** December 5, 2014

**Grantor:** GILBERTO BRISENO, SR., joined herein pro forma by my wife, ROSA E. BRISENO

**Grantor's Mailing Address:**

GILBERTO BRISENO, SR. and ROSA E. BRISENO  
601 Country Lane  
Weslaco, TX 78596

**Grantee:** BRYAN E. HOSKINS and ARLENE PEREZ-HOSKINS, husband and wife

**Grantee's Mailing Address:**

BRYAN E. HOSKINS and ARLENE PEREZ-HOSKINS  
803 Bowie Street  
Weslaco, TX 78596

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of ELSA STATE BANK & TRUST CO. in the principal amount of ONE HUNDRED SEVENTY-THREE THOUSAND SIXTY AND NO/100 DOLLARS (\$173,060.00). The note, to the extent of FORTY-ONE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$41,400.00), is secured by a first and superior vendor's lien and superior title retained in this deed in favor of ELSA STATE BANK & TRUST CO. and by a first-lien deed of trust of even date from Grantee to CESAR GONZALEZ, trustee.

**Property (including any improvements):**

All of Lot 36, MILE 6 MEADOWS SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 48, Page 99-101, 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:**

- 1) Restrictive covenants of record dated July 14, 2005, filed July 26, 2005 under Document Number 2005-1500692, Official Records and Volume 48, Pages 99-101, 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 July 14, 2005, filed July 26, 2005 under Document Number 2005-1500692, Official Records, Hidalgo County, Texas.
- 3) Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement No. 9.
- 4) Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Mile 6 Meadows Sub division, recorded in Volume 48, Page 99, Map Records of Hidalgo County, Texas.
- 5) Easements for pipelines, ditches, canals, etc. as shown by instrument dated May 17, 1918, recorded in Volume 74, Page 43, Deed Records of Hidalgo County, Texas.
- 6) Right of Way easement in favor of Central Power and Light Company as shown by instrument dated February 24, 1947, recorded in Volume 598, Page 382, Deed Records of Hidalgo County, Texas.
- 7) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between J.A. Henry and wife, Esther M. Henry, as Lessor, and Union Producing Company, as Lessee, dated August 28, 1952, recorded in Volume 133, Page 311, Oil and Gas Records of Hidalgo County, Texas.
- 8) Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated November 12, 1957, recorded in Volume 206, Page 580 and dated March 1, 1958, recorded in Volume 213, Page 230, Oil and Gas Records of Hidalgo County, Texas.
- 9) Mineral and/or royalty reservation contained in deed dated August 31, 2004, filed September 22, 2004 under Document Number 1384192, Official Records of Hidalgo County, Texas.
- 10) Mineral and/or royalty reservation contained in deed dated June 1, 2007, filed July 11, 2007 under Document Number 2007-1781016, Official Records of Hidalgo County, Texas.
- 11) All water and rights to water reserved as shown by instrument dated June 1, 2007, filed July 11, 2007 under Document Number 2007-1781016, Official Records of Hidalgo County, Texas.
- 12) Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated September 1, 2004, filed September 22, 2004 under Document Number 1384195, Official Records of Hidalgo County, Texas.
- 13) By Laws as shown by instrument dated July 14, 2005, filed July 28, 2005 under Document Number 2005-1502165, Official Records of Hidalgo County, Texas.
- 14) Management Certificate as shown by instrument dated July 14, 2005, filed July 28, 2005 under Document Number 2005-1502166, Official Records of Hidalgo County, Texas.

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.

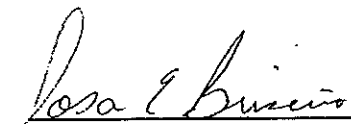
The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

ELSA STATE BANK & TRUST CO. 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 superior title to the Property are retained for the benefit of ELSA STATE BANK & TRUST CO. and are transferred to ELSA STATE BANK & TRUST CO. without recourse against Grantor.

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

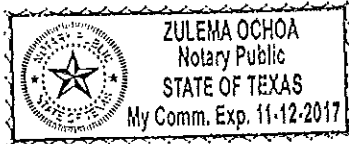
  
\_\_\_\_\_  
GILBERTO BRISENO, SR.

  
\_\_\_\_\_  
ROSA E. BRISENO

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on Dec. 10, 2014, by  
GILBERTO BRISENO, SR.

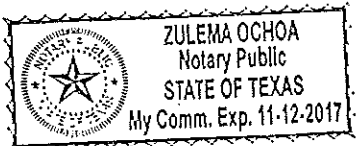


Zulema Ochoa  
Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on Dec. 10, 2014, by  
ROSA E. BRISENO.



Zulema Ochoa  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
AFTER RECORDING RETURN TO:  
JONES, GALLIGAN, KEY & LOZANO L.L.P.  
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