

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
APPLICANT		APPLICATION NO.
1.	Rosalinda Alvarez	4-14432
2.	Aidalin Salinas	4-14181
3.	Armidia Rios	4-14102
COMM. COURT: May 19, 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

T.J. Arredondo
Director of Planning

Precinct 1 2 3 4

Application No: 1-14432

Zone AF

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: Rosalinda Alvaroz

Address: 1096 Glass

109 Evergreen valley
face 3 Edinburg tx 78541

Phone: 956-600-4399

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

Water Supplier: North Alamo

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

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

regarding the land described as:

lot 109 Evergreen valley face #3 Edinburg tx 78541,

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

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

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

(Date approved 03/16/07):

(verified by Maria Garcia)

(verified by ATD):

(verified by ATD):

(verified by Maria Garcia):

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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Precinct 1 2 3 4

T.J. Arredondo
Director of Planning

Application No: 4-14432

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: Rosalinda Alvarez

Address: lot 109 Ebergreen valley

face 3

Phone: 956 600 43 99

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

lot 109 Ebergreen valley face #3 Edinburg tx 78541

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Rosalinda Alvarez
Requesting Party (Signature)

05/11/15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

05/12/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-14432
May. 11, 2015

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

E8250-03-000-0109-00

[1] OWNER: VILLARREAL, ROSA LINDA

218 GLASSCOCK AVE
EDINBURG, TX. 78541
Telephone No. 600-4399

[7] LEGAL DESC./NAME OF SUBDIVISION
EVERGREEN VALLEY EST. III
LOT#109
1/18/12NW/E AG.USE

[2] CONTRACTOR: SELF

LOCATION: 0 SUNFLOWER & ML 20

[3] WATER SYSTEM: N AL

[8] SEWAGE: INSTA

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

[9] CONSTRUCTION TYPE: WOOD

[5] SIZE OF STRUCTURE: 2,000 Sq. Ft.

[10] EST. COST OF CONST.: \$14,500

[6] USE OF BUILDING: RESIDENTIAL HOUSE

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA
REGULATIONS FRONT-50' REAR-35' SIDES-6'

FOR COUNTY USE ONLY APPLICATION FEES

Rockalfo Rin 5-11-15
Prepared by Date

OTHER _____
TOTAL AMOUNT \$30.00

Rockalfo Rin 5-11-15
Approved by Date

Light [X] Water [X]
Flood Zone: LO 980334 Pct: 4
Panel No. /Suffix: _____
Community No.: 0350 - C
Certification of Elevation
Required: YES NO BFE

Jesús Martínez 5-11-15
Signature of Owner or Applicant 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 OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: July 1, 2014

Grantor: Evergreen Valley Inc., a Texas Corporation
Grantor's Mailing Address:
3714 S. Exp. 281
Edinburg, Texas 78542

2529337

Grantee: Rosa Linda Alvarez Villanueva
Grantee's Phone Number: (956) 600-4399
Grantee's Mailing Address (including county):
2618 Milan Dr. Lot #7
Mission, Texas 78572
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 Seventy-Six Thousand Nine Hundred Fifty and 00/100 (76,950.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Nancy Scurlock, Trustee.

Property (including any improvements):

Lot(s) 109, Evergreen Valley Estates, Phase III, as shown by the map or plat thereof recorded in Volume 52, Pages 135-144, Map Records, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note") dated October 13, 2006, 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 1703891. 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. A lien securing a promissory note (the "Prior Note") dated October 13, 2006, payable to the order of Sundown Developments, Ltd., a Texas Limited Partnership which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1703892. 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;
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;
6. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
7. Rights of adjoining owners in any walls and fences situated on a common boundary;
8. Any discrepancies, conflicts, or shortages in area or boundary lines;
9. Any encroachments or overlapping of improvements;
10. 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;
11. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
12. 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;

RL

Valley Estates, Phase III, as shown on the plat thereof, recorded in Volume 52, Pages 135-144, Map records of Hidalgo County, Texas; and

14. 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 there from. 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.

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.

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.

Evergreen Valley Inc., a Texas Corporation

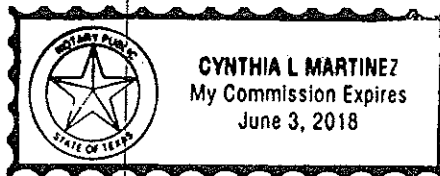
BY: *[Signature]*
Herb Scurlock III, Secretary

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 7/1/2014, by Herb Scurlock III, Secretary of Evergreen Valley Inc., a Texas Corporation, on behalf of said Texas Corporation.

[Signature]
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Evergreen Valley Inc.
3714 S. Exp. 281
Edinburg, Texas 78542

Special Warranty Deed
Page 2

RL



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: 4-14181

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: Aidalin Salinas

Address: 711 Sinatra Dr.
Edinburg, TX 78539

Phone: (956) 207-0438

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

Lot 406, MGM Grand Ranches Phase IV-A

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Aidalin Salinas
Requesting Party (Signature)

5/6/15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

05/12/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-14181

Mar. 4, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

M3849-04-000-0406-00

[1] OWNER: SALINAS, AIDALIN

918 S. 17TH AVE.
EDINBURG, TX. 78542

Telephone No. 207-0438

[7] LEGAL DESC./NAME OF SUBDIVISION
MGM GRAND RANCHES #4 LOT 406

LOCATION: 0 107 & CURRY

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N A L

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$150,000

[5] SIZE OF STRUCTURE: 3,528 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESIDENTIAL BLOCK HOUSE

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA
REGULATIONS FRONT-25' REAR-42' SIDES-6'

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 910334 Pct: 4

Community No.: 0325-0

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.

Rocky Piz 3-4-15
Prepared by Date

Rocky Piz 3-4-15
Approved by Date

[Signature] 3-4-15
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.

Doc-2587010

Charge to: VLTC

GF#

14132719

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 9, 2015

Grantor: Pilar Z. Ramos and wife, Maria Del Rosario Ramos

Grantor's Mailing Address: [include county] .. 404 E. Yucra Avenue
McAllen, Texas 78504
Hidalgo County

Grantee: Aidalm Salinas, a single woman

Grantee's Mailing Address: [include county] . 935 S. 17th St.
Edinburg, Texas 78539
Hidalgo County

Consideration:

Ten and No/100ths (\$10.00) Dollars and the execution and delivery by Grantee of a certain promissory note payable to the order of LONE STAR NATIONAL BANK in the principal amount of ONE HUNDRED SEVENTY THOUSAND AND NO/100THS DOLLARS (\$170,000.00). The sum of FORTY-FIVE THOUSAND AND NO/100THS DOLLARS (\$45,000.00) of said Note is secured by the first and superior vendor's lien against and superior title to, the Property retained in this deed in favor of LONE STAR NATIONAL BANK. However, the entire ONE HUNDRED SEVENTY THOUSAND AND NO/100THS DOLLARS (\$170,000.00) Note is secured by a first-lien deed of trust of even date from Grantee to S. DAVID DEANDA, JR., TRUSTEE.

Property (including any improvements):

All of Lot 46, MGM GRAND RANCHES PHASE IV-A, an Addition in the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 51, Pages 44-46, 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:

Taxes for the year 2015 and subsequent years and subsequent assessments for prior years due to change in land usage or ownership.

Grantor:

By: *Pilar Z. Ramos*
Pilar Z. Ramos

By: *Maria Del Rosario Ramos*
Maria Del Rosario Ramos

ACKNOWLEDGMENTS

STATE OF TEXAS §
Madison
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 11 day of February, 2015, by
Pilar Z. Ramos.

STATE OF TEXAS §
Madison
COUNTY OF HIDALGO §

Laura D. Washington
Notary Public, State of Texas
LAURA D. WASHINGTON
COMMISSION EXPIRES: AUGUST 21, 2015

This instrument was acknowledged before me on the 11 day of February, 2015, by
Maria Del Rosario Ramos.

STATE OF TEXAS §
Madison
COUNTY OF HIDALGO §
AFTER RECORDING RETURN TO:
Aidalin Salinas
918 S. 17th St.
Edinburg, Texas 78539

Laura D. Washington
Notary Public, State of Texas
LAURA D. WASHINGTON

PREPARED BY:
KITTLEMAN THOMAS, PLLC
P. O. BOX 1416
McALLEN, TX 78505
2015-02-11 10:07 AM



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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956-973-7850

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Mission, TX 78572
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956-205-7049

T.J. Arredondo
Director of Planning

Precinct 1 2 3 4

Application No: 4-14102

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: ARMIDIA RIOS

Address: 6926 Jo Din Dr.
Edinburg, TX
78542

Phone: 956-393-0091

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>50183</u>
Date Approved:	<u>1 / 1</u>	<u>5 / 6 / 15</u>

Water Supplier: North Alamo

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

Account/ESI No.: 295001-001-LC
 Temporary Pole Permanent Service

regarding the land described as:

Sunny Brook 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

- A plat has been prepared;
- A plat has been reviewed and approved by the Commissioners Court;
- water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 01-14-99;

(verified by Manny Cepeda);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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956-973-7850

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
4-14102

Application No:

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: ARMINDIA RIOS

Address: 6926 Jo Din Dr.
Edinburg, TX 78542

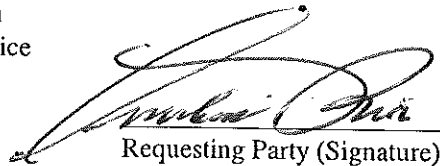
Phone: (956) 393-0091

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

Sunny Brook 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


Requesting Party (Signature)

5-5-15
Date

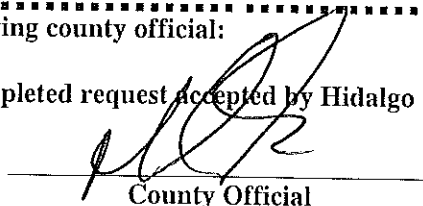
ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

05/06/15
Date


County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-14102
Feb. 11, 2015

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

S7100-00-000-0019-00

OWNER: RIOS, RAMIRO & ARMIDIA
6203 N. DOOLITTLE
EDINBURG, TX. 78541
Phone No. 393-0091

[7] LEGAL DESC./NAME OF SUBDIVISION
SUNNY BROOK LOT 19
4-11120 VOIDED!!
12/28/11NA/E AG. USE

CONTRACTOR: SELF

LOCATION: 0 TOWER & 107

WATER SYSTEM: NAL

[8] SEWAGE: INSTA

PURPOSE OF APPLICATION: MOVED BUILDING
- RESIDENTIAL NEW SINGLE DWELLING
SIZE OF STRUCTURE: 3,588 Sq. Ft.

[9] CONSTRUCTION TYPE: BRIC

[10] EST. COST OF CONST.: \$80,000

USE OF BUILDING: RES ZONE X-25

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
COMPLY W/ COUNTY SETBACKS FRONT"25
"6 REAR"15

FOR COUNTY USE ONLY APPLICATION FEES

Thanna Vally
Date: 2/11/15

OTHER _____
TOTAL AMOUNT \$30.00

Ramiro Rios
Approved by _____ Date: 2/10/15

Light [X] Water [X]

[Signature]
Date of Owner or Applicant: 2-11-15

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

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

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

[NOTICE]

STATE 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 STOPPED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

BY 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 GUARANTEE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION PERFORMANCE OF CONSTRUCTION.

EDWARDS ABSTRACT
AND TITLE CO. GF # 705098R

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: July 30, 2010

Grantor: ELEANOR ALCALA ARGUIJO, a single person

Grantor's Mailing Address (including county): 265 Bonham Loop
Georgetown, Texas 75633
Williamson County, Texas

Grantee: RAMIRO RIOS and wife, ARMIDIA RIOS

Grantee's Mailing Address (including county): 6203 N. Doolittle
Edinburg, Texas 78541
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by RAMIRO RIOS and payable to the order of INTER NATIONAL BANK in the principal amount of TWENTY THOUSAND AND NO/100THS DOLLARS (\$20,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of INTER NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to ROBERT J. HYMEL, JR., Trustee.

Property (including any improvements):

Lot Nineteen (19), SUNNYBROOK SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 19, Page 173, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 1594, PAGE 289, DEED RECORDS, HIDALGO COUNTY, TEXAS.

All the oil, gas and other minerals, in, under or that may be produced from the land are excepted herefrom in instrument(s) dated March 5, 1953, recorded in Volume 142, Page 58, Oil and Gas and dated May 7, 1981, recorded in Volume 1723, Page 293, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Water Service Agreement dated June 7, 1977, recorded in Volume 1537, Page 990, Deed Records, Hidalgo County, Texas.

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

Ten foot (10') utility easement along the rear; as per map or plat recorded in Volume 19, Page 173, Map Records, Hidalgo County, Texas.

Taxes for the year 2010 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, 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 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.

INTER 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. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of INTER NATIONAL BANK and are transferred to INTER NATIONAL BANK, without recourse on Grantor.

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

Eleanor Alcala Arguijo
ELEANOR ALCALA ARGUIJO

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 13 of August, 2010, by
ELEANOR ALCALA ARGUIJO.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
RAMIRO RIOS AND WIFE, ARMIDIA RIOS
6203 N. Doolittle
Edinburg, Texas 78541

PREPARED BY:
LEWIS, MONROE & PEÑA
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 765048; VC:bc