

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. Maria Vallin	4-14467
2. Juanita Carrizales	4-14084
3. Dulce A. Acosta	4-14428
4. Isaac & Tamara Marixa Rojas	4-14416
COMM. COURT: June 2, 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: 4-14467

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 Vallin

Address: 404 Charles E
circle Alamog, TX
78516

Phone: 956 650 6464

Approved by Environmental Health:	Temporary Service	Final Service
	_____	<u>Charles R...</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>Ins-talling 5 12/15</u>

Water Supplier: N/A

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

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

regarding the land described as:

lot 10 Rincon de Encinos Sub 5

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 11-09-09)

(verified by Maria G...)

(verified by Charles R...)

(verified by Charles R...)

(verified by Maria G...)

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Rev. 02-19-10

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Precinct 1 2 3 (4)

T.J. Arredondo
Director of Planning

Application No: 4-14467

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: Marica Vallin
Address: 404 Charles Circle
Alamo, TX 78516
Phone: 956 650 6464

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

Lot 10 Rincon de Encinos sub 5

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

X Marica Vallin
Requesting Party (Signature)

5/21/15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) the 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:

0526/15
Date

[Signature]
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.

ASSUMPTION
WARRANTY DEED

Date: May 16, 2012

Grantor: MATIAS R. VILLANUEVA and wife, KARINA L. VILLANUEVA

Grantor's Mailing Address (including county): 9090 W. Lee Drive
Pharr, Texas 78577
Hidalgo County, Texas

Grantee: PEDRO CARRIZALES and wife, MARIA VALLIN

Grantee's Mailing Address (including county): 404 Charles Circle
Alamo, Texas 78516
Cameron County, Texas

Consideration: Cash and Grantee's assumption of and agreement to pay, according to the note's terms, the unpaid principal and earned interest of \$18,108.18 on the note in the original principal sum of TWENTY THOUSAND SEVEN HUNDRED AND NO/100THS DOLLARS (\$20,700.00) dated January 9, 2007, executed by MATIAS R. VILLANUEVA and wife, KARINA L. VILLANUEVA and payable to the order of GASTON, HENDRIX & GASTON, A TEXAS PARTNERSHIP. The note is secured by an express vendor's lien and superior title retained in a deed dated January 9, 2007, recorded under Clerk's File No. 1742366, Official Records of Hidalgo County, Texas, and additionally secured by a deed of trust dated January 9, 2007, from GASTON, HENDRIX & GASTON, A TEXAS PARTNERSHIP, and assigned to BOB A. GASTON in instrument dated December 31, 2010, recorded February 1, 2011, under Clerk's File No. 2175521, Official Records, Hidalgo County, Texas. As further consideration Grantee promises to keep and perform all the covenants and obligations of the grantors named in that deed of trust and to indemnify, defend, and hold Grantor harmless from any loss, attorney's fees, expenses, or claims attributable to a breach or default of any provision of this assumption by Grantee. Grantor assigns to Grantee any funds on deposit for payment of taxes and insurance premiums.

Property (including any improvements):

Lot Ten (10), RINCON DE ENCINOS SUBDIVISION NO. 5, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 35, Page 135, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NO. 859598, OFFICIAL RECORDS AND IN VOLUME 35, PAGE 135, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Oil, Gas, and Mineral Lease dated August 27, 1934, recorded in Volume 8, Page 532, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated January 10, 1991, recorded in Volume 3117, Page 570, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easements, rules, regulations and rights in favor of Delta Lake Irrigation District.

Minimum floor elevation; twenty-five foot (25') minimum setback line along the front; forty foot (40') minimum setback line along the rear; seven foot (7') minimum setback line along the side, or to easement line, whichever is greater, fifteen foot (15') NAWSC easement along the front; fifteen foot (15') utility easement along the rear; twenty foot (20') drainage swale easement along the rear; as per map or plat recorded in Volume 35, Page 135, Map Records, Hidalgo County, Texas.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Liens securing the indebtedness assumed hereunder; 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 any 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, establishments, maintenance, and operation of the Irrigation or Improvement District in which the property is located; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Taxes for the year 2012 and subsequent years.

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

The first and superior vendor's lien against and superior title to the Property are retained in this deed to secure Grantee's assumption of the note. Grantee's assumption of the note is also secured by a deed of trust to secure assumption of even date, from Grantee to CHARLES MANN, Trustee. If default occurs in payment of the assumed note or in observance of any covenant or condition of any instrument securing the assumed note, Grantor and the holder of the assumed note each have the independent right to foreclose the vendor's lien. However, as between the two holders of the vendor's lien, Grantor's rights, title, and interest are subordinate to the rights, title, and interest of the holder of the assumed note. Cancellation of the assumed note and release of the liens securing it will release the liens securing the assumption, including the vendor's lien and deed of trust to secure assumption, without specific reference to them or the joinder of Grantor if Grantor has not filed a notice of advancement.

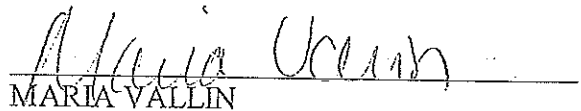
When the context requires, singular nouns and pronouns include the plural.

MATIAS R. VILLANUEVA

KARINA L. VILLANUEVA



PEDRO CARRIZALES



MARIA VALLIN

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

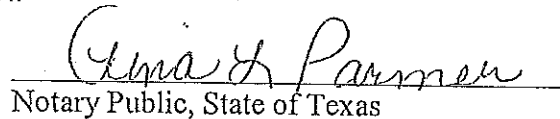
This instrument was acknowledged before me on the ____ day of _____, 2012, by MATIAS R. VILLANUEVA and wife, KARINA L. VILLANUEVA.

Notary Public, State of Texas

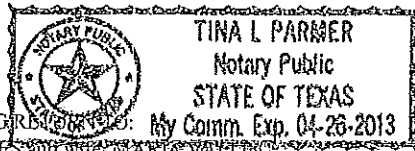
(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 18 of May, 2012, by PEDRO CARRIZALES and wife, MARIA VALLIN.



Notary Public, State of Texas



AFTER RECORDING REPLY TO:
PEDRO CARRIZALES and wife, MARIA VALLIN
404 Charles Circle
Alamo, Texas 78516

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 West Freddy Gonzalez Dr.
Edinburg, Texas 78539
GF#: 777451 TP:bc

Chapter 232 Texas LGC Application

APPLICATION NO:

4-14467

May. 21, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

R2845-05-000-0010-00

[1] OWNER: CARRIZALES, PEDRO
VALLIN, MARIA
404 CHARLES CR
ALAMO, TX. 78516
Telephone No. 650-7094

[7] LEGAL DESC./NAME OF SUBDIVISION
RINCON DE ENCINOS #5 LOT 10

LOCATION: 0 SHARP & M. CRISTO

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$60,000

[5] SIZE OF STRUCTURE: 2,797 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL COUNTY SETBACKS & REGULATIONS
FRONT 50' REAR 40' NORTH SIDE 7' SOUTH SIDE 15'
MINIMUM ELEV 73.00 B.F.E.

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: LO 0325D 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.

E. J. Villar 5-21-15
Prepared by Date

E. J. Villar 5-21-15
Approved by Date

X. Maria Vallin 5-21-15
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.



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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

Precinct 1 2 3 4

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

Application No: 4-14084

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: Juanita Carrizales

Address: 8630 Meadow Lane
Edinburg, TX 78542

Phone: 956-358-3745

Approved by Environmental Health:	Temporary Service	Final Service
<u>N/A</u> Authorized Signature	<u>N/A</u> Authorized Signature	<u>Charles Ramez</u> Authorized Signature
Inspection/Permit No:	<u>N/A</u>	<u>Seaver</u>
Date Approved:	<u>1 1</u>	<u>5 11 15</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: #7 6534096 Just energy
 Temporary Pole Permanent Service

regarding the land described as:

Hillcrest Lane & Meadow Lane Hillcrest Terrace Lot #35

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 03-12-84)

(verified by Maria Garcia);

(verified by Charles Ramez)

(verified by Charles Ramez)

(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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Mission, TX 78572
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956-205-7049

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

Application No: 4-14089

Precinct 1 2 3 4

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: Juanita Contreras ^{Camizates}

Address: 8630 Meadow Lane

Edinburg, TX 78542

Phone: 956-358-8745

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

Hillcrest Lot #35 ^{Terrace}

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Juanita Contreras
Requesting Party (Signature)

05-18-15
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:

05/27/15
Date

[Signature]
County Official

Vol. 2342, 208

WARRANTY DEED (WITH VENDOR'S LIEN)

TEXAS STANDARD FORM

The State of Texas,
County of HIDALGO

Know All Men by These Presents

That we, Harold Munal and Bob Boecker, each claiming other property as our heirs, assigns,

of the County of Hidalgo State of Texas for and in consideration of the sum of

TEN AND NO/100 ----- DOLLARS and other good and valuable consideration

to us paid, and secured to be paid, by Juanita Carrizales, the receipt of which is hereby acknowledged, and the further consideration of the sum of Three Thousand Three Hundred and No/100 (\$3,300.00) Dollars, as evidenced by one certain promissory note of even date herewith in said amount, executed by Juanita Carrizales, and payable to the order of Harold Munal and Bob Boecker, upon the terms, conditions and provisions as specified thereon, said note containing the usual and customary provisions as to acceleration of maturity and attorney's fees for collection 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 Ronald A. Case, Trustee,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Juanita Carrizales

504 North 27th Street McAllen, Texas 78501

of the County of Hidalgo State of Texas all that certain tract of land situated in Hidalgo County, Texas, and described as follows, to-wit:

Lot Thirty-five (35), Hillcrest Terrace, Hidalgo County, Texas, according to the map and plat of record in Volume 23, Page 196, Map Records of Hidalgo County, Texas. Save and except all oil, gas and other minerals and all geothermal energy. Save and except (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. Subject to existing lien in favor of Texas State Bank. Statutory rights, rules, regulations, and easements in favor of Santa Cruz Irrigation District No. 15. Gas line easements as shown on Subdivision plat of record in Volume 23, Page 196, Map Records of Hidalgo County, Texas.

The County of Hidalgo requires that all toilets be connected to a septic system approved by the County Health Department and no OUTDOOR PRIVY are permitted. The BUYER agrees to get a building permit and comply with all County requirements.

WARNING CONCERNING WATER

THE COUNTY'S REQUIREMENTS THAT RUNNING WATER BE AVAILABLE FOR THE OPERATION OF SEPTIC TANKS HAS BEEN MET. HOWEVER, SUCH WATER IS NOT POTABLE WATER, AND HAS NOT BEEN PURIFIED OR FILTERED. THE WATER IS NOT FIT FOR HUMAN CONSUMPTION NOR DESIGNED OR INTENDED FOR HUMAN CONSUMPTION. BUYER AGREES THAT IF THEY USE SUCH WATER, IF AVAILABLE, THEY WILL USE IT ONLY FOR ITS INTENDED USE, THE OPERATION OF SEPTIC SYSTEMS, AND WILL NOT CONSUME IT OR ALLOW ANYONE ELSE TO CONSUME IT. FURTHER, BUYER ACKNOWLEDGES THAT THEY KNOW THAT SELLER WILL NOT OPERATE SUCH SYSTEM, PROVIDE WATER, OR TURN SUCH SYSTEM ON BUT ONLY TO INSTALL IT PURSUANT TO COUNTY REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE COUNTY, THE BUYER, OR SOME OTHER PARTY TO OPERATE THE SYSTEM IF BUYER DESIRES IT TO BE OPERATED. EACH WELL WILL BE SHARED EQUALLY WITH THE LOTS IMMEDIATELY JOINING THE LOT WITH THE WELL. ALL COSTS WILL BE SHARED EQUALLY BY THOSE HOOKED UP TO THE WELL.

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TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Juanita Carrizales, her

heirs and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Foreyer Defend, all and singular the said premises unto the said Juanita Carrizales, her

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to the face and tenor, effect and reading, when this deed shall become absolute.

WITNESS our hands at McAllen, Texas
this 15th day of August 1984

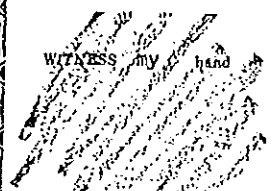
~~Witness at request of Grantor~~

Harold Munal
Harold Munal

Bob Boecker
Bob Boecker

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WITNESS MY HAND this 15th day of August, 1984



Juanita Carrizales
JUANITA CARRIZALES

Grantee's Address:
Mr. Harold Munal
800 North McCall #37
McAllen, Texas 78501

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared
JUANITA CARRIZALES

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of September A.D. 19 84

(L.S.)

My Commission Expires: 6/26/88

Donna Munal
Notary Public in and for the State of Texas
Donna Munal

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of A.D. 19

(L.S.)

My Commission Expires:

Notary Public in and for the State of Texas

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared

, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said

a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of A.D. 19

(L.S.)

My Commission Expires:

Notary Public in and for the State of Texas

THE STATE OF TEXAS,
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the day of , A. D. 19 at o'clock M., and was duly recorded by me on the day of A. D. 19

in Vol. , page , of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in the day and year last above written.

(L. S.)

County Clerk County, Texas

By , Deputy.

VOL 2042 PAGE 214

86459

176

Heed of Trust

Juanita Carrizales

TO

Ronald A. Case Trustee

For Benefit of Harold Munal and Bob Boecker

FILED FOR RECORD
84 OCT 5 AM 11 48
J. EDGAR RUIZ
COUNTY CLERK
MCALLEN, TEXAS

[Handwritten Signature]

WHEN RECORDED RETURN TO

Mr. Harold Munal
800 North McCall
McAllen, Texas 78501

Chapter 232 Texas LGC Application

APPLICATION NO:

4-14084

Feb. 6, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

H3570-00-000-0035-00

[1] OWNER: CARRIZALES, JUANITA

[7] LEGAL DESC./NAME OF SUBDIVISION
HILLCREST TERRACE LOT 35

7415 BOX
ALAMO, TX 78516-3348

Telephone No. 358-3745

LOCATION: 0 2812 & DOOLITTLE

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: MOBILE HOMES

[10] EST. COST OF CONST.: \$4,000

20- MOBILE HOMES

[5] SIZE OF STRUCTURE: 896 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: MH ZONE X44

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH COUNTY SETBACKS FRONT"25
SIDE SOUTH"10 SIDE NORTH"6 REAR "15

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 180334 Pct: 4

Community No.: 0325D

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 Valby 2/6/15
Prepared by Date

Rodolfo Rios 2-6-15
Approved by Date

Jane Cany 2-6-15
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.



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:

4-14428

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: Dulce A. Acosta

Address: 14014 Aster lane
Edinburg, TX
7854

Phone: (956) 502-7530

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

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 10032789403320076

Temporary Pole Permanent Service

mobile Home

regarding the land described as:

Sunflower Gardens Sub. lot 04

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 04-10-15)

(verified by Mano Garcia)

(verified by Main [Signature])

(verified by Mano Garcia)

(verified by [Signature])

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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956-205-7045
956-205-7049

T.J. Arredondo
Director of Planning

Precinct 1 2 3 4

Application No: 4-14428

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: Dulce A. Acosta

Address: 14014 Aster Lane

Edinburg TX. 7854

Phone: (956) 502-7530

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

Sunflower Gardens Sub. lot 04

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Dulce Acosta
Requesting Party (Signature)

5/20/15
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:

05/27/15
Date

[Signature]
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: April 16, 2015

Grantor: Girasol Development Group, LLC, a Texas Limited Liability Company
Grantor's Mailing Address:
P.O. Box 959
Edinburg, Texas 78540

Grantee: Dulce Adriana Acosta and Gerardo Acosta-Esquivel

Grantee's Mailing Address (including county):
8244 Marigold St.
Edinburg, Texas 78542
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 Thirty-Five Thousand Five Hundred Dollars and No Cents (\$35,500.00), 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 Catherine Helgeson, Trustee.

Property (including any improvements):

Lot(s) 04, Sunflower Gardens Subdivision, 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 2601909

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated April 10, 2014, payable to the order of Rio 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 2506756
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 Sunflower Gardens Subdivision, 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 2601909 ; 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.

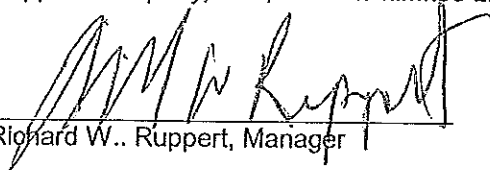
Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, 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.

Girasol Development Group, LLC, a Texas Limited Liability Company

BY: Santa Cruz Properties, LTD, a Texas Limited Partnership, Managing Member

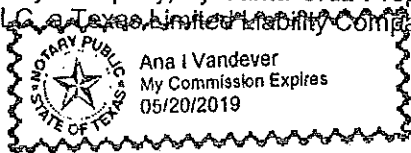
BY: Ruppert Company, LLC, a Texas Limited Liability Company, its General Partner

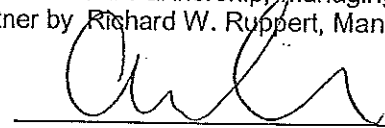
BY: 
Richard W. Ruppert, Manager

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 16 day of April, 2015, by Girasol Development Group, LLC, a Texas Limited Liability Company, by Santa Cruz Properties, LTD, a Texas Limited Partnership, Managing Member by Ruppert Company, LLC, a Texas Limited Liability Company, its General Partner by Richard W. Ruppert, Manager.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Santa Cruz Properties, Ltd.
P.O. Box 959
Edinburg, Texas 78540

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

Chapter 232 Texas LGC Application

APPLICATION NO:
4-14428
May. 8, 2015

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

S7053-00-000-0004-00

[1] OWNER: ACOSTA, DULCE ADRIANA
ACOSTA, GERANRDO ESQUIVEL
8244 MARIGOLD ST
EDINBURG, TX. 78542

Telephone No. 502-7530

[7] LEGAL DESC./NAME OF SUBDIVISION
SUNFLOWER GARDENS
LOT #04

LOCATION: 0 SUNFLOWER & M.CRISTO

[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.: \$10,500

[5] SIZE OF STRUCTURE: 1,548 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. ZONE-44

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:25' REAR:50' SIDES:6'
MINIMUM 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: 480334 Pct: 4

Community No.: 07506

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.

Julio Ruiz 5/8/15
Prepared by Date

Rodolfo Ruiz 5/27/15
Approved by Date

Dulce Acosta 5/8/15
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.



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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Precinct No.1 Substation
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956-968-4734
956-973-7850

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

T.J. Arredondo
Director of Planning

Precinct 1 2 3 4

Application No: 4-14416

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: Isaac + Tamara
Manixa Rojas
Address: 1501 Aurora Rd
Edinburg, TX
78541
Phone: #223-6695

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

Water Supplier: City of Edinburg

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

Account/ESI No.: 100327894-94495895
[X] Temporary Pole [] Permanent Service

regarding the land described as:

Rojas Lot # 02

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;
- no electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 06-30-14;

(verified by Manixa Rojas;

(verified by Manixa Rojas;

(verified by Manixa Rojas;

(verified by Manixa Rojas;

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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1304 South 25th Street
Edinburg, Texas 78542
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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo
Director of Planning

Application No: 4-14416

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: Isaac + Tamara Marixa Rojas

Address: 1501 Aurora Rd.
Edinburg, TX 78541

Phone: 956-223-6695

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

Lot #2 Rojas Subdivision

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jamar M. Rojas
Requesting Party (Signature)

5-13-15
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:

05/27/15
Date

[Signature]
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.

GENERAL GIFT WARRANTY DEED

R3752-00

Date: August 8, 2014

Grantor: **RAFAEL C. ROJAS and wife, ESTELA G. ROJAS**

Grantor's Mailing Address: **1503 W. Aurora Rd.
Edinburg, Hidalgo County, Texas 78541**

Grantee: **ISAAC ROJAS and wife, TAMARA MARIXA ROJAS**

Grantee's Mailing Address: **1501 W. Aurora Rd.
Edinburg, Hidalgo County, Texas 78541**

Consideration: **Love of and affection for the Grantees named herein.**

Property (including any improvements):

Lot 2, Rojas Subdivision, Hidalgo County, Texas, according to the plat recorded in Document Number 2014-2528281, Official Public Records of Real Property of Hidalgo County, Texas.

Reservations from Conveyance: **NONE**

Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for 2014, the payment of which Grantee assumes; 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, 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 REQUIRED IN CONNECTION WITH PREPARATION OF THE DOCUMENTATION OR CONCERNING THE HEREIN DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY, NOR TO ANY TAX DUE ON THE PROPERTY.

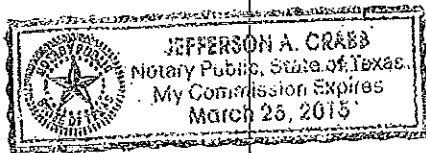
Rafael C Rojas
RAFAEL C. ROJAS

Estela Rojas
ESTELA G. ROJAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 8th day of August, 2014, by RAFAEL C. ROJAS and ESTELA G. ROJAS.



Jefferson A. Crabb
Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
Law Office of JEFFERSON A. CRABB
3019 W. Alberta Rd.
Edinburg, Texas 78539

AFTER RECORDING RETURN TO:
Tamara Marixa Rojas
1501 W. Aurora Rd.
Edinburg, Texas 78541

MACLIENTS\Rojas, Rafael to Tamra Rojas 1315.00000\Warranty Deed - Gift.doc

Chapter 232 Texas LGC Application

APPLICATION NO:
4-14416
May. 5, 2015

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

R3752-00-000-0002-00

[1] OWNER: ROJAS, ISAAC
ROJAS, TAMARA MARIYA
1501 AURORA RD
EDINBURG, TX. 78541
Telephone No. 223-6695

[7] LEGAL DESC./NAME OF SUBDIVISION
ROJAS LOT#02

LOCATION: 0 SEMINARY & AURORA

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$170,000

[5] SIZE OF STRUCTURE: 3,005 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 30' WESTSIDE
6' REAR 15' EASTSIDE 10'. 18" ABOVE TOP OF ST

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 05-05-15

OTHER _____
TOTAL AMOUNT \$30.00

Approved by [Signature] Date 05/01/15

Light [] Water []

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

Community No.: 03251

Certification of Elevation
Required: YES NO BFE

Signature of Owner or Applicant [Signature] Date 5/5/15

- 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]

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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.