

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ROCIO MENDEZ	1-12453
2.	MARIA GRACIA	1-11895
3.	ERIKA LUGO	1-12481
4.	MARIA ZAVALA	1-12493
5.	RAFAEL CARBAJAL	1-12166
	COMM. COURT: JULY 7, 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: 1-12453

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: Rocio Melendez

Address: 8707 Oak Meadow Dr
Edinburg TX 78538

Phone: (956) 463-3885

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

Water Supplier: P.A.W.S

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

Account/ESI No.: N/A

[] Temporary Pole [] Permanent Service

regarding the land described as:

ORLE HILL PARK PH 2 LOT 116

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 4-21-08);

(verified by Gulbert Reina);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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Precinct 1 2 3 4

T.J. Arredondo
Director of Planning

Application No: 1-12453

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: Rocio Melendez

Address: 8707 Oak Meadow Dr

Edinburg TX 78538

Phone: (956) 463-3885

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

OAK HILL RANCH PH2 LOT 116

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Rocio Melendez 4/10/15
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:

4/7/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-12453

Jun. 5, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

O0557-02-000-0116-00

[1] OWNER: MENDEZ, ROCIO

[7] LEGAL DESC./NAME OF SUBDIVISION
OAK HILL RANCH PH2 LOT 116

8707 AOK MEADOWS DR.
MONTE ALTO TX 78538

Telephone No.

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MISCELLANEOUS

30-RESIDENTIAL/ADD. & RENOVATION

[10] EST. COST OF CONST.: \$300

[5] SIZE OF STRUCTURE: 140 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. ZONE X-30

Special Conditions: No construction allowed over any easements.

MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:100' REAR:15' SIDES:20'
MIN. ELEV. ABOVE TOP OF CENTERLINE OF ST. 18"

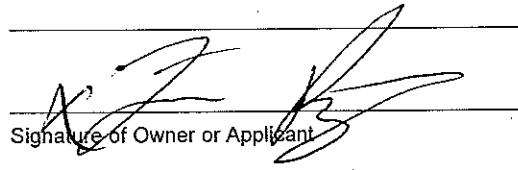
**FOR COUNTY USE ONLY
APPLICATION FEES**

Prepared by 

Date 6/5/15

Approved by LEVEL MADERA

Date 6/2/15

Signature of Owner or Applicant 

Date 6/5/15

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0350L 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.

[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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

Date: June 15, 2012

Grantor: Jack McClelland
Grantor's Mailing Address:
2614 West Freddy Gonzalez
Edinburg, Texas 78539

Grantee: Rocio Melendez

Grantee's Phone Number: (956) 650-0063
Grantee's Mailing Address (including county):
8303 Martin Morales
Weslaco, Texas 78596
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 Fifty-One Thousand Five Hundred Dollars and No Cents (\$51,500.00), 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 Alan D. Monroe, Trustee.

Property (including any improvements):

Lot(s) 116, Oak Hill Ranch Phase II Subdivision, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 55, Pages 41-46, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

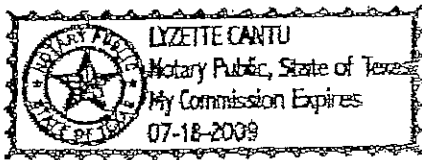
Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;

Jack McClelland
JACK MCCLELLAND, Declarant and Sole Member

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 28th day of March, 2007, by JACK MCCLELLAND, as Declarant and Sole Member of the OAK HILL RANCH HOMEOWNERS ASSOCIATION, an unincorporated non-profit association, on behalf of said association.



Lyzette Cantu
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Oak Hill Ranch Owners Association
2614 W. Freddy Gonzalez
Edinburg, Texas 78539
ATTN: Jack McClelland

PREPARED BY:
LEWIS, MONROE & PEÑA
ATTORNEYS AT LAW
208 W. CANO
EDINBURG, TEXAS 78539
GF#022-5013; lc

Filed for Record in
Hidalgo County
by
Arturo Gonzalez
County Clerk
On: Mar 28 2007 at 11:24
As a Recording
Payment Number: 172029
Total Fees: \$467.00
Receipt Number: 846700
By: Rebecca Martini, Dancer



PLANNING DEPARTMENT

Rev. 02-19-10

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

Precinct 1234

T.J. Arredondo
Director of Planning

Application No: 1-11895

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: Mona Gracia

Address: P.O. Box 789
Weslaco, TX 78594

Phone: (980) 532-7631

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

Water Supplier: NAWSC

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

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

regarding the land described as:

Kutugata lot #1

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 6-10-96);

(verified by Gilbert Beeman);

(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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Mission, TX 78572
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Precinct 1 2 3 4

T.J. Arredondo
Director of Planning

Application No: 1-11895

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: Mana Gracia
Address: P.O. Box 789
Weslaco, TX 78596
Phone: (956) 532-7639

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

Katugata lot #1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

M. Gracia
Requesting Party (Signature)

5/27/15
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:

4/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-11895

Jan. 6, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

K8800-00-000-0001-00

[1] OWNER: GRACIA, ~~KUTUGATA~~
P.O BOX 789
WESLACO TX 78599-0827
Telephone No. 376-6366

[7] LEGAL DESC./NAME OF SUBDIVISION
KUTUGATA LOT 1

LOCATION: 0 MILE 4 1/2 & MILE 5 1/2 N

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$218,000

[5] SIZE OF STRUCTURE: 3,700 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL COUNTY SETBACKS & REG.
FRONT 25' REAR 25' SIDES 6' FINISH FLOOR ELEV.
B.F.E 72.00

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 05050 Pct: 1

Community No.: 480334

Certification of Elevation
Required: YES NO 72 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

1-6-15

Approved by

Date

1-5-15

Signature of Owner or Applicant

Date

1/6/15

[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.

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

Special Warranty Deed

Date: September 26, 2012

Grantor: Robert Chavez
Grantor's Mailing Address:
Robert Chavez
P.O. Box 897
Weslaco TX 78596
Hidalgo County, Texas

Grantee: Maria G. Chavez
Grantee's Mailing Address:
Maria G. Chavez
P.O. Box 789
Weslaco, TX 78596
Hidalgo County, Texas

Consideration:

The division of property in Cause No.F-588-10-G, styled "In the matter of the marriage of Maria G. Chavez and Robert Chavez," entered in the 370TH District Court of Hidalgo County, Texas, and ten dollars and other valuable consideration paid by Grantee, and Grantee's assumption of the unpaid principal and earned interest on the note in the original principal sum of sixty-four thousand (\$64,000) executed by Robert Chavez, and Maria G. Chavez and payable to the order of Frost Bank, P.O. Box 1600, San Antonio, Texas 78296. Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note. Grantor assigns to Grantee the casualty insurance policy on the property, all utility deposits for utility service at the property, and all funds held in escrow for payment of taxes and insurance premiums.

Property (including any improvements)

Mile 5 North, Kutagata Lot 1, Weslaco, Tx. Recorded in 29D, Vol 31, Pg 688 of The Hidalgo County Clerk Records.

Reservation From and Exceptions to Conveyance and Warranty:

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee and Grantee's heirs, successors and assigns forever. Grantor binds Grantor and Grantor's

heirs 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 when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance warranty.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

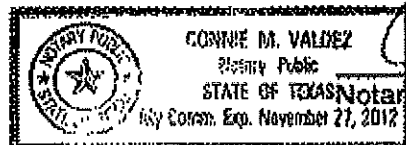

Robert Chavez

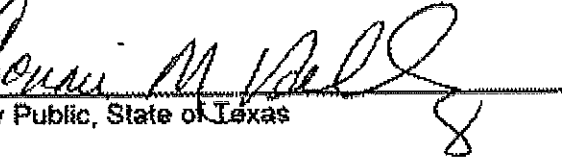
STATE OF TEXAS §

COUNTY OF HIDALGO §

Before me, Robert Chavez, on this day personally appeared Robert Chavez proved to me through Texas Driver's License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that Robert Chavez executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 10th day of Oct. 2012.




Connie M. Valdez
Notary Public, State of Texas

The law Offices of Alma R. Garza does not warrant any title to the described property.

PREPARED IN THE OFFICE OF:

AFTER RECORDING RETURN TO:

LAW OFFICE OF ALMA R. GARZA, P.C.
A PROFESSIONAL CORPORATION
2202 W. Schunior, Suite 2
Edinburg, Texas 78541
Tel: (956) 383-8131
Fax: (956) 383-6603

LAW OFFICE OF ALMA R. GARZA, P.C.
A PROFESSIONAL CORPORATION
2202 W. Schunior, Suite 2
Edinburg, Texas 78541
Tel: (956) 383-8131
Fax: (956) 383-6603

Hidalgo CAD

Property Search Results > 561062 GRACIA MARIA GUMECINDA for Year 2015

Property

Account

Property ID: 561062 Legal Description: KUTUGATA LOT 1
 Geographic ID: K8800-00-000-0001-00 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: MILE 5 N Mapsco:
 TX
 Neighborhood: KUTUGATA Map ID: 29D VOL 31 PG 68B
 Neighborhood CD: K880000

Owner

Name: GRACIA MARIA GUMECINDA Owner ID: 979662
 Mailing Address: PO BOX 789 % Ownership: 100.0000000000%
 WESLACO, TX 78599-0789
 Exemptions:

Values

(+) Improvement Homesite Value: + \$0
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$102,260 \$2,183
 (+) Timber Market Valuation: + \$0 \$0

 (=) Market Value: = \$102,260
 (-) Ag or Timber Use Value Reduction: - \$100,077

 (=) Appraised Value: = \$2,183
 (-) HS Cap: - \$0

 (=) Assessed Value: = \$2,183

Taxing Jurisdiction

Owner: GRACIA MARIA GUMECINDA
 % Ownership: 100.0000000000%
 Total Value: \$102,260

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$2,183	\$2,183	\$0.00
DR1	DRAINAGE DISTRICT #1	0.095700	\$2,183	\$2,183	\$2.09
FD1	EMS DIST #01	0.016500	\$2,183	\$2,183	\$0.36
GHD	HIDALGO COUNTY	0.590000	\$2,183	\$2,183	\$12.88
JCC	SOUTH TEXAS COLLEGE	0.185000	\$2,183	\$2,183	\$4.04
R02	ROAD DIST 02	0.000000	\$2,183	\$2,183	\$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	\$2,183	\$2,183	\$1.07
SWL	WESLACO ISD	1.139700	\$2,183	\$2,183	\$24.88
Total Tax Rate:		2.076100			
				Taxes w/Current Exemptions:	\$45.32
				Taxes w/o Exemptions:	\$45.32

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	H	1WETFARM	4.6951	204518.00	332.01	616.00	\$102,260	\$2,183

Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2015		\$0	\$102,260	2,183	2,183	\$0 \$2,183
2014		\$0	\$102,260	2,099	2,099	\$0 \$2,099
2013		\$0	\$102,260	2,010	2,010	\$0 \$2,010
2012		\$0	\$102,260	1,958	1,958	\$0 \$1,958

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/20/2012 12:00:00 AM	SWD	SPEC. W/D	CHAVEZ ROBERTC	CHAVEZ MARIA G			2360600
2	9/26/2011 12:00:00 AM	DIV	DIVORCE DECREE	CHAVEZ MARIA G	GRACIA MARIA GU			F-588-10-6
3	8/1/2005 12:00:00 AM	WDV	WARRANTY DEED/VENDORS LIEN	KUTUGATA JULIET	CHAVEZ ROBERTC			1503646

Tax Due

Property Tax Information as of 07/01/2015

Amount Due if Paid on:  ↓

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466

Website version: 1.2.2.2

Database last updated on: 6/30/2015 11:45 PM

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PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo
Director of Planning

Application No: 1-12481

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: Enka Lago

Address: 521 Citrus Hill Cir
Weslaco TX 78596

Phone: 956 756 0802

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

Water Supplier: N.A.W.S

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

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

regarding the land described as:

CITRUS HILLS 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; (Date approved 5/10/00);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Gilbert Beina);
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by MP);
- 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; (verified by MP);
- 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; (verified by MP);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by MP);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

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

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

Precinct 2 3 4

T.J. Arredondo
Director of Planning

Application No: 1-12481

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: Enika Lugo
Address: 521 Citrus Hill Cir
Weslaco TX
Phone: 956 756 0802

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

CITRUS HILLS LOT 79

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Enika Lugo
Requesting Party (Signature)

6/18/2015
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- [X] 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:

4/7/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-12481

Jun. 18, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

C4961-00-000-0019-00

[1] OWNER: LUGO, ERIKA

521 CITRUS HILL CR.
WESLACO TX 78596-9823

Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION
CITRUS HILLS LOT 19

LOCATION: 0 MILE 6 & MILE 12 1/2

[2] CONTRACTOR: LONE STAR

[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.: \$4,000

[5] SIZE OF STRUCTURE: 1,290 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: REST. ZONE C-44

Special Conditions: No construction allowed over any easements.

MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:25' REAR:35' SIDES:6'
MIN. ELEV. ABOVE TOP OF CURB 18"

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____

TOTAL AMOUNT \$30.00

Light

Water

Flood Zone: NO

Panel No. /Suffix: 09502

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 [Signature]

Date 6/15/15

Approved by [Signature]

Date 6/16/15

Signature of Owner or Applicant [Signature]

Date 6/18/2015

[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.

File No.15-101
GF No. 900629

WARRANTY DEED WITH VENDOR'S LIEN

Date: May 28, 2015

Grantor: SAUL MEDRANO and JANIE MEDRANO

Grantor's Mailing Address: 11947 Flushing Meadows, Houston, Harris County, Texas
77089

Grantee: ERIKA LUGO

Grantee's Mailing Address: 3710 Diamond Blvd., Weslaco, Hidalgo County, Texas 78596

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration; and a note of even date that is in the principal amount of TWENTY-THREE THOUSAND AND NO/100THS DOLLARS (\$23,000.00), said note is executed by ERIKA LUGO, Grantees, payable to the order JANIE MEDRANO. The note is secured by a vendor's lien retained in favor of JANIE MEDRANO in this deed and by a deed of trust of even date from Grantees to SARA L. TIPPIT and/or JOHN L. TIPPIT, Trustee.

Property (including any improvements):

Lot Nineteen (19), CITRUS HILLS SUBDIVISION, an addition to the City of Weslaco, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 36, Page 9, Map Records, Hidalgo County, Texas.

Reservations from Conveyance:

NONE

Exceptions to Conveyance and Warranty:

1. Restrictive covenants recorded in Volume 36, Page 9, Map Records, Hidalgo County, Texas.
2. All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instrument dated November 16, 1949, recorded in Volume 674, Page 314, Deed Records, and dated June 19, 2000, recorded under Clerk's File No. 920804, Official Records, Hidalgo County, Texas.
3. Oil, Gas and Mineral Lease dated November 5, 1971, recorded in Volume 336, Page 601, and dated June 18, 1979, recorded in Volume 385, Page 442, Oil and Gas Records, Hidalgo County, Texas.

4. Oil, Gas and Mineral Lease dated March 22, 1983, recorded in Volume 426, Page 526, Oil and Gas Records, Hidalgo County, Texas, and unitized in instrument dated May 29, 1984, recorded in Volume 1986, Page 306, Volume 1988 Page 183, Volume 1988, Page 192, Volume 1988, Page 201, Volume 1988, Page 210, and Volume 2254, Page 205, Official Records, Hidalgo County, Texas.
5. Reservation of water rights and/or other rights if any, as set forth in Deed dated June 19, 2000, recorded under Clerk's File No. 920804, Official Records, Hidalgo County, Texas.
6. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records of Hidalgo County, Texas.
7. Easement and Right of Way dated December 10, 1982 recorded in Volume 1815, Page 514, Deed Records, Hidalgo County, Texas.
8. Right of Way Easement dated October 23, 1984, recorded under Clerk's File No. 2335559, Official Records, Hidalgo County, Texas.
9. Easements, rules, regulations and rights in favor of Hidalgo & Cameron Counties Irrigation District No. 9.
10. Easements and reservation as may appear upon the recorded map and dedication of said subdivision.
11. Taxes for the year 2015 and subsequent years, and any subsequent assessments for prior years due to change in land usage or ownership shall be the responsibility of grantee.

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.

By the acceptance of this Deed, Grantee is taking the Property "as is," "where is" and "with all faults", and without any representation 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 each note described is fully paid according to its terms, at which time this deed will become absolute.

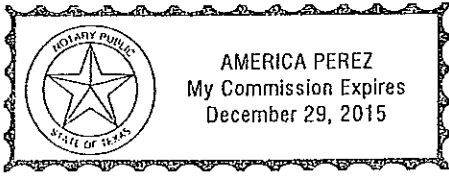
When the context requires, singular nouns and pronouns include the plural.

Saul Medrano
SAUL MEDRANO

Janie Medrano
JANIE MEDRANO

STATE OF TEXAS *
COUNTY OF Harris * (Acknowledgment)

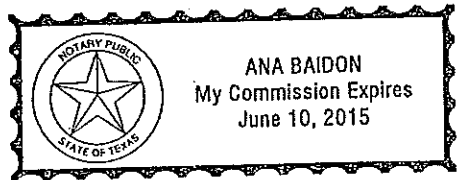
This instrument was acknowledged before me on this the 5th day of JUNE, 2015, by SAUL MEDRANO.



America Perez
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS *
COUNTY OF Harris * (Acknowledgment)

This instrument was acknowledged before me on this the 6th day of JUNE, 2015, by JANIE MEDRANO.



AB
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING,
RETURN TO:

SARA L. TIPPIT
THE TIPPIT LAW FIRM, LLP
820 W. Nolana, Suite C
McAllen, Texas 78504

PREPARED IN THE
LAW OFFICE OF:

SAME



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 3 4

T.J. Arredondo
Director of Planning

Application No: 1-12493

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 Zavala

Address: 2105 Fordyce Ave.
Donna, Tx 78537

Phone: (956) 756-2265

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

Water Supplier: NAWS

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

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

regarding the land described as: Earling Estates Lot #50

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 6-24-02);
 (verified by Gilbert Pecina);
 (verified by ND);
 (verified by ND);
 (verified by ND);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

Precinct No.1 Substation
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Weslaco, TX 78596
956-968-4734
956-973-7850

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

T.J. Arredondo
Director of Planning

Precinct 1 2 3 4

Application No: 1-12493

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 Zavala

Address: 2105 Fondyce Ave.

Donna Tx 78537

Phone: (956) 756-2265

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

Earling Estates Lot #50

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 E Zavala 6-24-15
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:

4-1-15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
1-12493
Jun. 24, 2015

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

E0157-00-000-0050-00

[1] OWNER: ZAVALA, MARIA & JUAN LEOS
RR 5 BOX 834A

[7] LEGAL DESC./NAME OF SUBDIVISION
EARLING ESTATES LOT 50

DONNA TX 78537-9159

Telephone No.

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: NAL

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$40,000

[5] SIZE OF STRUCTURE: 1,344 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: NEW RES ZONE C-25

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ COUNTY SETBACKS FRONT 25'
SIDES 6' REAR 57'

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

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

Johanna Vallejo
Prepared by

6/24/2015
Date

Leonel Najera
Approved by

6/24/2015
Date

X/Mary JG
Signature of Owner of Applicant

6-24-15
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

1124282

Date: July 03, 2002

Grantor: Adam Daniec & Paul Daniec

Grantor's Mailing Address (including county):

P.O. Box 5291
McAllen, Texas 78502
Hidalgo, County

Grantee: Maria Zavala & Juan Leos

Grantee's Mailing Address (including county):

Rt. 5 Box 8 4-A
Donna, TX 75537
Hidalgo County
(956) 844-5880

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of \$16,000.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to DAVID CROOK, Trustee.

Property (including any improvements):

LOT # 50, EARLING ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 40, PAGES 40 THROUGH 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Reservations From and Exceptions to Conveyance and Warranty:

SAVE & EXCEPT all oil, gas, and other minerals not previously reserved;
SUBJECT TO lien in favor of McAllen National Bank as recorded in Deed of Trust dated August 31, 2001 and recorded as document # 1013216 in the official records of Hidalgo County, Texas.
SUBJECT TO the prior reservations of all oil, gas, and other minerals;
SUBJECT TO 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 the current year, the payment of which Grantee assumes.

For Grantor and Grantor's successors, a reservation of an undivided interest in the oil, gas and other minerals that are in and under the property and that may be produced from it and a reservation of the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease.

Grantor, for the consideration, receipt of which is acknowledged, 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, executor, 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 conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise. This conveyance is made subject to the restrictions, reservations and covenants for Earling Estates Subdivision recorded as Document #1096201 in the Official Records of Hidalgo County, Texas. 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 shall become absolute.

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

Adam Daniec
Adam Daniec

Paul Daniec
Paul Daniec

ACKNOWLEDGMENT

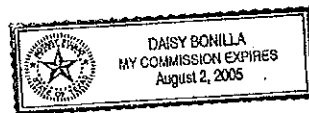
STATE OF TEXAS }}
COUNTY OF HIDALGO }}

This instrument was acknowledged before me on JULY 3, 2002 by ADAM DANIEC and PAUL DANIEC.

Daisy Bonilla
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Adam Daniec or Paul Daniec
P.O. Box 5291
McAllen, TX 78502



Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk

On: Sep 24, 2002 at 03:37P

As a Recording

Document Number: 1124262
Total Fees: 16.00

Receipt Number - 448183
By:
Anna Maria Muniz, Deputy



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: 1-12/66

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: RAFAEL CABRAL

Address: 1909 Mariposa Dr
Weslaco, Tx
78599

Phone: (956) 854-5624

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

Water Supplier: NAWSC

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

Account/ESI No.: 2910504-001
[] Temporary Pole [] Permanent Service

regarding the land described as:

Mariposa Lot # 47

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 12/8/97);

(verified by Gilbert Reina);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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

Precinct No.1 Substation
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Weslaco, TX 78596
956-968-4734
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo
Director of Planning

Application No: 1-12166

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: Rafael Cabral
Address: 1909 Mariposa Dr
Weslaco, TX 78599
Phone: (956) 854-8624

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

Mariposa Ct # 47

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Rafael Cabral 6-24-15
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:

4/1/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-12166

Mar. 20, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS
TEL 968-4724

WESLACO TX 78596
FAX 447-8612

M1110-00-000-0047-00

[1] OWNER: CABRAL RAFAEL

3210 BIRDWRAG
WESLACO, TEXAS 78596

Telephone No. 351-5860

[7] LEGAL DESC./NAME OF SUBDIVISION
MARIPOSA LOT 47

LOCATION: 0 MILE 6 1/2 & MILE 9 N

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
29-RESIDENTIAL MOVE-IN/RELO.BUILD

[10] EST. COST OF CONST.: \$900

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: NEW RES ZONE C-29

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ COUNTY SETBACKS FRONT 30'
SIDES 10' REAR 25'

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Flood Zone: NO 0450B Pct: 1
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.

Johanne Valley 3/20/15
Prepared by Date

Leonel Najera 3/18/15
Approved by Date

[Signature] 3/20/15
Signature of Owner or Applicant Date

[NOTICE]

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

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

Hidalgo County
 Official Real Property Official Records System

Wednesday, June 24, 2015

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Recorded On: 2015-05-18 As: 2612268

Assumption Warranty Deed

2612268

Date: 17th day of May, 2015, 2015

Grantor's Mailing Address:

Jose Luis Padilla Salas: 313 W. Van Week St., Edinburg, Texas 78541
 Dora Alicia Najera: 305 W. Zacatecas St., Weslaco, Texas 78596

Grantee's Mailing Address:

Rafael Cabral: 3210 Birdwing St., Weslaco, Texas 78546

Consideration: A cash consideration paid to GRANTOR JOSE LUIS PADILLA in the amount of THIRTEEN THOUSAND DOLLARS AND NO CENTS (\$13,000.00) AND TO GRANTOR DORA ALICIA NAJERA in the amount of THIRTEEN THOUSAND DOLLARS AND NO CENTS (\$13,000.00) for a combined total sales price of TWENTY-SIX THOUSAND DOLLARS AND NO CENTS (\$26,000.00).

Property (including any improvements): All of Lot 47m Mariposa Subdivision, as shown by the map or plat thereof recorded in Volume 33, Page 16, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyances and Warranty:

1. Visible and apparent easements on or across the subject of the property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages in area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, or other applicable governmental district, agency or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. 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;
11. All easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of the subdivision recorded in the Map Records of Hidalgo County, Texas.

Grantors, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together and 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, and successors to warrant and forever defend all and singular the property Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person



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Recorded On: 2015-May-18 As: 2012288

whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

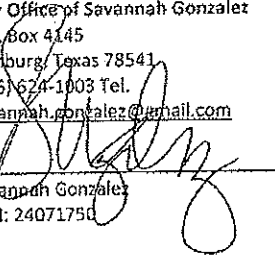
NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.

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

A copy of this signed and executed Deed shall be recorded with the County Clerk of Hidalgo County, Texas and file-stamped copies provided to all interested parties and relevant agencies.

Approved as to Form Only:

Law Office of Savannah Gonzalez
 P.O. Box 4145
 Edinburg, Texas 78541
 (956) 624-1003 Tel.
Savannah.gonzalez@gmail.com

By: 
 Savannah Gonzalez
 SBN: 24071750



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Wednesday, June 24, 2015

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Recorded On: 2015-10ay-18 As-2612208

I, Jose Luis Padilla Salas, hereby grant any and all interest I may have in All of Lot 47m Mariposa Subdivision, as shown by the map or plat thereof recorded in Volume 33, Page 16, Map Records, Hidalgo County, Texas, to Rafael Cabral, having sold said property and received adequate consideration for my interest therein.

Jose Luis Padilla Salas

Acknowledgement

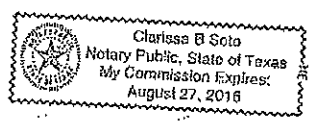
State of Texas

County of Hidalgo

This information was acknowledged before me on the 11 day of May, 2015, by Jose Luis Padilla Salas.

Sworn to and subscribed before me by Jose Luis Padilla May 11, 2015.

Notary Public in and for the State of Texas



My commission expires: August 27, 2016